FIURA
FORT LUPTON URBAN RENEWAL AUTHORITY

Gary Montoya, Chair
Michelle Bettger
Matthew Darnell, Vice Chair
Mark Grejeda
Tommy Holton
David Hushbeck
Barbara Kirkmeyer
Eugene Reynolds
Kathy Kvasnicka, Alternate
Vacancy, Special District Representative

AGENDA

Fort Lupton Urban Renewal Authority
Regular Meeting*
Fort Lupton City Hall – 130 S. McKinley Ave.
Thursday, September 17, 2020 – 6:30 PM

**If you choose to attend this meeting virtually (optional), please refer to the end of this Agenda for instructions for logging into GoToMeeting.*

1. **Call To Order – Roll Call**
2. **Approval Of The Agenda**
3. **Consent Agenda**
   a. Approval of the Minutes of the August 20, 2020 Meeting
4. **Public Comment**
5. **Accounts Payable**
6. **Action Items**
7. **New Business**
   a. Streetscape Plan Update
   b. Façade Grant Program Update
   c. Budget & Project Priorities Discussion
8. **Old Business**
   a. Intergovernmental Agreements
   b. Development Agreement Policy Update
9. **Staff Reports**
10. **Board Reports**
11. **Adjournment**

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RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
August 20, 2020

FLURA Meeting

Thursday, August 20, 2020 at 6:30PM

Call to Order by the Chairman at 6:33 PM – Gary Montoya

Roll Call – Present were Gary Montoya, Barbara Kirkmeyer, David Hushbeck, Mark Grajeda, Matthew Darnell, and Kathy Kvasnicka (alternate). Absent were Michelle Bettger, Eugene Reynolds, and Tommy Holton.

Approval of Agenda – Mark Grajeda made a motion to approve, Kathy Kvasnicka second, Roll call vote made – Yes - Gary Montoya, David Hushbeck, Mark Grajeda, Matthew Darnell, and Kathy Kvasnicka. No - none. Absent – Barbara Kirkmeyer APPROVED

Approval of Consent Agenda – David Hushbeck made a motion to approve, Matthew Darnell second Roll call vote made – Yes - Gary Montoya, David Hushbeck, Mark Grajeda, Matthew Darnell, and Kathy Kvasnicka. No - none. Absent – Barbara Kirkmeyer APPROVED

Public Comments – None

Account Payable – Barbara Kirkmeyer made a motion to approve, Kathy Kvasnicka second. Roll call vote made – Yes - Gary Montoya, David Hushbeck, Mark Grajeda, Matthew Darnell, Barbara Kirkmeyer, and Kathy Kvasnicka. No - none. APPROVED

Action Items –None

New Business –

a) Streetscape Plan Update
   Engineering almost complete – expected for review at next meeting. Turn radius concern was discussed and agreed to by city.

b) Façade Grant Program Update
   There is a lot of interest in the program.

c) Initial Budget & Project Priorities Discussion
   Chris reviewed the budget and with the planned build out (estimated around $375,000) and Façade Grant (estimated at $50,000) we will spend the estimated budget for 2021. We need to have a budget by end of October for review and inclusion.

   Question was raised on other potential project like the Movie Theater, help people get into building with code improvements, and any other ideas. How does that fit into the budget?

   Barbara Kirkmeyer mentioned the streetscape was a good addition and Gary Montoya ask FLURA to take the time to digest the dollars and ideas for future discussion.

d) DCI Membership Renewal
   FLURA agreed we need to keep the membership as is for 2021. Cost is $500 for the year and in the budget.

RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
August 20, 2020

Old Business

a) Wholly Stromboli Bike Racks – On Hold. To be looked at as part of the streetscape buildout. Needs further discussion.
b) Intergovernmental Agreements – No updates.
c) Development Agreement Policy Update – Alyssa Knutson mentioned there has been a good start made. Should be ready for discussion at next meeting.

Staff Reports

a) Executive Director –There is a scarecrow contest planned for downtown and at houses. Chamber is planning. CARE funding applications are coming out Monday August 24, 2020. Grant can be up to $250.
b) Staff Liaisons – None.

Board Reports

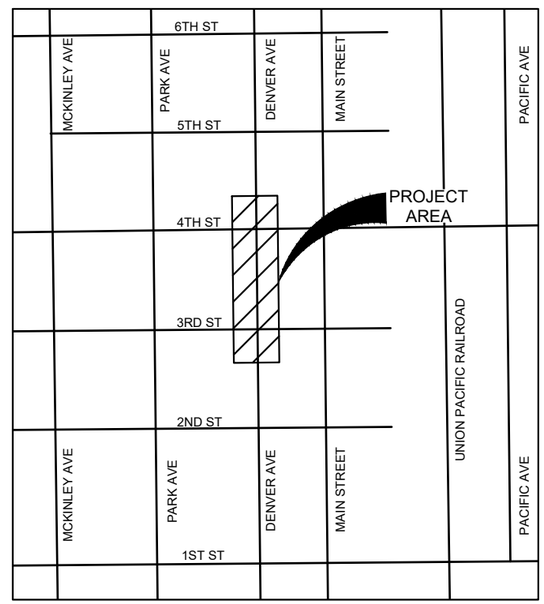
Gary Montoya – Covid 19 cases flat with 1 hospitalization at this time. There are a couple of cases at the High School. County has been helpful to the cities – Thank you.

Barbara Kirkmeyer – Weld County Recovery is out there based on # of employees.

Adjournment – Meeting adjourned.

DENVER AVENUE STREETSCAPE IMPROVEMENTS 100% SUBMITAL

CITY OF FORT LUPTON, COLORADO



VICINITY MAP
NTS

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	HORIZONTAL CONTROL
4–6	TYPICAL SECTIONS
7	REMOVALS AND RESETS
8	ROADWAY DETAILS
9	PAVING AND ROADWAY PLAN – DENVER AVE & 3RD ST
10–13	GRADING DETAIL – DENVER AVE & 3RD ST
14	PAVING AND ROADWAY PLAN – DENVER AVE & 4TH ST
15–18	GRADING DETAIL – DENVER AVE & 4TH ST
19	SIGNING AND STRIPING
20–24	DRAINAGE PLAN

DESIGN DATA	DENVER AVENUE	3RD STREET	4TH STREET
DESIGN SPEED	35 MPH	35 MPH	30 MPH
POSTED SPEED	30 MPH	30 MPH	25 MPH
ROAD CLASSIFICATION	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL

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DENVER AVENUE STREETSCAPE IMPROVEMENTS
TITLE SHEET

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GENERAL NOTES

1. ALL WORK SHALL BE CONTAINED WITHIN THE RIGHT OF WAY OR EASEMENTS. ALL WORK WITHIN CITY OF FORT LUPTON RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. ALL WORK WITHIN CDOT RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH CDOT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS INTERFERING WITH THE PROPOSED WORK. WHETHER OR NOT SHOWN ON THE PLANS OR SPECIFIED IN THE SPECIAL PROVISIONS.
3. WHEN JOINING EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL SAW-CUT EXISTING SIDEWALK AND/OR CURB AND GUTTER AT THE NEAREST SCORELINE.
4. THE CONTRACTOR SHALL SAW-CUT ALL CONCRETE AND/OR ASPHALT PAVEMENT PRIOR TO EXCAVATION, AND AT THE NEAREST SCORE LINES WHERE APPROPRIATE.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND LICENSES BEFORE COMMENCING WORK.
6. CONTRACTOR SHALL REPLACE AT CONTRACTOR'S COST, ALL TRAFFIC STRIPING AND MARKING ON THE STREET AFFECTED BY THE CONSTRUCTION.
7. ALL LAWN, SPRINKLER LINES, SPRINKLER HEAD AND APPURTENANCES, SHRUBS, GRASS, PLANTS AND GROUND COVERS THAT HAVE BEEN DAMAGED OR DISTURBED DURING CONSTRUCTION, SHALL BE REPLANTED AND/OR REPLACED TO MATCH EXISTING BY CONTRACTOR AT CONTRACTOR'S COST, AND THE WORK SITE SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
8. IF TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION, CONTRACTOR SHALL NOTIFY THE CITY OF FT LUPTON IMMEDIATELY.
9. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS TO CITY OF FORT LUPTON IMMEDIATELY UPON COMPLETION OF THE WORK.
10. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.
11. CONSTRUCTION GRADES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY NOTES

1. ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
2. ADJUST ALL MANHOLES, FIRE HYDRANTS AND VALVE BOXES TO GRADE PER FT LUPTON WATER STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM INFRASTRUCTURE. LATEST REVISION IF NECESSARY.

TRAFFIC CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICULAR TRAFFIC THROUGHOUT CONSTRUCTION INCLUDING PEDESTRIAN DETOUR ROUTES AND TRAVEL LANE CLOSURES NECESSARY TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL SUBMIT A PROPOSED TRAFFIC CONTROL PLAN TO THE CITY OF FORT LUPTON FOR APPROVAL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THESE PLANS WILL NEED TO BE APPROVED PRIOR TO THE PUBLIC IMPROVEMENTS PERMIT ISSUANCE. THE CONTRACTOR SHALL NOT PLACE ANY SIGNS OR PAVEMENT MARKINGS WITHOUT AN APPROVED TRAFFIC CONTROL PLAN. THE CONTRACTOR SHALL UTILIZE CONES, BARRICADES AND ANY SUCH MEANS AS APPROVED BY THE TRAFFIC ENGINEER FOR TRAFFIC CONTROL.

