



**TOWN OF WELLINGTON
PLANNING COMMISSION**

**April 6, 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

-
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 March 2, 2026
 6. NEW BUSINESS
 - A. Site Development Plan - Wellington Community Services Center, 3520 Harrison Ave.
 7. COMMUNICATIONS
 - A. 1st Quarter 2026 Residential Building Permit and Lot Inventory Report
 8. ADJOURNMENT
 9. WORK SESSION
 - A. Transportation and Mobility Plan Update and Discussion

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: April 6, 2026
Submitted By: Aidan Checkett, Planner 1
Subject: Regular Meeting Minutes of March 2, 2026

EXECUTIVE SUMMARY

N/A

BACKGROUND / DISCUSSION

N/A

STAFF RECOMMENDATION

Move to approve the Regular Meeting Minutes of March 2, 2026 as presented.

ATTACHMENTS

1. Regular Meeting Minutes of March 2, 2026



**TOWN OF WELLINGTON
PLANNING COMMISSION
March 2, 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 March 2, 2026, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chair
Tim Whitehouse
Sherman Stringer
Bert McCaffrey
Eric Stahl

Absent:

Linda Knaack
Lisa Chollet

Town Staff Present:

Cody Bird, Planning Director
Aidan Checkett, Planner I
Brittany Lenoir, Planner III

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

There was no public comment.

5. CONSIDERATION OF MINUTES

Commissioner McCaffrey moved to approve the regular meeting minutes of January 12, 2026, as presented. Commissioner Whitehouse seconded.

Yeas – Stringer, Whitehouse, Stahl, McCaffrey, Sartor

Nays-

Abstain-

Motion carried.

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

Brittany Lenoir, Planner III, introduced the agenda item. The project proposes a minor subdivision plat and a concurrent site plan review for three apartment buildings adjacent to and a part of the existing Wellington Downs Apartments.

Chair Sartor invited Morgan Kidder, the applicant, to speak on the item. Kidder noted the presence of existing adjoining open space and parks near to the project location that satisfy open space and recreational amenities. He stated that the applicant was comfortable with and was addressing the recommended conditions of approval presented by Lenoir.

Commissioner Whitehouse said that the two western buildings appeared to be better amenitized and have better open space access than the eastern building. Kidder responded that the constraints of the site, including parking and site dimensional constraints, limited opportunities for other arrangements.

Chair Sartor said that, given the need for rental units and affordable housing identified in the Housing Needs Assessment and Comprehensive Plan, the Town should not be sacrificing residential units for minimal gains in open space. He said the site plan sufficiently addressed the Town's planning documents and Staff's comments and concerns.

Cody Bird, Planning Director, asked if there were any conflicts of interest or *ex parte* communications. There were none.

Chair Sartor opened the Public Hearing at 6:51.

Melissa Whitehouse, 3922 Grant Ave, asked why the east building was not located further east to consolidate the parking lot and add more parking.

Chair Sartor closed the public hearing at 6:52 PM.

Connor Griffin, the Civil Engineer for the project, stated that the parking lot was arranged to ensure required fire lane and emergency access around the building.

Kidder added that the driveway access location was also a constraint due to needing to align the driveway with the access to Bomgaar's driveway on the north side of Jefferson Ave.

Commissioner Whitehouse questioned whether the proposed parking spaces would be large enough for large pick-up trucks common in Town, but noted that the parking dimensions meet Town standards.

Chair Sartor moved to approve the minor subdivision plat of Outlot A, Wellington Downs Subdivision and forward a recommendation of approval to the Board of Trustees and to approve the Site Plan for a Residential Apartment Development at 4101 Jefferson Ave., both with the conditions of approval outlined by Staff and to adopt the findings of approval as presented in the Staff report. Commissioner McCaffrey seconded.

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

7. COMMUNICATIONS

A. State Legislation Under Consideration: HB26-1001 – Housing Developments on Qualifying Properties

Bird said that the State Legislature is currently considering HB26-1001, which could require administrative review of affordable housing projects proposed by public or select private (nonprofit housing organizations, etc.) organizations. He noted that staff's preliminary analysis identified limited applicable properties in Wellington. He asked the Commission if there was a desire for additional research and reporting or other information staff could bring back for the Commission.

Chair Sartor suggested staff update the Commission if the bill passes, but otherwise did not have any concerns.

B. 2025 Annual Report – Construction, Development and Neighborhood Services

Bird presented the annual report. Commissioner Stahl asked for clarification about the number of available lots shown in the table of the report. Bird stated that the figure is a count of all residential units currently in the development pipeline, including many that are not platted and/or do not have infrastructure available yet.

Bird also mentioned that the Board of Trustees is hosting an Advisory Board Appreciation Dinner and encouraged Commissioners to attend.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:12 PM

Approved this 6th day of April, 2026.

Recording Secretary

Planning Commission Meeting

Date: April 6, 2026
Submitted By: Aidan Checkett, Planner 1
Subject: Site Development Plan - Wellington Community Services Center, 3520 Harrison Ave.

EXECUTIVE SUMMARY

The applicant, Grace Village (DBA Wellington Food Bank), has submitted an application for a site development plan for a new Wellington Community Services Center and is seeking approval from the Planning Commission. The 0.63 acre site, located at 3520 Harrison Ave., currently has an existing vacant metal building with no paved parking areas or driveways. The applicant is proposing to remodel the existing building to create a new space for the Wellington Food Bank as well as to accommodate administrative offices. Proposed site improvements also include installing a paved parking lot with driveways and ADA accessible accommodations and installing landscaping. The applicant has also indicated they anticipate future construction of a building on the east side of the property, and have reserved space to accommodate the future phase. Staff recommends the proposed development satisfies the requirements of the Land Use Code, Comprehensive Plan, and other Town requirements, and recommends the Planning Commission approve the plan with conditions.

BACKGROUND / DISCUSSION

Background:

- Grace Village (DBA Wellington Food Bank) is the owner of the property at 3520 Harrison Ave., Wellington, CO, and has submitted a site development plan application seeking approval for a commercial development for the Wellington Community Services Center (Food Pantry and administrative offices).
- Staff approved a lot-line adjustment to combine two existing lots on the property to form the new lot 12A on November 20, 2025.
- Site Development Plans require review and approval by the Planning Commission (Sec. 15-2-120(b)(3)).
- There is an existing metal building on the property. The applicant is proposing to remodel the existing building to meet their needs and bring the building up to applicable building codes. Site improvements also proposed include paving the parking lot, installing landscaping, and making other improvements to satisfy Town standards.
- The applicant has identified a future building for the east side of the property. This building is not being considered for approval as part of this site development plan application, but some of the infrastructure for the building will be constructed as part of this project.
- Town Planning Department staff has not received any written or verbal public comments regarding this development proposal.

Site Development Plan Process and Findings for Approval:

- A site development plan review request is submitted to Town staff for review in accordance with Section 15-2-120 of the Land Use Code. Town staff reviews the site development plan drawings, engineering design, traffic considerations, landscaping plan, site lighting plan and building design and materials in accordance with applicable development standards.

- Town staff reviews the site development plan drawings and coordinates with the applicant and designers to address needed design criteria and development standards. The site development plan is presented to the Planning Commission for consideration.
- In reviewing a site development plan, the Planning Commission considers the Findings for Approval, Section 15-2-120(c) below:
 1. The site development 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 development plan, the Planning Commission makes the final approval decision. The Planning Commission may take one of the following actions:
 1. Approve the site development plan;
 2. Approve the site development plan with conditions; or
 3. Deny the site development plan application.

Staff Comments

The Findings for Approval for a site development plan are listed below along with Staff's recommendation for each finding.

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

- 1. The site development plan is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.**
 - The property is identified as Commercial on the Future Land Use Map of the Comprehensive Plan. The Commercial category identifies possible uses including shopping, medical, and social services. The Commercial category is designed to include a variety of businesses that support the retail and service needs of the community.
 - The property is zoned C-1 Community Commercial.
 - The C-1 zone district is intended to facilitate a variety of businesses that provide employment opportunities and support the retail and service needs of the community. The proposed development plan and uses are consistent with the intent of the C-1 zone district.
 - The proposed uses (community facility and professional offices) are both permitted uses within the Community Commercial zone district. The identified future use (child care center) for the future building is also a permitted use within this zone district.

- The proposed site development plan is consistent with 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 lot size and dimensions are consistent with the approved and recorded Wellington Place Lot Line Adjustment. The lot provides sufficient space for the proposed use and site improvements.
3. **No buildings or structures infringe on any easements.**
- Existing and proposed improvements do not infringe on any easement or utility line. TDS Telecom provided comments on the site development plan, and determined that the overhead utility line they maintain along the rear property line would not be impacted.
4. **The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.**
- Staff has reviewed the proposed drainage report and drainage plans and found them to be in conformance with the Town's Stormwater Master Plan. Engineering staff have provided review comments to address design standards that can be accomplished through minor revisions to the site development plan. The drainage design revisions 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 3 of this Code or the approved PUD requirements.**
- The existing building is 17 feet from the rear property line, which does not comply with the 20-foot rear setback requirement, and is therefore a nonconforming structure.
 - Nonconforming structures are allowed in accordance with Chapter 15, Article 7 of the Land Use Code.
 - A nonconforming structure in which only permitted uses are operated may be enlarged or expanded if the enlargement or expansion can be made in compliance with all of the provisions of this Code established for structures in the district in which the nonconforming structure is located. Such enlargement or expansion shall also be subject to all other applicable Town ordinance [Section 15-7-10(1)(4)].
 - The proposed remodel and site development plan will satisfy applicable provisions of the Land Use Code and other applicable Town ordinances.
 - There are no residential units proposed for this development, so residential density is not applicable.
 - The Floor-Area Ratio is less than the 1:1 district maximum.
 - The building is 20 feet in height, and complies with the 35-foot maximum height requirement or the C-1 zone district.
 - PUD requirements are not applicable to this property.
6. **The applicable development standards have been adequately addressed and the proposed improvements conform with Article 5 of this Code.**
- The site development plans are in substantial compliance with Article 5, Development Standards, of the Land Use Code, including but not limited to the following provisions:
 - Exterior Lighting:

- A photometric plan included with the site development plan demonstrates lighting meets the requirements of the Land Use Code. Parking and sidewalk areas substantially meet or exceed the one foot-candle minimum requirement.
- The foot-candle illumination in the loading area is slightly less than the 5 foot-candle minimum requirement of the Code. Staff recommends the illumination of the loading area meets the intent of the lighting requirements, and the slight reduction is acceptable due to the site operations being conducted largely during daytime hours and in consideration of the location and proximity of the light to the property line and adjacent uses.
- Illumination levels are appropriately reduced at the property line and has minimal light or glare onto adjacent properties and street right-of-ways.
- The applicant will be providing a one-line electric drawing for review with their building permit application.
- The exterior lighting standards are in substantial compliance with the Land Use Code.

- Landscaping and Screening:

- The plan satisfies all landscaping standards in the Land Use Code and Landscape and Irrigation Design Manual, including but not limited to biodiversity, water conservation standards, land coverage standards, and appropriate distance from utilities.
- Sight distance triangles at entrances will not obstructed, and landscaping is required to be maintained to ensure visibility.
- The irrigation design plan meets Town standards and is sufficient to maintain the landscaping.
- The plan satisfies all screening requirements in the Land Use Code, including perimeter screening, parking lot screening, and headlight screening.

- Parking and Loading:

- Nine automotive parking spaces are proposed to meet the need for the existing building. Eight parking spaces are required, meeting the requirement. Parking counts in the parking requirements table should be updated on the revised site plans.
- There are six automotive parking spaces indicated for the future building. These spaces will be installed as part of a phased construction plan for the future building. Six spaces would be required for the proposed use, meeting the requirement.
- All parking spaces meet Town dimensional standards. The required accessible space meets ADA standards and is van accessible.
- The applicant has provided the two required bicycle parking spaces.
- The loading area and turning area are appropriately sized. Applicant is aware they will not accommodate full-sized semi trucks.
- The indicated EVSE installed, EV Ready, EV Capable, and EV Capable Light spaces will be changed to meet the minimum requirements of the adopted Electric Ready and Solar Ready Code.
- All required parking and loading requirements are satisfied.

- Site and Building Design:

- The building (20 feet in height) is less than the 35-foot district maximum and the floor-area ratio and setbacks are appropriate.

- The building features a variety of design elements, including a synthetic stone veneer around the base of the building, a distinctive, asymmetric roofline, and cedar-colored trims around the windows to create a unique and appealing look. The façade is continued around the perimeter of the building. The building is generally architecturally compatible with other buildings in the neighborhood.
- All mechanical equipment and the trash enclosure are screened as required.
- The site and building meet all design standards and are appropriate for and compatible with the neighborhood context.

- Utilities:
 - Public utilities are available to serve the site, and no additions or changes are required.
 - There is an existing private water service line on the property, and is within a private easement. The proposed site improvements are designed to protect the easement and existing waterline. A second existing private service line serves the existing building and will remain.
 - The applicant will install a new sanitary sewer service line for the existing building.
 - An existing overhead power line and telecom line are located along the rear property line. The existing lines are not impacted by the proposed site development plan.
 - All required connections to Town utilities are or will be accomplished. The applicant is responsible for coordinating services with other utility providers and is responsible for ensuring service lines are installed underground.

- Transportation and Connectivity:
 - The site is connected to Harrison Avenue and is proposed to have two driveway entrances and sidewalks. The sidewalk extends from the building to the existing sidewalk along Harrison Ave., meeting the requirement for a pedestrian connection to the public sidewalk. All areas of the sidewalk that are being modified will be replaced and constructed to Town standards.
 - A Traffic Memorandum provided by the applicant was reviewed by Town staff and the Town Engineer. There are minimal traffic impacts expected, and no additional street or sidewalk improvements or right-of-way is required.
 - The transportation and connectivity requirements and needs of the property will be satisfied.

STAFF RECOMMENDATION

Town staff has identified redline comments on the site development plan. The applicant is required to revise the site development plan documents to incorporate all corrections, comments and/or conditions, including Town Engineer review of the civil plans, and submit revised copies to the Town.

Based upon the above findings and the staff report comments, Town staff recommends the proposed site development plan satisfies the Findings for Approval in accordance with the Land Use Code and recommends approval of the site development plan subject to the following conditions of approval:

1. Revise site development plans to identify the future building footprint and eastern parking spaces as “future improvements.”
2. Revise and resubmit site development plans to address all Town staff comments and redlines.

Below is a recommended motion:



Move to approve the site development plan for Lot 12A, Wellington Place Lot Line Adjustment, subject to the staff recommended conditions of approval.

ATTACHMENTS

1. Site Location Map
2. Site Development Plans
3. Presentation Slides



WOODLANDS WAY

KEENE LAND
D WAY

NASHUA CIR

8933288919

8933129050

8933130929

WELLINGTON

HARRISON AVE

8933221028

8933274001

8933221028

8933215002

NI HIGHWAY 1

8933307001

SW

8933321006

8933321002

8933321007

TIMBER WOLF CIR

WAPITI DR

8933462027

8933321028

1

Burlington
Northern Railroad

Box Elder Creek

CIVIL SITE PLAN FOR

LOTS 12 & 16, BEING A REPLAT OF LOTS 5 THRU 16, BLOCK 2, AMENDED TRACT 28, WELLINGTON PLACE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

MARCH 2026

PROJECT TEAM

OWNER / APPLICANT

GRACE VILLAGE
DBA WELLINGTON FOODBANK
PO BOX 918
WELLINGTON, CO 80549-0918

ARCHITECT

KENNEY LEE ARCHITECTURE GROUP, INC.
209 EAST 4TH STREET
LOVELAND, CO 80537
PHONE: 970-663-0548
CONTACT: BRENT MCKIM

CIVIL ENGINEER

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

SURVEYOR

CENTERLINE SURVEYING, LLC
7200 MCMURRY RANCH ROAD
BELLVUE, CO 80512
PHONE: (970) 420-4664
CONTACT: BRIAN TURSE

CONTRACTOR

BLUE PINE CONSTRUCTION
PO BOX 1639
WELLINGTON, CO 80549-1639
PHONE: (970) 412-9858
CONTACT: MIKE BOCKELMAN

UTILITY PROVIDERS

UTILITY	PROVIDER	CONTACT	PHONE
WATER	TOWN OF WELLINGTON	BOB GOWING	(970) 568-3381
WASTEWATER	TOWN OF WELLINGTON	BOB GOWING	(970) 568-3381
STORMWATER	TOWN OF WELLINGTON	BOB GOWING	(970) 568-3381
POWER	XCEL ENERGY		(816) 895-4995
NATURAL GAS	BLACK HILLS ENERGY		(888) 890-5554
TELECOM	RISE BROADBAND		(844) 879-7473
CABLE	TDS		(855) 696-8368

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

PROJECT COORDINATES

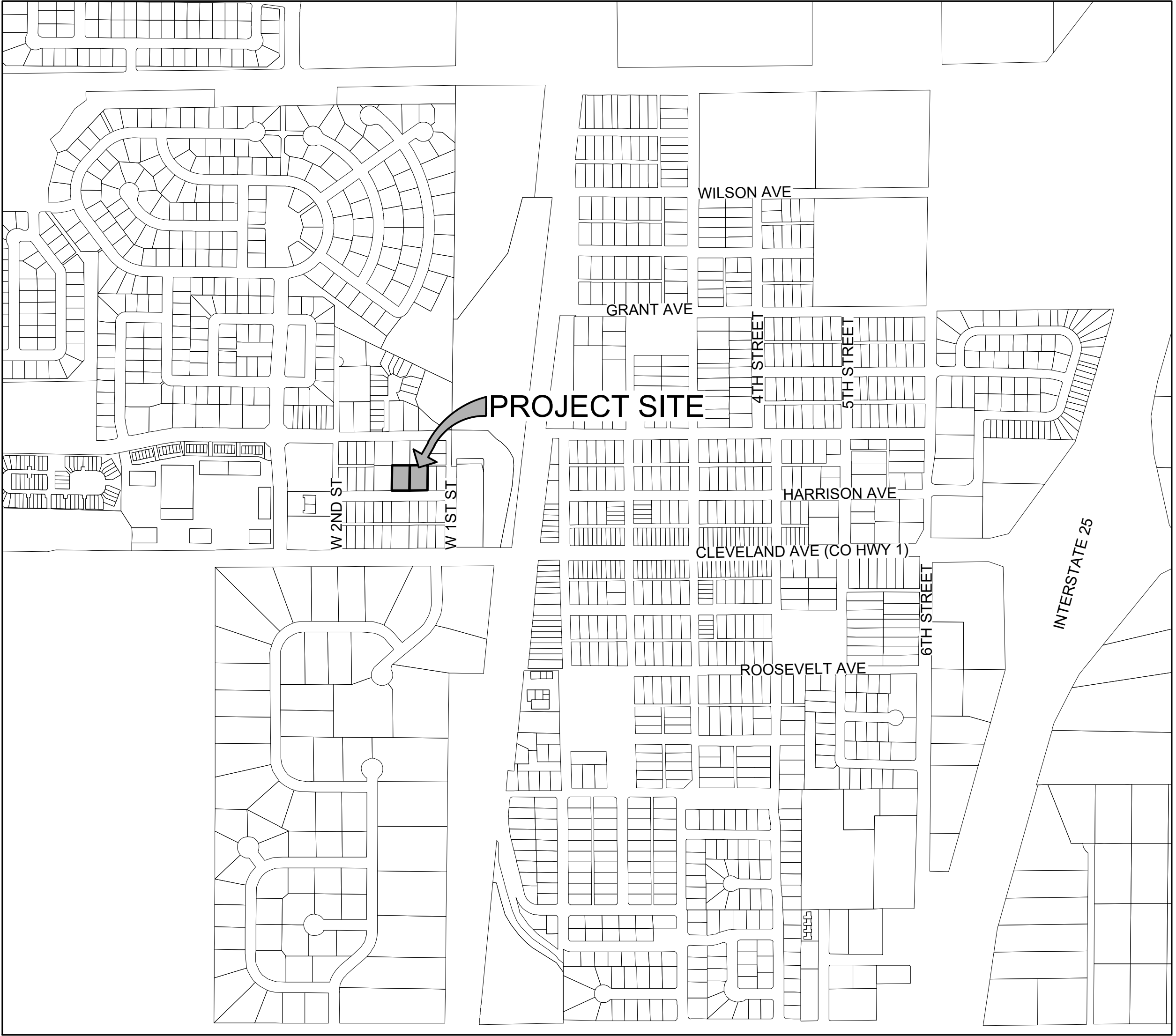
PROJECT CONTROL (NAVD88)

CONTROL POINT #1:
1/4 CORNER S32/S33-T9N-R68W
FOUND REBAR W/ 3 1/4" ALUMINUM CAP IN RANGE BOX
PLS 38621
ELEV. = 5202.74
STATE PLANE N: 1500037.64, E: 3134050.00

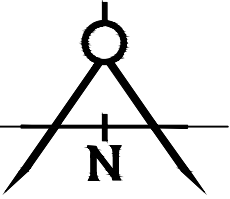
CONTROL POINT #2:
C1/4 CORNER S33-T9N-R68W
FOUND REBAR W/ 2 1/2" ALUMINUM CAP IN RANGE BOX
PLS 25375
ELEV. = 5207.52
STATE PLANE N: 1500053.74, E: 3136696.67

BASIS OF BEARING

THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M. AS MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP STAMPED, PLS 38621, AT THE WEST ONE-QUARTER (W₁) CORNER OF SECTION 33 AND A 2-1/2 INCH ALUMINUM CAP STAMPED PLS 25375 AT THE CENTER ONE-QUARTER (C₁) CORNER OF SAID SECTION 33 BEARING NORTH 89°39'06" EAST A DISTANCE OF 2646.72 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



VICINITY MAP

$$1'' = 500'$$


DISCLAIMER STATEMENT

THESE PLANS HAVE BEEN REVIEWED BY THE LOCAL ENTITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE LOCAL ENTITY ENGINEER, OR THE LOCAL ENTITY FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED IN ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE LOCAL ENTITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

TOWN OF WELLINGTON
DRAWING APPROVAL

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

DATE _____ BY _____
TOWN ENGINEER

DATE _____ BY _____
PUBLIC WORKS DIRECTOR

DATE _____ BY _____
PLANNING DIRECTOR



UNITED CIVIL
Design Group

CIVIL ENGINEERING & CONSULTING

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

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

CAUTION

WELLINGTON COMMUNITY CENTER
COVER SHEET

DATE SUBMITTED: 3/12/2026

PREPARED FOR: WELLINGTON FOODBANK

2nd TOWN
SUBMITTAL
NOT FOR CONSTRUCTION

SHEET NUMBER

C0.00

1 OF 15 SHEET

HORIZONTAL: N/A

SCALE

VERTICAL: N/A

JOB NUMBER
1105000

ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LARIMER COUNTY URBAN AREA STREET STANDARD 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. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY.

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 2) 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 LOCAL ENTITY, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE TOWN OF WELLINGTON ENGINEER 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 OF WELLINGTON, 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 OF WELLINGTON STANDARDS AND SPECIFICATIONS CURRENT AT THE DATE OF APPROVAL OF THE PLANS BY THE TOWN OF WELLINGTON ENGINEER.

7. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. 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 UNDERGROUND UNLESS OTHERWISE AGREED IN WRITING BY THE TOWN. -THIS NOTE IS NOT APPLICABLE TO THIS PROJECT.

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 OHSA 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 CDO), 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 HARD COPY FORMATS.

26. THE ENGINEER SHALL PROVIDE, IN THIS LOCATION ON THE PLAN, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARK (3) FOR THE PROJECT AS WELL AS THE BASIS OF BEARINGS TIED TO THREE (3) CONTROL POINTS. THE INFORMATION SHALL BE AS FOLLOWS:

BENCHMARK 1: NGS 5202
DESCRIBED BY NATIONAL GEODETIC SURVEY 1984:
IN WELLINGTON, AT THE INTERSECTION OF CLEVELAND AVENUE AND NORTH SECOND STREET, IN THE NORTHEAST END OF THE CONCRETE STEP OF THE NORTHEAST ENTRANCE TO THE NORTH POUDRE IRRIGATION COMPANY BUILDING, 14.0 METERS (45.9 FT) SOUTH OF THE CENTERLINE OF THE AVENUE, 11.0 METERS (36.1 FT) EAST OF THE CENTER OF THE STREET, 1.0 METER (3.3 FT) NORTHEAST OF THE CENTER OF THE ENTRANCE, AND 0.3 METER (1.0 FT) SOUTHWEST OF THE NORTHEAST END OF THE STEP. THE MARK IS 0.3 M ABOVE THE AVENUE.
ELEVATION = 5203.70

BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M. AS BEARING NORTH 89°59'16" WEST.

CONTROL POINT 1: EAST 1/4 CORNER S33-T9N-R68W
FOUND #6 REBAR W/ 2 1/2" ALUMINUM CAP IN RANGE BOX
PLS 5028, 1995
NORTHERN ENGINEERING "WELLINGTONNGS88" (LOCAL) N: 27829.568, E: 20009.529
STATE PLANE N: 1499680.589, E: 3138534.4698

CONTROL POINT 2: CENTER 1/4 CORNER S33-T9N-R68W
FOUND #6 REBAR W/ 2 1/2" ALUMINUM CAP IN RANGE BOX
PLS 12374, 1994
NORTHERN ENGINEERING "WELLINGTONNGS88" (LOCAL) N: 27830.135, E: 17360.524
STATE PLANE N: 1499666.2780, E: 3135886.1844

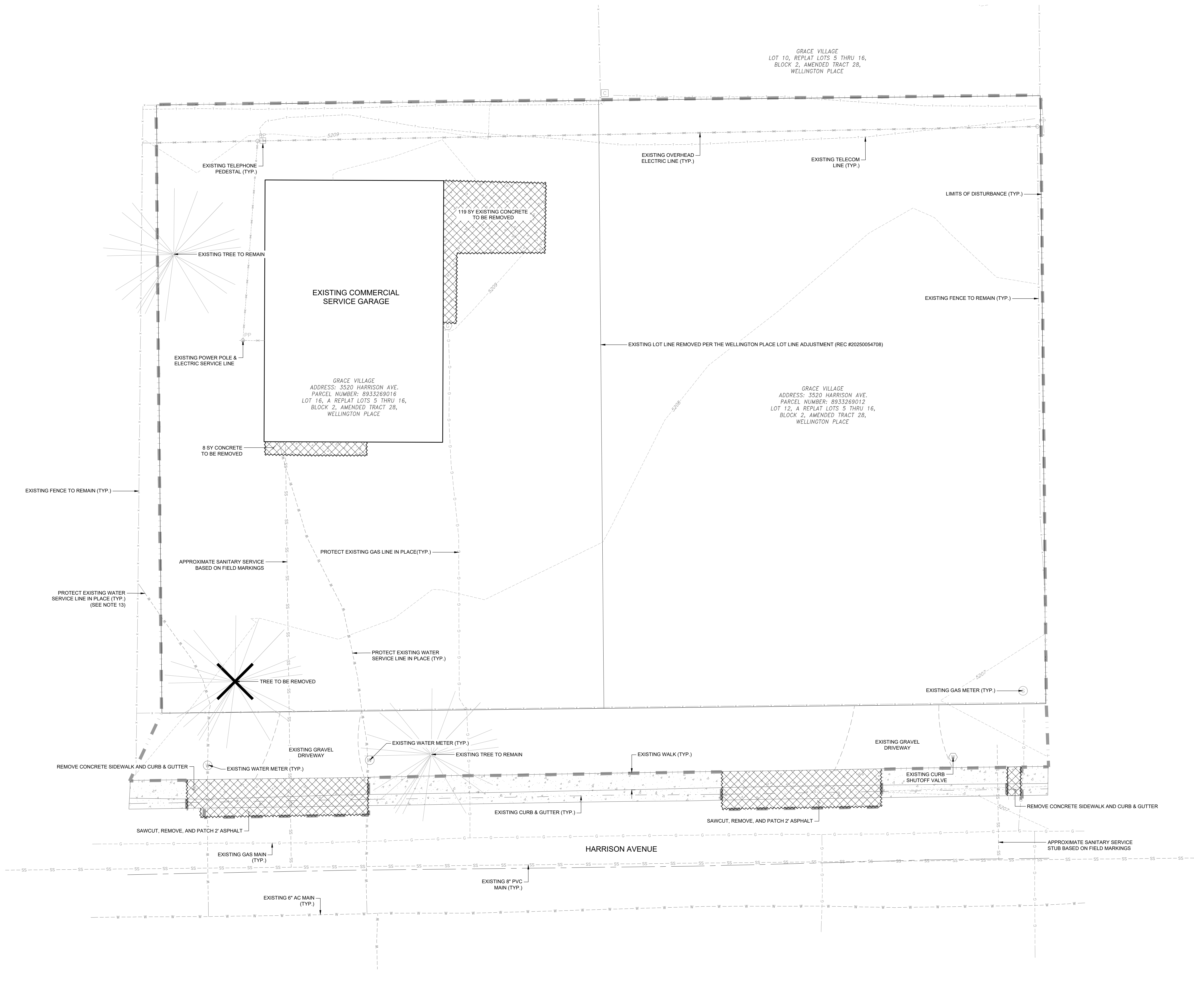
27. DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PROJECT WORK AREA EXISTING PRIOR TO CONSTRUCTION SHALL BE REPLACED OR RESTORED AS DIRECTED BY THE TOWN. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, IRRIGATION SYSTEMS, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED, OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED IN 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. THE TOWN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THE FOLLOWING PRIVATE STREETS, INCLUDING ALL PANS AND STORM SEWER LOCATED ON SITE.