ABBREVIATIONS:

ADA	AMERICANS WITH DISABILITIES ACT
ALT	ALTERNATIVE
AVE	AVENUE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CDPS	COLORADO DISCHARGE PERMIT SYSTEM
CONC	CONCRETE
CONST	CONSTRUCT
C&G	CURB AND GUTTER
CR	CURB RETURN
ESMT	EASEMENT
EX	EXISTING
FL	FLOWLINE
FT	FEET
G	GAS
GIS	GEOGRAPHIC INFORMATION SYSTEM
HOA	HOME OWNERS ASSOCIATION
LF	LINEAR FOOT/FEET
LOD	LIMITS OF DISTURBANCE
LS	LUMP SUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MPH	MILE PER HOUR
NO	NUMBER
PC	POINT OF CURVATURE
PROP	PROPOSED
PSCO	PUBLIC SERVICE COMPANY OF COLORADO
PT	POINT OF TANGENCY
PVMT	PAVEMENT
ROW	RIGHT OF WAY
SCHED	SCHEDULE
SF	SQUARE FEET
SS	SANITARY SEWER
STD	STANDARD
STM	STORM
SWK	SIDEWALK
SY	SQUARE YARDS
TC	TOP OF CURB
TYP	TYPICAL
UDFCD	URBAN DRAINAGE & FLOOD CONTROL DISTRICT
UE	UTILITY EASEMENT
UTIL	UTILITY
W	WATER

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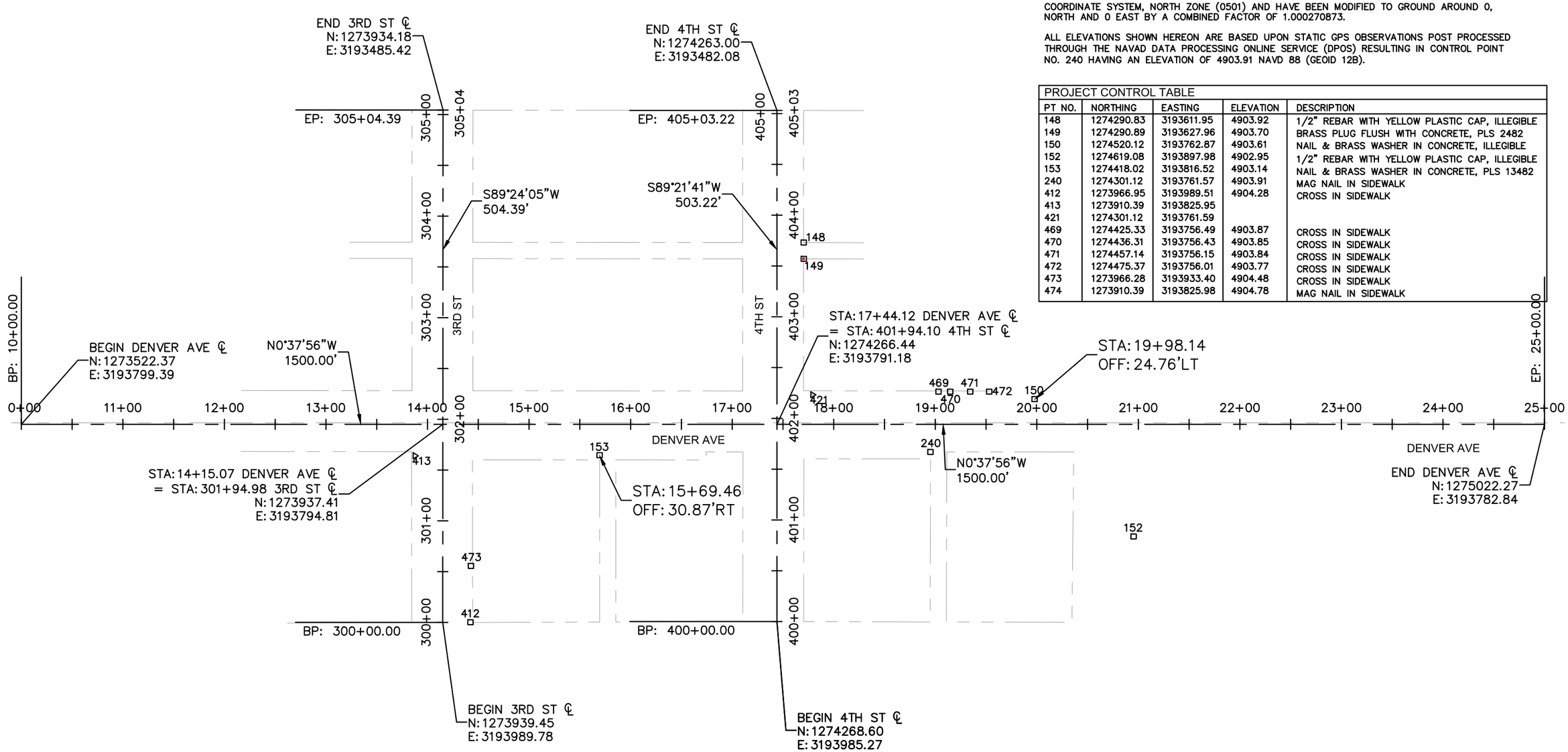

ALL HORIZONTAL COORDINATES SHOWN HEREON ARE BASED UPON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) AND HAVE BEEN MODIFIED TO GROUND AROUND 0, NORTH AND 0 EAST BY A COMBINED FACTOR OF 1.000270873.

ALL ELEVATIONS SHOWN HEREON ARE BASED UPON STATIC GPS OBSERVATIONS POST PROCESSED THROUGH THE NAVAD DATA PROCESSING ONLINE SERVICE (DPOS) RESULTING IN CONTROL POINT NO. 240 HAVING AN ELEVATION OF 4903.91 NAVD 88 (GEOID 12B).

PROJECT CONTROL TABLE

PT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
148	1274290.83	3193611.95	4903.92	1/2" REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE
149	1274290.89	3193627.96	4903.70	BRASS PLUG FLUSH WITH CONCRETE, PLS 2482
150	1274520.12	3193762.87	4903.61	NAIL & BRASS WASHER IN CONCRETE, ILLEGIBLE
152	1274619.08	3193897.98	4902.95	1/2" REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE
153	1274418.02	3193816.52	4903.14	NAIL & BRASS WASHER IN CONCRETE, PLS 13482
240	1274301.12	3193761.57	4903.91	MAG NAIL IN SIDEWALK
412	1273966.95	3193989.51	4904.28	CROSS IN SIDEWALK
413	1273910.39	3193825.95		
421	1274301.12	3193761.59		
469	1274425.33	3193756.49	4903.87	CROSS IN SIDEWALK
470	1274436.31	3193756.43	4903.85	CROSS IN SIDEWALK
471	1274457.14	3193756.15	4903.84	CROSS IN SIDEWALK
472	1274475.37	3193756.01	4903.77	CROSS IN SIDEWALK
473	1273966.28	3193933.40	4904.48	CROSS IN SIDEWALK
474	1273910.39	3193825.98	4904.78	MAG NAIL IN SIDEWALK

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DENVER AVENUE STREETSCAPE IMPROVEMENTS
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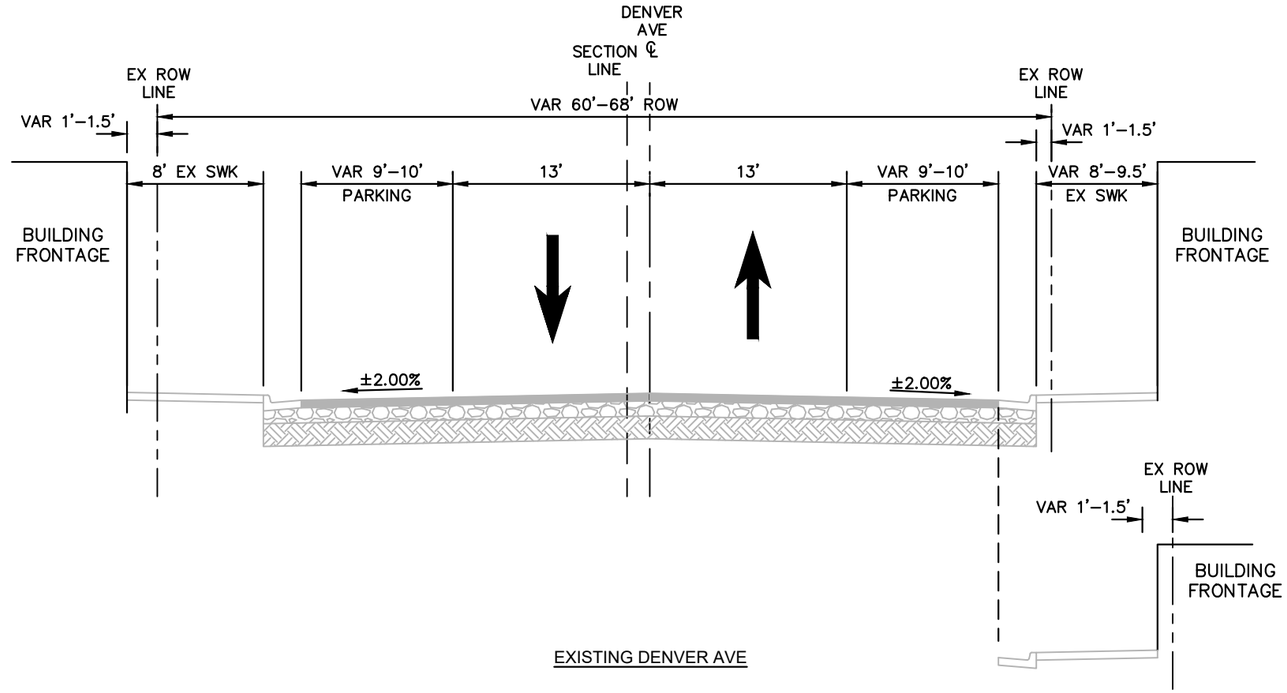
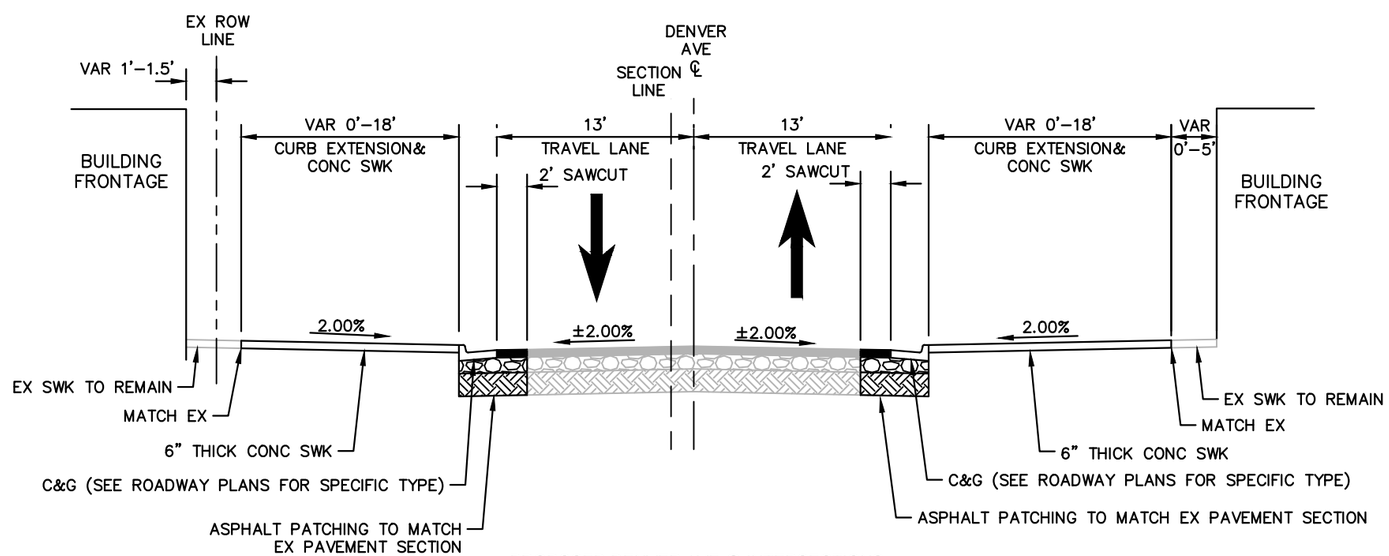


EXISTING DENVER AVE



PROPOSED DENVER AVE @ INTERSECTIONS

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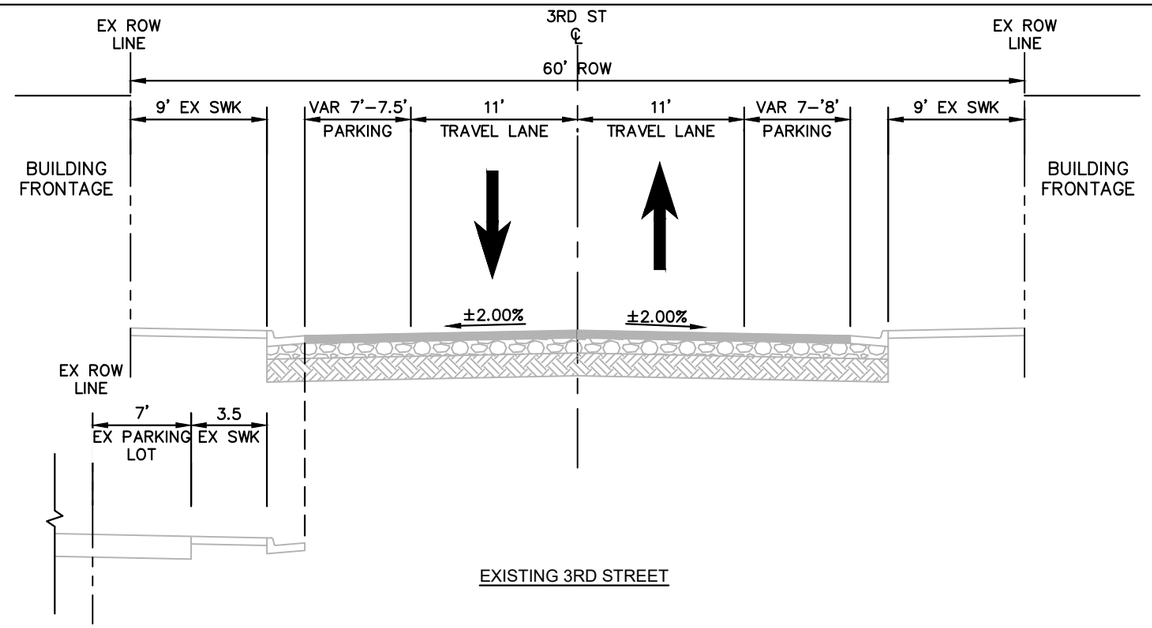

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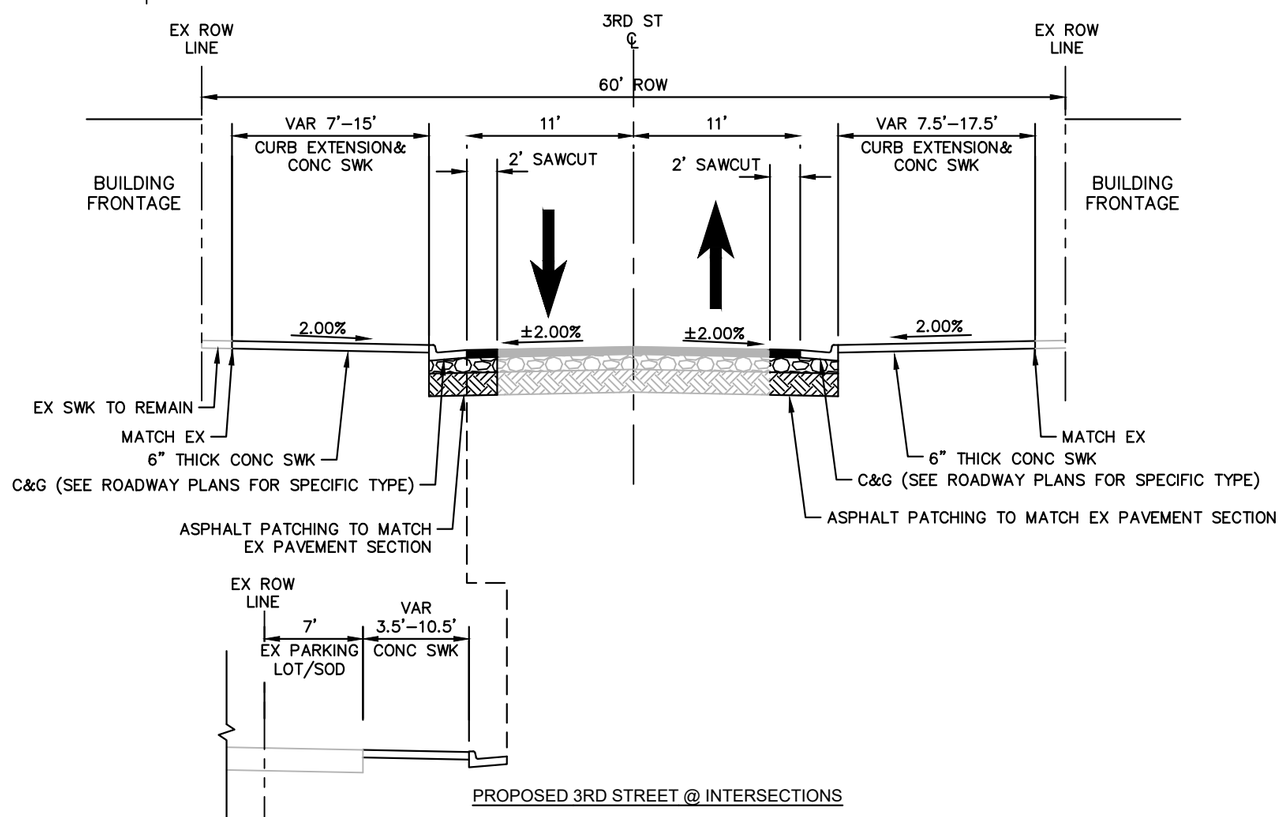

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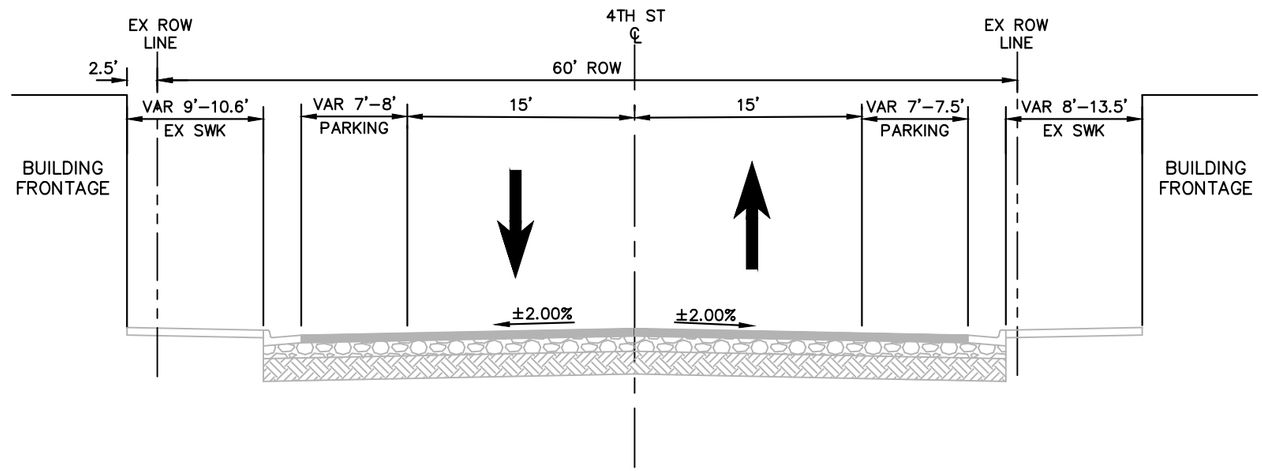

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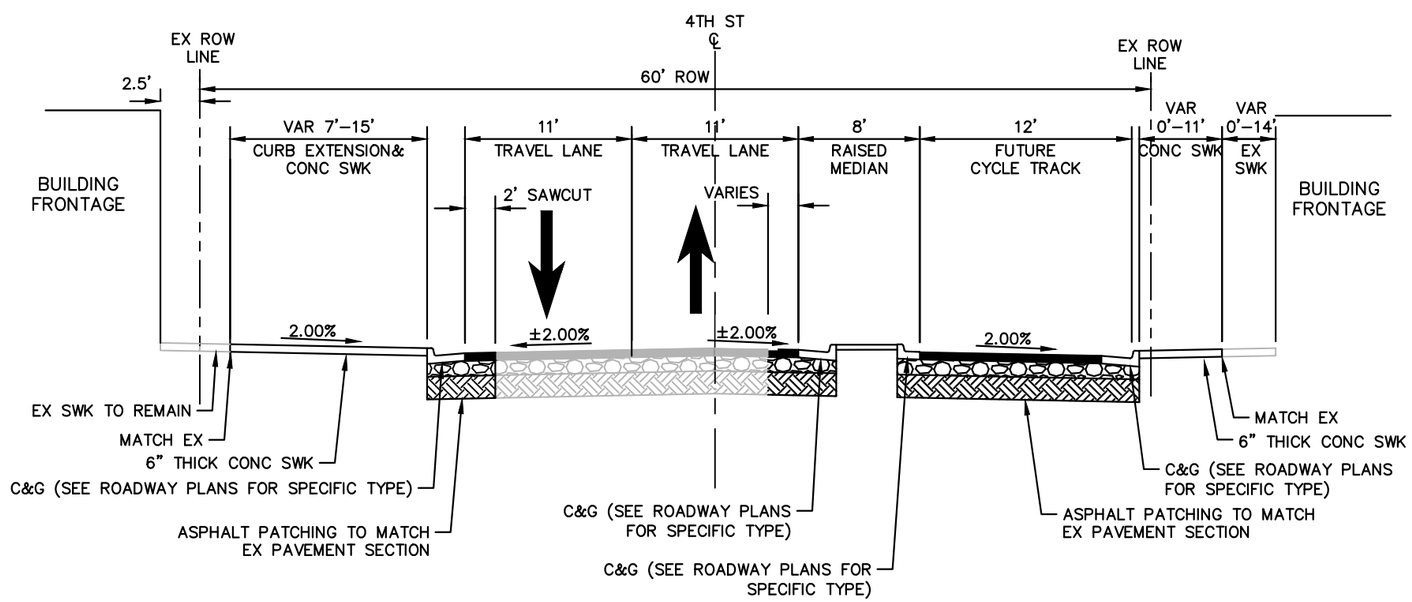