a. N/A

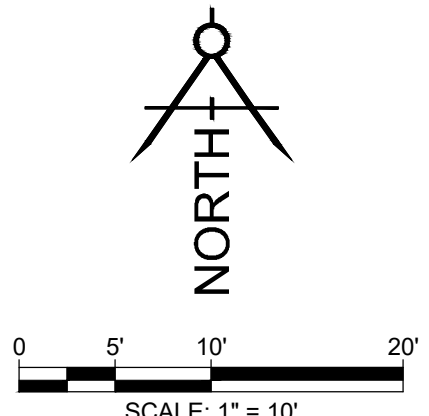
- Page 14 of 75



LEGEND

---	EXISTING PROPERTY BOUNDARY
---	EXISTING CENTERLINE
- - - - 4780 - - - -	EXISTING MAJOR CONTOUR
- - - - 4778 - - - -	EXISTING MINOR CONTOUR
- - - W - - - W	EXISTING WATER
W	EXISTING WATER METER
- - - SS - - - SS	EXISTING SANITARY SEWER
- - - X - - - X	EXISTING FENCE
- - - T - - - T	EXISTING TELEPHONE
- - - G - - - G	EXISTING OVERHEAD ELECTRIC
- - - G - - - G	EXISTING GAS
C	EXISTING GAS METER
- - - I - - - I	LIMITS OF DISTURBANCE
	REMOVE EXISTING CURB & GUTTER
	REMOVE EXISTING FENCE
~~~~~	SAWCUT LINE
X	REMOVE EXISTING TREE
XXXXX	REMOVE EXISTING CONCRETE

- NOTES**
1. THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, PAVEMENT, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
  2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE PER QUALITY LEVEL B LOCATES ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER, SURVEYOR, AND PRIVATE UTILITY LOCATING COMPANY. 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.
  3. ALL EXISTING UTILITIES ARE SHOWN PER QUALITY LEVEL B LOCATES. HOWEVER, DISCREPANCIES OFTEN OCCUR AND IT IS RECOMMENDED THAT LOCATIONS BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  4. 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.
  5. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
  6. CONTRACTOR SHALL COORDINATE ALL UTILITY DEMOLITION AND/OR RELOCATION ITEMS WITH THE APPROPRIATE UTILITY PROVIDER PRIOR TO BEGINNING ANY ONSITE DEMOLITION.
  7. ALL UTILITY CUTS, BACKFILL, PAVEMENT PATCHING, AND REPAIRS OF PAVEMENT CUTS TO COMPLY WITH TOWN OF WELLINGTON STANDARDS.
  8. LIMITS OF STREET CUT AS REQUIRED FOR UTILITY CONSTRUCTION ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
  9. ALL REPAIRS RELATED TO ROAD IMPROVEMENTS SHALL BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
  10. CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING AND COORDINATING A TRAFFIC CONTROL PLAN WITH THE TOWN OF WELLINGTON FOR ANY WORK DONE WITHIN PUBLIC RIGHT OF WAY.
  11. CURB, GUTTER AND SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
  12. ALL DISTURBED AREAS NOT PAVED SHALL BE REVEGETATED PER THE LANDSCAPE PLANS EROSION CONTROL, PRACTICES, SITE PROTECTION, AND REVEGETATION METHODS SHALL FOLLOW TOWN REGULATIONS.
  13. PER CONVERSATIONS WITH TOWN STAFF, IT IS ANTICIPATED THAT THE EXISTING WATER SERVICE SERVES THE PROPERTY NORTH OF THIS SITE AND HAS AN EXISTING 15' EASEMENT (REC #2002043028) CENTERED ON THE LINE. THIS LINE IS TO REMAIN AS IS AND BE PROTECTED IN PLACE.



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

REVISIONS			
NO.	BY	DATE	DESCRIPTION

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

**CAUTION**

**WELLINGTON COMMUNITY CENTER**  
**EXISTING CONDITIONS & REMOVALS PLAN**

DATE SUBMITTED: 3/12/2026

PREPARED FOR: WELLINGTON FOODBANK

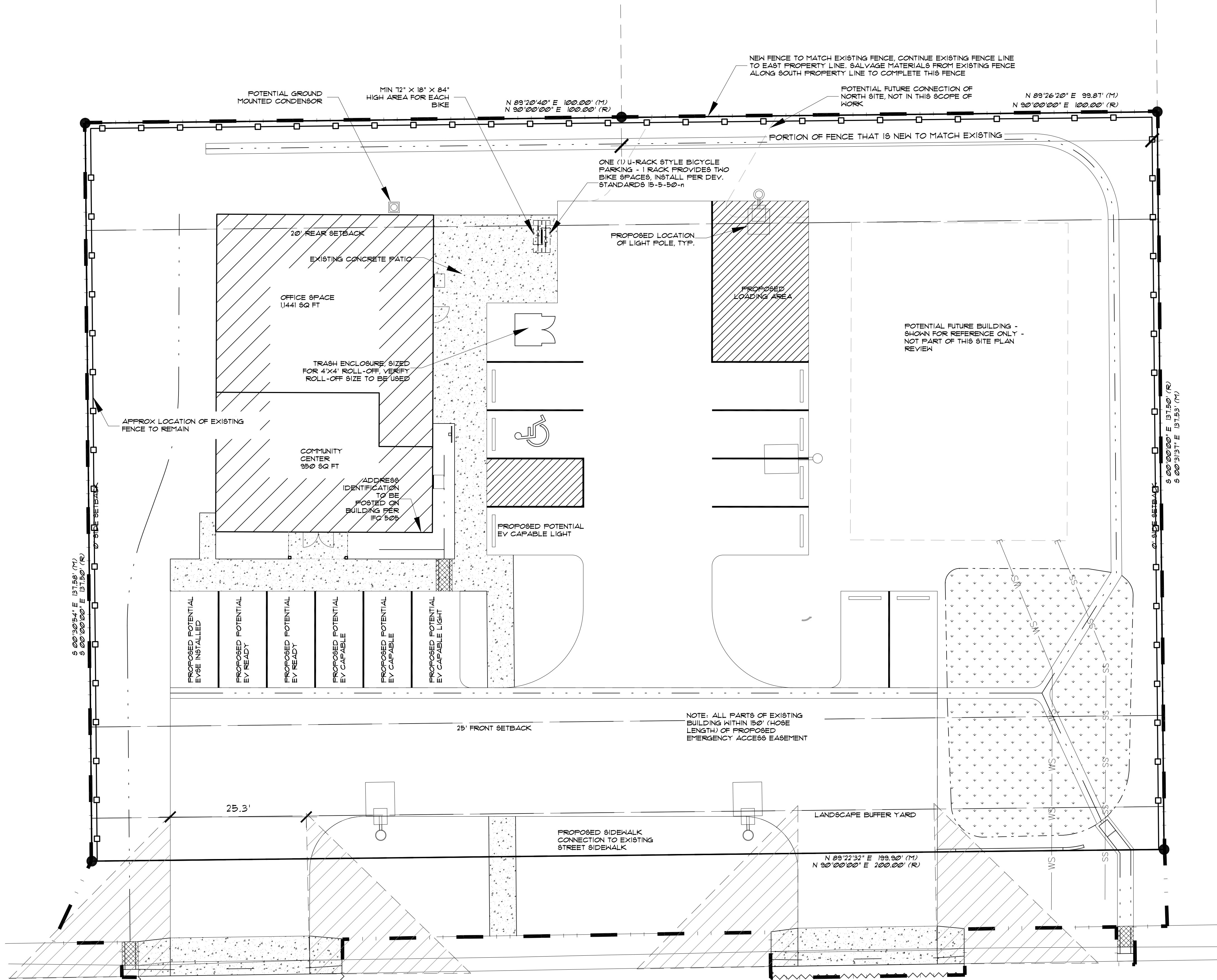
**2nd TOWN SUBMITTAL**  
NOT FOR CONSTRUCTION

SHEET NUMBER  
**C1.00**  
3 OF 15 SHEETS

SCALE  
HORIZONTAL: 1" = 10'  
VERTICAL: 1" = N/A

JOB NUMBER  
U25027





9 00'30.94" E 131.50' (M)  
9 00'00.00" E 131.50' (R)

APPROX LOCATION OF EXISTING  
FENCE TO REMAIN

20' REAR SETBACK

EXISTING CONCRETE PATIO

OFFICE SPACE  
1,441 SQ FT

TRASH ENCLOSURE SIZED  
FOR 4'X4' ROLL-OFF VERIFY  
ROLL-OFF SIZE TO BE USED

COMMUNITY  
CENTER  
950 SQ FT

ADDRESS  
IDENTIFICATION  
TO BE  
POSTED ON  
BUILDING PER  
IFC 505

PROPOSED POTENTIAL  
EVSE INSTALLED  
PROPOSED POTENTIAL  
EV READY  
PROPOSED POTENTIAL  
EV READY  
PROPOSED POTENTIAL  
EV CAPABLE  
PROPOSED POTENTIAL  
EV CAPABLE  
PROPOSED POTENTIAL  
EV CAPABLE LIGHT

PROPOSED LOCATION  
OF LIGHT POLE, TYP.

PROPOSED  
LOADING AREA

POTENTIAL FUTURE BUILDING -  
SHOWN FOR REFERENCE ONLY -  
NOT PART OF THIS SITE PLAN  
REVIEW

25' FRONT SETBACK

NOTE: ALL PARTS OF EXISTING  
BUILDING WITHIN 150' (HOSE  
LENGTH) OF PROPOSED  
EMERGENCY ACCESS EASEMENT

25.3'

PROPOSED SIDEWALK  
CONNECTION TO EXISTING  
STREET SIDEWALK

LANDSCAPE BUFFER YARD

N 03°22'32" E 193.30' (M)  
N 30°00'00" E 200.00' (R)

SITE DISTANCE TRIANGLE SHOWN WITH  
ANGLED HATCH (EACH LEG 30°  
FROM INTERSECTION POINT)

SITE DISTANCE TRIANGLE SHOWN WITH  
ANGLED HATCH (EACH LEG 30°  
FROM INTERSECTION POINT)

SITE DISTANCE TRIANGLE SHOWN WITH  
ANGLED HATCH (EACH LEG 30°  
FROM INTERSECTION POINT)

SITE DISTANCE TRIANGLE SHOWN WITH  
ANGLED HATCH (EACH LEG 30°  
FROM INTERSECTION POINT)

NOTE: EXISTING FENCE ALONG SOUTH  
PROPERTY LINE TO BE REMOVED

CO MODEL ELECTRIC & SOLAR READY CODE REQUIREMENTS:

15 TOTAL PROPOSED STALLS

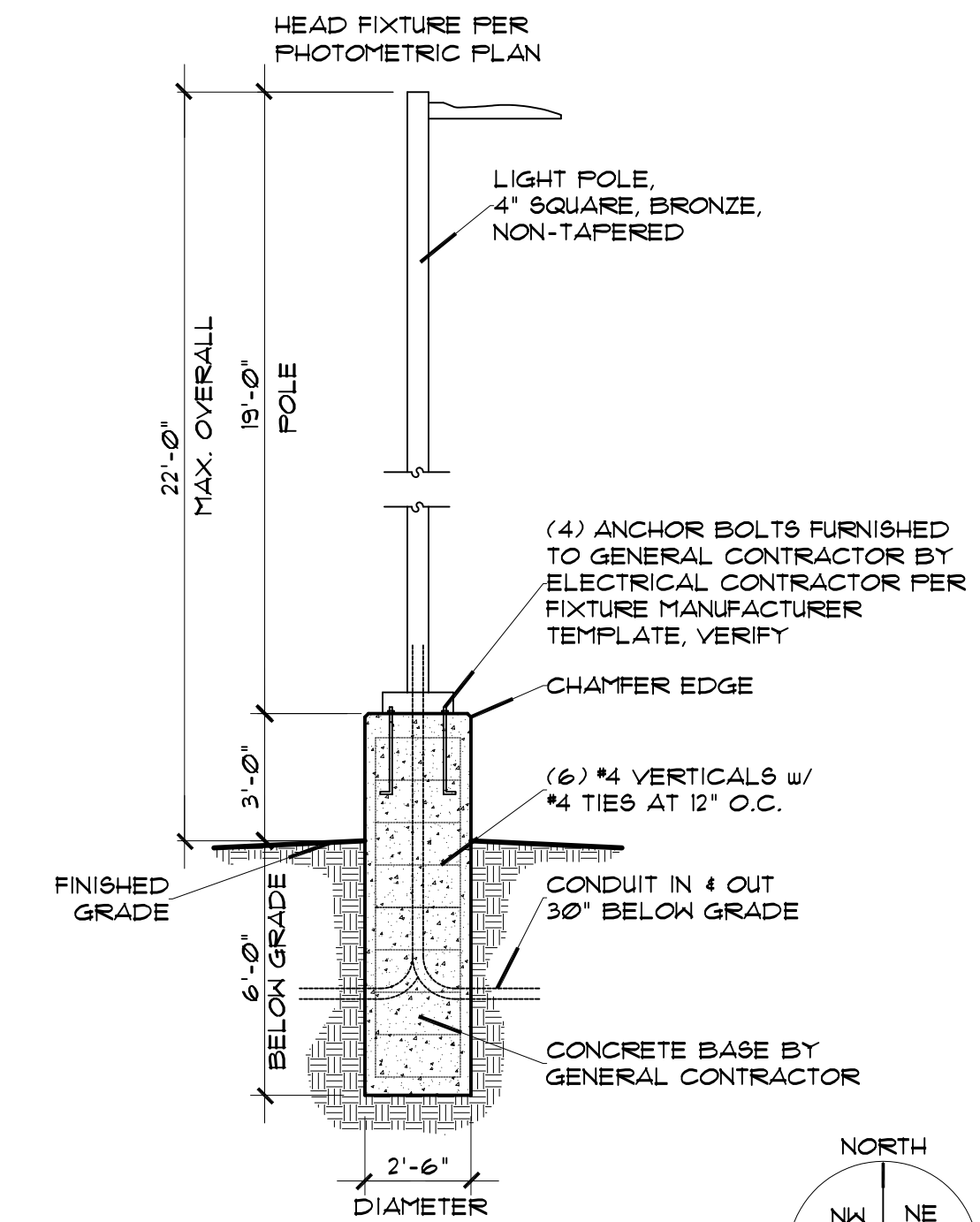
CATEGORY	REQUIREMENT	CALCULATED	ROUNDED
EVSE INSTALLED	2% OF ALL STALLS	.3	1 PARKING STALL REQ'D
EV READY	8% OF ALL STALLS	1.2	2 PARKING STALLS REQ'D
EV CAPABLE	10% OF ALL STALLS	1.5	2 PARKING STALLS REQ'D
EV CAPABLE LIGHT	10% OF ALL STALLS	1.5	2 PARKING STALLS REQ'D

PARKING REQUIREMENTS:

2 STALL / 1000 SQ FT - FOR FUTURE  
CHILD CARE - NEED 6 STALLS  
2 STALLS / 1000 SQ FT - FOR OFFICE  
- NEED 2  
6 STALLS / 1000 SQ FT - FOR  
COMMUNITY CENTER - NEED 6  
14 TOTAL REQUIRED - 14 TOTAL  
PROVIDED

# 1 ARCHITECTURAL SITE PLAN

1" = 10'-0"

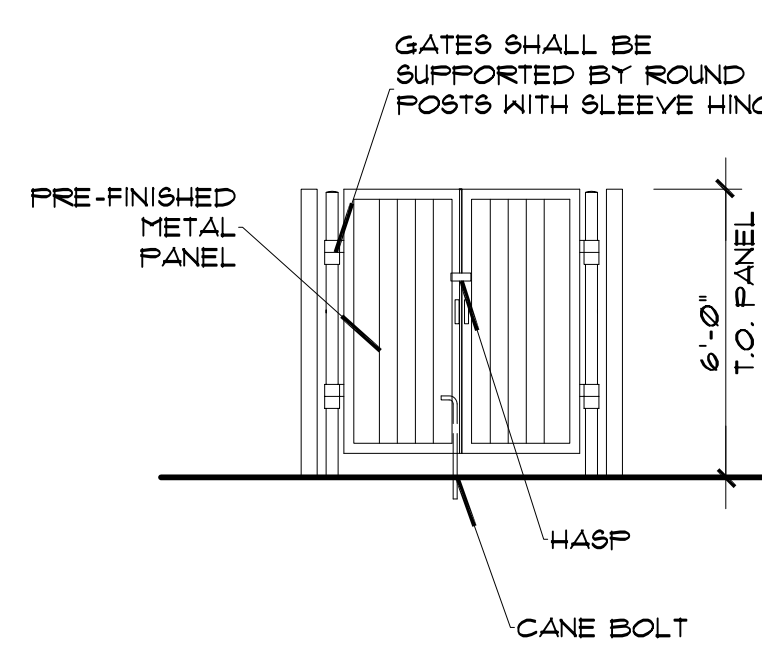


# 5 LIGHT POLE DETAIL

1/4" = 1'-0"

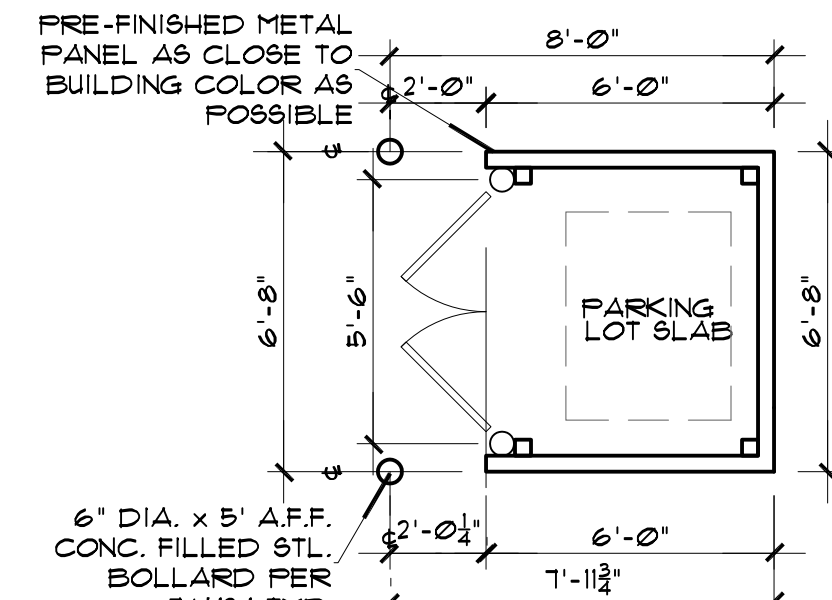
# 2 TYP. TRASH ELEV.

1/4" = 1'-0"



# 3 GATE ELEV.

1/4" = 1'-0"



# 4 TRASH ENC. PLAN

1/4" = 1'-0"

NOTICE: DUTY OF COOPERATION: Submitter of these plans certifies that the design and construction of the project is in accordance with the applicable codes and standards. The architect and engineer shall be responsible for the design and construction of the project. The architect and engineer shall be responsible for the design and construction of the project. The architect and engineer shall be responsible for the design and construction of the project.

Kenney Lee  
architecture group, inc.

REVISIONS

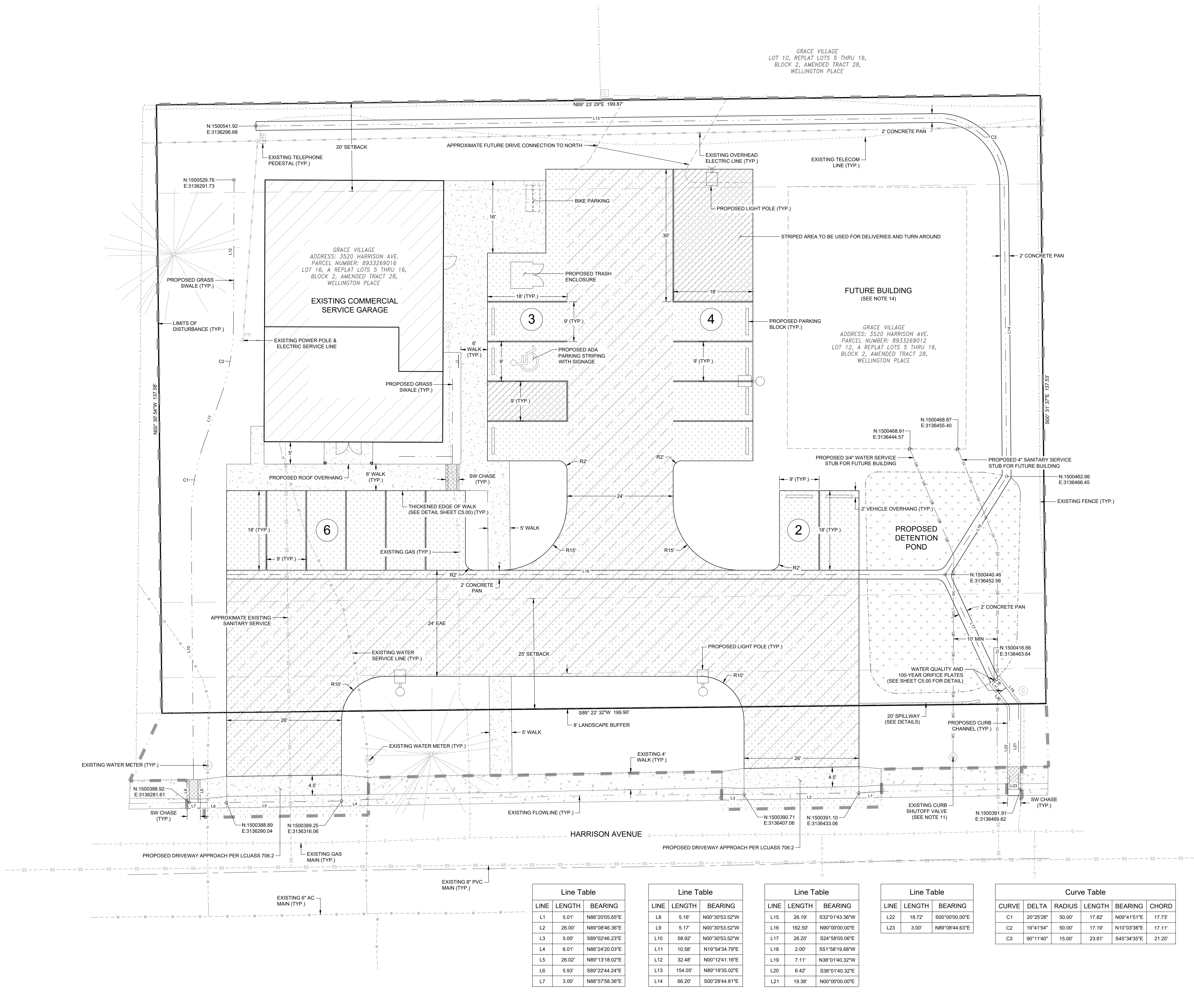
EVERGREEN INDUSTRIAL  
PROSPECT  
FILE #24-ZONE3686  
1804 SE Frontage Rd.  
FORT COLLINS (LARIMER CITY) COLORADO

ARCHITECTURAL  
SITE PLAN

date 9-3-2025  
drawn KML  
checked  
job no.

sheet  
C2.00





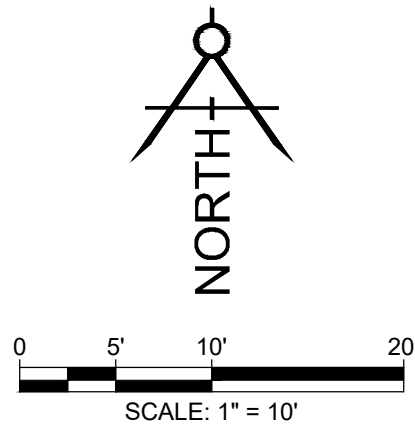
Line Table		
LINE	LENGTH	BEARING
L1	5.01'	N86°20'05.65"E
L2	26.00'	N89°08'46.36"E
L3	5.00'	S89°02'46.23"E
L4	6.01'	N86°24'20.03"E
L5	26.02'	N89°13'18.02"E
L6	5.93'	S89°22'44.24"E
L7	3.00'	N88°57'58.36"E

Line Table		
LINE	LENGTH	BEARING
L8	5.16'	N00°30'53.52"W
L9	5.17'	N00°30'53.52"W
L10	58.92'	N00°30'53.52"W
L11	10.58'	N19°54'34.79"E
L12	32.48'	N00°12'41.16"E
L13	154.05'	N89°19'35.02"E
L14	66.20'	S00°28'44.81"E

Line Table		
LINE	LENGTH	BEARING
L15	26.19'	S32°01'43.36"W
L16	162.50'	N90°00'00.00"E
L17	26.25'	S24°58'05.06"E
L18	2.00'	S51°58'19.68"W
L19	7.11'	N38°01'40.32"W
L20	6.42'	S38°01'40.32"E
L21	19.38'	N00°00'00.00"E

Line Table		
LINE	LENGTH	BEARING
L22	18.72'	S00°00'00.00"E
L23	3.00'	N89°08'44.63"E

Curve Table					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	20°25'28"	50.00'	17.82'	N09°41'51"E	17.73'
C2	19°41'54"	50.00'	17.19'	N10°03'38"E	17.11'
C3	90°11'40"	15.00'	23.61'	S45°34'35"E	21.25'



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER
- EXISTING WATER METER
- EXISTING SANITARY SEWER
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE
- EXISTING TELEPHONE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- EXISTING GAS METER
- PARKING BLOCK
- PROPOSED SIGN
- SIDEWALK CHASE
- PROPOSED PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT

NOTES

- THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, PAVEMENT, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE PER QUALITY LEVEL B LOCATES ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER, SURVEYOR, AND PRIVATE UTILITY LOCATING COMPANY. 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.
- FOR BUILDING LAYOUT REFERENCE ARCHITECTURAL PLANS. LAYOUT AND DIMENSION INFORMATION SHOWN REPRESENTS OUTSIDE FACE OF WALL AS PROVIDED BY THE ARCHITECT AND IS SHOWN FOR INFORMATION ONLY. REFER TO THE ARCHITECTURAL PLANS FOR COMPLETE GRID LINE INFORMATION.
- CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- FOR BUILDING LAYOUT REFERENCE ARCHITECTURAL PLANS. LAYOUT AND DIMENSION INFORMATION SHOWN REPRESENTS OUTSIDE FACE OF WALL AS PROVIDED BY THE ARCHITECT AND IS SHOWN FOR INFORMATION ONLY.
- ALL DIMENSIONS AND LINE AND CURVE INFORMATION ARE MEASURED TO CURB FLOW LINE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO AND COORDINATE WITH THE APPROVED LANDSCAPE DRAWINGS FOR ALL LANDSCAPE AND SITE FEATURES SUCH AS BIKE RACKS, TRASH RECEPTACLES, LANDSCAPE WALL, CONSTRUCTION DETAILS, COLORED AND SCORED CONCRETE, LANDSCAPE ROCK AND MULCH, ETC.
- SEE SOILS REPORT AND TOWN STANDARDS & SPECIFICATIONS FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN, AND RECOMMENDATIONS.
- PUBLIC CONCRETE SIDEWALKS SHALL BE 6-INCH MINIMUM THICKNESS. PRIVATE CONCRETE SIDEWALKS SHALL BE 4-INCH MINIMUM THICKNESS.
- ALL PAINT MARKINGS SHALL BE EPOXY ON BOTH ASPHALT AND CONCRETE PAVEMENT.
- ALL EXISTING UTILITIES ARE SHOWN PER QUALITY LEVEL B LOCATES. HOWEVER, DISCREPANCIES OFTEN OCCUR AND IT IS RECOMMENDED THAT LOCATIONS BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THE PROPOSED CONSTRUCTION WILL BE IN CLOSE PROXIMITY TO SEVERAL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS PRIOR TO AND DURING CONSTRUCTION TO MINIMIZE SERVICE INTERRUPTIONS TO SURROUNDING BUILDINGS OR PROPERTIES.
- REFER TO APPROVED SITE ELECTRICAL PLANS FOR ALL LIGHTING, TELECOM CONDUITS (PHONE, TELEVISION AND FIBER) AND POWER LINE ROUTING FOR SITE LIGHTING.
- THE FUTURE BUILDING PAD IS SHOWN FOR REFERENCE ONLY AND IS SHOWN AT OR BEYOND THE REQUIRED SETBACKS. VERIFICATION THAT THIS BUILDING IS LOCATED OUT OF SETBACKS AND ANY EASEMENTS WILL BE REQUIRED UPON DEVELOPMENT OF THIS BUILDING.



WELLINGTON COMMUNITY CENTER  
SITE & UTILITY PLAN

2nd TOWN  
SUBMITTAL  
NOT FOR CONSTRUCTION

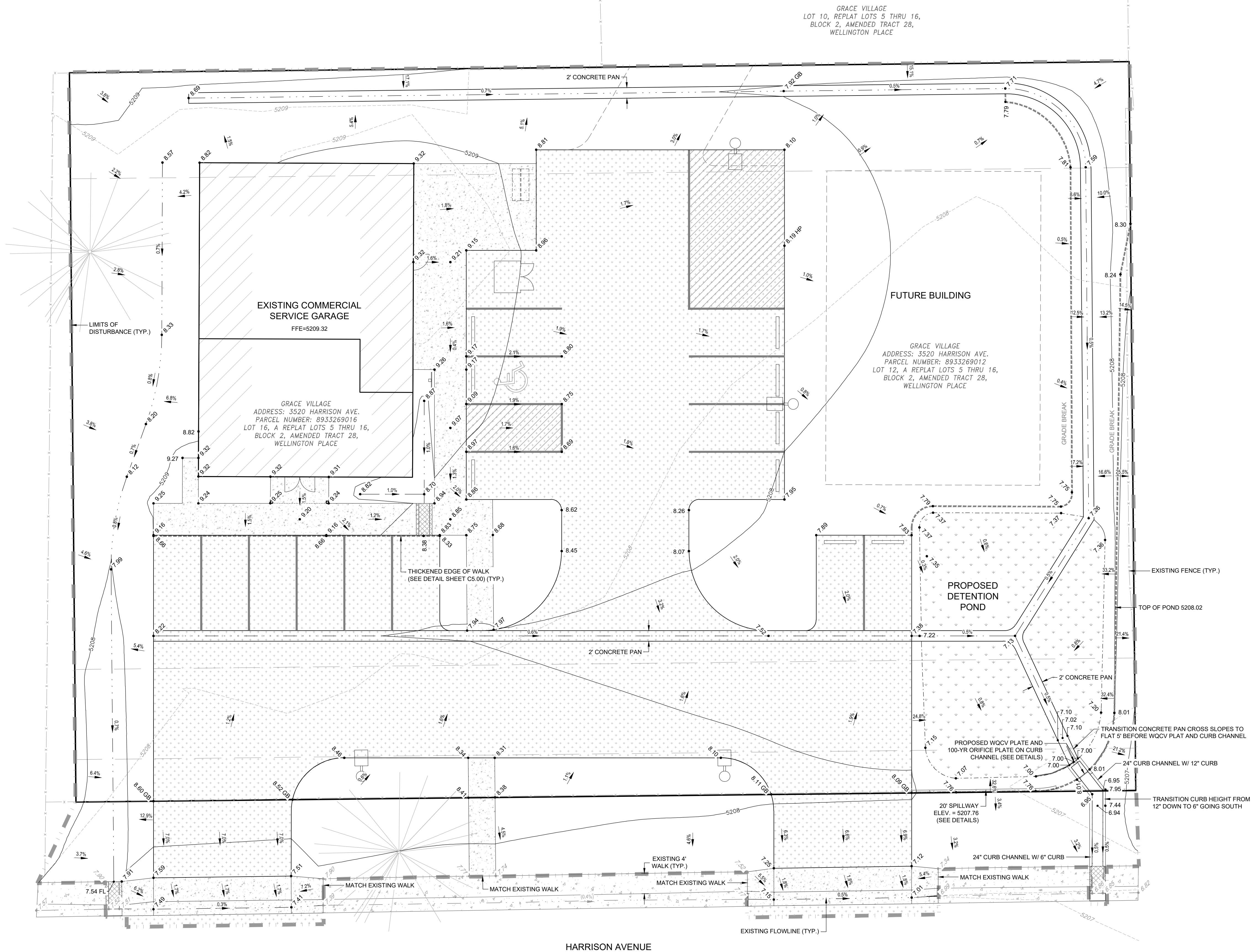
SHEET NUMBER  
**C2.10**  
5 OF 15 SHEETS  
SCALE  
HORIZONTAL: 1" = 10'  
VERTICAL: 1" = N/A  
JOB NUMBER  
U25027

DATE SUBMITTED: 3/12/2026

PREPARED FOR: WELLINGTON FOODBANK

CAUTION  
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#### LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- 4780 PROPOSED MAJOR CONTOUR
- 4778 PROPOSED MINOR CONTOUR
- 4780 EXISTING MAJOR CONTOUR
- 4778 EXISTING MINOR CONTOUR
- CURB & GUTTER
- SWALE FLOWLINE
- LIMITS OF DISTURBANCE
- GRADE BREAK
- PROPOSED SPOT ELEVATION  
LP = LOW POINT  
HP = HIGH POINT  
FG = FINISHED GRADE  
BTM = FG AT BOTTOM OF WALL