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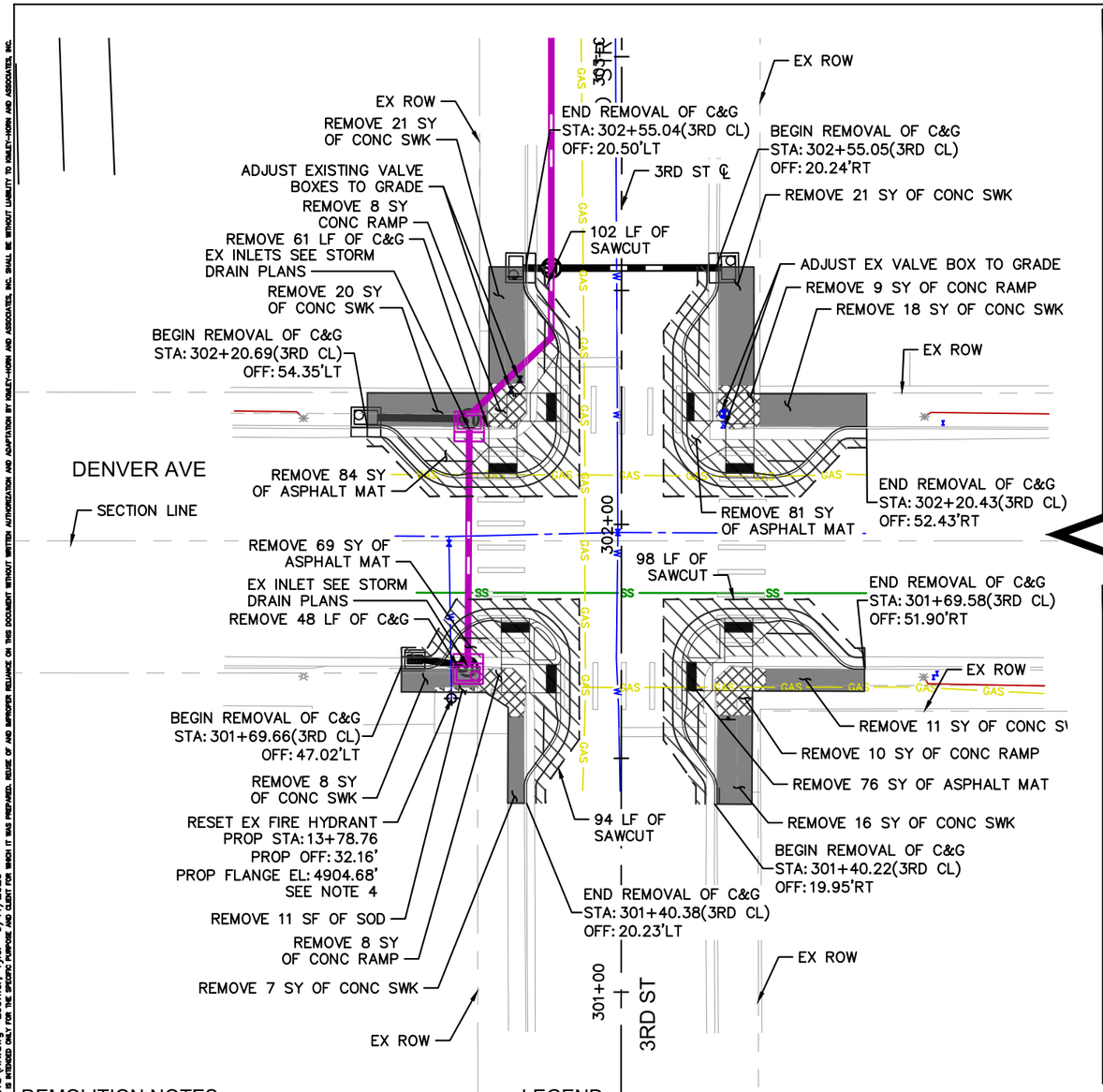
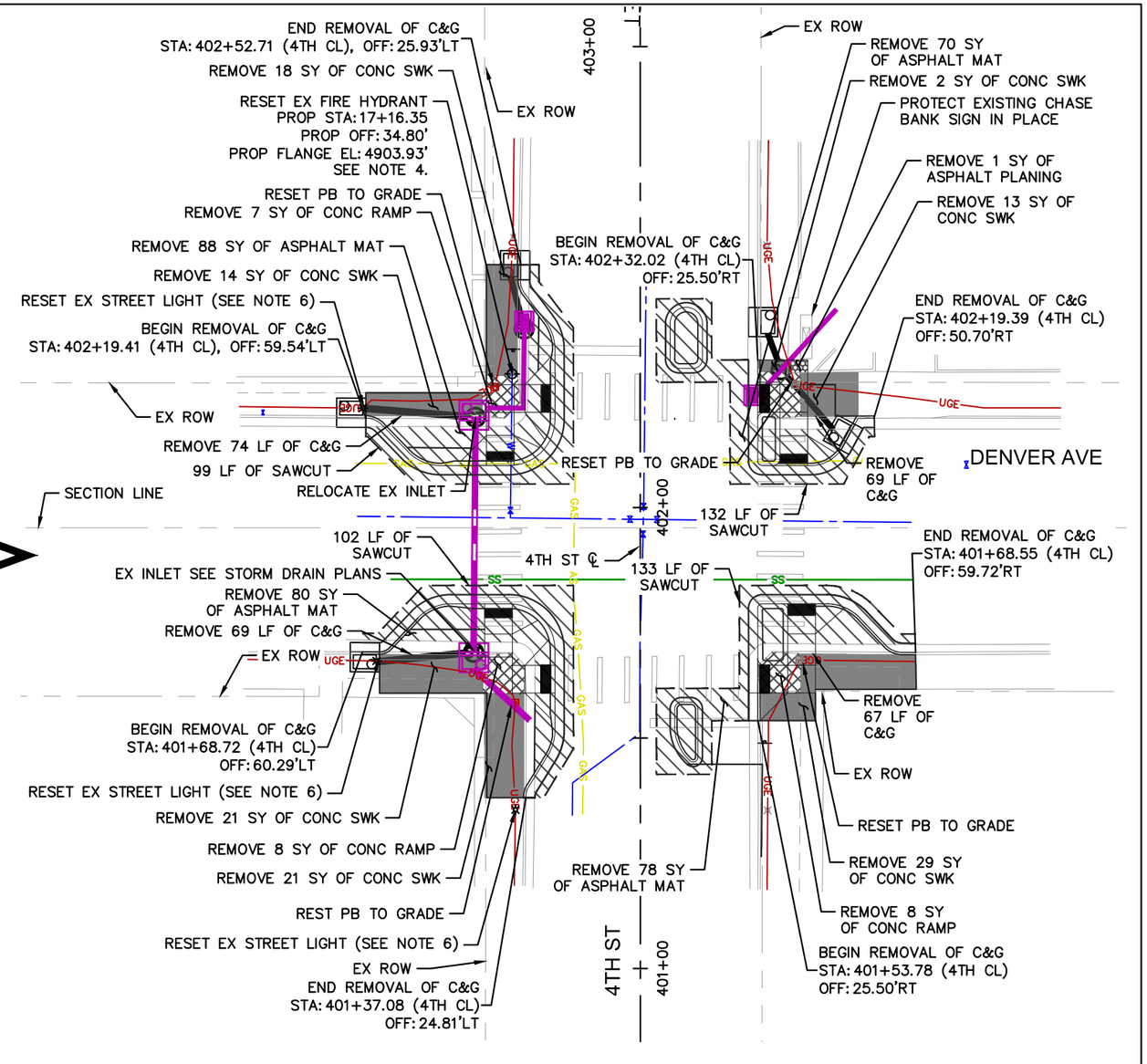
6





DEMOLITION NOTES:

1. DUST CONTROL MEASURES SHALL BE USED DURING DEMOLITION.
2. FOR ALL SIGNAGE AND STRIPING REMOVAL AND RESETS SEE SHEET 19.
3. FOR ADDITIONAL INFORMATION ON UTILITY LOWERINGS, AND STORM SEWER REMOVALS AND RESETS SEE SHEET 20–21.
4. COORDINATE LOCATION OF FIRE HYDRANT LATERAL WITH NEW STORM DRAIN.
5. FOR RESET LOCATIONS OF PULL BOXES SEE ROADWAY PLAN SHEETS
6. CONTRACTOR TO COORDINATE PROPOSED LOCATION OF RESET STREET LIGHT LOCATIONS WITH CITY IN FIELD.

LEGEND:

- SAWCUT
- REMOVAL OF ASPHALT MAT
- REMOVAL OF ASPHALT PLANING
- REMOVAL OF CONCRETE SIDEWALK
- REMOVAL OF CONCRETE CURB RAMP
- REMOVAL OF SOD/LANDSCAPING

NORTH

GRAPHIC SCALE IN FEET
0 7.5 15 30

Print Date: September 11, 2020
Drawing File Name: rr.dwg
Horizontal Scale: Custom Vertical Scale: N/A

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300

	Date:	Comments:	Init.
R-X			
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R-X			

CITY OF Fort Lupton EST 1836
DEPARTMENT OF PUBLIC WORKS
130 S MCKINLEY AVENUE
FT LUPTON, CO 80621
PHONE: (303) 857-6694

No Revisions:
Revised:
Void:

DENVER AVENUE STREETSCAPE IMPROVEMENTS
REMOVALS AND RESETS

DESIGN BY: SAC | CHECKED BY: CEH | SHEET SUBSET: REMOVALS
DRAWN BY: CAS | DATE: 09/11/2020 | SUBSET SHEET: 1 of 1

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Kimley-Horn and Associates, Inc.

PROJECT NO./CODE
09693900
SHEET NUMBER
7

K:\DEN_PublicSector\096939000_Denver Ave Streetscape\CADD\SHEETS\RR.dwg Loeffler, Tyler 9/11/2020
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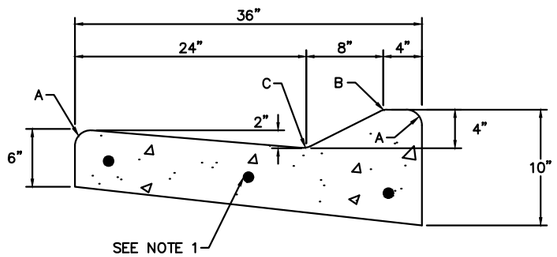
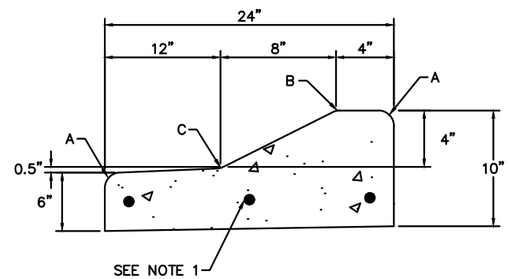
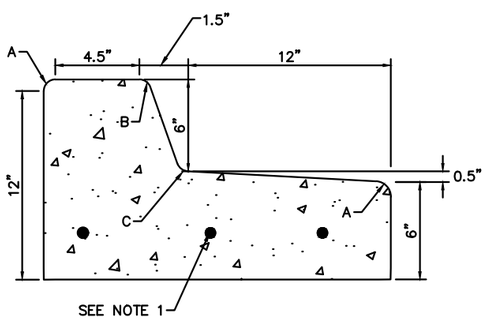


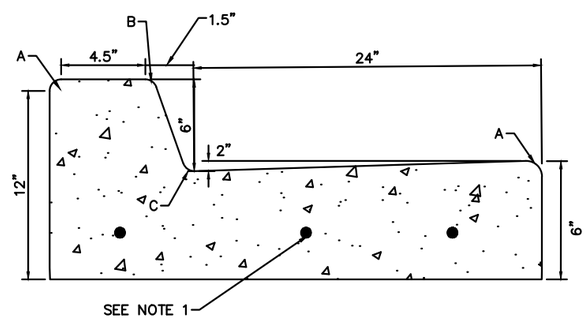
MOUNTABLE CURB (CATCH)
(N.T.S.)



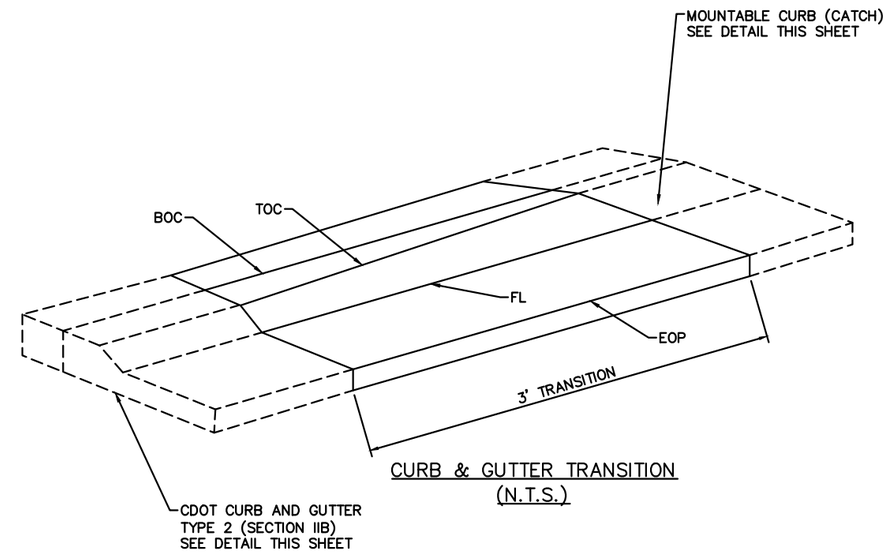
MOUNTABLE CURB (SPILL)
(N.T.S.)



CDOT CURB AND GUTTER TYPE 2 (SECTION IB)
(N.T.S.)



CDOT CURB AND GUTTER TYPE 2 (SECTION IIB)
(N.T.S.)



CURB & GUTTER TRANSITION
(N.T.S.)

LEGEND FOR RADII
A = $\frac{1}{8}$" TO $\frac{1}{4}$"
B = $1\frac{1}{2}$"
C=$1\frac{1}{2}$" TO 2"

NOTES:

1. THREE NO.4 REBARS SHALL BE USED IN ALL CURB RETURNS WITH 25' OR LARGER RADII. THE REBAR SHALL BE USED FROM BEGINNING TO END OF THE CURB RETURN.

Print Date: September 11, 2020
Drawing File Name: roaddetails.dwg
Horizontal Scale: N/A Vertical Scale: N/A

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET,
SUITE 1500
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(303) 228-2300

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CITY OF Fort Lupton EST 1836
DEPARTMENT OF PUBLIC WORKS
130 S MCKINLEY AVENUE
FT LUPTON, CO 80621
PHONE: (303) 857-6694

No Revisions:
Revised:
Void:

DENVER AVENUE STREETSCAPE IMPROVEMENTS
ROADWAY DETAILS

DESIGN BY: SMH | CHECKED BY: CEH | SHEET SUBSET: RDWY DTL
DRAWN BY: TJL | DATE: 9/11/2020 | SUBSET SHEET: 1 of 1

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PROJECT NO./CODE
09693900
SHEET NUMBER
8

K:\DEN_PublicSector\096939000_Denver Ave Streetscape\CADD\SHEETS\RoadDetails.dwg Loeffler, Tyler 9/11/2020
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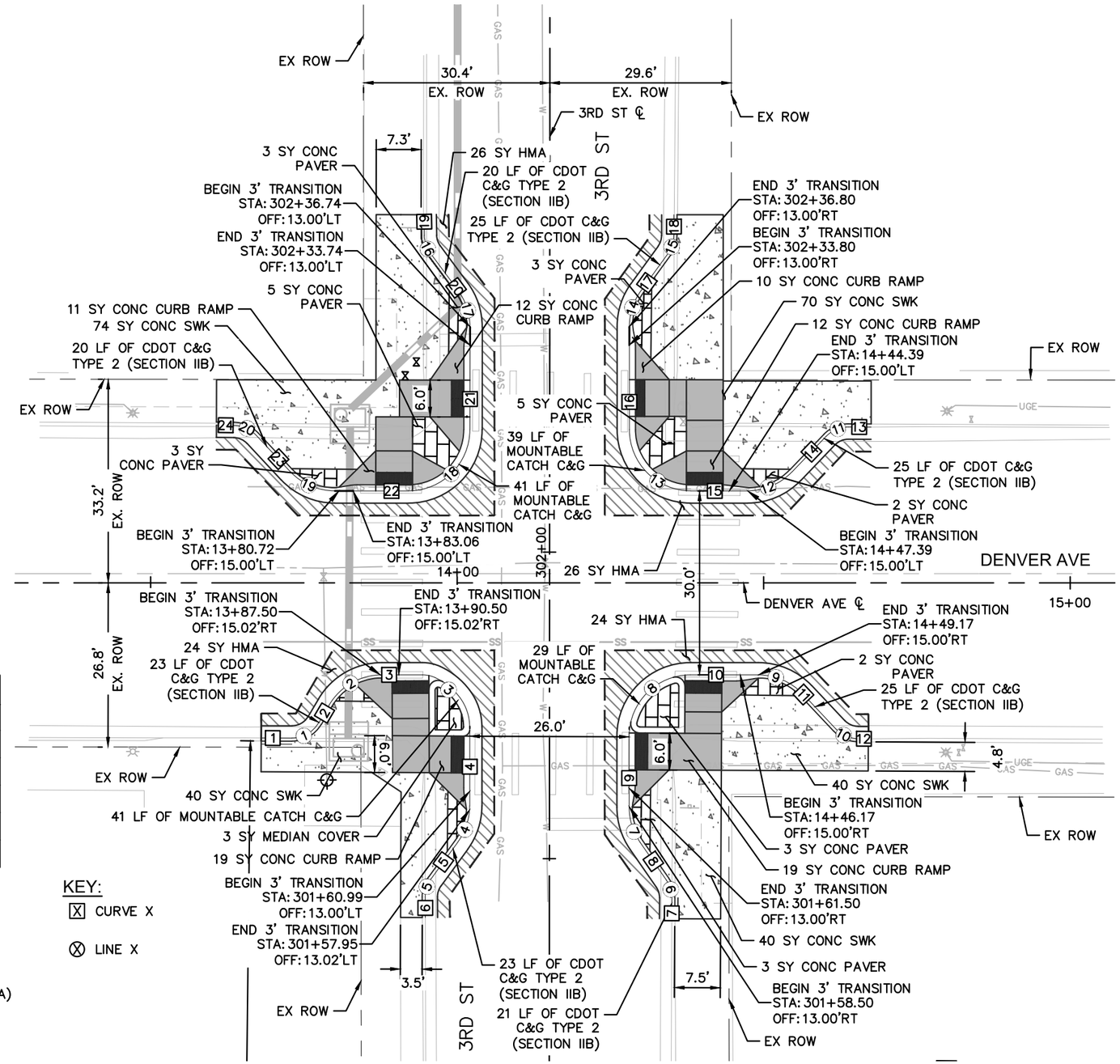
LINE TABLE		
LINE	LENGTH	BEARING
19	3.39	N88°30'57.18"E
20	7.54	N52°49'54.71"E
21	16.77	N89°24'04.83"E
22	12.03	S0°37'56.00"E
23	8.14	S46°15'53.94"W
24	2.87	S0°09'24.91"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
16	5.00'	3.11'	35°41'02"	1.61'
17	10.00'	6.38'	36°34'10"	3.30'
18	10.00'	15.70'	89°57'59"	9.99'
19	10.00'	8.19'	46°53'50"	4.34'
20	5.00'	4.02'	46°06'29"	2.13'

LINE TABLE		
LINE	LENGTH	BEARING
1	5.02	N0°17'50.11"W
2	3.40	N60°09'10.97"W
3	4.31	N0°37'56.00"W
4	11.36	N89°24'04.83"E
5	7.44	S54°32'40.59"E
6	3.36	N89°06'38.73"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
1	5.00'	5.22'	59°51'21"	2.88'
2	10.00'	10.39'	59°31'15"	5.72'
3	10.00'	15.71'	90°02'01"	10.01'
4	10.00'	6.29'	36°03'15"	3.25'
5	5.00'	3.17'	36°20'41"	1.64'



LINE TABLE		
LINE	LENGTH	BEARING
13	3.70	N0°18'10.66"W
14	8.05	N46°53'06.83"W
15	9.30	N0°37'56.00"W
16	16.80	N89°24'04.83"E
17	7.48	S54°38'18.58"E
18	3.37	N89°12'52.10"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
6	5.00'	3.08'	35°16'00"	1.59'
7	10.00'	6.08'	34°51'27"	3.14'
8	10.00'	15.70'	89°57'59"	9.99'
9	10.00'	8.15'	46°40'44"	4.31'
10	5.00'	4.05'	46°24'25"	2.14'

LINE TABLE		
LINE	LENGTH	BEARING
7	3.41	S89°48'37.94"W
8	7.49	S54°32'37.64"W
9	11.61	S89°24'04.83"W
10	11.07	N0°37'56.00"W
11	7.85	N46°02'47.94"E
12	1.66	N0°21'37.34"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
11	5.00'	4.07'	46°34'56"	2.15'
12	10.00'	8.07'	46°15'11"	4.27'
13	10.00'	15.71'	90°02'01"	10.01'
14	10.00'	6.28'	35°57'37"	3.25'
15	5.00'	3.15'	36°08'49"	1.63'

LEGEND:

- PROPOSED HOT MIX ASPHALT (PATCHING)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB RAMP (PAY AREA)
- PROPOSED CONCRETE PAVERS

KEY:

- X CURVE X
- X LINE X

NOTES:

1. SEE SHEET 8 FOR CURB & GUTTER DETAILS AND ADDITIONAL INFORMATION ON TRANSITIONS
2. SEE SHEETS 10–13 FOR GRADING DETAILS

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

Print Date: September 11, 2020
Drawing File Name: pp–3rd.dwg
Horizontal Scale: 1" = 20' Vertical Scale: N/A

Kimley»Horn
KIMLEY–HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228–2300

	Date:	Comments:	Init.
R–X			
R–X			
R–X			
R–X			

CITY OF Fort Lupton EST 1836
DEPARTMENT OF PUBLIC WORKS
130 S MCKINLEY AVENUE
FT LUPTON, CO 80621
PHONE: (303) 857–6694

No Revisions:
Revised:
Void:

DENVER AVENUE STREETSCAPE IMPROVEMENTS
PAVING AND ROADWAY PLAN – DENVER AVE & 3RD ST

DESIGN BY: SAC | CHECKED BY: CEH | SHEET SUBSET: CIVIL
DRAWN BY: CAS | DATE: 09/11/20 | SUBSET SHEET: 1 of 10

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO./CODE
09693900
SHEET NUMBER
9