- EXISTING SPOT ELEVATION
- PROPOSED SLOPE

#### NOTES

- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
- 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.
- ALL DISTURBED AREAS NOT PAVED SHALL BE REVEGETATED PER THE LANDSCAPE PLANS EROSION CONTROL, PRACTICES, SITE PROTECTION, AND REVEGETATION METHODS SHALL FOLLOW TOWN REGULATIONS.
- CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON SEEDING/PLANTING, REVEGETATION, EROSION FABRIC/BLANKETS, IRRIGATION, HARDSCAPE AND OTHER TEMPORARY AND PERMANENT SITE STABILIZATION METHODS.
- STREET SWEEPING SHALL BE PERFORMED AS NEEDED AND/OR AT THE DIRECTION OF THE TOWN ENGINEERING INSPECTOR.
- ALL PAVEMENT SLOPES IN HANDICAP PARKING STALL AND LOADING ZONE SHALL NOT EXCEED 2%.
- ALL SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPES SHALL NOT EXCEED 5%. RAMP CROSS SLOPES SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPES SHALL NOT EXCEED 8.33%.

## WELLINGTON COMMUNITY CENTER GRADING PLAN

2nd TOWN  
SUBMITTAL  
NOT FOR CONSTRUCTION

SHEET NUMBER

C3.00

6 OF 15 SHEETS

SCALE  
HORIZONTAL: 1" = 10'  
VERTICAL: 1" = N/A

JOB NUMBER  
U25027

PREPARED FOR: WELLINGTON FOODBANK  
DATE SUBMITTED: 3/12/2026



NO.	DATE	BY	REVISIONS

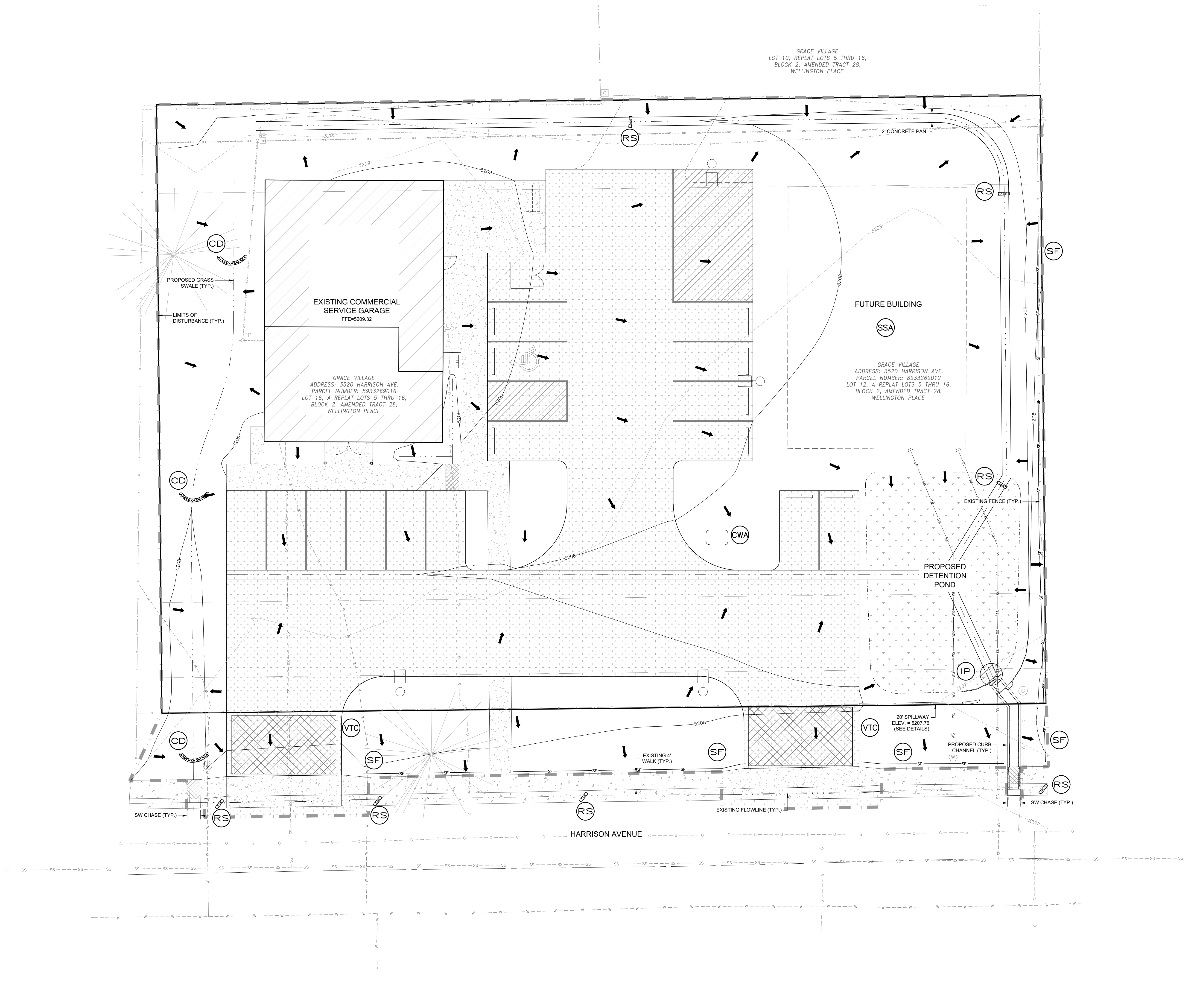
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

CAUTION

PREPARED FOR: WELLINGTON FOODBANK

DATE SUBMITTED: 3/12/2026



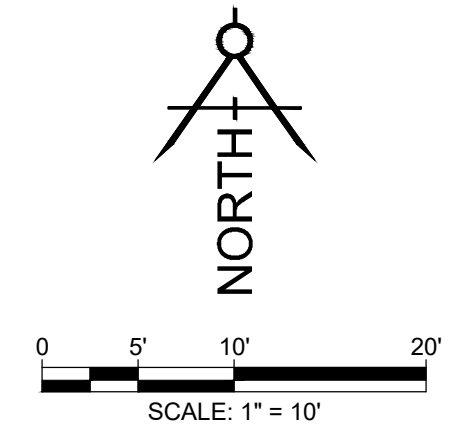


**LEGEND**

- EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- 4780 PROPOSED MAJOR CONTOUR
- 4778 PROPOSED MINOR CONTOUR
- 4780 EXISTING MAJOR CONTOUR
- 4778 EXISTING MINOR CONTOUR
- SWALE FLOWLINE
- LIMITS OF DISTURBANCE
- PROPOSED SLOPE DIRECTION
- CD PROPOSED GRASS SWALE (TYP.)
- PP
- RS ROCK SOCK
- CWA CONCRETE WASHOUT AREA
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL
- SSA STABILIZED STAGING AREA
- IP INLET PROTECTION

**NOTES**

- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
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- SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON SEEDING, PLANTING, REVEGETATION, EROSION FABRIC/BLANKETS, IRRIGATION, HARDSCAPE AND OTHER TEMPORARY AND PERMANENT SITE STABILIZATION METHODS.
- STREET SWEEPING SHALL BE PERFORMED AS NEEDED AND/OR AT THE DIRECTION OF THE TOWN ENGINEERING INSPECTOR.



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

NO.	BY	DATE	REVISIONS

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CAUTION

**WELLINGTON COMMUNITY CENTER**  
**EROSION CONTROL PLAN**

DATE SUBMITTED: 3/12/2026

PREPARED FOR: WELLINGTON FOODBANK

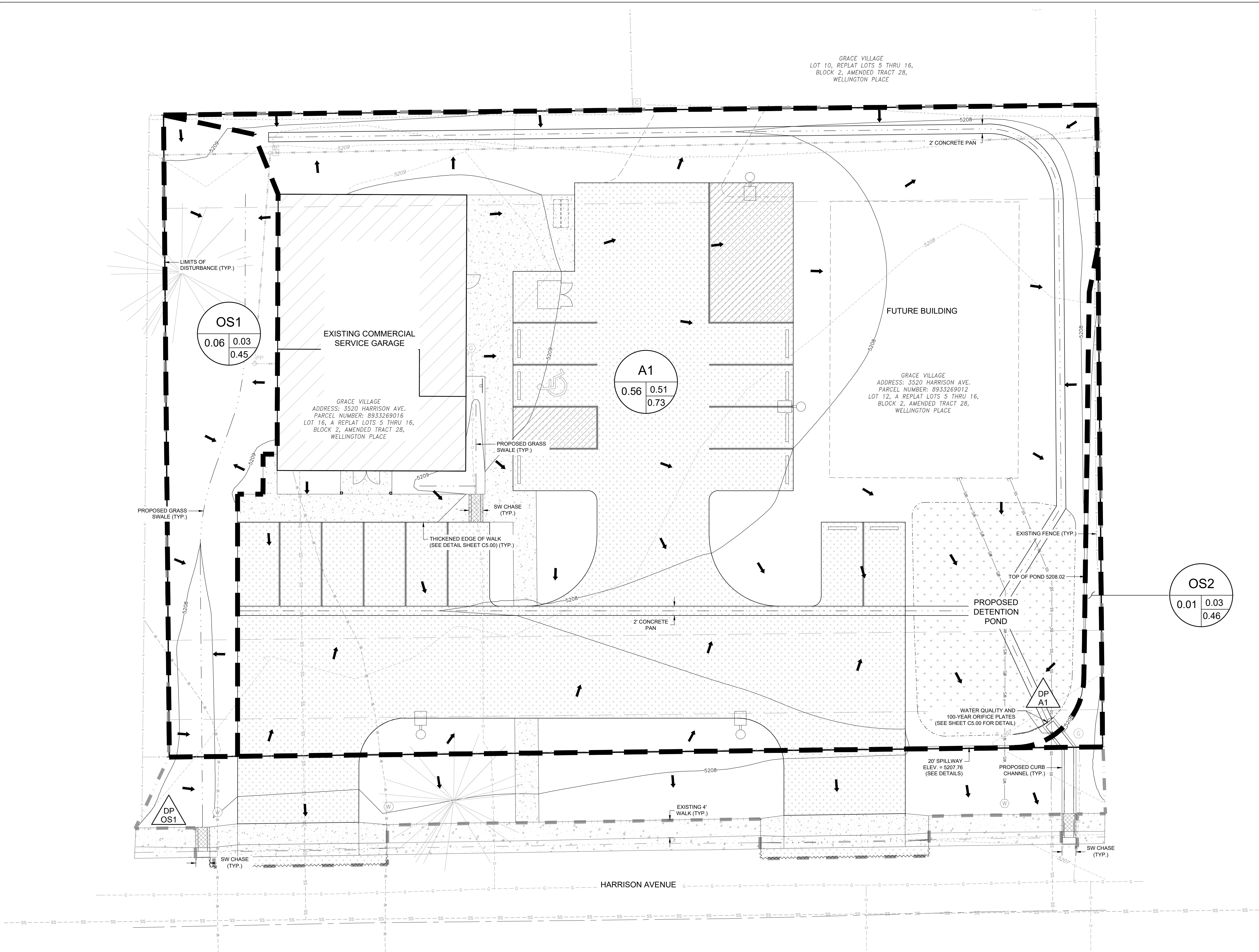
**2nd TOWN SUBMITTAL**  
NOT FOR CONSTRUCTION

SHEET NUMBER  
**C3.10**  
7 OF 15 SHEETS

SCALE  
HORIZONTAL: 1" = 10'  
VERTICAL: 1" = N/A

JOB NUMBER  
U25027





DRAINAGE SUMMARY

PROPOSED BASINS									
Basin	Design Point	Area (acre)	%I	C2	C10	C100	Q2 (cfs)	Q10 (cfs)	Q100 (cfs)
A1	A1	0.56	65.8%	0.51	0.59	0.73	0.82	1.61	4.09
OS1	OS1	0.06	5.0%	0.03	0.10	0.45	0.00	0.02	0.21
OS2	OS2	0.01	6.5%	0.03	0.11	0.46	0.00	0.00	0.04
TOTAL	Offsite Total	0.63	59.2%	0.45	0.53	0.70	0.82	1.64	4.33

POND SUMMARY

DETENTION POND	
BOTTOM OF POND ELEVATION	5,207.00
WQCV WATER SURFACE ELEVATION	5,207.55
WQCV REQUIRED VOLUME	525 CF
WQCV PROVIDED VOLUME	583 CF
100-YEAR WATER SURFACE ELEVATION	5,207.73
100 REQUIRED VOLUME	1,048 CF
100 PROVIDED VOLUME	1,126 CF
POND SPILL ELEVATION	5,207.76
TOP OF POND ELEVATION	5,208.02

LEGEND

- PROPOSED BASIN DESIGNATION
- 2 - YR RUNOFF COEFF. XX.X
- 100 - YR RUNOFF COEFF. X.XX
- BASIN AREA (ACRE) X.XX
- DESIGN / CONCENTRATION POINT DP 1
- FLOW DIRECTION
- BASIN BOUNDARY
- EXISTING PROPERTY BOUNDARY
- PROPOSED MAJOR CONTOUR 4780
- PROPOSED MINOR CONTOUR 4778
- EXISTING MAJOR CONTOUR 4780
- EXISTING MINOR CONTOUR 4778

NOTES

- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER.
- SEE GRADING PLAN (SHEET C4.00) FOR MORE DETAIL ON SITE GRADING.
- STORM SEWER MAINS SHOWN ON THESE DRAWINGS AS HIGH DENSITY POLYETHYLENE (HDPE) SHALL BE WATERTIGHT ADS-N12 OR APPROVED EQUAL. WATER TIGHT JOINTS ARE TO BE USED ON ALL STORM DRAINAGE PIPE.

WELLINGTON COMMUNITY CENTER  
DRAINAGE PLAN

2nd TOWN  
SUBMITTAL  
NOT FOR CONSTRUCTION

SHEET NUMBER  
**C4.00**  
8 OF 15 SHEETS  
SCALE  
HORIZONTAL: 1" = 10'  
VERTICAL: 1" = N/A  
JOB NUMBER  
U25027



NO.	BY	DATE	REVISION

DATE SUBMITTED: 3/12/2026

PREPARED FOR: WELLINGTON FOODBANK

CAUTION

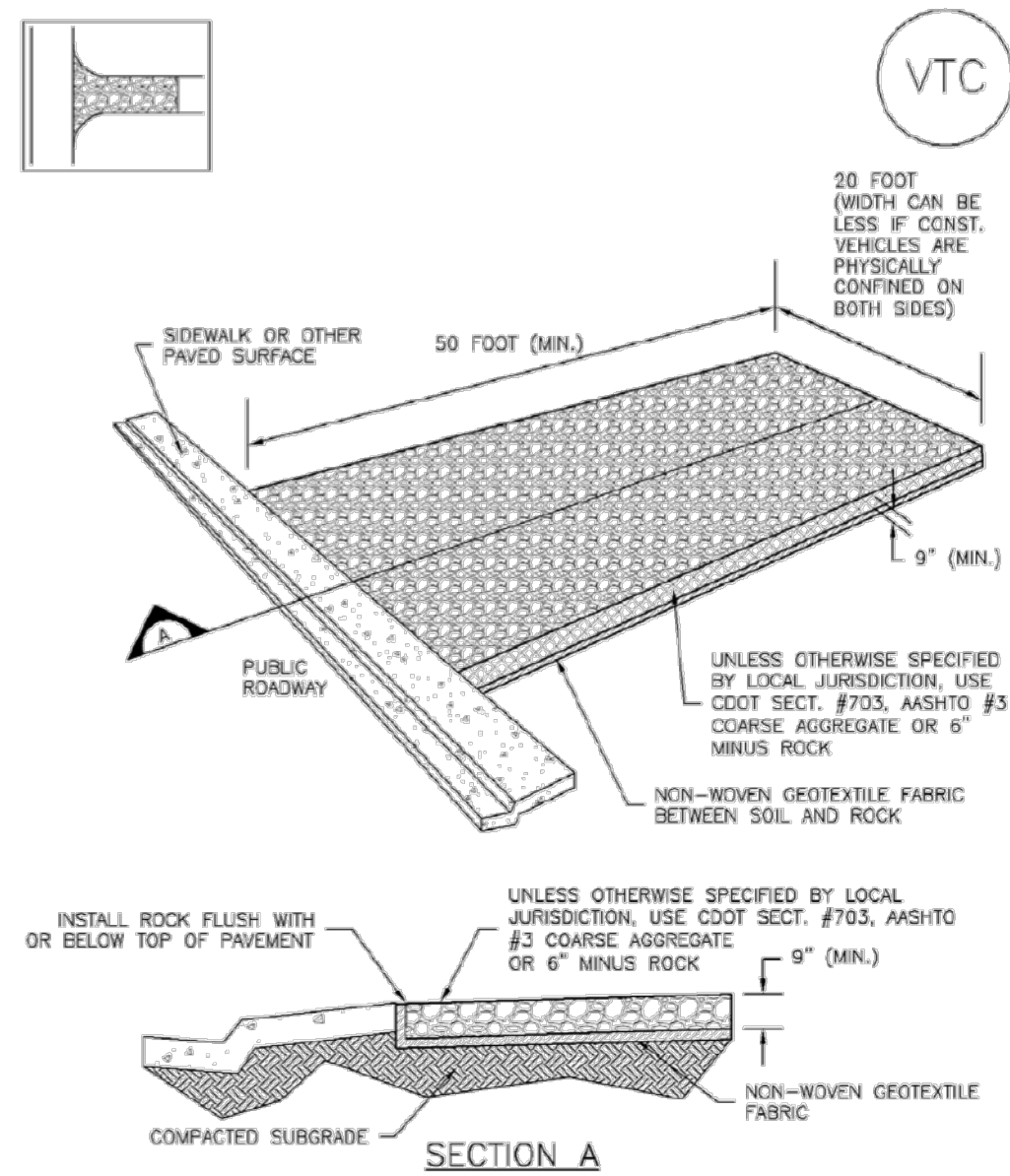






Vehicle Tracking Control (VTC)

SM-4

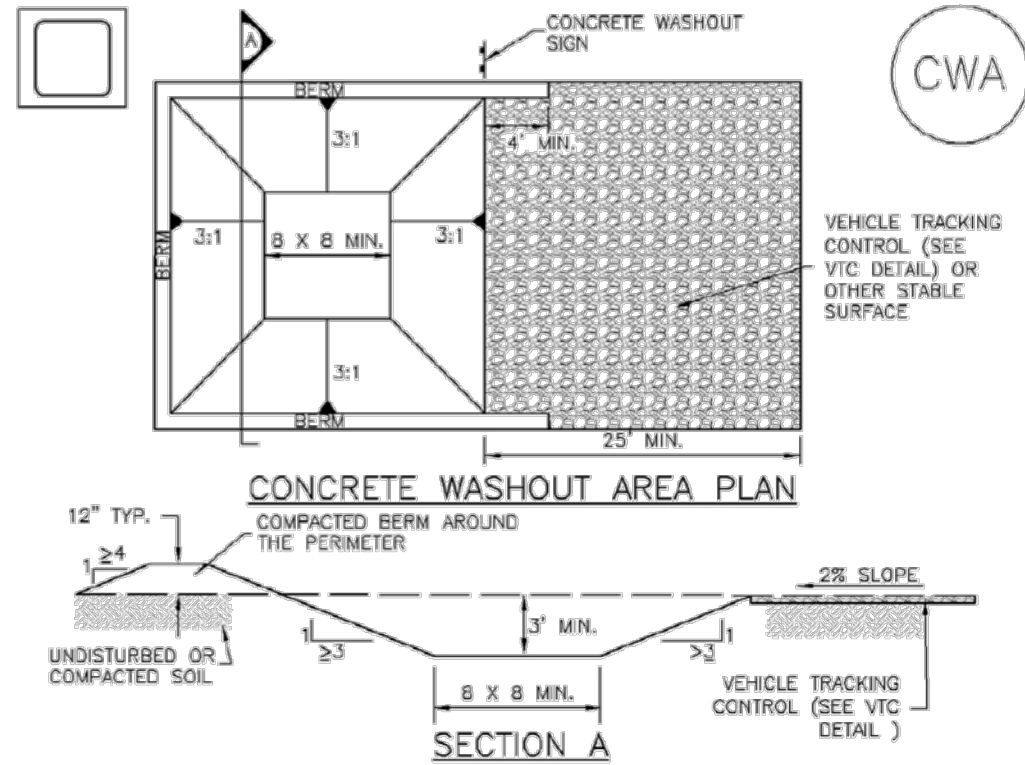


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	VTC-3
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Concrete Washout Area (CWA)

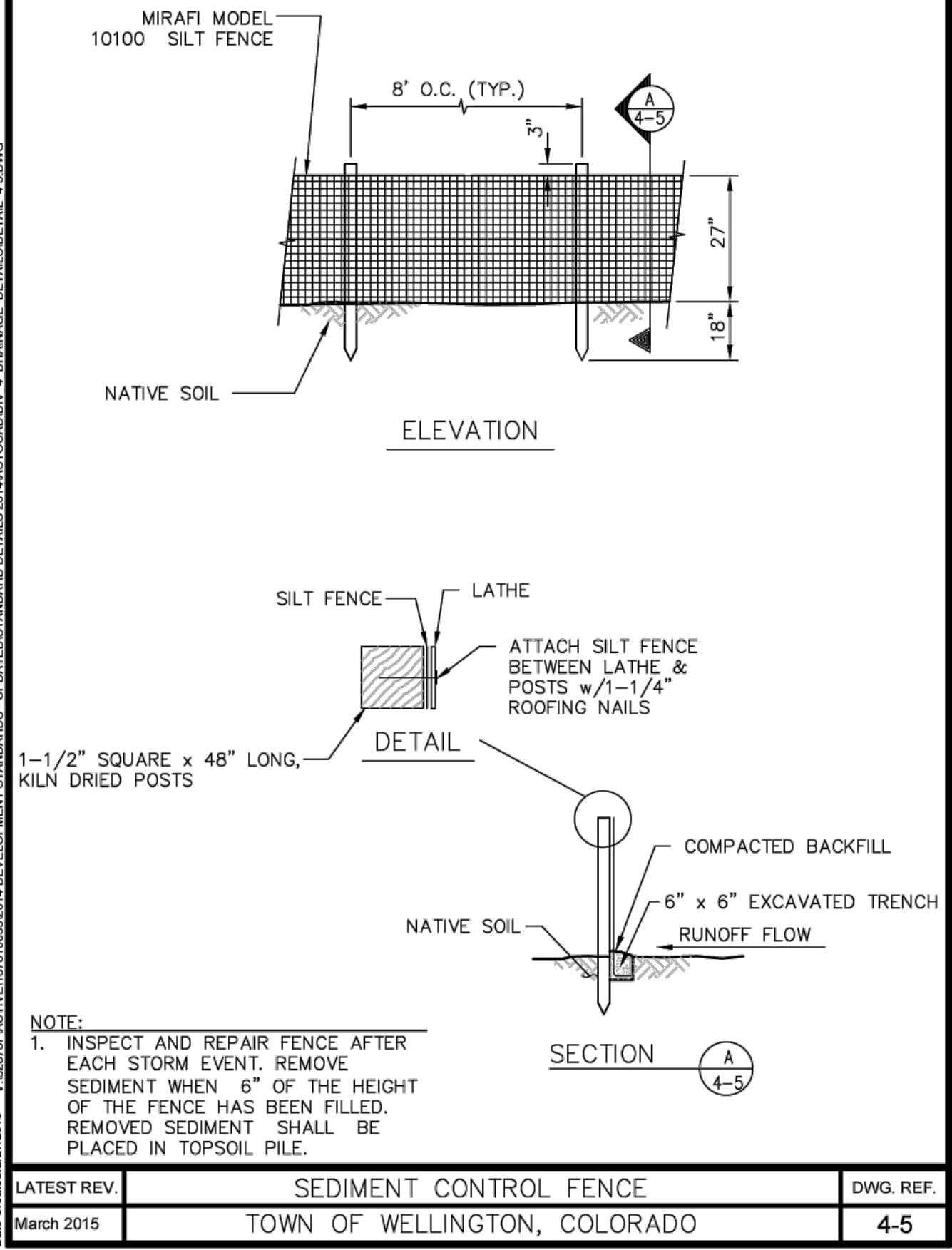
MM-1



CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES
- SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
  - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS IMPRacticable, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
  - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
  - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
  - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
  - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
  - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
  - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE DIMENSION (IN POUNDS)	d ₅₀ * (INCHES)
TYPE VL	70-100 50-70 35-50 2-10	12 9 6 2	6 **
TYPE L	70-100 50-70 35-50 2-10	15 12 9 3	9 **
TYPE M	70-100 50-70 35-50 2-10	21 18 12 4	12
TYPE H	100 50-70 35-50 2-10	30 24 18 6	18
TYPE VH	100 50-70 35-50 2-10	42 33 24 9	24

d₅₀ = MEAN PARTICLE SIZE. AT LEAST 50 PERCENT OF THE MASS SHALL BE STONES EQUAL TO OR LARGER THAN THIS DIMENSION.  
** BURY ON 4 TO 1 SIDE SLOPES OR GROUT ROCK IF SLOPES ARE STEEPER.

GRADATION FOR FILTER MATERIAL UNDER RIPRAP

SIEVE SIZE	% BY WEIGHT PASSING SQUARE MESH SIEVES	
	TYPE I (CDOT CONCRETE SAND SPECIFICATION (AASHTO M6) SECTION 703.01)	TYPE II (CDOT CLASS A SECTION 703.09)
3"	----	90-100
1-1/2"	----	----
3/4"	----	20-90
3/8"	100	----
#4	95-100	0-20
#16	45-80	----
#50	10-30	----
#100	2-10	----
#200	0-2	0-3

LATEST REV.	RIPRAP GRADATION & BEDDING GRADATION TABLE	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	4-10

WELLINGTON COMMUNITY CENTER  
CONSTRUCTION DETAILS

2nd TOWN  
SUBMITTAL  
NOT FOR CONSTRUCTION

SHEET NUMBER

C5.01

10 OF 15 SHEETS

SCALE  
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VERTICAL: 1" = N/A

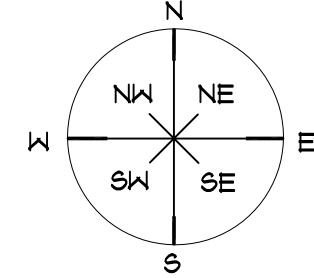
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PREPARED FOR: WELLINGTON FOODBANK

DATE SUBMITTED: 3/12/2026

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**NOTICE: DUTY OF COOPERATION** - Release of these plans contemplates further cooperation among the owner, its contractor, and the architect. Design and construction are complex. Although the architect and its consultants have performed their services with due care and diligence they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstandings and increases construction costs. A failure to cooperate by a simple notice shall relieve the architect from responsibility for all consequences arising out of such omissions. **THIS SET IS NULL & VOID SHOULD SHIT-1 OR THE COVER SHEET BE OMITTED FROM THIS SET.**

sheet  
**A9.**  
 NEW SITE DEVELOPMENT / TENANT IMPROVEMENT FOR:  
**GRACE VILLAGE**  
 WELLINGTON COMMUNITY SERVICE CENTER  
 3520 HARRISON AVENUE  
 Kenney & Lee  
*architecture group, inc.*  
 revisions  
 A  
 A  
 A  
 date 3-13-2016  
 drawn BAM  
 checked ---  
 job no.

0

WELLINGTON

3320 HARRISON AVENUE

COLORADO

(970) 663-0548



A modern, single-story building with dark gray vertical siding and a stone base. The building features a covered entrance on the left and a smaller covered entrance on the right. There are three small, square windows with dark frames along the side. The building is surrounded by a concrete sidewalk and a parking lot with white lines. In the background, there are trees and a clear sky.

Architectural drawing of the right side elevation of a building. The drawing shows a structure with a gabled roof, a stone veneer base, and vertical siding above. It includes three windows and a door. Annotations specify materials like "FIBER CEMENT BATT & BOARD EXTERIOR FINISH" and "NEW METAL FASCIA". Dimensions include a total width of 58'-1 1/2" and a height of 13'-4 3/8". A scale bar indicates 1/4" = 1'-0".

Page 24 of 75



CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
------	-----	-------------------------	------	-----------

EVERGREEN TREES				
JW	2	Juniperus scopulorum 'Woodward' / Woodward Columnar Juniper	#15 CNT.	L
PEP	3	Pinus edulis / Pinyon Pine	6" B&B	L

AG	3	Acer tataricum 'GarAnn' / Hot Wings® Tatanian Maple	1-1/2" B#B	L
CH	6	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	1-1/2" B#B	L

BC	10	<i>Aronia melanocarpa</i> 'Iroquois Beauty' TM / Black Chokeberry	#5 CNT.	M
AI	15	<i>Berberis thunbergii</i> 'Crimson Pymby' / <i>Crimson Pymby</i> Barberry	#5 CNT.	M
PJ	12	<i>Potentilla fruticosa</i> 'Jackmanni' / Jackman's Bush Cinquefoil	#5 CNT	L
FP	14	<i>Prunus besseyi</i> 'POLISS' / Pawnee Buttes® Sand Cherry	#5 CNT L	M
RGL	6	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	#5 CNT.	L
SD	7	<i>Spiraea x bumalda</i> 'Neon Flash' / Neon Flash Spirea	#5 CNT	M
SN	6	<i>Symphoricarpos x doorenbosii</i> 'Magic Berry' / Snowberry	#5 CNT.	M

JSB	12	Juniperus sabina 'Buffalo' / Buffalo Juniper	#5 CNT	L
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SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE

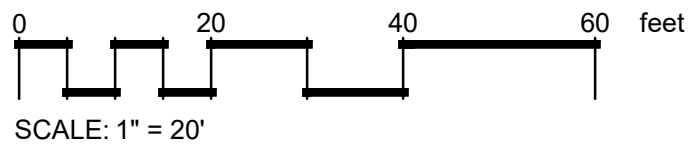
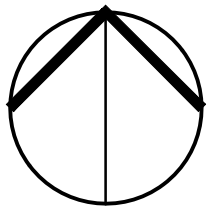
	8,607 sf	Irrigated Seed Mix / Low Maintenance Turfgrass Mix 35% Chewings Fescue, 35% Hard Fescue, 30% Creeping Red Fescue. Seed at 6 LBS / 1 000 SF	Seed	L
	4,067 sf	Non-Irrigated Upland Seed Mix / Low Grow Mix 30% Ephraim Crested Wheatgrass, 25% Sheep Fescue, 20% Perennial Rye, 15% Chewings Fescue, 10% Canada Bluegrass. Seed at a 3 LBS / 1 000 SF.	Seed	L

1. IRRIGATION SYSTEM - TURF AREAS TO RECEIVE AN AUTOMATIC POP-UP IRRIGATION SYSTEM, THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. NON-IRRIGATED SOIL WILL RECEIVE TEMPORARY IRRIGATION FOR ESTABLISHMENT.
2. SOIL PREPARATION - ALL PLANTED AREAS SHALL BE AMENDED WITH 4 CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET. THESE AREAS SHALL BE RIPPED AND TILLED TO A DEPTH OF 6'-8".
3. STEEL EDGING - PRO-SOIL EDGING OR APPROVED EQUIVALENT. INSTALL BETWEEN SOD / SEED & MULCH, AND BETWEEN ROCK & WOOD MULCH AS APPLICABLE.