K:\DEN_PublicSector\096939000_Denver Ave Streetscape\CADD\SHEETS\PP–3RD.dwg Loeffler, Tyler 9/11/2020
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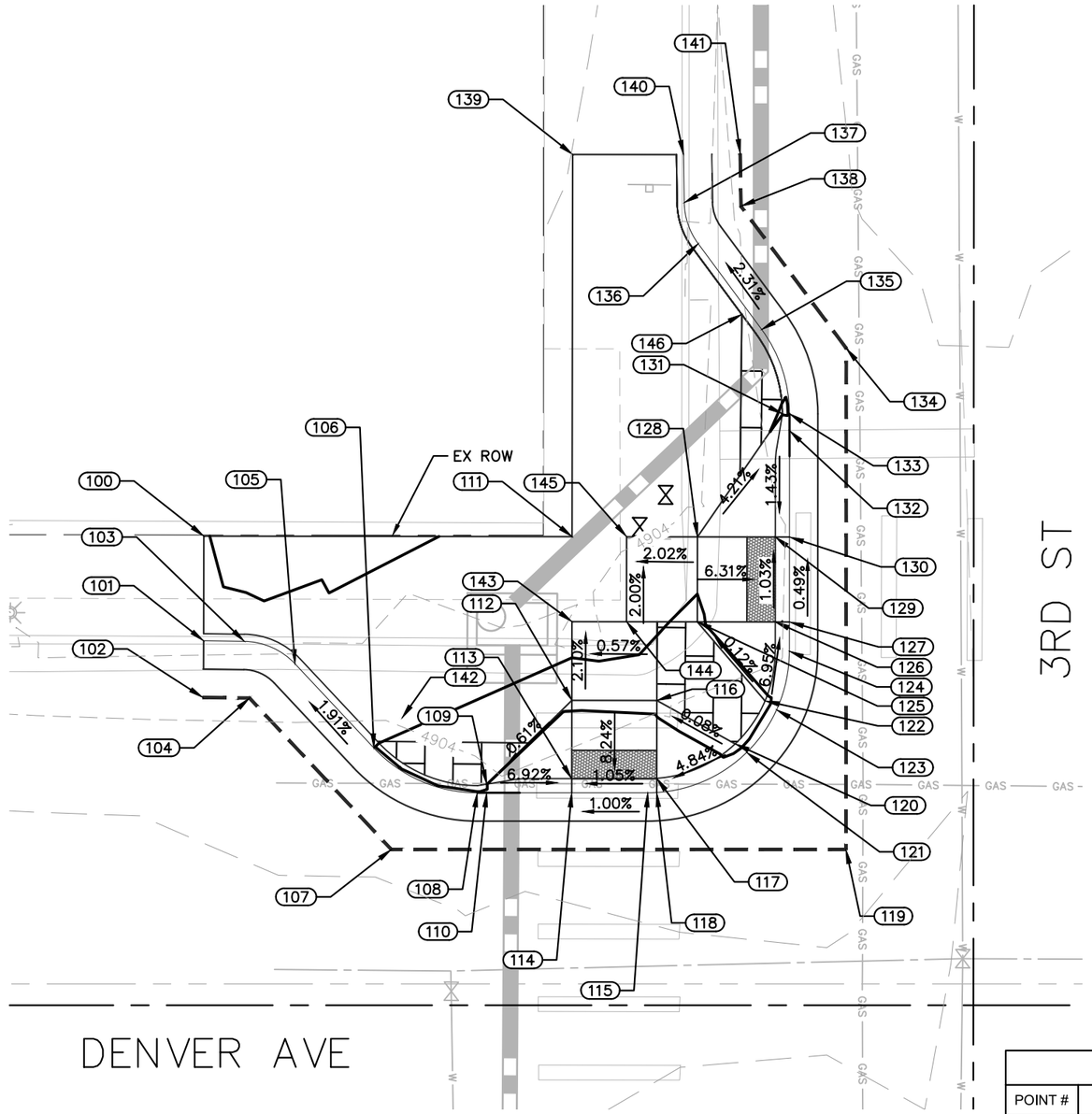

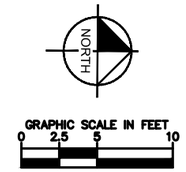

SWC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
100	DEN AVE– CL	13+60.75	–33.1	4904.95'	SWK,ME
101	DEN AVE– CL	13+60.74	–25.7	4904.23'	FL,ME
102	DEN AVE– CL	13+60.68	–21.7	4904.38'	ME
103	DEN AVE– CL	13+63.61	–25.7	4904.28'	FL
104	DEN AVE– CL	13+63.98	–21.7	4904.39'	ME
105	DEN AVE– CL	13+67.19	–24.1	4904.35'	FL
106	DEN AVE– CL	13+72.76	–18.2	4904.50'	FL
107	DEN AVE– CL	13+73.98	–11.0	4904.89'	ME
108	DEN AVE– CL	13+80.06	–15.0	4904.64'	FL
109	DEN AVE– CL	13+80.72	–15.6	4905.01'	TC
110	DEN AVE– CL	13+80.72	–15.0	4904.64'	FL
111	DEN AVE– CL	13+86.75	–33.1	4904.80'	SWK
112	DEN AVE– CL	13+86.73	–21.5	4905.06'	SWK
113	DEN AVE– CL	13+86.72	–16.0	4904.62'	TC
114	DEN AVE– CL	13+86.72	–15.0	4904.62'	FL
115	DEN AVE– CL	13+92.09	–15.0	4904.67'	FL
116	DEN AVE– CL	13+92.73	–21.5	4905.08'	SWK
117	DEN AVE– CL	13+92.72	–16.0	4904.68'	TC
118	DEN AVE– CL	13+92.72	–15.0	4904.68'	FL
119	DEN AVE– CL	14+06.08	–11.0	4904.90'	ME
120	DEN AVE– CL	13+98.27	–18.5	4905.08'	TC
121	DEN AVE– CL	13+99.07	–17.8	4904.75'	FL
122	3RD CL	302+16.46	–14.7	4905.05'	TC
123	3RD CL	302+15.84	–13.9	4904.71'	FL
124	3RD CL	302+19.97	–13.0	4904.67'	FL
125	3RD CL	302+22.04	–19.5	4905.04'	SWK
126	3RD CL	302+22.04	–14.0	4904.65'	TC
127	3RD CL	302+22.04	–13.0	4904.65'	FL
128	3RD CL	302+28.04	–19.5	4904.92'	SWK
129	3RD CL	302+28.04	–14.0	4904.59'	TC
130	3RD CL	302+28.04	–13.0	4904.59'	FL
131	3RD CL	302+36.74	–13.5	4905.01'	TC
132	3RD CL	302+35.54	–13.0	4904.54'	FL
133	3RD CL	302+36.74	–13.0	4904.53'	FL
134	3RD CL	302+41.36	–9.0	4904.81'	ME
135	3RD CL	302+42.69	–15.0	4904.39'	FL
136	3RD CL	302+48.75	–19.5	4904.25'	FL
137	3RD CL	302+51.65	–20.4	4904.19'	FL
138	3RD CL	302+51.39	–16.4	4904.19'	ME
139	3RD CL	302+55.04	–28.3	4905.00'	SWK,ME

SWC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
140	3RD CL	302+55.04	–20.5	4904.73'	FL,ME
141	3RD CL	302+55.10	–16.5	4904.55'	ME
142	DEN AVE– CL	13+73.00	–18.6	4905.00'	PAVERS
143	DEN AVE– CL	13+86.74	–27.1	4904.95'	SWK,ME
144	DEN AVE– CL	13+90.59	–27.1	4904.94'	SWK,ME
145	DEN AVE– CL	13+90.60	–33.1	4904.82'	SWK,ME
146	3RD CL	302+43.75	–16.4	4904.86'	MH

NOTES:

1. MATCH EXISTING ELEVATIONS ARE APPROXIMATE (±). EXACT ELEVATIONS TO BE DETERMINED IN FIELD.

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Print Date: September 11, 2020
Drawing File Name: pp-3rd.dwg
Horizontal Scale: 1" = 10' Vertical Scale: N/A

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300

	Date:	Comments:	Init.
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R-X			
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CITY OF Fort Lupton EST 1836
DEPARTMENT OF PUBLIC WORKS
130 S MCKINLEY AVENUE
FT LUPTON, CO 80621
PHONE: (303) 857-6694

No Revisions:
Revised:
Void:

DENVER AVENUE STREETSCAPE IMPROVEMENTS
GRADING DETAIL – DENVER AVE & 3RD ST
SOUTHWEST CORNER BULBOUT

DESIGN BY: SAC | CHECKED BY: CEH | SHEET SUBSET: CIVIL
DRAWN BY: CAS | DATE: 09/11/20 | SUBSET SHEET: 2 of 10

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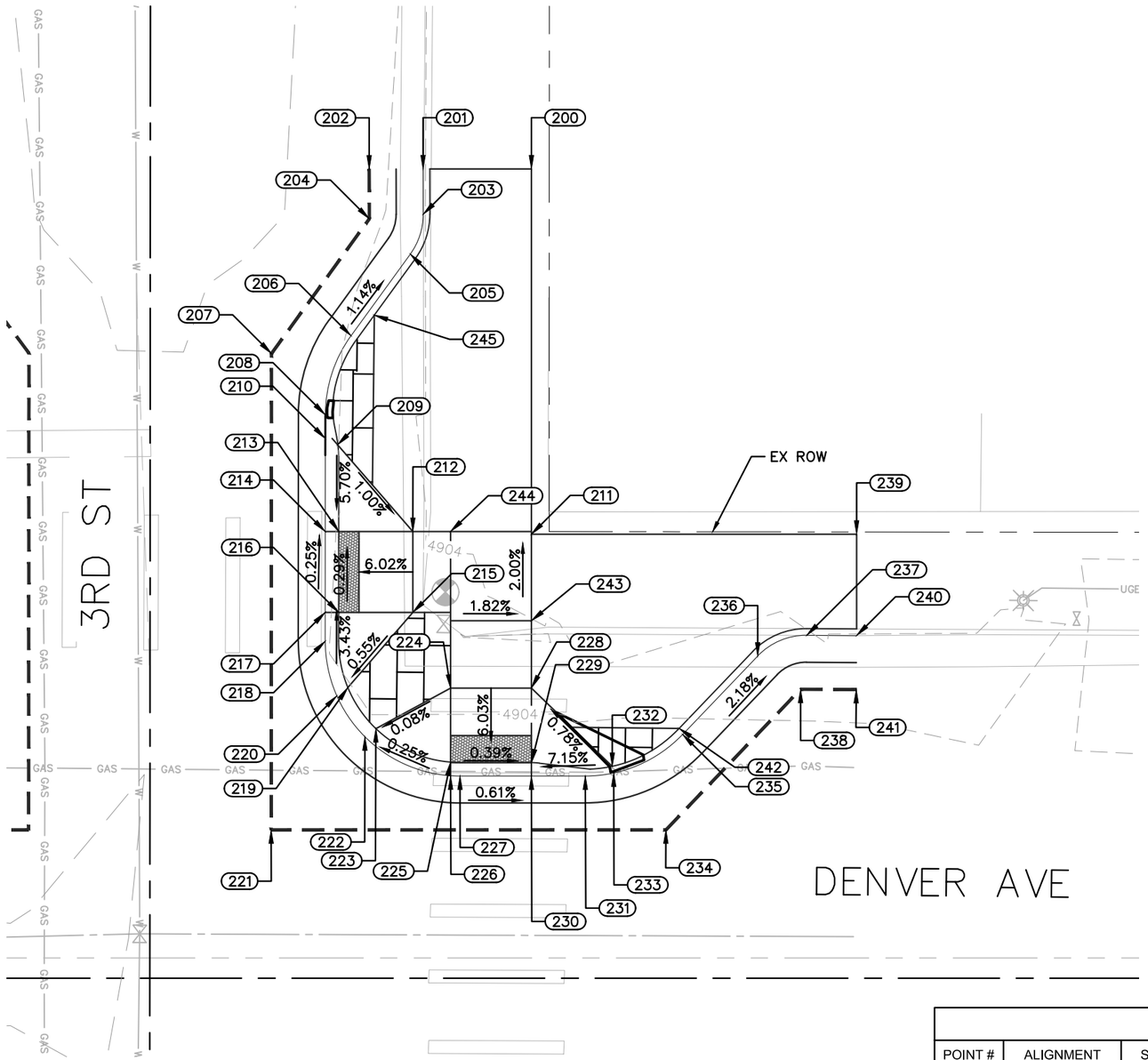
PROJECT NO./CODE
09693900
SHEET NUMBER
10