4. WEED BARRIER - ALL ROCK AND WOOD MULCH AREAS SHALL RECEIVE TYFAR WEED BARRIER FABRIC OR APPROVED EQUIVALENT INSTALLED UNDER THE MULCH. OVERLAP SEAMS A MINIMUM OF 6". AT OVERLAP LOCATIONS AND EDGES OF CURBS, WALLS, STRUCTURES, PAVEMENTS AND EDGING, WEED BARRIER SHALL BE SECURED WITH 1/4-GAUGE, 6-INCH LONG STAPLES AT 18 INCHES O.C. AT ALL EDGES.
5. ROCK MULCH - 1-1/2" TAN RIVER ROCK AT .
6. WOOD MULCH - SHREDDED REDWOOD.
7. TREE RINGS - ALL TREES TO RECEIVE A 4-FOOT DIAMETER RING OF 4" DEEP WOOD MULCH OVER THE ROOT BALL.
8. SHRUB / PERENNIAL RINGS - ALL SHRUBS / PERENNIALS IN ROCK AREAS SHALL RECEIVE A 4" DEPTH OF WOOD MULCH, DIRECTLY OVER THE ROOT BALL (NO WEED BARRIER).
9. ALL SHRUB BEDS TO BE MULCHED WITH ROCK AS DESCRIBED (3" AVERAGE DEPTH) ON TYFAR FILTER FABRIC.
10. EDGING TO BE PLACED BETWEEN GRASS AND SHRUB BEDS, LEVEL WITH TOP OF SOD.
11. SEEDING - PROVIDE EROSION CONTROL NETTING ON SLOPES GREATER THAN 3:1, AND IN ALL GRASS LINED DRAINAGE SWALES.
12. ANY SUBSTITUTE PLANT MATERIAL OR LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE. ALL PLANT MATERIAL MUST BE FIRST QUALITY AND SHALL COMPLY WITH THE MOST RECENT STANDARDS FOR NURSERY STOCK AS APPROVED BY THE AMERICAN STANDARDS INSTITUTE AND SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
13. PLANTING - FOLLOW PLANTING DETAILS CAREFULLY. ALL PLANTS SHALL BE PRUNED AS NEEDED IMMEDIATELY AFTER INSTALLATION TO PROMOTE VIGOROUS GROWTH. CONTRACTOR SHALL REMOVE TREE STAKING AND WRAP WITHIN 18 MONTHS OF INSTALLATION.
14. CONTRACTOR TO REVIEW AND VERIFY SITE CONDITIONS COMPARED TO PLANS. THESE ARE NOT ENGINEERED DRAWINGS, AND FIELD ADJUSTMENTS MAY BE NECESSARY DUE TO ACTUAL UTILITY LOCATIONS, STRUCTURES, OBJECTS OR CONDITIONS THAT ARE DIFFERENT THAN SHOWN ON THESE PLANS.
15. HAVE ALL UTILITIES LOCATED BEFORE CONSTRUCTION. COORDINATE ALL WORK WITH OTHER TRADES.
16. 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).
17. ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
18. LANDSCAPING SHALL BE NO MORE THAN THIRTY (30) INCHES HIGH WHEN LOCATED IN A SIGHT DISTANCE TRIANGLE
19. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN 40' FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FIVE (5) FEET FROM GAS, ELECTRIC AND CABLE LINES, AND TEN (10) FEET FROM ANY DRIVEWAY.
20. MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
21. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
22. MAINTENANCE - TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.

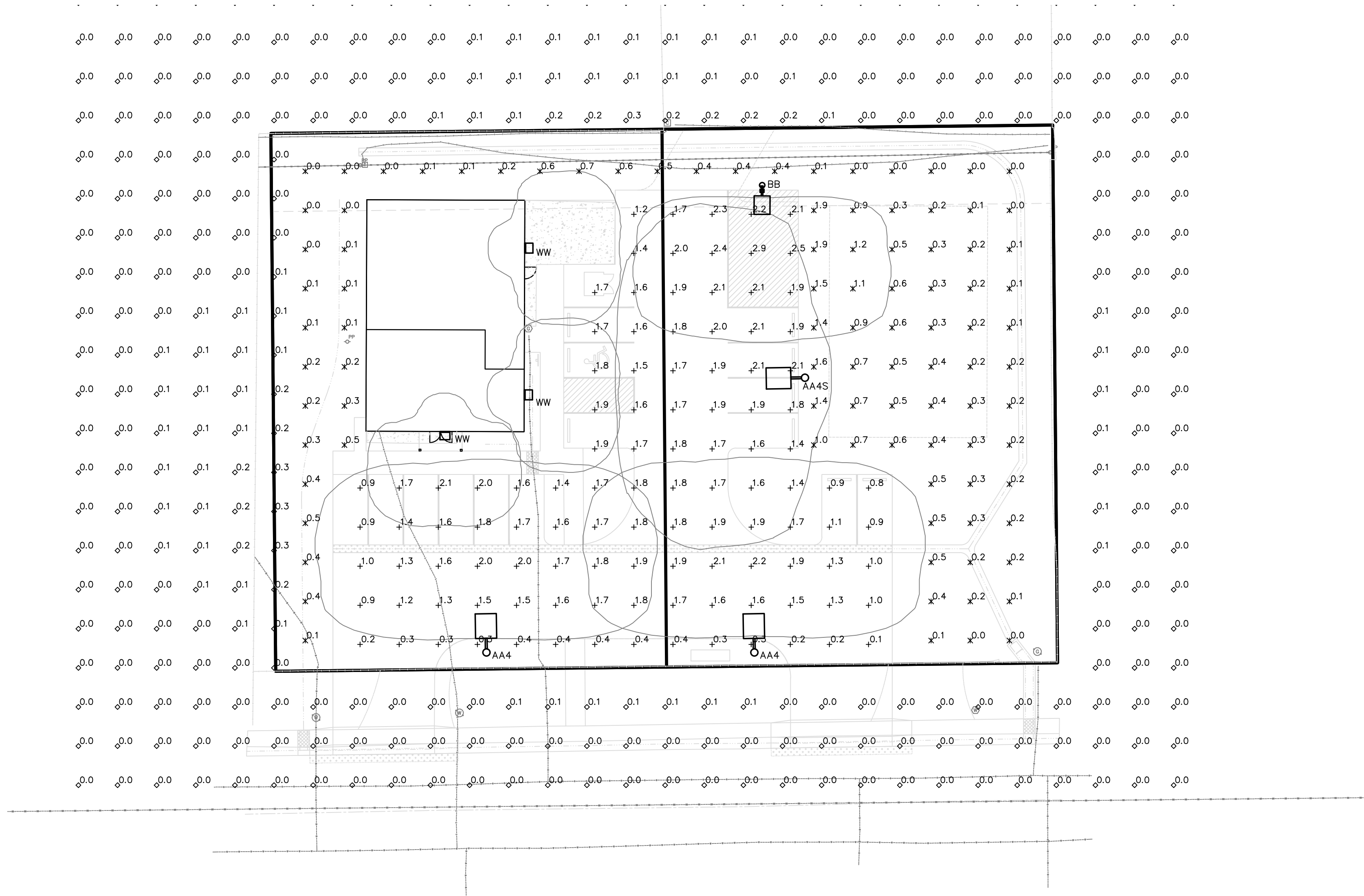


SYMBOL	DESCRIPTION
	STEEL EDGING
	ROCK MULCH

Landscape Tabulations					
Category	Measurement	Required Trees	Required Shrubs	Provided Trees	Provided Shrubs
Streetscape - 1 Tree / 40 LF	100 LF	4		4	
Building Perimeter 1 Tree / 40 LF	200 LF	5		7	
Site Perimeter - North Lot Line - 1 Tree and 5 Shrubs / 25 LF	100 LF	4	20	4	20
Site Perimeter - East Lot Line - 1 Tree and 5 Shrubs / 25 LF	137.58 LF	6	28	6	0
Site Perimeter - West Lot Line - 1 Tree and 5 Shrubs / 40 LF	137.58 LF	4	18	4	18







SITE PHOTOMETRIC PLAN  
SCALE = 1" = 20'-0"

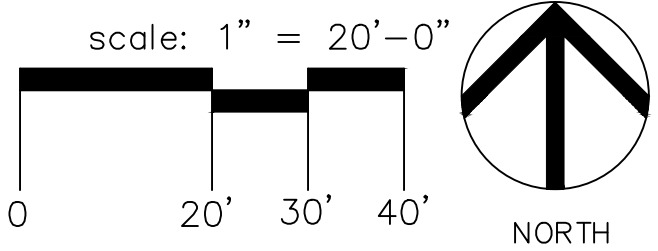
DRAWING INDEX					
	2023 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL ENERGY CODE	SDP SUBMITTAL 03/12/26			
NUMBER	DRAWING TITLE				
E-1.1	SITE PHOTOMETRIC PLAN	*	*		
E-1.2	PHOTOMETRIC SPEC SHEETS	*	*		
E-1.2	PHOTOMETRIC SPEC SHEETS	*	*		
* INCLUDED IN SET ▲ REVISED DRAWING SHEET					

Schedule							
Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	Wattage
□	AA4	2	DSX1 LED P1 40K 70CRI BLC4	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control	1	5705	50.9
□	AA4S	1	DSX1 LED P1 40K 70CRI TAM HS	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 4 Medium Houseside Shield	1	6630	50.9015
□	BB	1	DSX0 LED P1 40K 70CRI BLC4	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control	1	3599	33.21
□	WW	3	DSXW1 P1 40K 80CRI TFM	2000 4000K 80CRI Forward Throw Medium TFM	1	1759	12.37

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BOUNDARY SPILL	◇	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
BUILDING SURROUNDS	X	0.4 fc	1.9 fc	0.0 fc	N/A	N/A
PARKING / DRIVE	+	1.5 fc	2.9 fc	0.1 fc	29.0:1	15.0:1

Luminaire Mounting Heights		
Label	MH	Tilt
AA4BC	~22'	0.00
AA4S	~22'	0.00
BB	~15'	0.00
WW	~8'	0.00

Luminaire Locations		
Label	MH	Tilt
AA4BC	22.00	0.00
AA4S	22.00	0.00
BB	15.00	0.00
WW	8.00	0.00
WW	8.00	0.00
WW	8.00	0.00





TYPE: BB



**d'series**

# D-Series Size 0

## LED Area Luminaire

**CS** **design select**

Items marked with a **Shaded background** qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.lithonia.com/designselect](http://www.lithonia.com/designselect).  
*See ordering tab for details



**DLC**  
EFFICACY



**DLC**  
EFFICACY



**ENERGY**  
STAR



**UL**  
EFFICACY





**CS**



**BAA**



**BAA**

### Specifications

**EPA:** 0.44 F² (0.04 ft²)

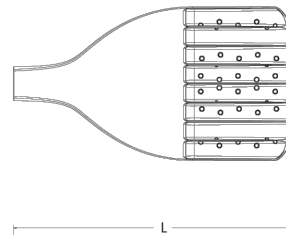
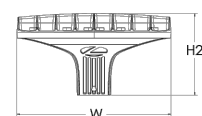
**Length:** 26.18" (665 mm)

**Width:** 14.06" (357 mm)

**Height H1:** 2.26" (57 mm)

**Height H2:** 7.46" (189 mm)

**Weight:** 23 lbs (10.4 kg)

### 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 efficiency, 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.

### Ordering Information

**DSDO LED**

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
<b>Forward optics</b>						
P1	P5	300K 3000K	70CRI	AFR Automotive front row	TM50 Type 1 medium	<b>Shipped included</b> <b>SPA</b> Square pole mounting (R8 drilling, 3" min. 50 pole) <b>RPA</b> Round pole mounting (R8 drilling, 3" min. 80 pole) <b>SPAS</b> Square pole mounting (R5 drilling, 3" min. 50 pole) <b>RPA5</b> Round pole mounting (R5 drilling, 3" min. 80 pole) <b>SPAN</b> Square pole mounting (R5 drilling, 3" min. 80 pole) <b>RPA8</b> Round pole mounting (R8 drilling, 3" min. 50 pole) <b>WESA</b> Wall bracket <b>WESA</b> Wall bracket (Mount on 2.30" ID industrial bracket)
P2	P6	4000K 4000K	70CRI	T15 Type 1 spot	TS6 Type 1 V low glare	
P3	P7	5000K 5000K	70CRI	T25 Type 1 medium	TSW Type 1 wide glare	
P4				T36 Type 1 medium	BCLC Type 1 badlight control	
<b>Related optics</b>						
P10 ¹	P12 ¹	27K 2700K	80CRI	T36 Type 1 low glare ¹	BLCA Type 1 badlight control	<b>Shipped included</b> <b>SPA</b> Square pole mounting (R8 drilling, 3" min. 50 pole) <b>RPA</b> Round pole mounting (R8 drilling, 3" min. 80 pole) <b>SPAS</b> Square pole mounting (R5 drilling, 3" min. 50 pole) <b>RPA5</b> Round pole mounting (R5 drilling, 3" min. 80 pole) <b>SPAN</b> Square pole mounting (R5 drilling, 3" min. 80 pole) <b>RPA8</b> Round pole mounting (R8 drilling, 3" min. 50 pole) <b>WESA</b> Wall bracket <b>WESA</b> Wall bracket (Mount on 2.30" ID industrial bracket)
P11 ¹	P13 ¹	300K 3000K	80CRI	T48 Type 1 low glare ¹	LCCL Left come out ¹	
P12 ¹	P14 ¹	4000K 4000K	80CRI	T48 Type 1 low glare ¹	RCCL Right come out ¹	
P13 ¹	P15 ¹	500K 5000K	80CRI	TF1M Forward throw medium		

### EXAMPLE: DSDO LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBX0

### Control options

**Shipped installed**

**NLTAIR2 PIRHN** 12 right AFR gen 2 enabled with 84° mounting height, ambient sensor enabled at 26.18"

**PIR** High flow motion ambient sensor, 84° mounting height, ambient sensor enabled at 26.18"

**PER** NEMA wet/dry wet/dry type 1 (controls outdoor separate)¹

**PER5** Five pole type 1 (controls outdoor separate)¹

### Other options

**Shipped installed**

**HS** Housewide adaptive (black finish standard)¹

**L90** Led extended optics¹

**R90** High output optics¹

**CCE** Coastal Construction¹

**HA** 50°C ambient operation¹

**PAK** Ambient America Act and/or Bad America Bay America Qualified

**SI** Single face (1X, 2X, 3X, 4X)¹

**GE** Double face (2X, 3X, 4X)¹

**Shipped separately**

**ESGR** External Guard Shield (optional, field install required, matching housing finish)

**BS08** Bird Spikes (field install required)

### Finish

**DBR0** Dark Bronze

**BLK0** Black

**NAL0** Natural Aluminum

**WH0** White

**DBT0** Textured dark bronze

**DBT0** Textured black

**DBT0** Textured natural aluminum

**WH0** Textured white



COMMERCIAL OUTDOOR

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**DSDO LED**  
 Part No. 9002025  
 Page 1 of 9

[illegible]

Performance Data

## Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Relative	Lumen Output/hr
0°C	37%	1.04
5°C	41%	1.54
10°C	50%	1.83
15°C	59%	1.93
20°C	67%	1.97
25°C	75%	<b>1.00</b>
30°C	83%	0.59
35°C	91%	0.58
40°C	104%	0.57

## Projected LED Lumen Maintenance

Based on the new accelerated performance requirements for the luminaire, initial rated at 25°C ambient, based on 10,000 hours of LED testing (per ANSI-ME-08 and projected per ENISA 714-11.9)

To calculate LED use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
6	1.00
25,000	0.94
50,000	0.91
100,000	0.89

## FAO Dimming Settings

FAO Setting	Percentage	Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	60%	75%
4	54%	61%
3	47%	49%
2	29%	38%
1	15%	26%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by watt type.

## Motion Sensor Default Settings

Option	Measurement/Control	High Level Performance	Planned Operation	Break Time	Range up/Time	Dimmed Set-Back
PIB	20%	100%	Enabled at 2°C	7 min	1 sec	1 min
NELMIR-PIRIB	20%	100%	Enabled at 2°C	7.5 min	1 sec	5 min

## Controls Options

Accessories	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire's sensors to alter the dimming levels.	Allows the luminaire to be manually dimmed, effectively increasing the light output.	FAO device	Cannot be used with other controls options that need the 0-100 lux.
2 or 3 level FAO (50/100)	Dimmed wired independently for 50/50 luminaire operation.	The luminaires intended to use two separate circuits, allowing for 50% operation.	Independently dimmed wires	Require two separately switched circuits. Consider the light A/B as a more effective alternative.
PIB or PIR?	Two-look photo-cell receptacle	Compatible with standard two-look photo-cells for dusk to dawn operation, or advanced control units that provide 0-100 dimming operation.	Two-look photo-cells such as SLL Elite or advanced control units such as ELIMA.	Plus 4.5 to 6 dimming levels. Plus 4.5 is required for ELIMA. Cannot be used with other controls options that need the 0-100 lux.
PIR	Motion sensor with integral photocell. Sensor suitable for 16 W mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls' SRS	Cannot be used with other controls options that need the 0-100 lux.