NWC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
200	3RD CL	302+55.05	28.3	4904.95'	SWK,ME
201	3RD CL	302+55.05	20.2	4904.30'	FL,ME
202	3RD CL	302+55.03	16.2	4904.60'	ME
203	3RD CL	302+51.68	20.3	4904.34'	FL
204	3RD CL	302+51.34	16.3	4904.57'	ME
205	3RD CL	302+48.73	19.3	4904.37'	FL
206	3RD CL	302+42.67	14.9	4904.45'	FL
207	3RD CL	302+41.34	9.0	4904.86'	ME
208	3RD CL	302+36.80	13.0	4904.51'	FL
209	3RD CL	302+34.57	13.9	4904.90'	TC
210	3RD CL	302+35.04	13.0	4904.53'	FL
211	DEN AVE– CL	14+43.39	–32.9	4904.75'	SWK
212	3RD CL	302+28.14	19.5	4904.82'	SWK
213	3RD CL	302+28.14	14.0	4904.54'	TC
214	3RD CL	302+28.14	13.0	4904.54'	FL
215	3RD CL	302+22.14	19.5	4904.94'	SWK
216	3RD CL	302+22.14	14.0	4904.50'	TC
217	3RD CL	302+22.14	13.0	4904.55'	FL
218	3RD CL	302+20.00	13.0	4904.56'	FL
219	3RD CL	302+16.56	14.7	4904.90'	TC
220	3RD CL	302+15.93	13.9	4904.57'	FL
221	DEN AVE– CL	14+24.08	–11.0	4904.90'	ME
222	DEN AVE– CL	14+31.04	–17.9	4904.60'	FL
223	DEN AVE– CL	14+31.85	–18.5	4904.94'	TC
224	DEN AVE– CL	14+37.39	–21.5	4904.94'	SWK
225	DEN AVE– CL	14+37.39	–16.0	4904.61'	TC
226	DEN AVE– CL	14+37.39	–15.0	4904.61'	FL
227	DEN AVE– CL	14+38.09	–15.0	4904.63'	FL
228	DEN AVE– CL	14+43.39	–21.5	4904.98'	SWK
229	DEN AVE– CL	14+43.39	–16.0	4904.58'	TC
230	DEN AVE– CL	14+43.39	–15.0	4904.58'	FL
231	DEN AVE– CL	14+47.39	–15.0	4904.57'	FL
232	DEN AVE– CL	14+49.39	–15.7	4905.04'	TC
233	DEN AVE– CL	14+49.50	–15.2	4904.55'	FL
234	DEN AVE– CL	14+53.37	–11.0	4904.74'	ME
235	DEN AVE– CL	14+54.62	–18.1	4904.44'	FL
236	DEN AVE– CL	14+60.18	–23.9	4904.27'	FL
237	DEN AVE– CL	14+63.82	–25.4	4904.19'	FL
238	DEN AVE– CL	14+63.37	–21.4	4904.34'	ME
239	DEN AVE– CL	14+67.52	–32.9	4904.75'	SWK,ME

NWC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
240	DEN AVE– CL	14+67.52	–25.4	4904.09'	FL,ME
241	DEN AVE– CL	14+67.49	–21.4	4904.33'	ME
242	DEN AVE– CL	14+54.35	–18.5	4904.94'	PAVERS
243	DEN AVE– CL	14+43.39	–26.5	4904.88'	SWK,ME
244	3RD CL	302+28.14	22.3	4904.86'	SWK,ME
245	3RD CL	302+44.20	16.6	4904.93'	PAVERS

NOTES:

1. MATCH EXISTING ELEVATIONS ARE APPROXIMATE (±). EXACT ELEVATIONS TO BE DETERMINED IN FIELD.

K:\DEN_PublicSector\096939000_Denver Ave Streetscape\CADD\SHEETS\PP-3RD.dwg Loeffler, Tyler 9/11/2020
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Print Date: September 11, 2020
Drawing File Name: pp-3rd.dwg
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KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300

	Date:	Comments:	Init.
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R-X			

CITY OF Fort Lupton EST 1836
DEPARTMENT OF PUBLIC WORKS
130 S MCKINLEY AVENUE
FT LUPTON, CO 80621
PHONE: (303) 857-6694

No Revisions:
Revised:
Void:

DENVER AVENUE STREETSCAPE IMPROVEMENTS
GRADING DETAIL – DENVER AVE & 3RD ST
NORTHWEST CORNER BULBOUT

DESIGN BY: SAC | CHECKED BY: CEH | SHEET SUBSET: CIVIL
DRAWN BY: CAS | DATE: 09/11/20 | SUBSET SHEET: 3 of 10

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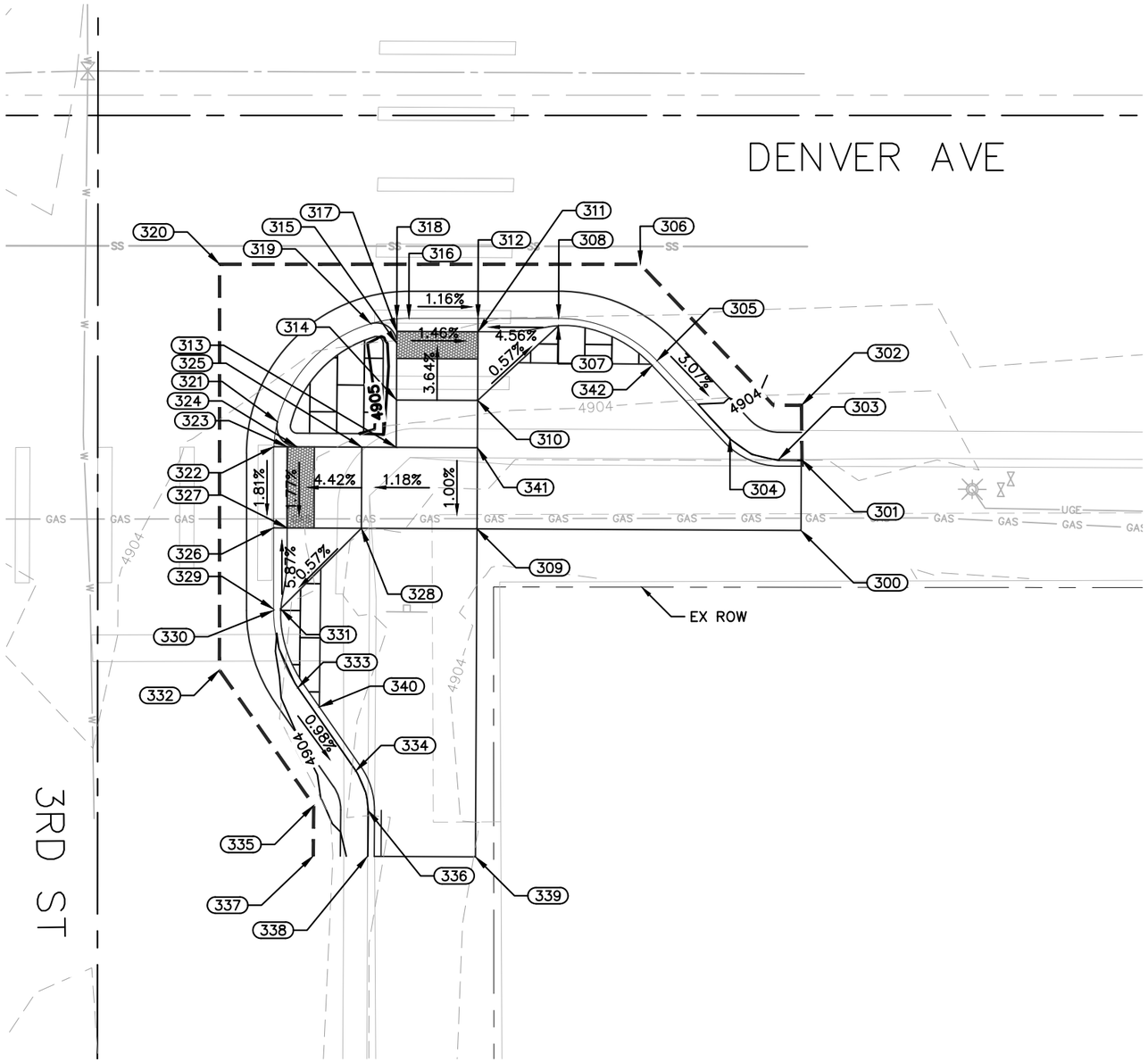
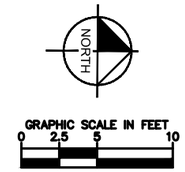
PROJECT NO./CODE
09693900
SHEET NUMBER
11