NELMIR-PIRIB	Light A/B enabled luminaires for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group sensor. Scheduled dimming with motion sensor for 16 W when wireless control is used for the light trigger.	lighting by dSIS	Light A/B sensors can be programmed and commissioned from the ground using the Lightify app. Cannot be used with other controls options that need the 0-100 lux.
BL30 or BL35	Intelligent level device that allows a second control circuit to switch all light triggers to operate 30% or 35% light output	BL35 device provides input to BL30 dimming levels so all dimmers providing after 30% or 35% dimmed (30% or 35%) control by a secondary circuit.	BLC/UDT1	BL35 device is powered off the 0-100 dimming lux, thus can be used with any dimmer output from 30% to 400V

## Electrical Load

Performance Package	LED Count	Wire Count	Voltage	Current (A)					
				120V	208V	240V	277V	347V	480V
Forward Optics (Non-Retard)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39
Retard Optics (Requires 100 or 180)	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49
	P10	30	530	51	0.41	0.24	0.21	0.18	0.15
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37

## LED Color Rendering / Color Rendering Multipliers

Lumen Multiplier	Availability	CRI		Ra	
		Standard	Available	Lumen Multiplier	Availability
5000K	102%	Standard	82%	Extended lead time	71%
4000K	100%	Standard	82%	Extended lead time	67%
3500K	100%	(see note)	90%	Extended lead time	63%
3000K	96%	Standard	87%	Extended lead time	61%
2700K	94%	(see note)	85%	Extended lead time	57%

Note: Some LED types are available as per special request. Contact Technical Support for more information

**PHOTOMETRIC SPEC SHEETS**

■	date	03/12/26
■	drawn	CW
■	checked	JEA
■	job no.	25-054

NOT FOR CONSTRUCTION  
 SPD SUBMITTAL  
 03/12/26

sheet  
**E1.2**

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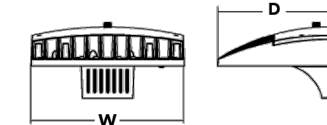


TYPE: WW



d-series

**Specifications Luminaire**  
Width: 13-3/4" (34.9 cm)  
Depth: 10" (25.4 cm)  
Height: 45-3/8" (116.2 cm)

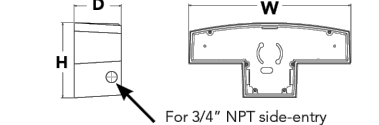


D-Series Size 1 LED Wall Luminaire



Back Box (BBW, E20WC)

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



Catalog Number

Note

Type

Fit 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.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDB8TXD

Series	Lumen Package	CCT	CH	Distribution	Voltage	Mounting	Control Options
DSXW1 LED							
DSXW1 LED	P1 2000 Lumens	27K 2700K	70CRI 70CRI	T2S Type 2 Short	MVOLT 120 ¹	SRM Surface-mounting bracket	Shipped installed PE Photometric cell, button type ⁸
	P2 2000 Lumens	30K 3000K	80CRI 80CRI ¹¹	T2M Type 2 Medium	120 ¹	SRM Surface-mounting bracket	DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
	P3 3000 Lumens	35K 3500K	AMCRI Amber CH	T3LG Type 3 Low	208 ⁹	BBW Surface-mounted back box (for conduit entry) ¹⁰	PR 180° motion/ambient light sensor, <15' range ¹¹
	P4 4000 Lumens	40K 4000K		T3M Type 3 Medium	277 ¹¹		PRH 180° motion/ambient light sensor, 15-30' range ¹¹
	P5 5000 Lumens	50K 5000K		T4M Type 4 Medium	240V ¹⁴		PRHFCV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16-1'
	P6 7000 Lumens	57K 5700K		T4M Type 4 Medium	240V ¹⁴		PRHFCV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16-1'
	P7 10000 Lumens	AMSPC Amber PC ¹		TFTM Forward Throw Medium	480V ¹⁴		E20WC 20 Watt Emergency battery backup (includes external component enclosure), (A 100-20 Compliant)
		AMBLW Amber LW ¹³		BLC3 Back Light Control Type 3	HVOLT ¹		E10WH 10 Watt Emergency battery backup (includes external component enclosure), (A 100-20 Compliant)

Other Options	Finishes (except)
Shipped Installed SF Single face (120, 277 or 347V) ¹¹ DF Double face (208, 240 or 480V) ¹¹ HS House-side shield ¹² SPD Separate surge protection	Shipped separately ⁹ BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens DDBX Dark bronze DBLK Black DNAX Natural aluminum DWHX White DSSD Sandstone DOBTD Textured dark bronze DBLBD Textured black DNATD Textured natural aluminum DWHGD Textured white DSTTD Textured sandstone

Accessories	NOTES
DSXW1S1 Outdoor and shipped separately. DSXW1S2 House-side shield (one per light engine) DSXW1S3 Bird-deterrent spikes DSXW1S4 Vandal guard accessory	1 Only available with P1 and P6 Packages. 2 Not available with 30K. 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 (PR or PRH). 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 Photocell (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PR or PRH). 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 ratings. Not available with back box housing. Not available with SPD. 11 Not available with E20WC and E10WH. 12 Also available as a separate accessory; see Accessories information.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-09. Contact factory for performance data on any configurations not shown here.

Package	Dist. Type	System Watts	10K, 70CRI	120	40K, 70CRI	120	50K, 70CRI	120
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	4,812	130	5,162	139	5,233	141
	T4M	37	4,928	132	5,244	142	5,327	144
	TFTM	37	4,913	132	5,248	141	5,331	143
	BLC4	37	3,719	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

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine adjusted lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.04
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projection for the DSXW1 LED P7 platform in E20WC ambient, based on 10,000 hours of LED testing (based on IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLM, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.82

Electrical Load

				Current (A)					
Performance Package	LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
DSXW1 P1	10	375	12	0.10	0.06	0.05	0.04	-	-
DSXW1 P2	10	450	15	0.12	0.07	0.06	0.05	0.04	0.03
DSXW1 P3	10	650	21	0.18	0.10	0.09	0.08	0.06	0.05
DSXW1 P4	10	875	29	0.24	0.14	0.12	0.10	0.08	0.06
DSXW1 P5	10	1125	37	0.30	0.18	0.16	0.14	0.11	0.08
DSXW1 P6	20	750	48	0.39	0.24	0.20	0.18	0.14	0.10
DSXW1 P7	20	1150	73	0.68	0.36	0.31	0.27	0.21	0.15

Motion Sensor Default Settings

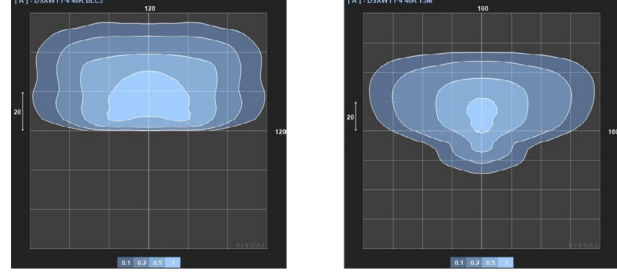
Option	Default Scale	Max Luminance Output	Photoeye Frequency	Stand Time	Range-up Time	Range-down Time
PR or PRH	3V (37%) Output	10V (100%) Output	Enabled @ 5°C	5 min	3 sec	5 min
*PRHFCV or PRHFCV	3V (37%) Output	10V (100%) Output	Enabled @ 1°C	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isocandela plots for the DSXW1 LED P4 40K. Distances are in units of mounting height (20').



Options and Accessories



FEATURES & SPECIFICATIONS

**INTENDED USE**  
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted downway and pathway illumination for nearly any facility.

**CONSTRUCTION**  
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management. Through construction and corrosion coating. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. White-rated light engine.

**FINISH**  
Exterior parts are protected by a zinc-inflated Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A highly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

**OPTICS**  
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building-mounted applications. Light engines are available in multiple CCTs and CHs including Amber for specialized applications.

**ELECTRICAL**  
Light engine(s) consist of 10 high-efficiency LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (LM100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 40V surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category 1 Low per ANSI/IEEE C62.41.2.

**INSTALLATION**  
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket weinway and attaches to the mounting bracket via corrosion-resistant screws.

**LISTINGS**  
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

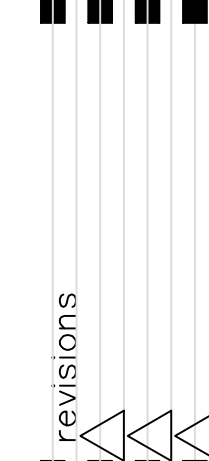
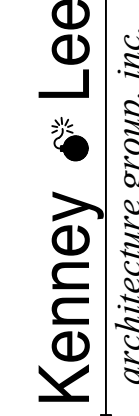
**GOVERNMENT PROCUREMENT**  
BAA - Buy American Act: Product qualifies as a domestic and product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.  
BABA - Build America Buy America: Product qualifies as produced in the United States under the definitions of the Buy America, Buy America Act. Please refer to [www.acuitybrands.com/government](http://www.acuitybrands.com/government) for additional information.

**WARRANTY**  
Five-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](http://www.acuitybrands.com/support/warranty/terms-and-conditions).

**Notes:** 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.



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jamodeo@pivotaleng.com cweaver@pivotaleng.com



WELLINGTON GRACE VILLAGE  
3520 HARRISON AVE.  
WELLINGTON COLORADO  
(970) 663-0548

PHOTOMETRIC SPEC SHEETS  
date 03/12/26  
drawn CLW  
checked JEA  
job no. 25-054

NOT FOR CONSTRUCTION  
SPP SUBMITTAL  
03/12/26

sheet  
E1.3



# WELLINGTON PLACE LOT LINE ADJUSTMENT

Being a Lot Line Adjustment of Lots 12 & 16, being a Replat of Lots 5 Through 16, Block 2, Of the Amendment of Subdivision Plat of Tract 28, Wellington Place,  
Situate in the Northwest Quarter of Section 33, Township 9 North, Range 68 West of the 6th P.M.,  
Town of Wellington, County of Larimer, State of Colorado

## LEGAL DESCRIPTION: PARENT PARCELS

LOTS 12 AND 16, A REPLAT OF LOTS 5 THROUGH 16, BLOCK 2, OF THE AMENDMENT OF SUBDIVISION PLAT OF TRACT 28, WELLINGTON PLACE, RECORDED JUNE 14, 1996 AT RECEPTION NO. 19960042392 OF THE RECORDS OF LARIMER COUNTY, COLORADO CLERK AND RECORDER.

BOTH LOTS CONTAINING 0.315 ACRES (13,750 SQ. FT.) FOR A COMBINED 0.63 ACRES, MORE OR LESS (±).

## LEGAL DESCRIPTION: NEW LOT 12A

LOT 12A, BLOCK 2, A REPLAT OF LOTS 5 THROUGH 16, BLOCK 2, OF THE AMENDMENT OF SUBDIVISION PLAT OF TRACT 28, WELLINGTON PLACE, TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO, CONTAINING 0.63 ACRES (27,500 SQ. FT.), MORE OR LESS (±)

## CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN WELLINGTON, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 12 AND 16, A REPLAT OF LOTS 5 THROUGH 16, BLOCK 2, OF THE AMENDMENT OF SUBDIVISION PLAT OF TRACT 28, WELLINGTON PLACE, TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

HAVE BY THESE PRESENTS CAUSED THE ABOVE-DESCRIBED LANDS TO BE SURVEYED AND SUBDIVIDED INTO A SINGLE LOT AS DEPICTED UPON THIS PLAT, TO BE KNOWN WELLINGTON PLACE LOT LINE ADJUSTMENT AS DEPICTED HEREON.

WITNESS OUR HANDS AND SEALS ON THIS 14th DAY OF November 2025.

GRACE VILLAGE, A COLORADO NON-PROFIT CORPORATION DBA WELLINGTON FOOD BANK

BY: *Mark K. Gabbert*

MARK K. GABBERT, PRESIDENT & BOARD CHAIR  
GRACE VILLAGE, A COLORADO NON-PROFIT CORPORATION DBA WELLINGTON FOOD BANK

STATE OF COLORADO)

COUNTY OF LARIMER)

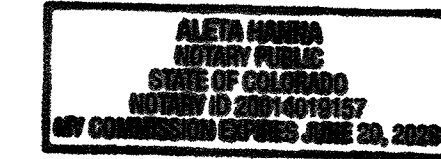
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF November 2025, BY MARK GABBERT, PRESIDENT & BOARD CHAIR  
GRACE VILLAGE, A COLORADO NON-PROFIT CORPORATION DBA WELLINGTON FOOD BANK

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: June 2029

*Alota Hanna*

NOTARY PUBLIC



## LOT LINE ADJUSTMENT APPROVAL CERTIFICATE

WHEREAS, LOTS 12 AND 16, WERE PLATTED AND DEPICTED UPON THE REPLAT OF LOTS 5 THROUGH 16, BLOCK 2, OF THE AMENDMENT OF SUBDIVISION PLAT OF TRACT 28, WELLINGTON PLACE, RECORDED JUNE 14, 1996 AT RECEPTION NO. 19960042392 OF THE RECORDS OF THE LARIMER COUNTY, COLORADO CLERK AND RECORDER; AND

WHEREAS, THE OWNER OF SAID LOTS DESIRES TO VACATE THE COMMON LINE BETWEEN SAID LOTS AS DEPICTED HEREON; AND

WHEREAS, NO UTILITY EASEMENTS WILL BE AFFECTED AS A RESULT OF THIS LOT LINE ADJUSTMENT; AND

WHEREAS, LOTS 12 AND 16, A REPLAT OF LOTS 5 THROUGH 16, BLOCK 2, OF THE AMENDMENT OF SUBDIVISION PLAT OF TRACT 28, WELLINGTON PLACE ARE AMENDED BY THIS PLAT, SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE LARIMER COUNTY, COLORADO CLERK AS FILED AT RECEPTION NO. 19960042392.

NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

THE COMMON LINE BETWEEN LOTS 12 AND 16, A REPLAT OF LOTS 5 THROUGH 16, BLOCK 2, OF THE AMENDMENT OF SUBDIVISION PLAT OF TRACT 28, WELLINGTON PLACE BE VACATED AND REPLATTED, RESULTING IN THE CREATION OF LOT 12A, WELLINGTON PLACE LOT LINE ADJUSTMENT, AS DEPICTED HEREON.

THE ABOVE LEGAL DESCRIPTIONS ARE TO BE USED FOR ALL CONVEYANCES OR TRANSFERS OF THIS REAL PROPERTY.

## PLANNING DIRECTOR CERTIFICATE

THIS PLAT APPROVED BY THE WELLINGTON PLANNING DIRECTOR,

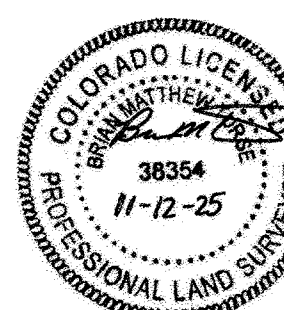
THIS 20th DAY OF NOVEMBER 2025.

*Don Bird*

DON BIRD, PLANNING DIRECTOR, TOWN OF WELLINGTON, COLORADO

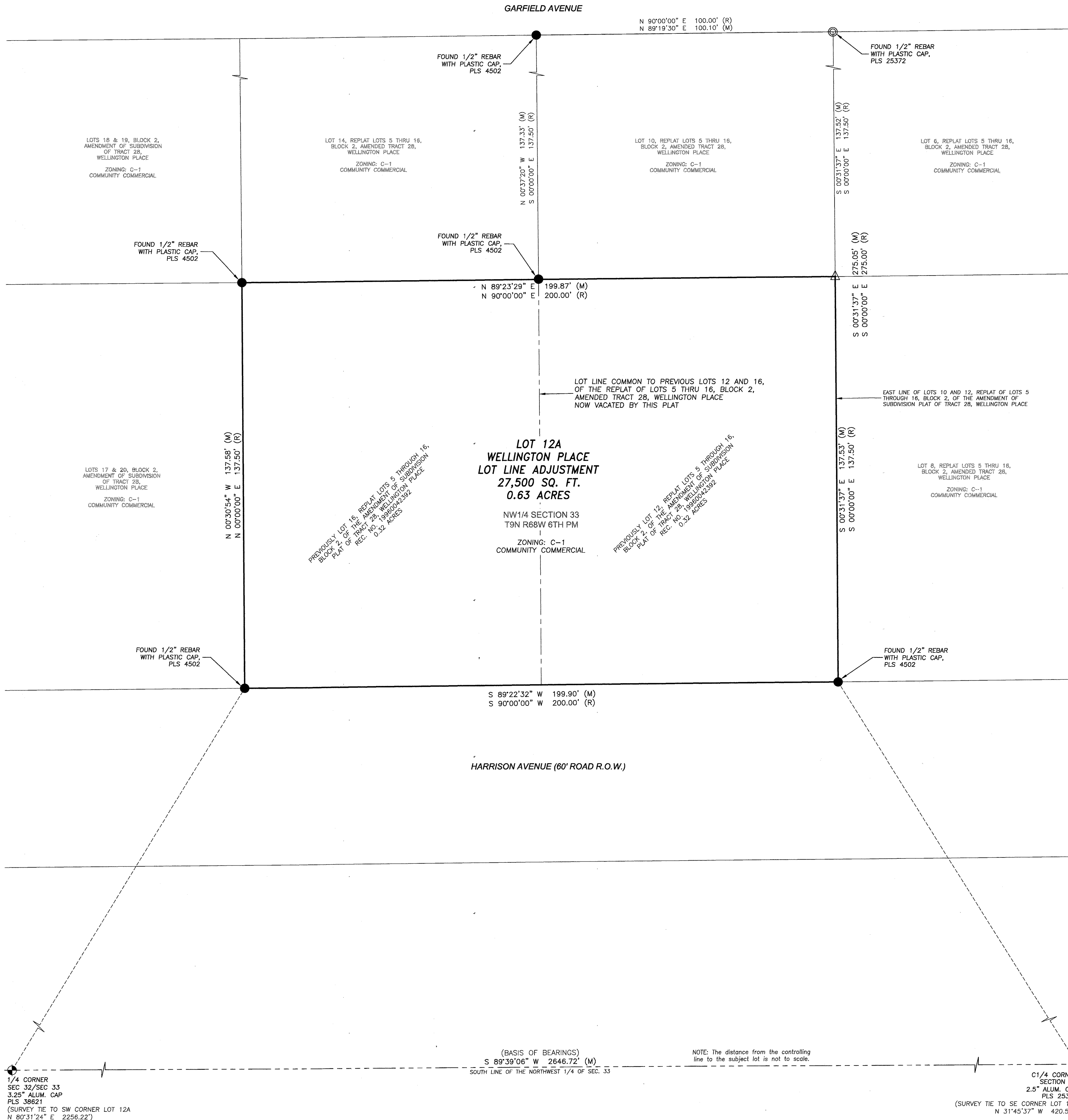
## SURVEYOR'S CERTIFICATE

I, BRIAN M. TURSE, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS WELLINGTON PLACE LOT LINE ADJUSTMENT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



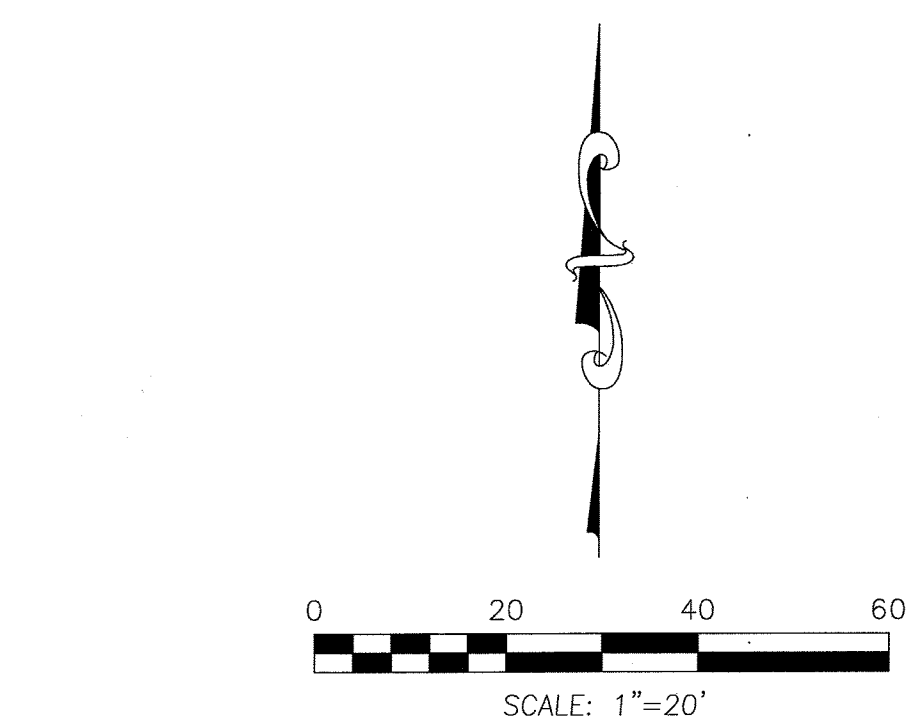
BRIAN M. TURSE - ON BEHALF OF CENTERLINE SURVEYING, LLC.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR #38354



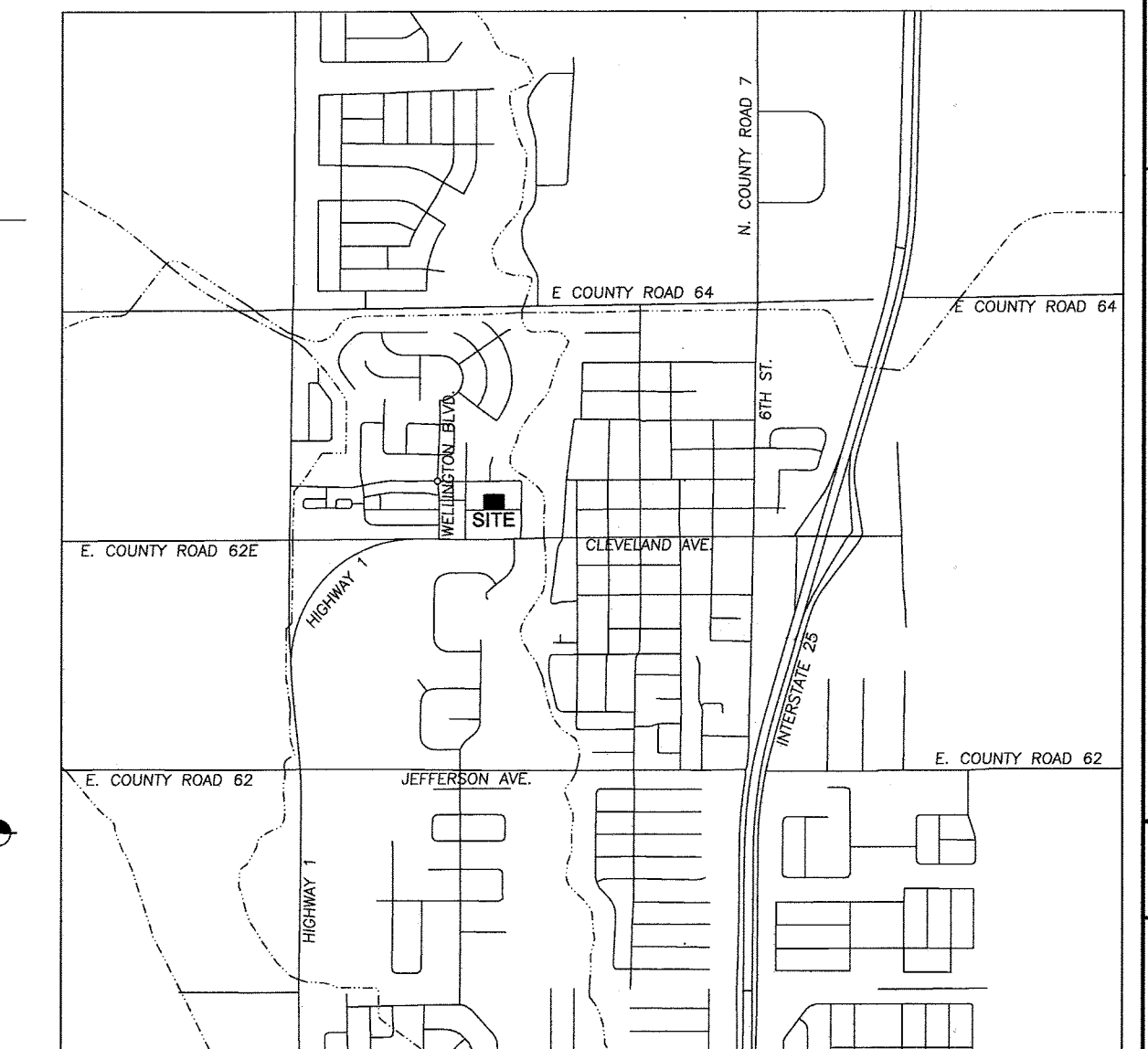
## GENERAL NOTES

1. 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. (CRS §13-80-105).
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CENTERLINE SURVEYING, LLC TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS § 38-51-108 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS-OF-WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NO. F0225215745-2, DATED FEBRUARY 18, 2025 AT 5:00 P.M. AND PREPARED BY LAND TITLE GUARANTEE COMPANY, WAS RELIED UPON FOR ALL INFORMATION DEPICTED HEREON CONCERNING EASEMENTS AND RIGHTS-OF-WAY OF RECORD, TITLE OF RECORD, AND CIVIL COURT ACTIONS OF RECORD.
3. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 33, T9N, R68W 6TH P.M., AS MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP STAMPED, PLS 38621, AT THE WEST ONE-QUARTER CORNER OF SECTION 33 AND A 2-1/2 INCH ALUMINUM CAP STAMPED PLS 25375 AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 33 BEARING N 89°39'06\"



## LEGEND

- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- FOUND ALIQUOT CORNER AS NOTED
- FOUND CORNER AS NOTED
- FOUND 1/2\"



DATE: 11/12/2025
FILE NAME: 25034-LLA
SCALE: 1"=20'
DRAWN BY: BMT
CHECKED BY: TLG
CENTERLINE SURVEYING LLC 7200 McMurtry Ranch Rd.   Bellvue, CO 80512 Phone: (970) 420-4664   email: brian@clsurvey.us
AMENDMENTS/REVISIONS HISTORY
CLIENT: GRACE VILLAGE DBA WELLINGTON FOOD BANK 3520 HARRISON AVE WELLINGTON, COLORADO 80549
TITLE: WELLINGTON PLACE LOT LINE ADJUSTMENT
PROJECT #: 25034
1 SHEET 1 OF 1



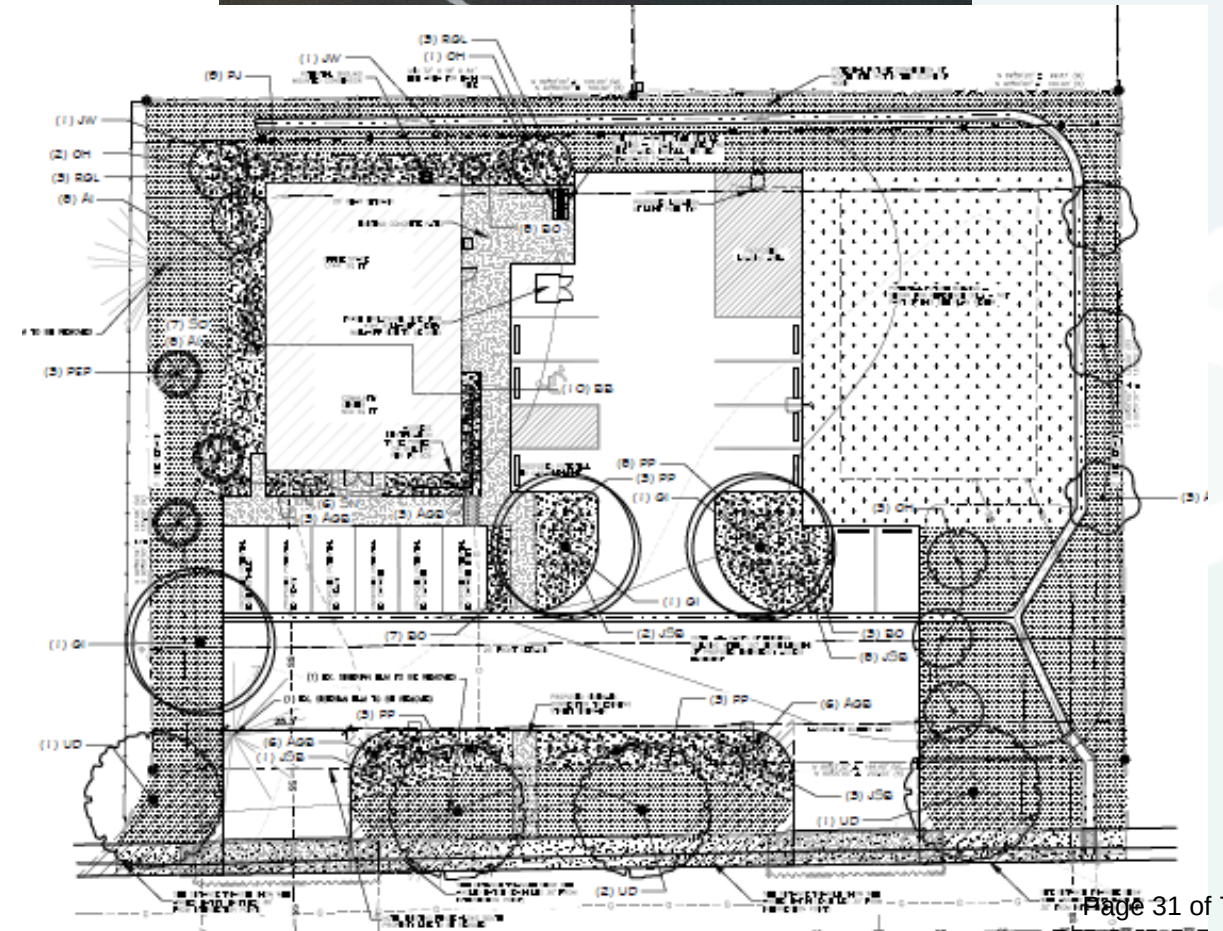
# Wellington Community Services Center Site Development Plan and Minor Subdivision Plat

April 6, 2026 Planning Commission Meeting



# Project Overview

- Project site – 3520 Harrison Ave
- West of railroad tracks, north of SH1
- 0.63 acres (27,495 square feet)
- Modify existing building for Wellington Food Pantry and administrative offices.
- Site improvements include new landscaping, parking lot, sidewalks, and space for a future building on the east side.





# Application and Review Process

## Site Plan

- 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.

## 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.



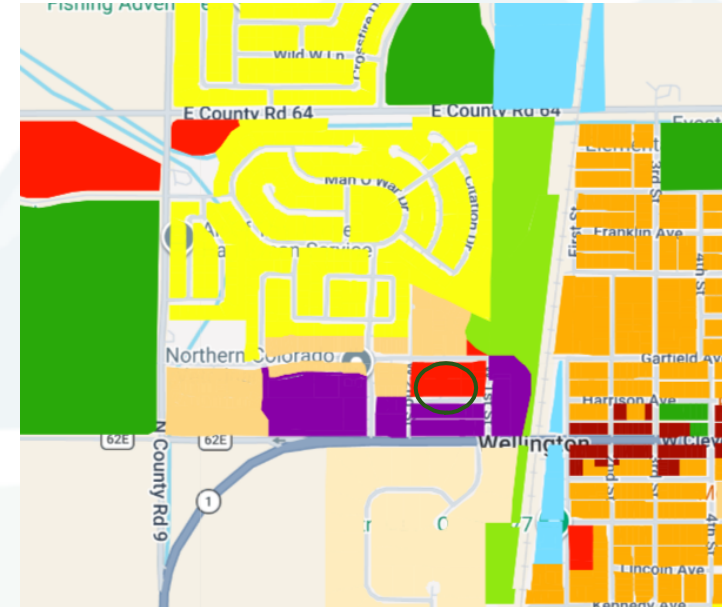
# Relationship to Comprehensive Plan and Land Use Code

## Commercial Designation

- The commercial designation is intended to “include a variety of businesses that... support the retail and service needs of the community.”

## C-1 Community Commercial Zone District

- The C-1 Community Commercial Zone District “(is) intended to facilitate a variety of businesses that... support the retail and service needs of the community.”



## A stylized graphic featuring a dark teal mountain peak on the left and a winding path or river on the right, both set against a white background. The path starts from the bottom left and curves towards the right, ending near the base of the mountain.

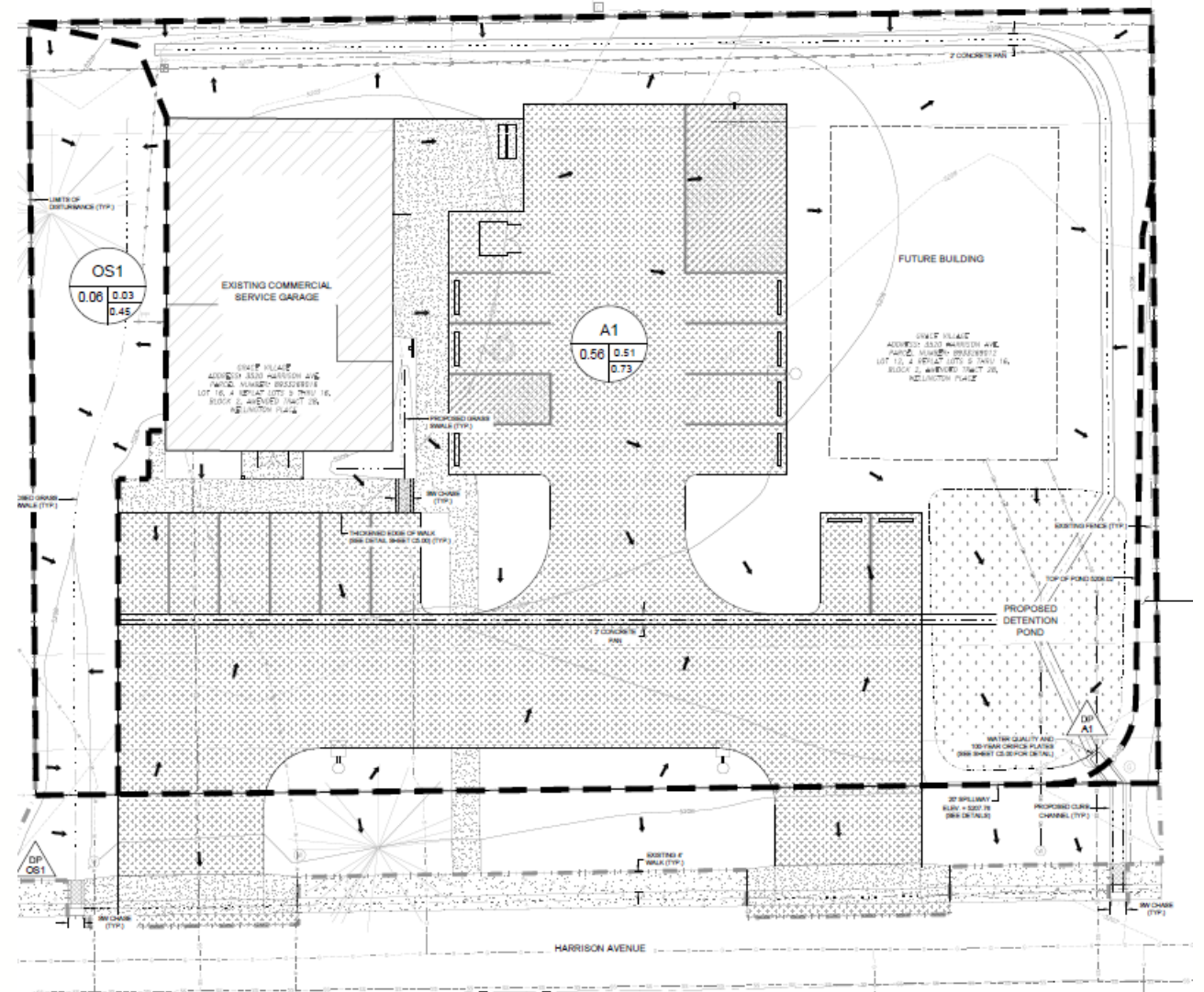
- 
- A stylized graphic featuring a dark teal mountain peak on the left and a winding path or river on the right, both set against a white background. The path starts from the bottom left and curves towards the right, ending near the base of the mountain.





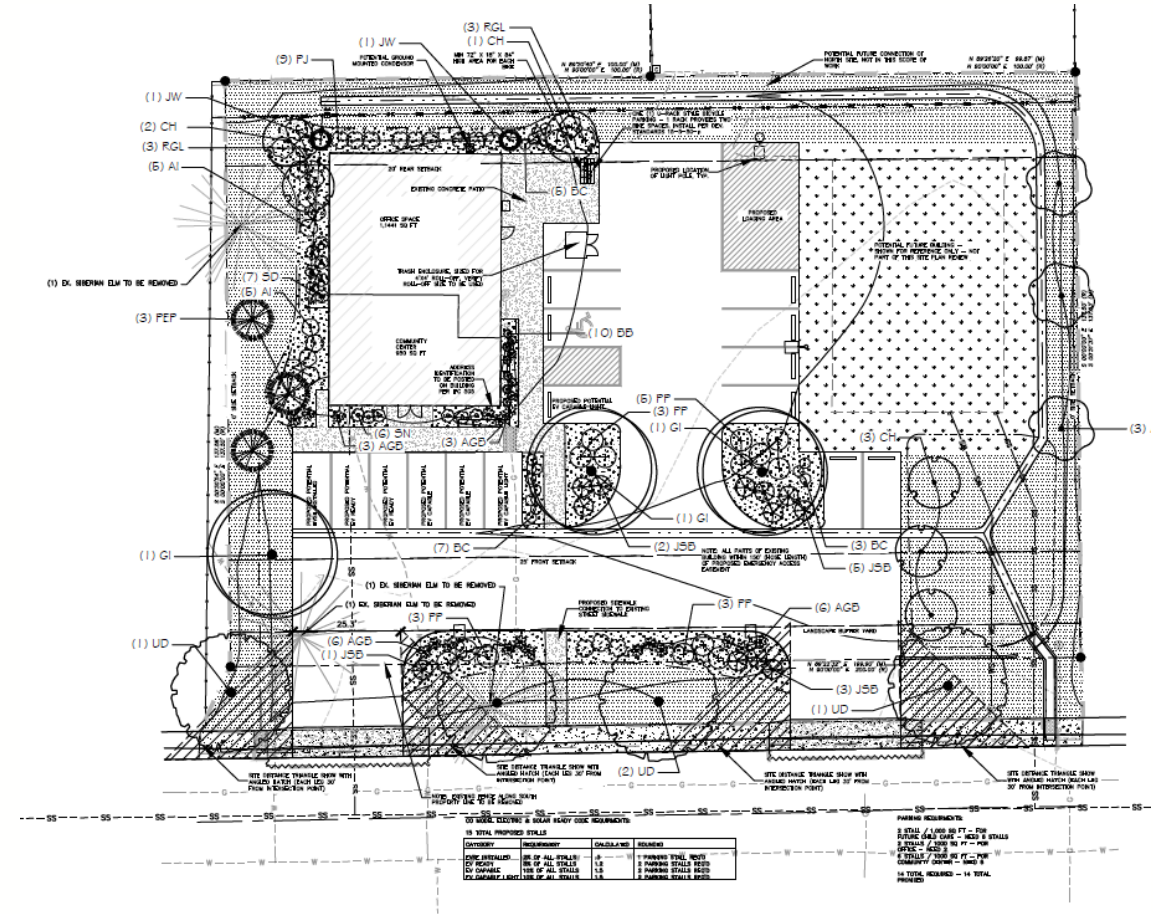
## Site Grading

- Site grading has been reviewed by Town Engineering Staff.
- Runoff will be directed primarily towards a detention pond at the southeast corner of the property.



## Landscaping and Screening

- Landscaping includes shrubs, grasses, and a mix of deciduous, coniferous, and ornamental trees.
- All landscaping conforms to Town standards.
- Applicant has carefully selected trees to ensure no conflict with existing utility infrastructure.



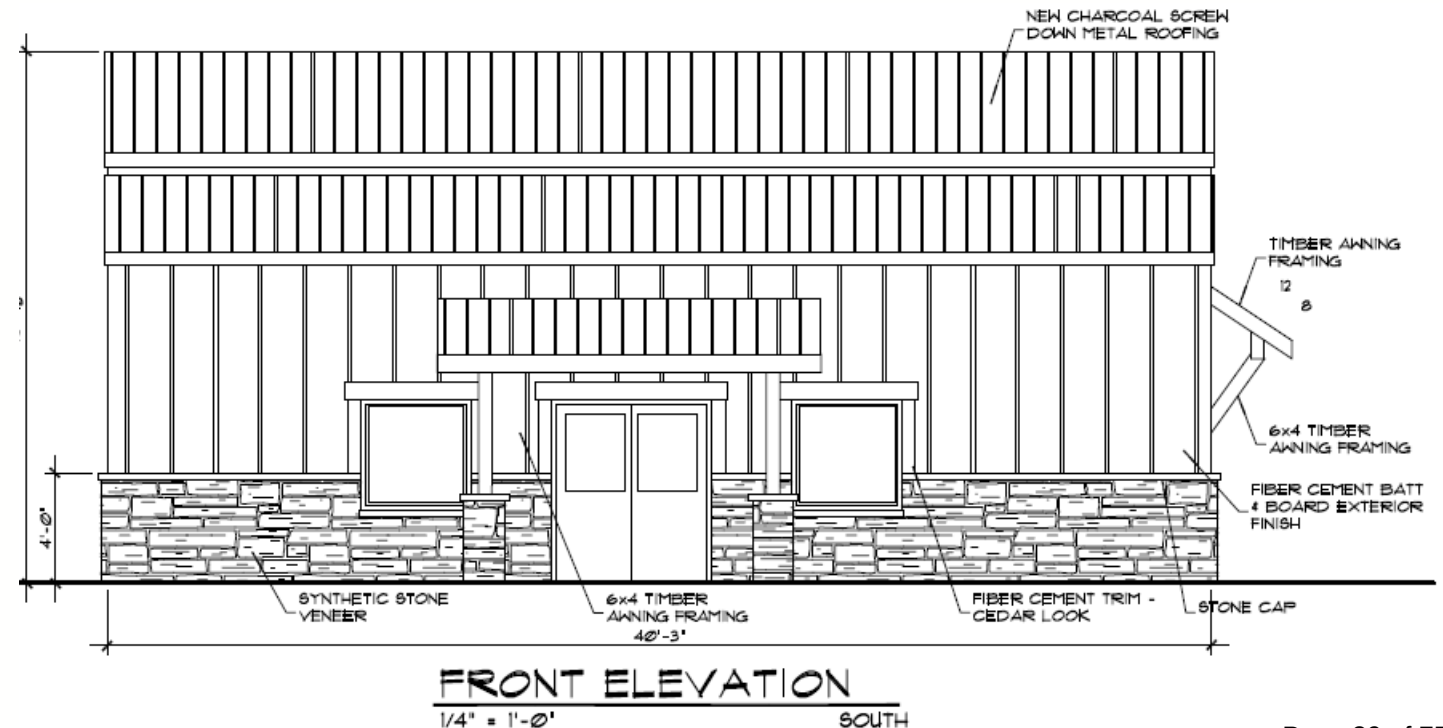


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# Site and Building Design

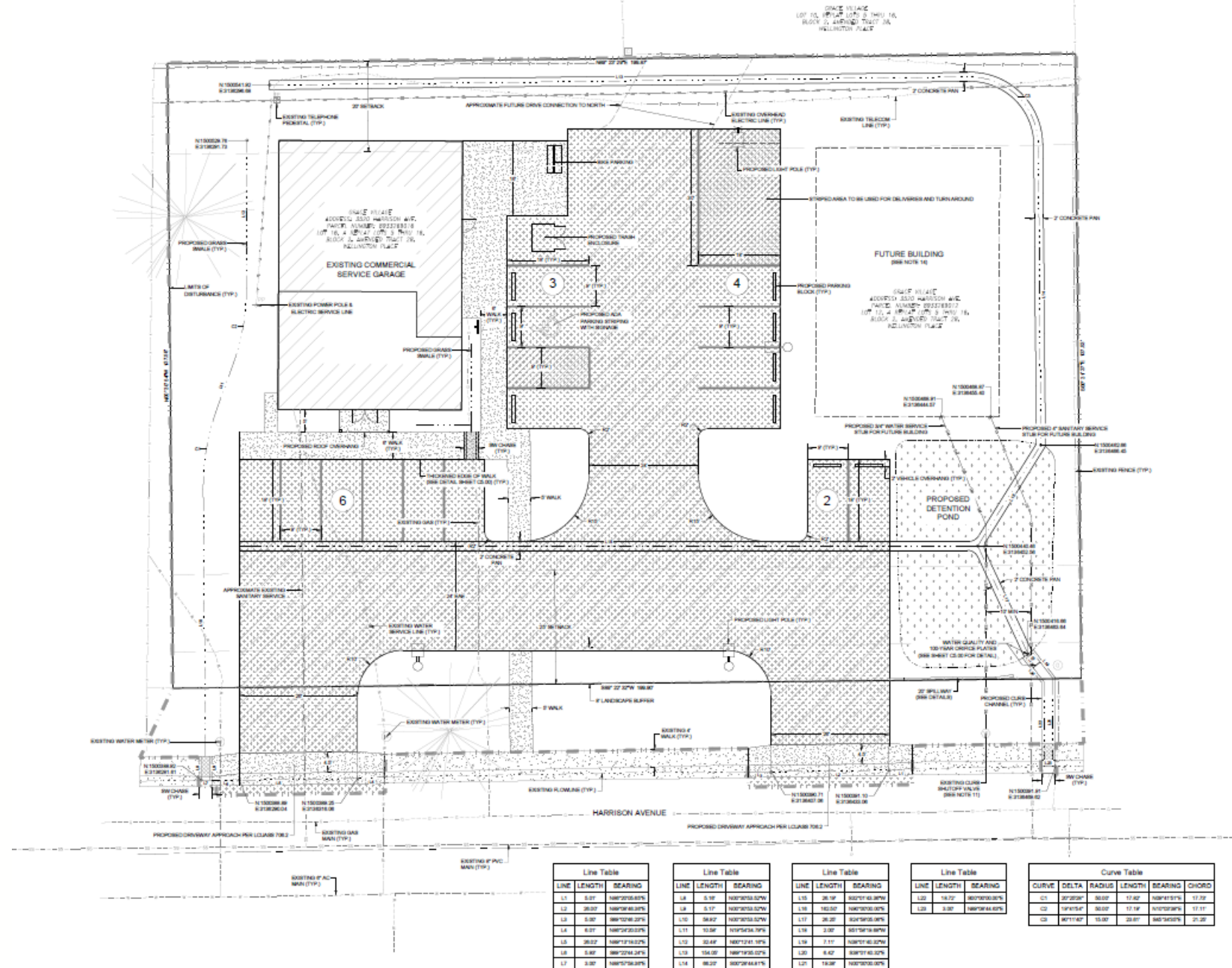
- The proposed buildings meet all setback requirements.
- Building entrances are clearly visible and defined.
- Building includes synthetic stone veneer, a distinctive roofline, and cedar trims on windows.
- Building is compatible with neighborhood.





# Utilities

- There is an existing water line. Applicant will install a sewer line.
- There is no conflicts with existing utility lines.





## Transportation and Connectivity

- All vehicular and pedestrian access requirements are satisfied.
- All affected sidewalk will be replaced according to Town standards.



## Staff Recommendation on Site Plan

Staff recommends approval of the site plan for development of a commercial building subject to the following conditions of approval:

- Revise site development plans to identify the future building footprint and eastern parking spaces as “future improvements.”
- Revise and resubmit site development plans to address all Town staff comments and redlines.

# Thank You

Any questions or comments?



## **Planning Commission Meeting**

**Date:** April 6, 2026  
**Submitted By:** Cody Bird, Planning Director  
**Subject:** 1st Quarter 2026 Residential Building Permit and Lot Inventory Report

### **EXECUTIVE SUMMARY**

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This quarterly report on residential building activities provides an update of the current development trends and expected trends within the Town. It also identifies the number of buildable lots remaining within the Town, and future lots that will be available for permits once public infrastructure is installed.

### **BACKGROUND / DISCUSSION**

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Attached is a report of residential building permits issued through the 1st Quarter 2026 (January 1, 2026 to March 31, 2026). Also included is a report of new residential dwelling permits issued since 2010. The report also includes projected residential dwelling permits based on expected development trends. The annual total number of residential building permits is used to identify trends and project future permits. An inventory report is included to show available residential lots by subdivision, the number of lots remaining for permits, and the status of zoning, platting and infrastructure availability. Residential lot supply and inventory is depicted graphically to show trends over time.

Also included in this report 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).

### **STAFF RECOMMENDATION**

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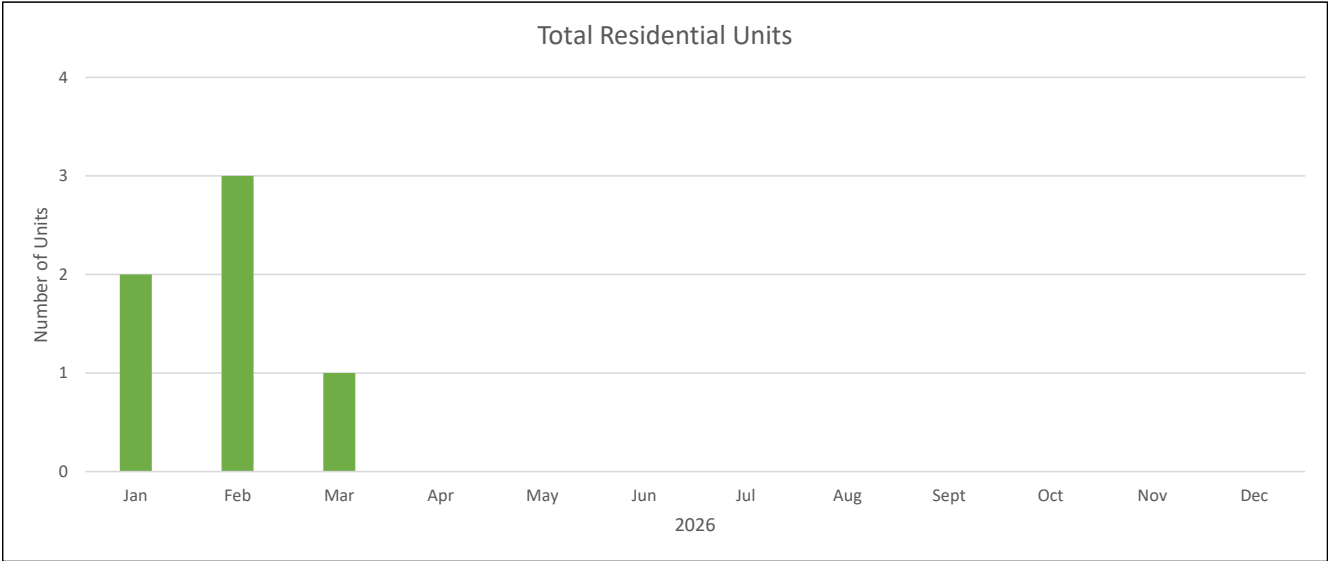
Review and retain report.

### **ATTACHMENTS**

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1. 1st Quarter 2026 Residential Permit Building Permit and Lot Inventory Report

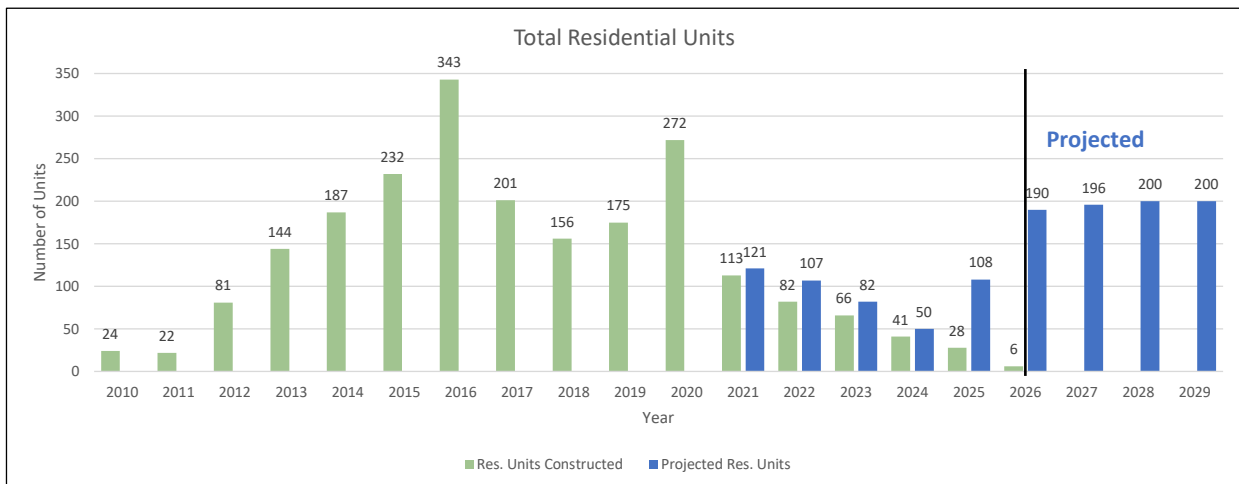
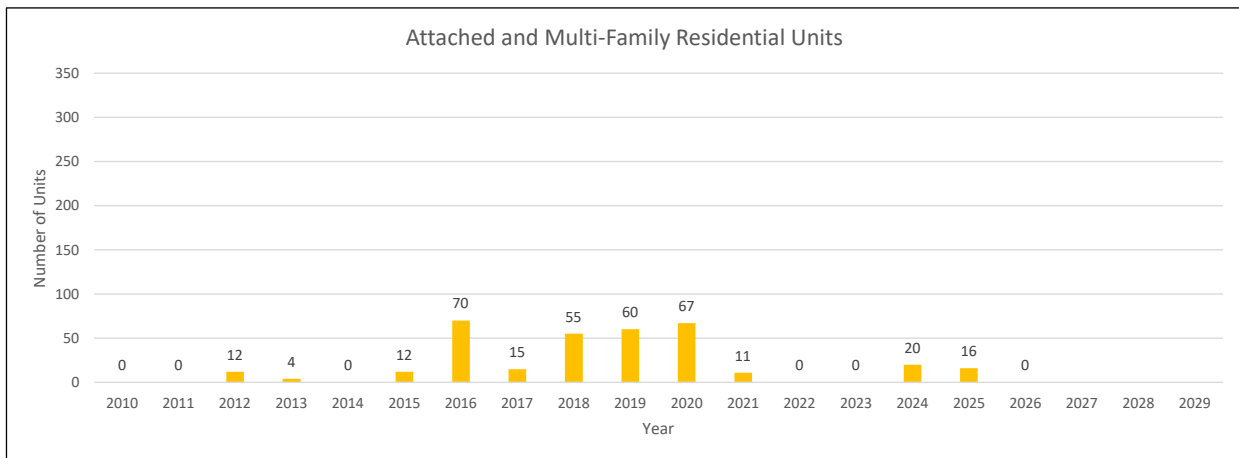
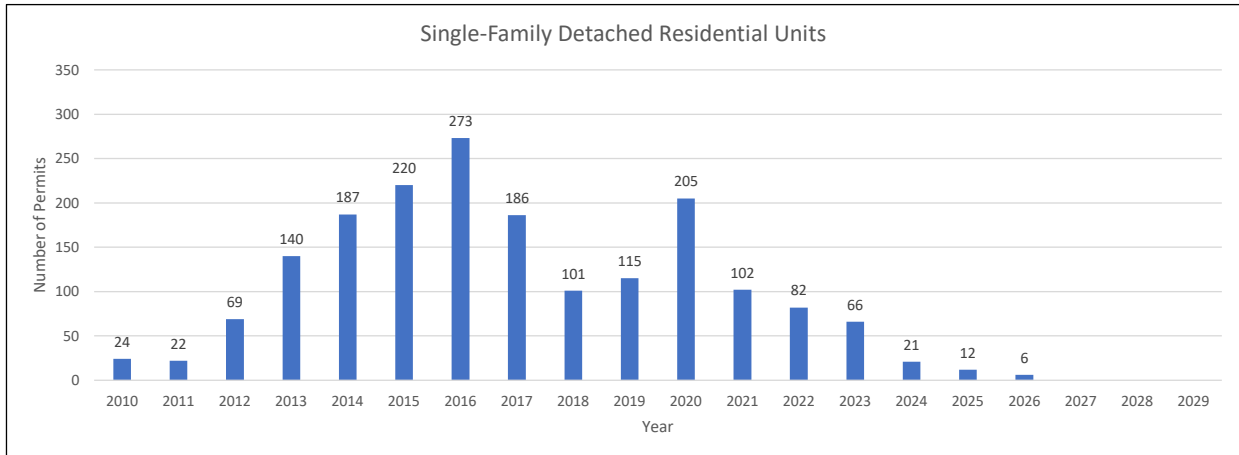
New Residential Permits Issued by Month  
2026



2026	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Single-Family Units	2	3	1									
Attached Units	0	0	0									
TOTAL RES. UNITS	2	3	1	0	0	0	0	0	0	0	0	0
			6			0			0			0
											Total	6



## 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	6			
Attached and Multi-Family	0	0	12	4	0	12	70	15	55	60	67	11	0	0	20	16	0			
Res. Units Constructed	24	22	81	144	187	232	343	201	156	175	272	113	82	66	41	28	6			
Projected Res. Units												121	107	82	50	108	190	196	200	200

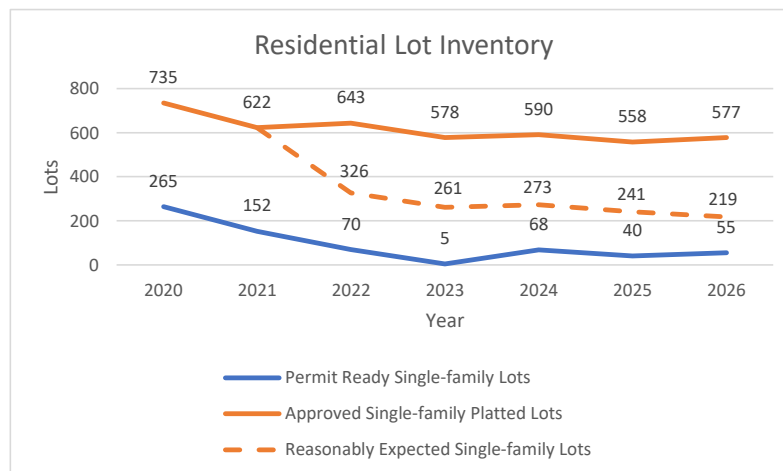
* Attached and Multi-family unit counts manually adjusted to reflect changes in the way permits were entered over time

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

Subdivision 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
Infill (Third St.)	1	Yes	Single-family	Yes	Yes
Sage Meadows 2nd	30	Yes	Single-family	Yes	Yes
Wellington Downs Multi-family	20	Yes	C-3 Multi-family	Yes	Yes
Saddleback	205	Yes	Single-family	Yes	No
Sage Farms Filing 1 (expected)	238	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)	708	Yes	Mixed densities	No	No

**ESTIMATED TOTAL UNITS 1964**

<b>Platted Lots</b>	<b>577</b>
<b>Buildable Lots (with infrastructure)</b>	<b>55</b>





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.

## **Planning Commission Meeting**

**Date:** April 6, 2026  
**Submitted By:** Brittany Lenoir, Planner III  
**Subject:** Transportation and Mobility Plan Update and Discussion

### **EXECUTIVE SUMMARY**

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The Town is developing its first Transportation and Mobility Plan. The Transportation and Mobility Plan will be included as an element of the Comprehensive Plan. Felsburg, Holt & Ullevig (FHU) was selected to assist the Town with preparing the plan. FHU will be presenting a project overview, current and future conditions report, phase 1 engagement summary, and facilitating discussion on the draft plan vision statement, guiding principle, and goals. The vision statement, guiding principle, and goals is based on feedback and input heard from the community during the first phase of public engagement conducted October 2025 to January 2026. A memo has been included in this report that outlines the proposed draft vision, guiding principle, and goals and is intended to guide discussion. This discussion is intended to inform next steps in the plan development process and phase 2 of public engagement anticipated to begin in May.

Along with the development of the Transportation and Mobility Plan, the Town is also updating street design standards and guidelines and is conducting a fee nexus study to analyze and make recommendations for updates to impact fees related to transportation.

### **BACKGROUND / DISCUSSION**

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N/A

### **STAFF RECOMMENDATION**

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This item is for discussion and guidance purposes only. No action may be taken in a work session.

### **ATTACHMENTS**

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1. TMP Draft Vision & Goals Memo
2. Work Session Presentation Slides





# **Wellington Transportation & Mobility Plan**

## **Draft Vision & Goals Memo**

March 2026

Prepared by:



Felsburg Holt & Ullevig  
6400 S Fiddlers Green Circle, Suite 1500  
Greenwood Village, CO 80111  
303.721.144

# Draft Vision & Goals Memo

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## Table of Contents

Introduction.....	1
Draft Vision.....	1
Draft Guiding Principle .....	1
Draft Goals.....	2





# Draft Vision & Goals Memo

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## Introduction

This memorandum summarizes the draft vision statement, guiding principle, and goals developed for the Wellington Transportation & Mobility Plan (TMP). These elements are intended to establish a clear framework that will guide the development of transportation strategies, projects, and implementation actions throughout the planning process.

The draft vision, guiding principle, and goals were developed through a synthesis of several inputs collected during the early phases of the project. These include a review of existing Town plans, including the Comprehensive Plan and Strategic Plan, to ensure alignment with previously adopted priorities. The draft vision and goals also incorporate input gathered during Phase 1 community engagement, which included an online interactive map and in-person outreach events. Community members emphasized the importance of safe streets, improved walking and biking connections, better access to schools, parks, and downtown, and transportation investments that support local businesses and community growth. In addition, the draft framework reflects feedback received during the first Department Coordination Meeting, where Town staff provided input on transportation priorities, terminology, and the role of the transportation system in supporting community needs.

Together, the vision, guiding principle, and goals create a cohesive framework for the TMP. The vision defines the desired future for Wellington's transportation system, the guiding principle provides a consistent lens for decision-making, and the goals establish the key focus areas that will guide recommendations and implementation actions throughout the plan.

## Draft Vision

The vision statement describes the long-term aspiration for Wellington's transportation system and establishes a shared direction for the TMP. It reflects the community's priorities for a system that is safe, connected, and supportive of the town's continued growth and quality of life. The vision is intended to be broad and forward-looking, capturing the desired future of how people move throughout Wellington and connect to regional destinations.

**Draft vision statement:** Wellington is a place where people travel safely and comfortably throughout the community and to regional destinations, regardless of whether they walk, bike, drive, or use transit. Community members of all ages and abilities feel connected to neighborhoods, daily destinations, and local businesses. As the community grows, the transportation system grows with it in a way that prioritizes responsible and coordinated development.

## Draft Guiding Principle

In addition to the vision and goals, the TMP includes a guiding principle that reflects the core value shaping how transportation decisions are made in Wellington. While the vision describes the long-term aspiration for the transportation system and the goals identify key priority areas, the guiding principle establishes the overall approach that will inform how those priorities are pursued. Unlike the goals, which are used to evaluate and measure progress, the guiding principle is not intended to be directly measured but instead provides a consistent lens for decision-making. The guiding principle highlights the importance of keeping people at the center of transportation planning and decision-making. It reinforces that transportation investments should ultimately support the everyday needs and experiences of community members, including residents,



## Draft Vision & Goals Memo

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businesses, and visitors. This perspective helps ensure that future strategies, projects, and policies focus on improving how people move throughout Wellington and access the places that matter most in their daily lives.

**Draft guiding principle:** Prioritize the needs and experiences of people when planning and improving Wellington's transportation network. The focus will be on creating a well-connected system that is safe and comfortable for residents, workers, customers, and visitors of all ages and abilities to reach daily destinations. Transportation decisions will support accessibility, independence, and quality of life by ensuring people can move around the community in ways that work best for them.

### Draft Goals

The draft goals translate the vision for Wellington's transportation system into key topic areas that will guide the development and evaluation of recommendations throughout the TMP. While the vision describes the desired long-term future, the goals help define the priorities that will shape transportation investments, policies, and projects over time. Each goal is paired with a short description that clarifies its intent and how it relates to Wellington's transportation system. These goals will later serve as the foundation for developing strategies, identifying projects, and evaluating and prioritizing transportation improvements as the plan progresses.

1. **Connectivity:** Improve connections between neighborhoods and everyday destinations such as schools, parks, downtown, trails, local businesses, and community services. Community members will be able to walk, bike, and travel within Wellington comfortably and safely.
2. **Safety:** Ensure that community members of all ages and abilities can travel safely whether walking, biking, driving, or using other mobility options. The Town will prioritize improvements that reduce crashes, improve crossings and visibility, calm speeding traffic, and create safer streets and intersections throughout Wellington.
3. **Economic Vitality:** Ensure transportation investments support Wellington's economic health and continued growth by improving access to downtown, commercial areas, and employment destinations. The system will support customer access, employee travel, and goods movement while contributing to a vibrant and connected business environment.
4. **Stewardship:** Protect and extend the life of Wellington's transportation infrastructure through proactive maintenance and strategic investments. This includes maintaining streets, sidewalks, crossings, and trails, addressing aging infrastructure, and prioritizing improvements that provide long-term value to the community.
5. **Regional Access:** Coordinate with regional partners to improve mobility between Wellington and surrounding communities, including Fort Collins and other regional destinations. The transportation system should support efficient regional travel while balancing local community needs.
6. **Responsible Growth:** Ensure Wellington's transportation system grows alongside the community in a thoughtful and coordinated way. Transportation investments, policies, and improvements will support new development, connect future neighborhoods to the existing network, and align with the Town's growth management and land use goals in a financially sustainable way.





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# **Transportation & Mobility Plan**

## Planning Commission Work Session

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**April 6, 2026**

# Agenda

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1. Project overview
2. Current and future conditions key takeaways
3. Phase 1 engagement key takeaways
4. Draft vision and goals discussion
5. Next steps





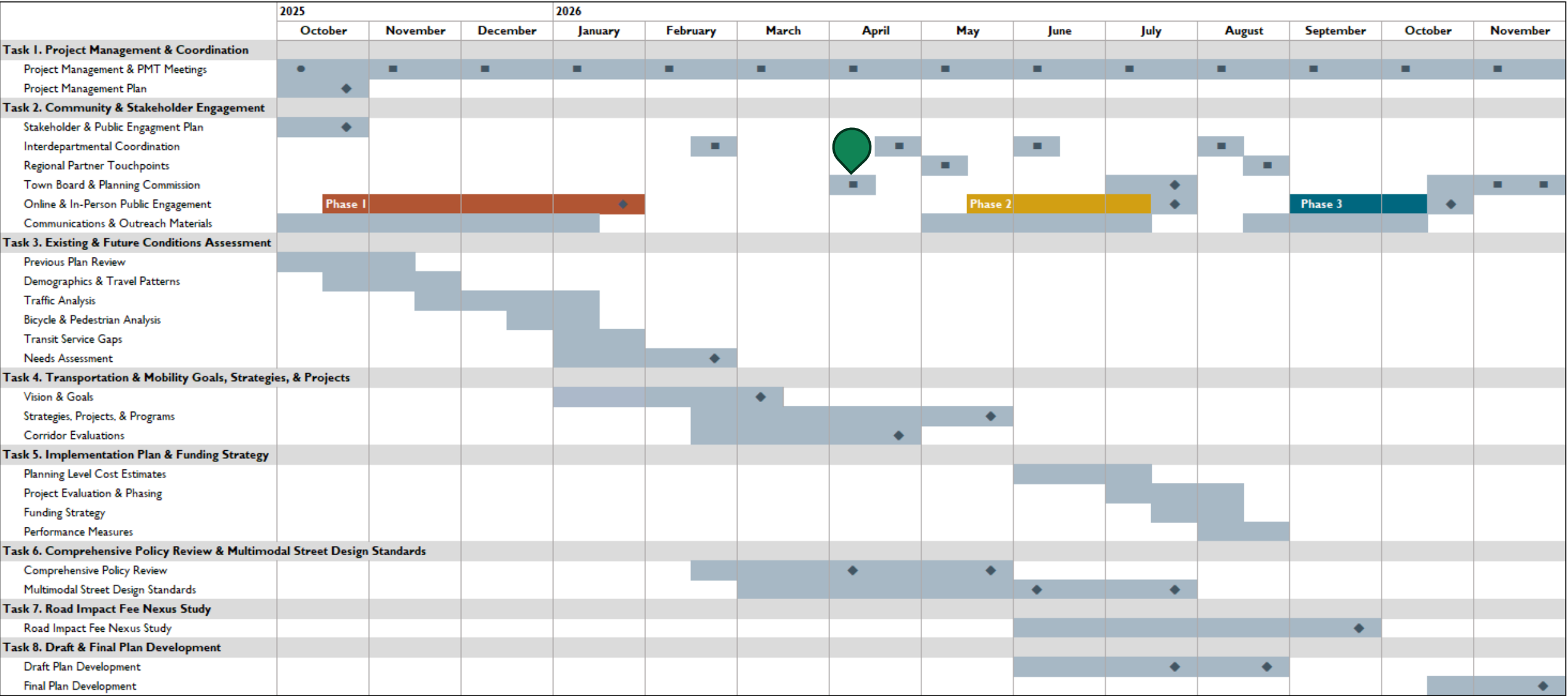
## Why This Plan Matters

The Transportation & Mobility Plan will provide a clear, shared framework to guide how Wellington plans, designs, funds, and delivers transportation improvements over the next 25 years. It is intended to support decision-making across departments.

## Plan Pillars

1. Grounded in Community and Staff Input
2. Data-Driven Understanding of Needs
3. Clear, Implementable Recommendations
4. Practical Implementation Tools
5. Policy & Development Alignment
  1. Review of Comprehensive Plan and Land Use Code
  2. Updated multimodal street design standards
  3. Road Impact Fee Nexus Study

# Project Overview



# Current & Future Conditions Report



## Community Profile

- Population and Employment Growth
- Demographics

## Travel Patterns

- Inflow & Outflow
- Resident Work Location / Employee Origins / Trip Distance
- Means of Transportation to work

## Roadway System

- Functional Classification
- Pavement & Bridge Conditions
  - Pavement Condition Index
  - Paved / Non-Paved Roads
  - Bridge Location and Conditions
- Intersections and Traffic Control
- Electric Vehicle Charging Stations
- Freight

## Traffic Operations

- Traffic Volumes
- Roadway Capacity
- Volume to Capacity Ratios
- Posted Speeds

## Safety

- 5 Year Crash History
- Crash Severity
- Vulnerable Road Users

## Bicycle and Pedestrian Networks

- Existing Bicycle Facilities, Sidewalks, and Trails
- Bicycle Level of Traffic Stress
- Pedestrian Demand

## Transit Service

- Human Services Transportation

## Previous Plan Review

### *Wellington Plans*

- Comprehensive Plan
- Strategic Plan 2025-2029
- Capital Improvement Program
- Stormwater Master Plan
- Wastewater Treatment Master Plan
- Municipal Water Efficiency Plan

### *Regional Plans*

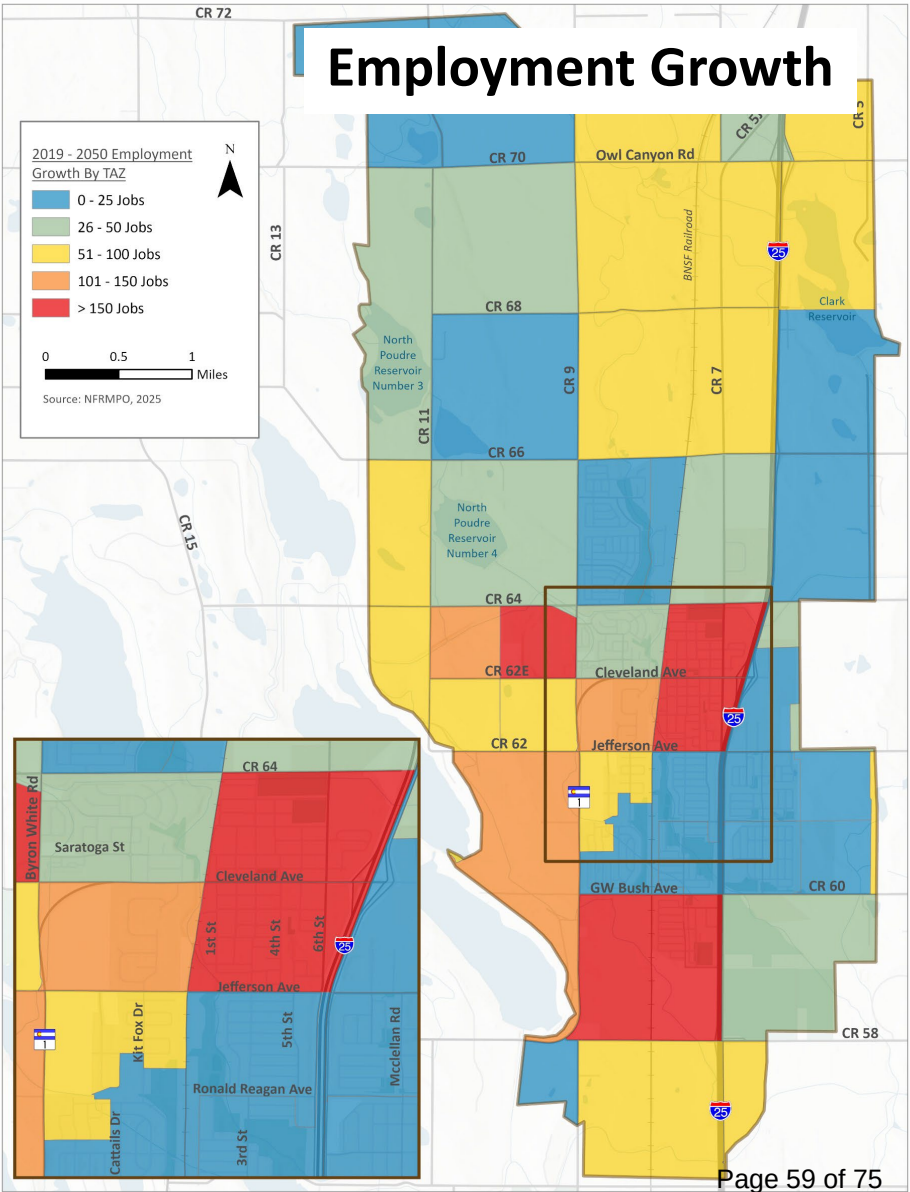
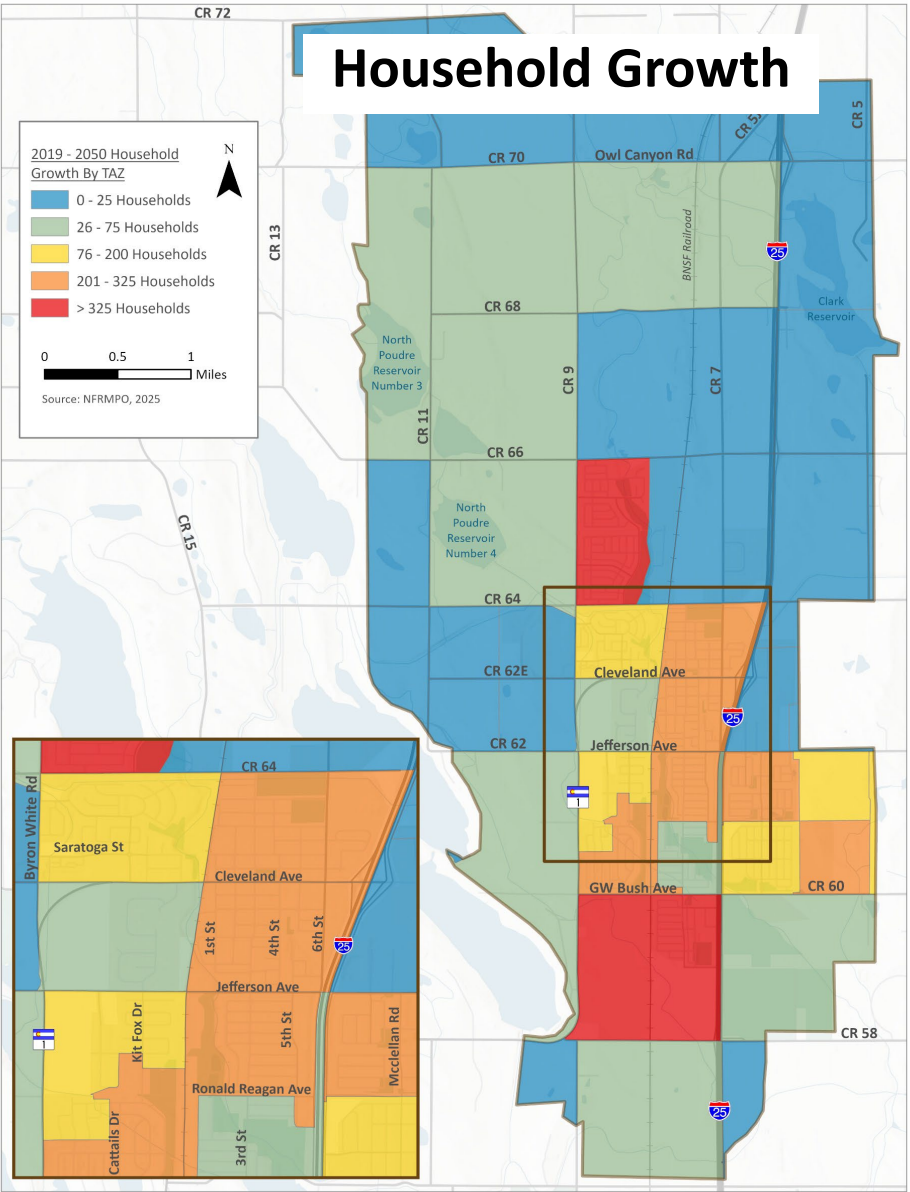
- Larimer County Transportation Plan
- Larimer County Safety Action Plan
- Upper Front Range 2050 Regional Transportation Plan
- Upper Front Range Coordinated Public Transit and Human Services Transportation Plan
- Front Range Passenger Rail Service Development Plan



# Forecasted Growth (2019-2050)



Households are expected to grow by 130% by 2050, while employment is expected to grow by 150%.

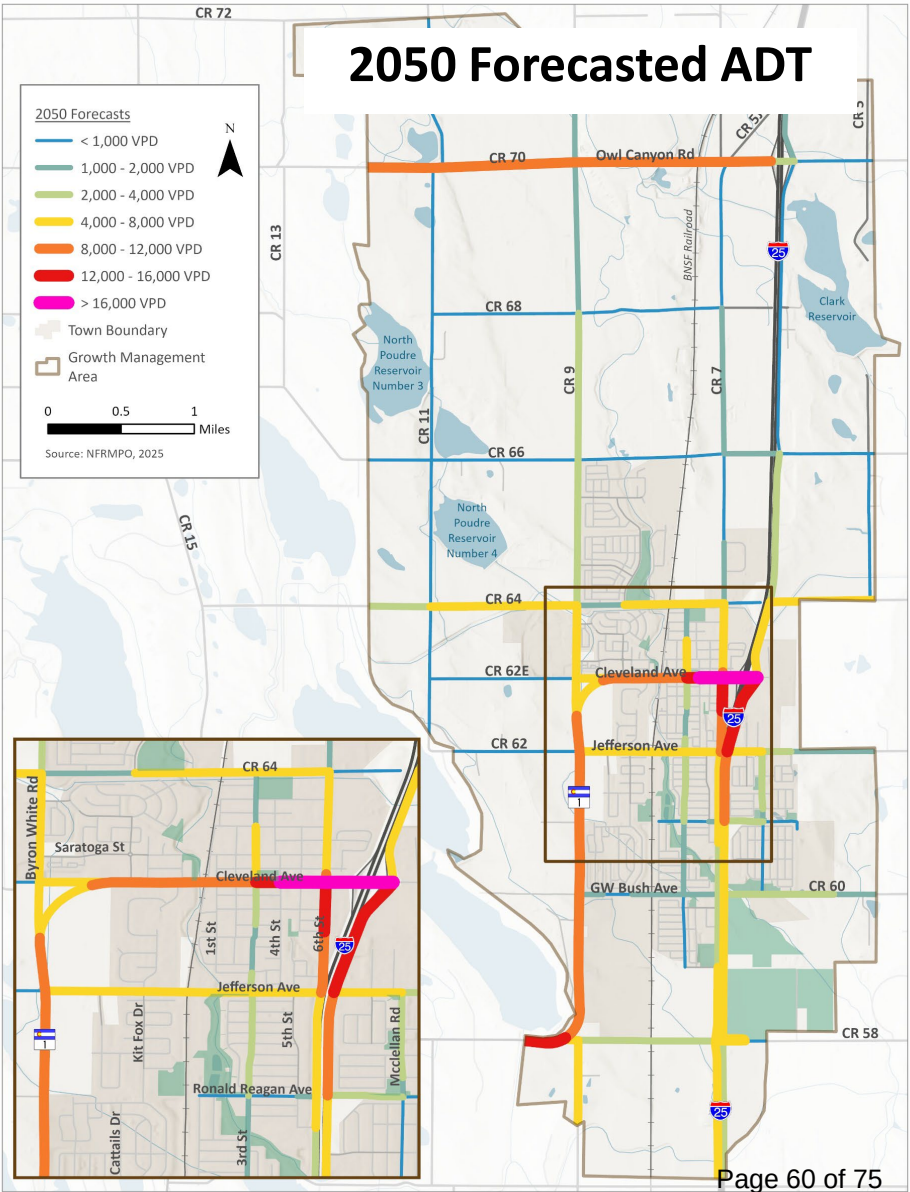
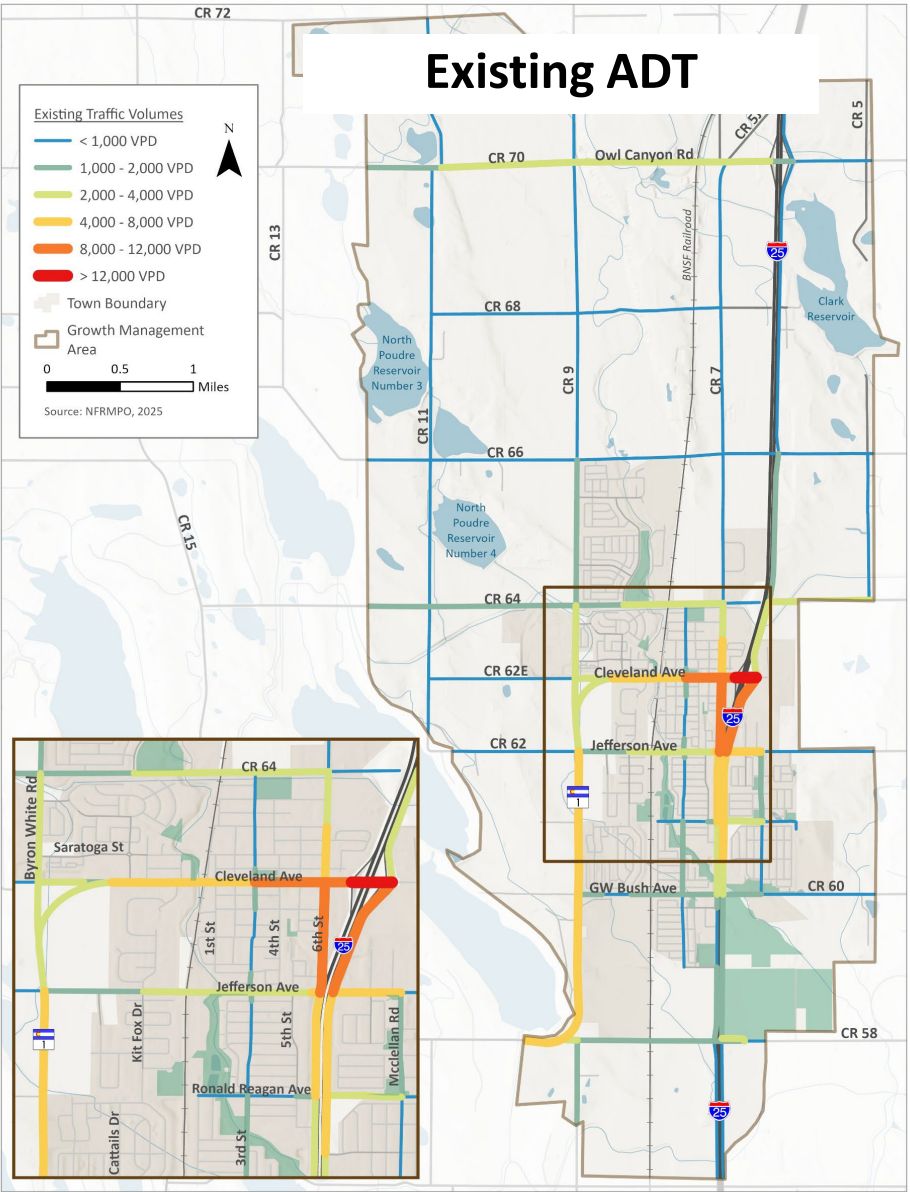


# Travel Demand Modeling



Currently, Wellington’s primary roadway network carries nearly 90,000 vehicle miles traveled (VMT) per day.

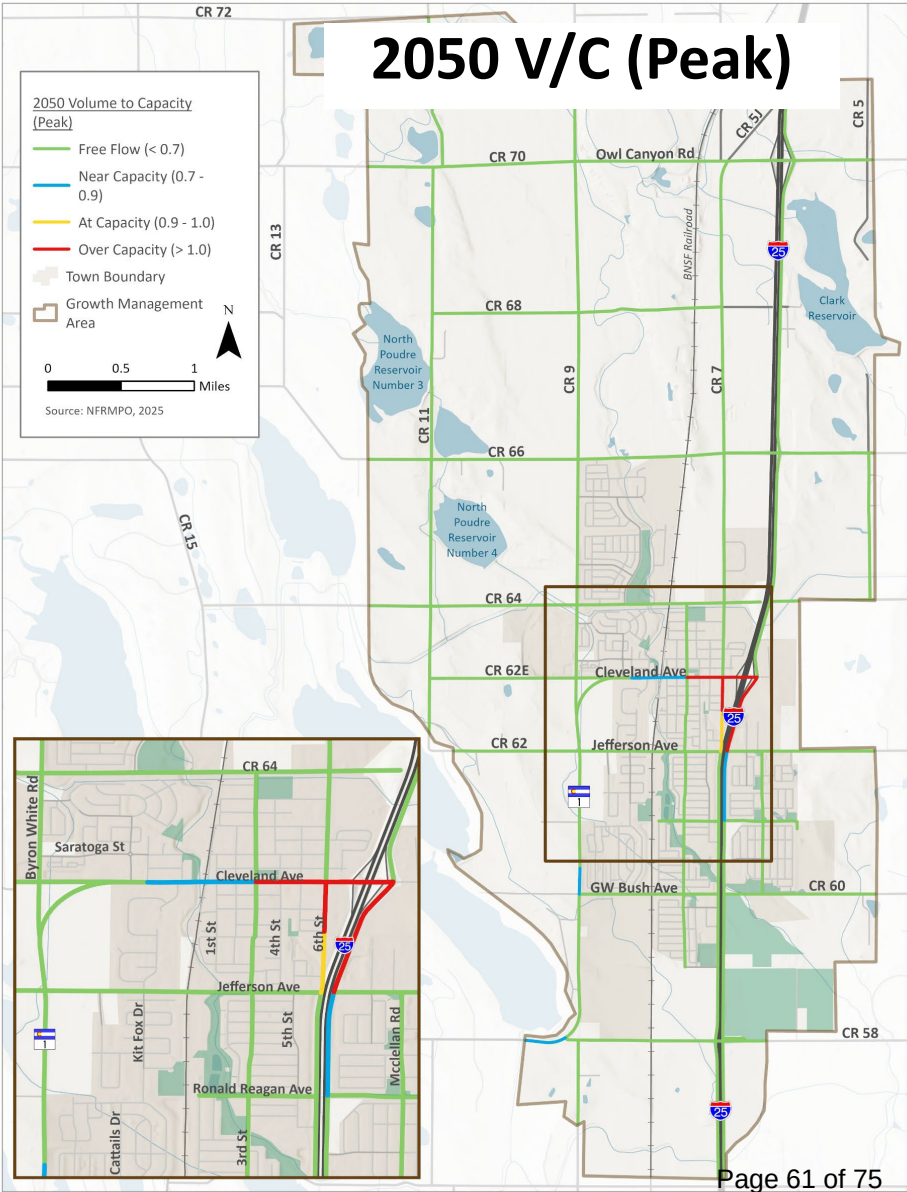
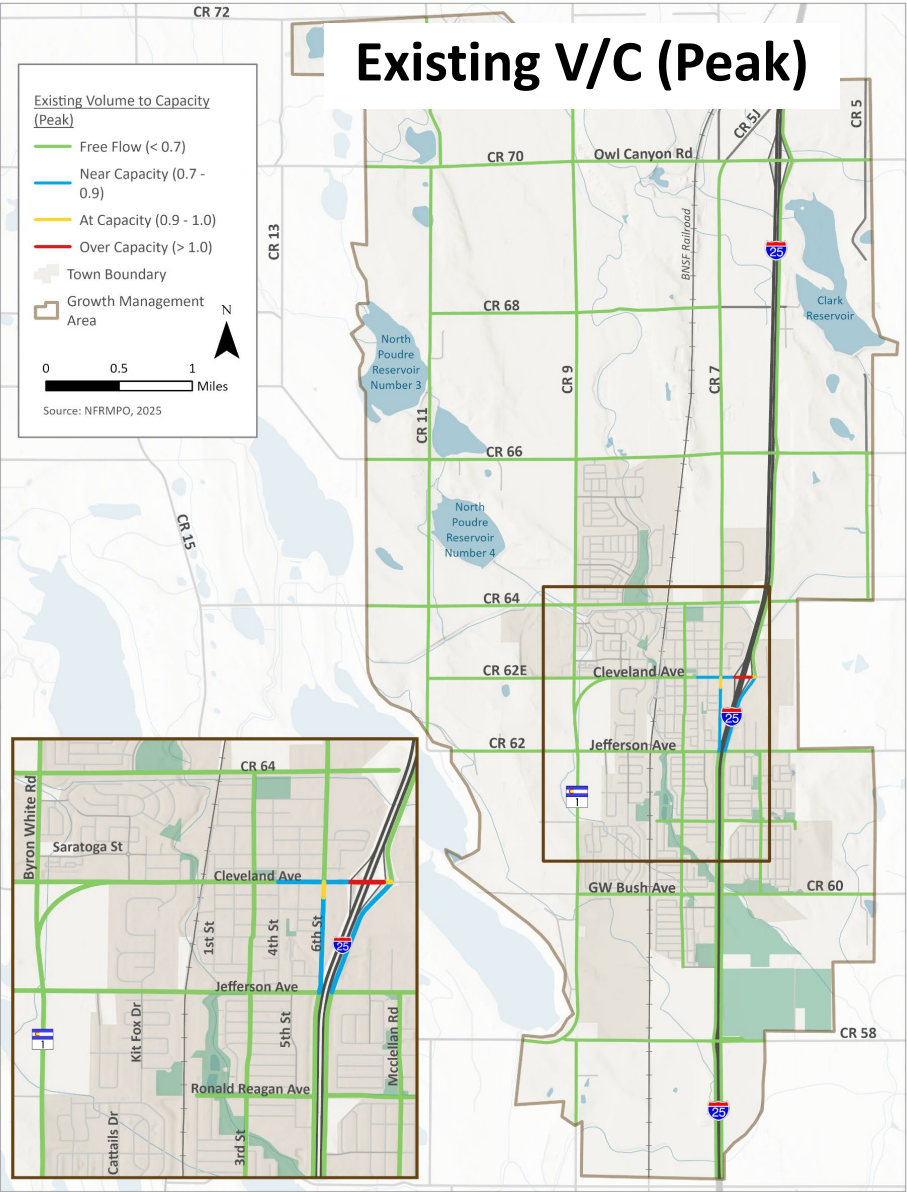
By 2050, that amount of driving is projected to more than double to about 185,000 VMT per day, roughly a 106% increase.



# Volume to Capacity Analysis (Estimated Peak Hour)

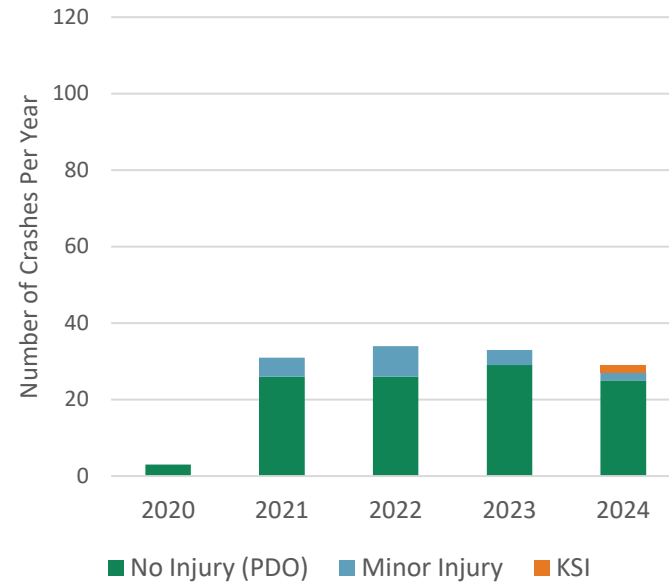


A measure of how much traffic is using a roadway compared to how much it was designed to handle (estimated peak hour is based on modeled average daily traffic).

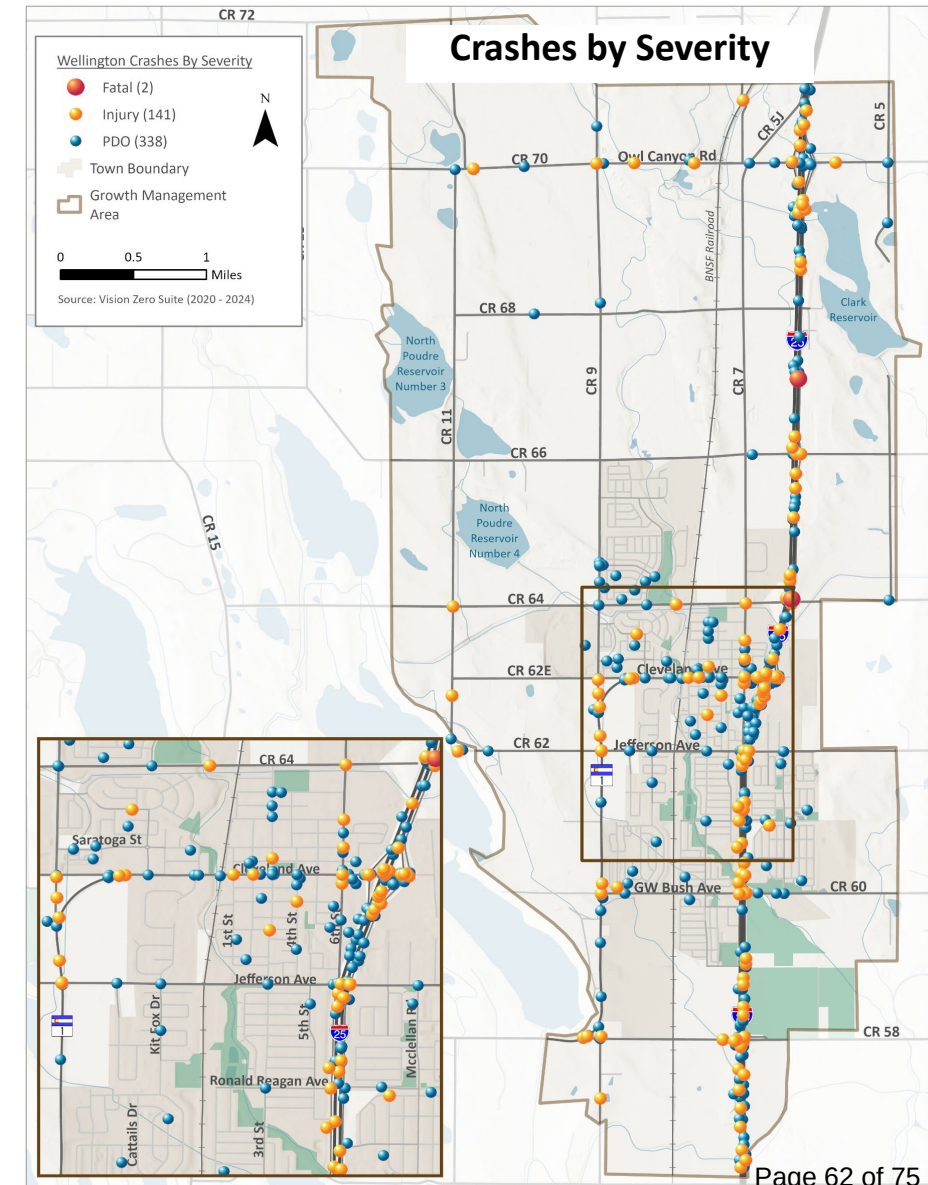




### Crashes by Severity by Year - Within Town Boundary



- One pedestrian crash, resulting in an injury
- Two bicycle crashes, including one injury crash
- One motorized bicycle crash, resulting in an injury
- Eight motorcycle crashes, including five injury crashes (one on the interstate)

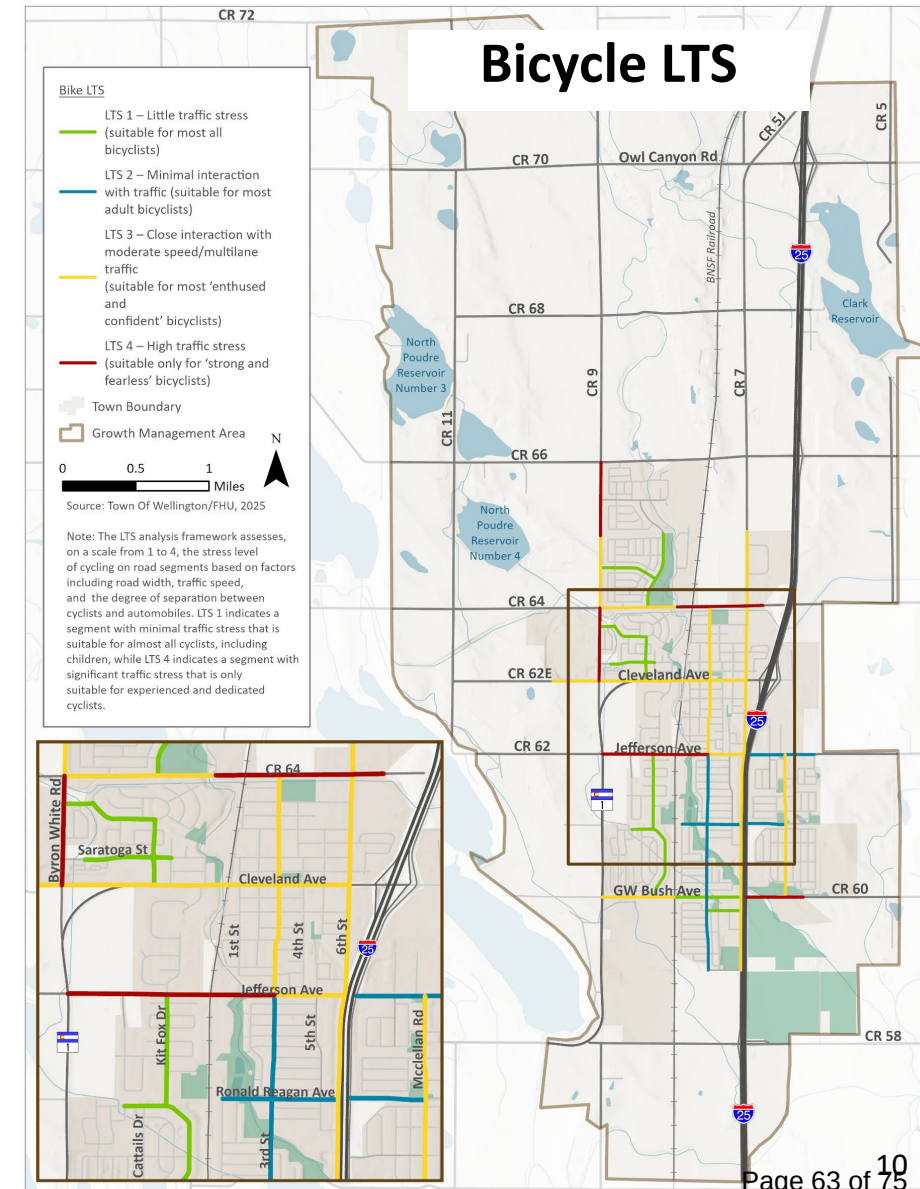
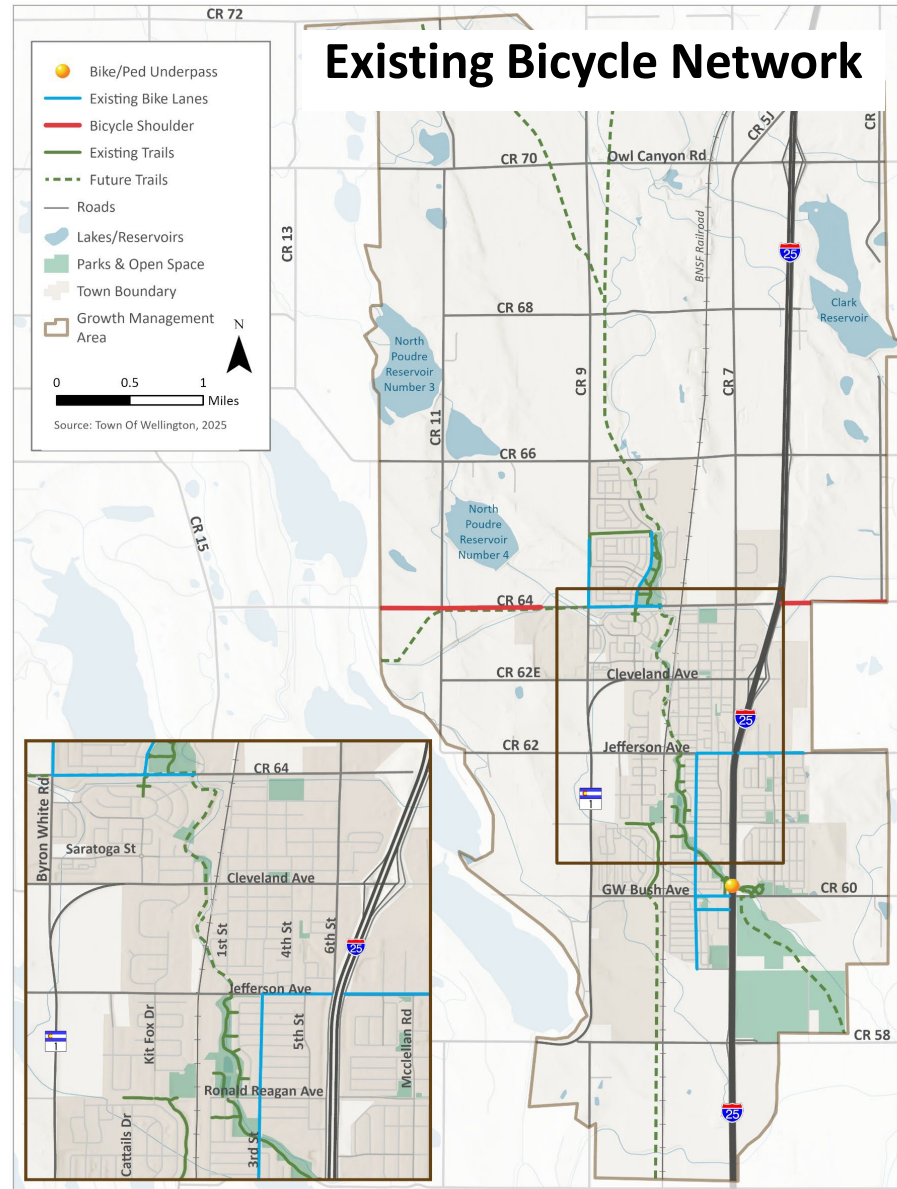


# Bicycle Network



Bicycle Level of Traffic Stress (LTS) used the following attributes:

- Presence and width of bike lane
- Presence and width of parking
- Roads with or without a centerline
- Number of lanes
- Speed limit
- Traffic volume



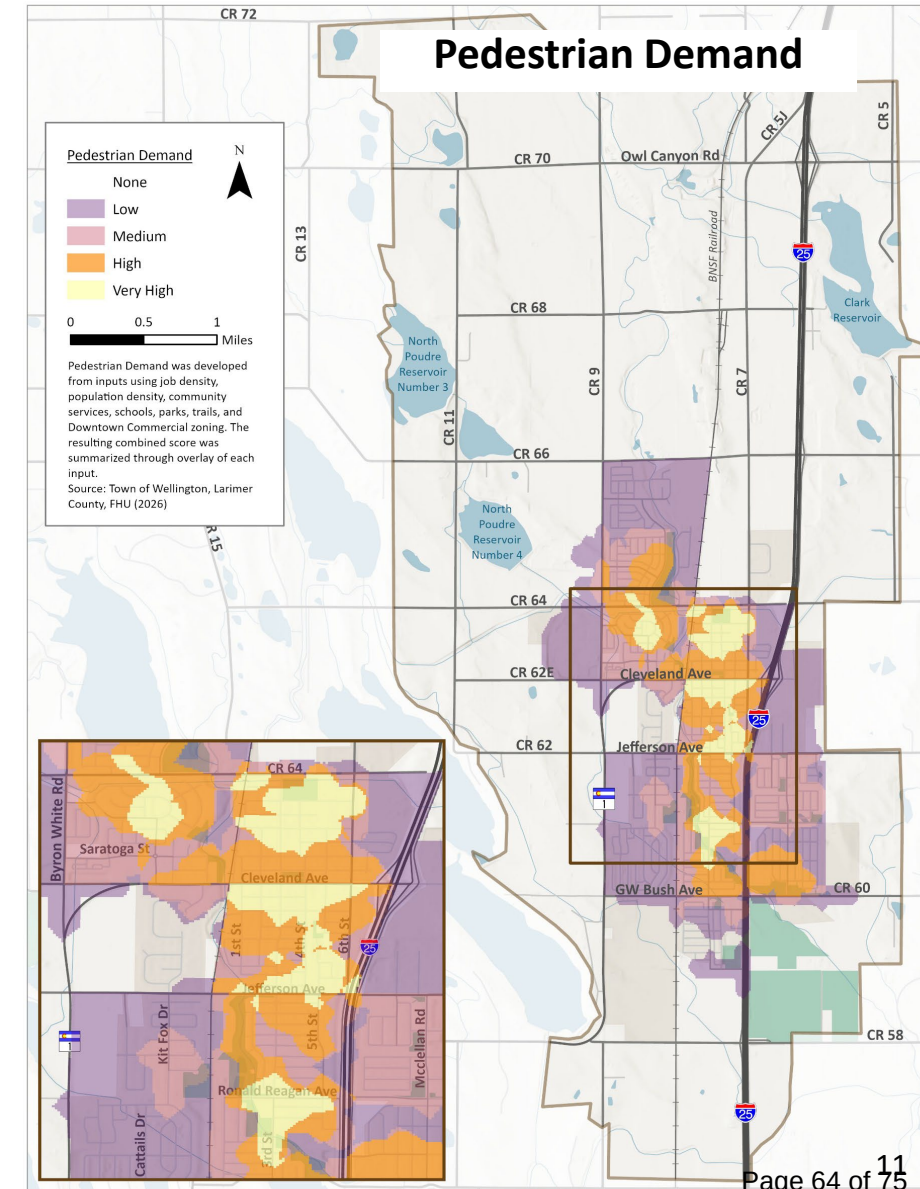
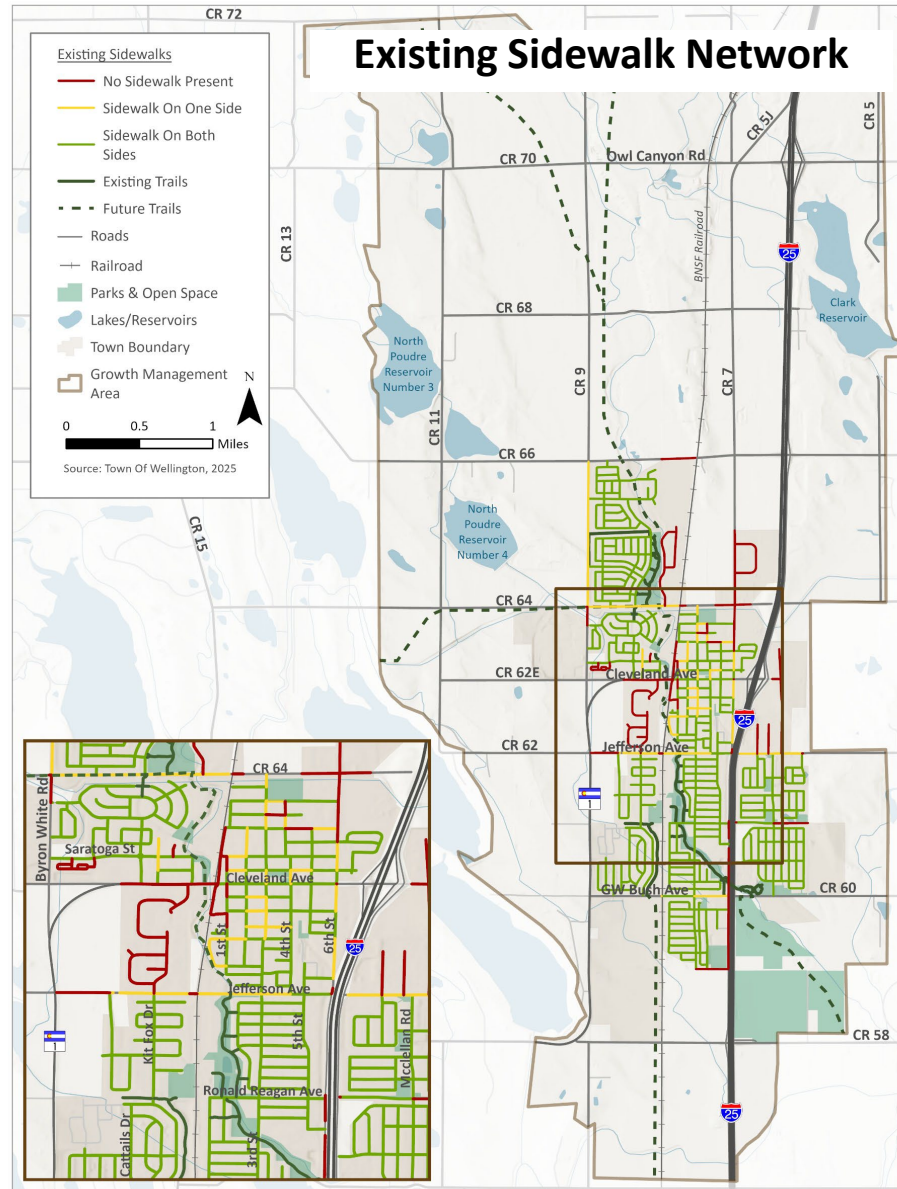


# Pedestrian Network



Pedestrian demand used the following:

- Employment density
- Population density
- Community services (e.g., grocery stores, libraries, community centers)
- Schools
- Downtown Commercial Zoning
- Parks
- Trails

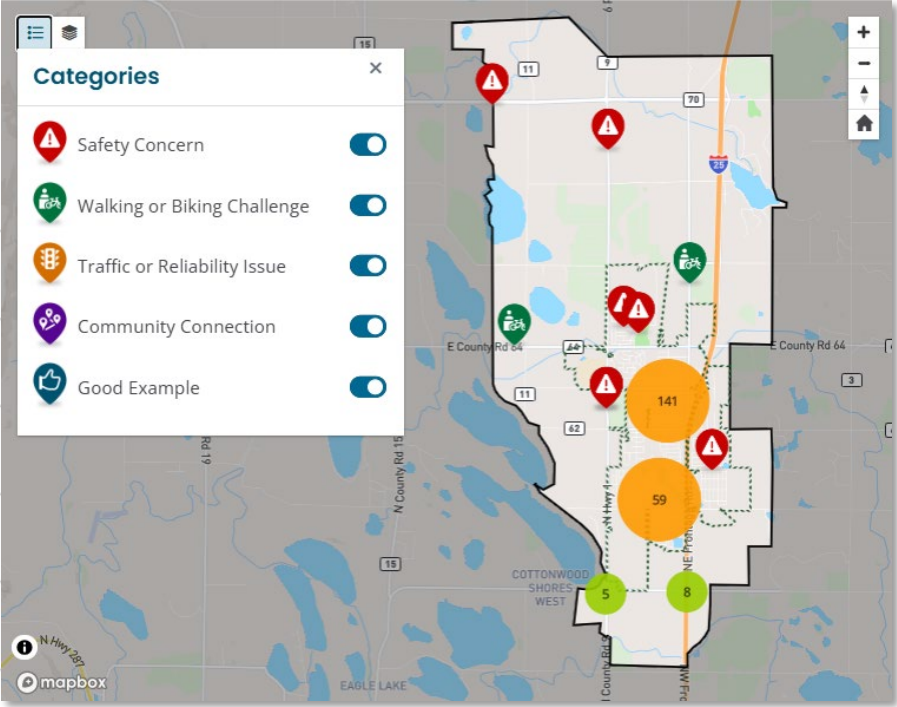
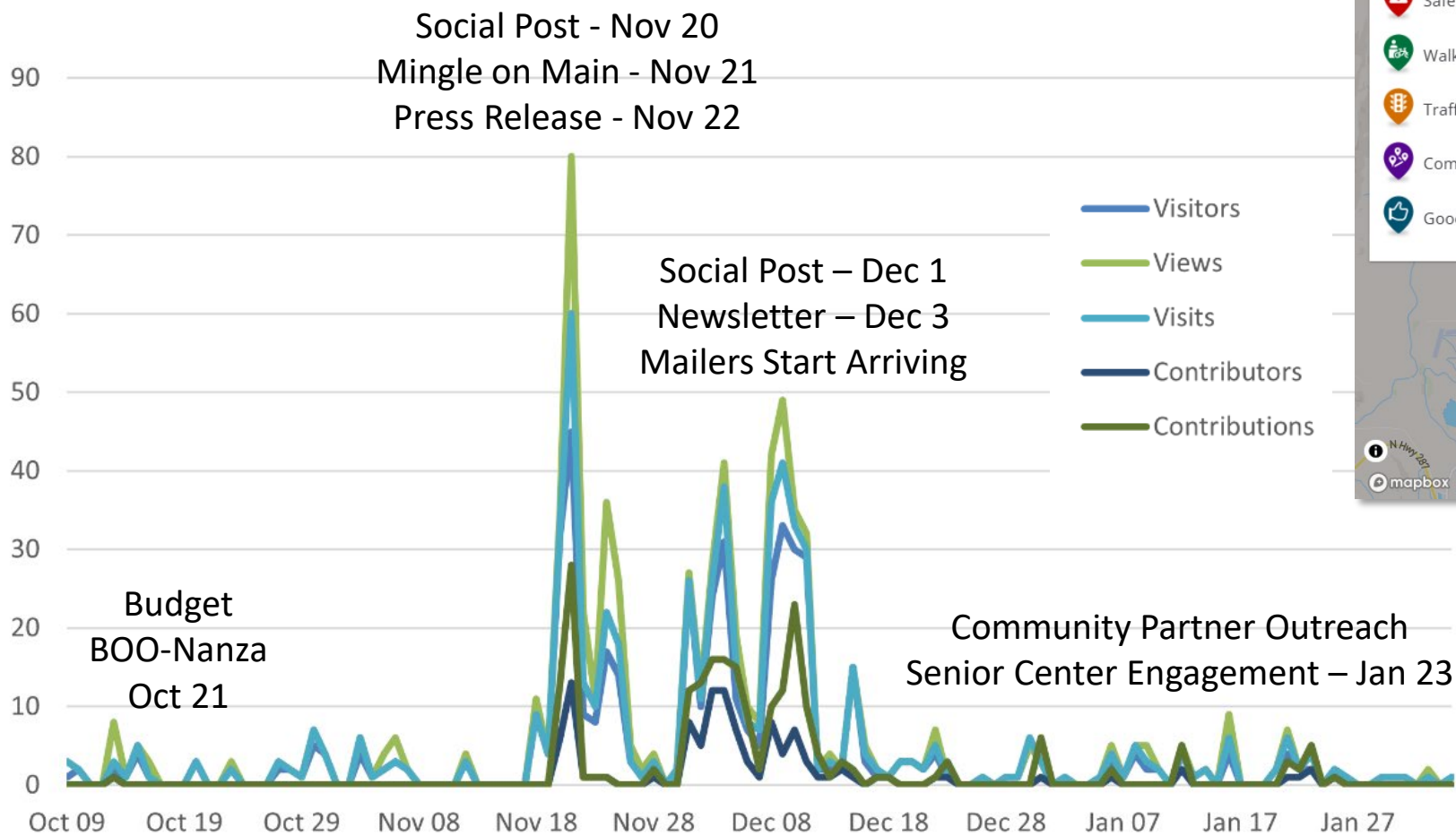




# Phase 1 Engagement Activities



Open from October 9, 2025 to January 25, 2026.



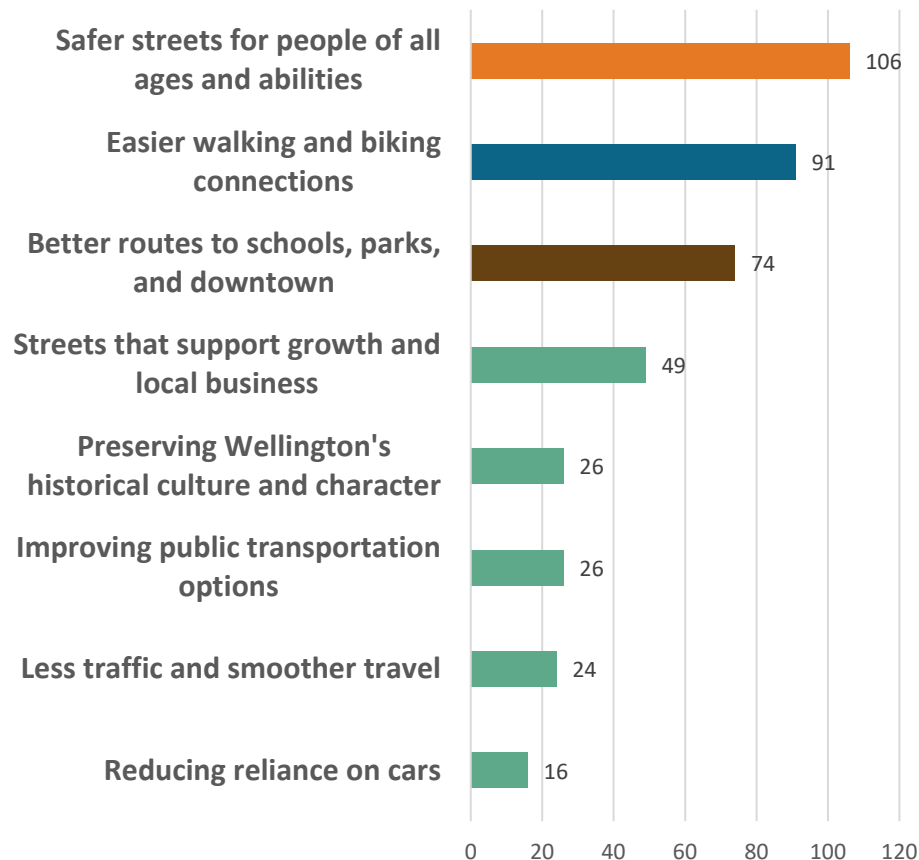
**Participation Summary**

- 729 Views
- 3 page views in Spanish
- 1 page view in Arabic
- 224 Map Pins (112 contributors)
- 488 Votes (415 Up/73 Down)

# Phase 1 Engagement Results



Map pins reflected the values they chose in the “Transportation Improvement Priorities” question.



## Overall Comment Themes

- **Crossing safety is the top concern:** requests for higher-visibility crosswalks, signals or beacons, and safer intersection design.
- **High-speed corridors act as barriers:** CO 1 and frontage roads feel uncomfortable for walking and biking and challenging for drivers.
- **Fill sidewalk gaps:** missing or inconsistent sidewalks reduce accessibility and safe routes to schools, parks, and downtown.
- **Build a connected bikeway network:** strong demand for continuous, more comfortable (buffered/protected) bike facilities.
- **Improve trails and shared-use connections:** desire for continuous off-street routes and safer crossings at busy streets.
- **Increase lighting and visibility:** corridors and crossings are too dark; needs better street and intersection lighting and pavement markings.
- **Address maintenance hazards:** drainage/ice, pavement defects, faded striping, and roadway bumps and dips affect safety and comfort.

# Key Takeaways and What's Next



## What the Data Tells Us



**Growing Community**



**Regional & Auto-Oriented Travel Patterns**



**Localized Gateway Pressure**



**Rising Safety Trends**



**Multimodal Network Gaps**

## What the Community Told Us



**Safety First**



**Connect Daily Destinations**



**Barriers at Major Corridors**



**Complete the Network**



**Maintenance as Safety**

## What's Next

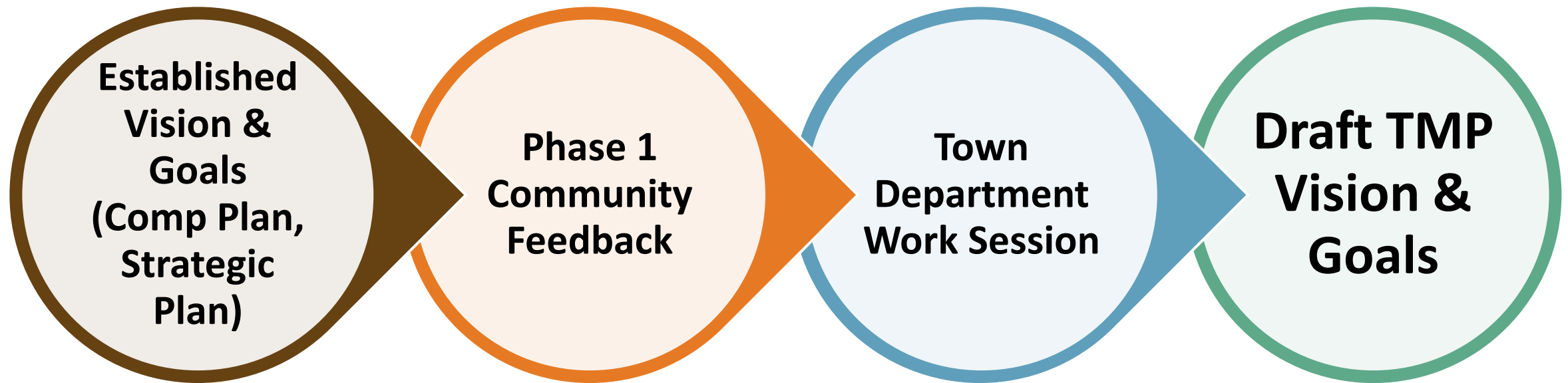
**Evaluation of Key Corridors and Locations**

**&**

**Development of Town-wide strategies, projects, programs**



# Vision & Goals Development Process



# Comprehensive Plan (2021)



**Community Vision:** Our friendly and supportive community welcomes you with a smile. Together, we take pride in celebrating and protecting our town character and values while welcoming productive ideas that enhance our quality of life. Our dreams take root and blossom in Wellington.

**Transportation Goal 1:** Create an efficient and safe transportation system for all modes of transportation within and beyond town boundaries.

**Transportation Goal 2:** Improve safety and connectivity of trails and sidewalks to provide active transportation to everyday destinations, like schools, parks, downtown, and places for work, worship, and shopping.

**Transportation Goal 3:** Improve Regional Active Transportation Corridors.

**Facilities & Programs Goal 1:** Ensure a maintained level of service and efficient extension of services within the GMA.

**Facilities & Programs Goal 2:** Ensure new developments contribute to essential community services and infrastructure.



# Strategic Plan (2025-2029)



## Vision Statement

Welcome to Wellington, where deep-rooted values and a rich heritage unite to forge paths that honor our past, ignite a legacy of unity, and create a welcoming community for all.

## Mission Statement

Our mission is to provide outstanding municipal services for our community of today and tomorrow.

## Transportation-Related Goals

- Proactively maintain and improve utilities, streets, and built environment.
- Reinforce and align plans for corridors and jurisdiction boundaries.

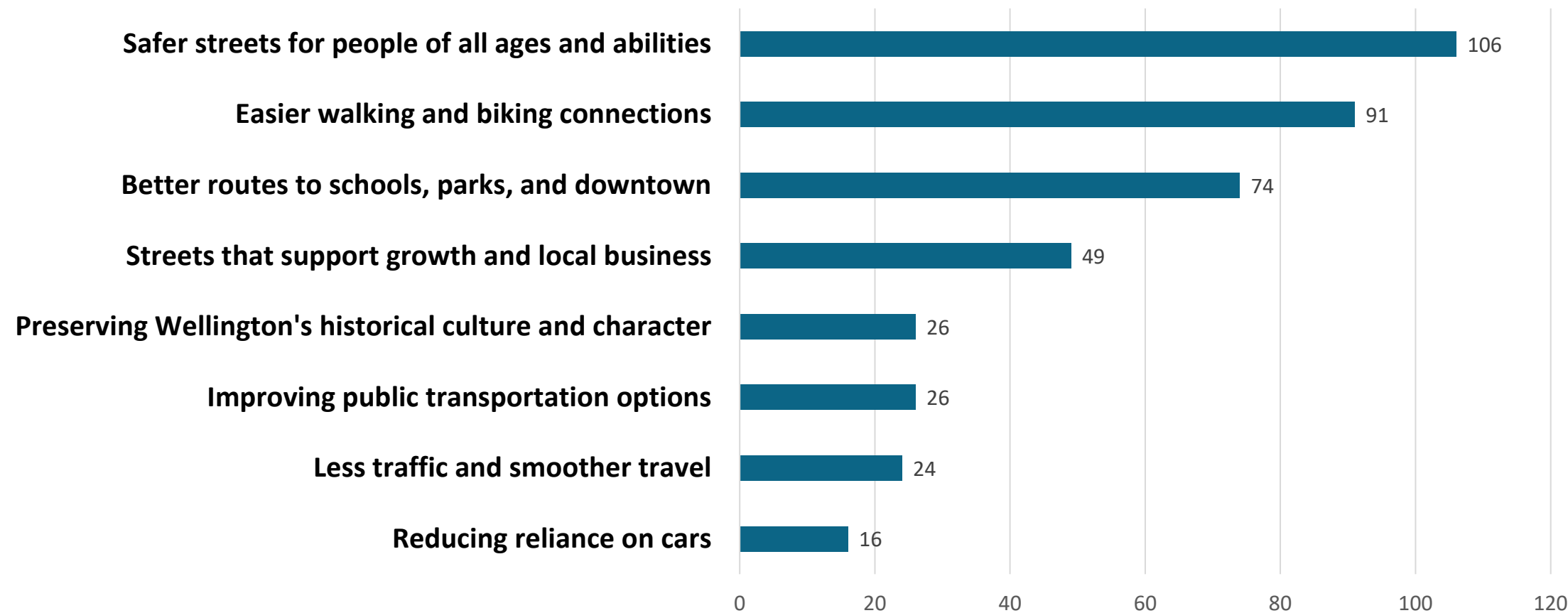




# Community Priorities



## Transportation Improvement Priorities (Pick your top 3)



# Vision, Guiding Principle & Goals

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**Vision:** a broad, inspirational statement describing the desired long-term future of the transportation system.

**Guiding Principle:** a core value that shapes how transportation decisions are made in Wellington. It provides a consistent lens for applying the vision and goals, ensuring that strategies, projects, and investments reflect the needs and experiences of the community.

**Goals:** general areas of focus that break down the vision into manageable parts. Serve as the foundation for developing strategies, identifying projects, and evaluating and prioritizing transportation improvements as the plan progresses.

# Draft Vision & Guiding Principle

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## **Draft Vision:**

“Wellington is a place where people travel safely and comfortably throughout the community and to regional destinations, regardless of whether they walk, bike, drive, or use transit. Community members of all ages and abilities feel connected to neighborhoods, daily destinations, and local businesses. As the community grows, the transportation system grows with it in a way that prioritizes responsible and coordinated development.”

## **Draft Guiding Principle:**

Prioritize the needs and experiences of people when planning and improving Wellington’s transportation network. The focus will be on creating a well-connected system that is safe and comfortable for residents, workers, customers, and visitors of all ages and abilities to reach daily destinations. Transportation decisions will support accessibility, independence, and quality of life by ensuring people can move around the community in ways that work best for them.



# Draft Goals



1. **Connectivity:** Improve connections between neighborhoods and everyday destinations such as schools, parks, downtown, trails, local businesses, and community services. Community members will be able to walk, bike, and travel within Wellington comfortably and safely.
2. **Safety:** Ensure that community members of all ages and abilities can travel safely whether walking, biking, driving, or using other mobility options. The Town will prioritize improvements that reduce crashes, improve crossings and visibility, calm speeding traffic, and create safer streets and intersections throughout Wellington.
3. **Economic Vitality:** Ensure transportation investments support Wellington's economic health and continued growth by improving access to downtown, commercial areas, and employment destinations. The system will support customer access, employee travel, and goods movement while contributing to a vibrant and connected business environment.
4. **Stewardship:** Protect and extend the life of Wellington's transportation infrastructure through proactive maintenance and strategic investments. This includes maintaining streets, sidewalks, crossings, and trails, addressing aging infrastructure, and prioritizing improvements that provide long-term value to the community.
5. **Regional Access:** Coordinate with regional partners to improve mobility between Wellington and surrounding communities, including Fort Collins and other regional destinations. The transportation system should support efficient regional travel while balancing local community needs.
6. **Responsible Growth:** Ensure Wellington's transportation system grows alongside the community in a thoughtful and coordinated way. Transportation investments, policies, and improvements will support new development, connect future neighborhoods to the existing network, and align with the Town's growth management and land use goals in a financially sustainable way.

# Next Steps