NEC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
300	DEN AVE– CL	14+67.04	30.7	4904.24'	SWK,ME
301	DEN AVE– CL	14+67.06	25.4	4903.62'	FL,ME
302	DEN AVE– CL	14+67.08	21.4	4903.94'	ME
303	DEN AVE– CL	14+65.41	25.4	4903.71'	FL
304	DEN AVE– CL	14+61.79	23.9	4903.86'	FL
305	DEN AVE– CL	14+56.40	18.1	4904.17'	FL
306	DEN AVE– CL	14+55.17	11.0	4904.65'	ME
307	DEN AVE– CL	14+49.11	15.6	4904.90'	TC
308	DEN AVE– CL	14+49.13	15.0	4904.40'	FL
309	DEN AVE– CL	14+43.10	30.6	4904.38'	SWK
310	DEN AVE– CL	14+43.14	21.1	4904.68'	SWK
311	DEN AVE– CL	14+43.17	16.0	4904.49'	TC
312	DEN AVE– CL	14+43.17	15.0	4904.49'	FL
313	DEN AVE– CL	14+37.12	24.5	4904.50'	SWK
314	DEN AVE– CL	14+37.14	21.0	4904.75'	SWK
315	DEN AVE– CL	14+37.16	16.9	4904.61'	SWK
316	DEN AVE– CL	14+38.06	15.0	4904.59'	FL
317	DEN AVE– CL	14+37.17	16.0	4904.61'	TC
318	DEN AVE– CL	14+37.17	15.0	4904.61'	FL
319	DEN AVE– CL	14+35.24	15.4	4904.60'	FL
320	DEN AVE– CL	14+24.07	11.0	4904.89'	ME
321	3RD CL	301+72.35	13.3	4904.28'	FL
322	3RD CL	301+70.50	13.0	4904.23'	FL
323	3RD CL	301+70.50	14.0	4904.23'	TC
324	3RD CL	301+70.49	14.7	4904.25'	SWK
325	3RD CL	301+70.47	19.5	4904.45'	SWK
326	3RD CL	301+64.50	13.0	4904.11'	FL
327	3RD CL	301+64.50	14.0	4904.11'	TC
328	3RD CL	301+64.47	19.5	4904.38'	SWK
329	3RD CL	301+58.50	13.0	4904.03'	FL
330	3RD CL	301+58.39	13.0	4904.03'	FL
331	3RD CL	301+58.50	13.5	4904.48'	TC
332	3RD CL	301+53.99	9.0	4904.26'	ME
333	3RD CL	301+52.67	14.8	4903.93'	FL
334	3RD CL	301+46.52	19.1	4903.87'	FL
335	3RD CL	301+43.97	16.0	4904.02'	ME
336	3RD CL	301+43.63	20.0	4903.87'	FL
337	3RD CL	301+40.25	15.9	4904.05'	ME
338	3RD CL	301+40.22	19.9	4903.87'	FL,ME
339	3RD CL	301+40.18	27.9	4904.52'	SWK,ME

NEC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
340	3RD CL	301+51.26	16.4	4904.41'	PAVERS
341	DEN AVE– CL	14+43.12	24.6	4904.45'	SWK,ME
342	DEN AVE– CL	14+56.04	18.5	4904.35'	PAVERS

NOTES:

1. MATCH EXISTING ELEVATIONS ARE APPROXIMATE (±). EXACT ELEVATIONS TO BE DETERMINED IN FIELD.

Print Date: September 11, 2020
Drawing File Name: pp–3rd.dwg
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Kimley»Horn
KIMLEY–HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET,
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CITY OF Fort Lupton EST 1836
DEPARTMENT OF PUBLIC WORKS
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PHONE: (303) 857–6694

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DENVER AVENUE STREETSCAPE IMPROVEMENTS
GRADING DETAIL – DENVER AVE & 3RD ST
NORTHEAST CORNER BULBOUT

DESIGN BY: SAC | CHECKED BY: CEH | SHEET SUBSET: CIVIL
DRAWN BY: CAS | DATE: 09/11/20 | SUBSET SHEET: 4 of 10

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12

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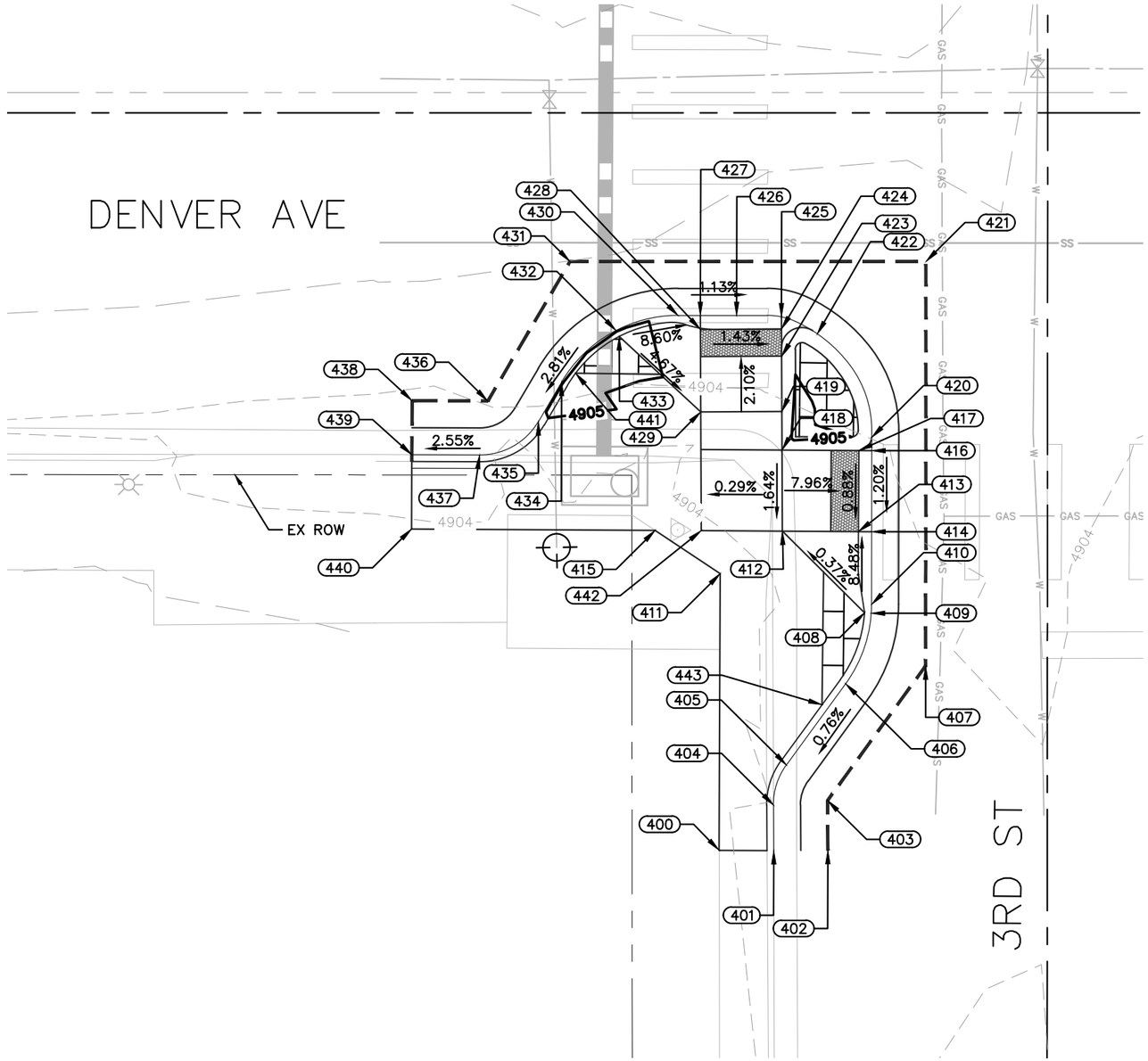

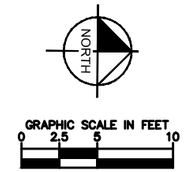

SEC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
400	3RD CL	301+40.40	−24.3	4904.63'	SWK,ME
401	3RD CL	301+40.38	−20.2	4904.11'	FL,ME
402	3RD CL	301+40.40	−16.2	4904.25'	ME
403	3RD CL	301+44.09	−16.3	4904.24'	ME
404	3RD CL	301+43.74	−20.2	4904.12'	FL
405	3RD CL	301+46.71	−19.3	4904.15'	FL
406	3RD CL	301+52.72	−14.9	4904.17'	FL
407	3RD CL	301+54.05	−9.0	4904.46'	ME
408	3RD CL	301+57.99	−13.5	4904.73'	TC
409	3RD CL	301+57.95	−13.0	4904.23'	FL
410	3RD CL	301+58.61	−13.0	4904.29'	FL
411	3RD CL	301+60.87	−24.2	4904.79'	SWK
412	3RD CL	301+64.02	−19.6	4904.79'	SWK
413	3RD CL	301+63.99	−14.0	4904.32'	TC
414	3RD CL	301+63.98	−13.0	4904.32'	FL
415	DEN AVE− CL	13+86.04	30.9	4904.76'	SWK
416	3RD CL	301+69.97	−13.0	4904.37'	FL
417	3RD CL	301+69.99	−13.9	4904.37'	SWK
418	3RD CL	301+70.02	−19.6	4904.89'	SWK
419	3RD CL	301+72.87	−19.6	4904.71'	SWK
420	3RD CL	301+70.97	−13.0	4904.42'	FL
421	DEN AVE− CL	14+06.07	11.0	4904.87'	ME
422	DEN AVE− CL	13+98.03	16.4	4904.60'	FL
423	DEN AVE− CL	13+95.40	18.0	4904.63'	SWK
424	DEN AVE− CL	13+95.39	16.0	4904.62'	TC
425	DEN AVE− CL	13+95.38	15.1	4904.62'	FL
426	DEN AVE− CL	13+92.06	15.0	4904.66'	FL
427	DEN AVE− CL	13+89.38	15.0	4904.68'	FL
428	DEN AVE− CL	13+89.39	16.0	4904.69'	TC
429	DEN AVE− CL	13+89.41	22.1	4904.82'	SWK
430	DEN AVE− CL	13+87.75	15.0	4904.69'	TC
431	DEN AVE− CL	13+79.74	11.0	4905.00'	ME
432	DEN AVE− CL	13+83.16	16.1	4904.70'	FL
433	DEN AVE− CL	13+83.39	16.6	4905.20'	TC
434	DEN AVE− CL	13+79.13	19.9	4904.56'	FL
435	DEN AVE− CL	13+77.40	22.9	4904.47'	FL
436	DEN AVE− CL	13+73.66	21.3	4904.53'	ME
437	DEN AVE− CL	13+73.06	25.3	4904.34'	FL
438	DEN AVE− CL	13+68.07	21.3	4904.45'	ME
439	DEN AVE− CL	13+68.05	25.3	4904.21'	FL,ME

SEC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
440	DEN AVE− CL	13+68.02	30.8	4904.54'	SWK,ME
441	DEN AVE− CL	13+80.17	19.3	4905.10'	PAVERS
442	3RD CL	301+64.05	−25.6	4904.76'	SWK,ME
443	3RD CL	301+51.17	−16.7	4904.67'	PAVERS

NOTES:

1. MATCH EXISTING ELEVATIONS ARE APPROXIMATE (±). EXACT ELEVATIONS TO BE DETERMINED IN FIELD.

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Revised:
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DENVER AVENUE STREETSCAPE IMPROVEMENTS
GRADING DETAIL – DENVER AVE & 3RD ST
SOUTHEAST CORNER BULBOUT

DESIGN BY: SAC | CHECKED BY: CEH | SHEET SUBSET: CIVIL
DRAWN BY: CAS | DATE: 09/11/20 | SUBSET SHEET: 5 of 10

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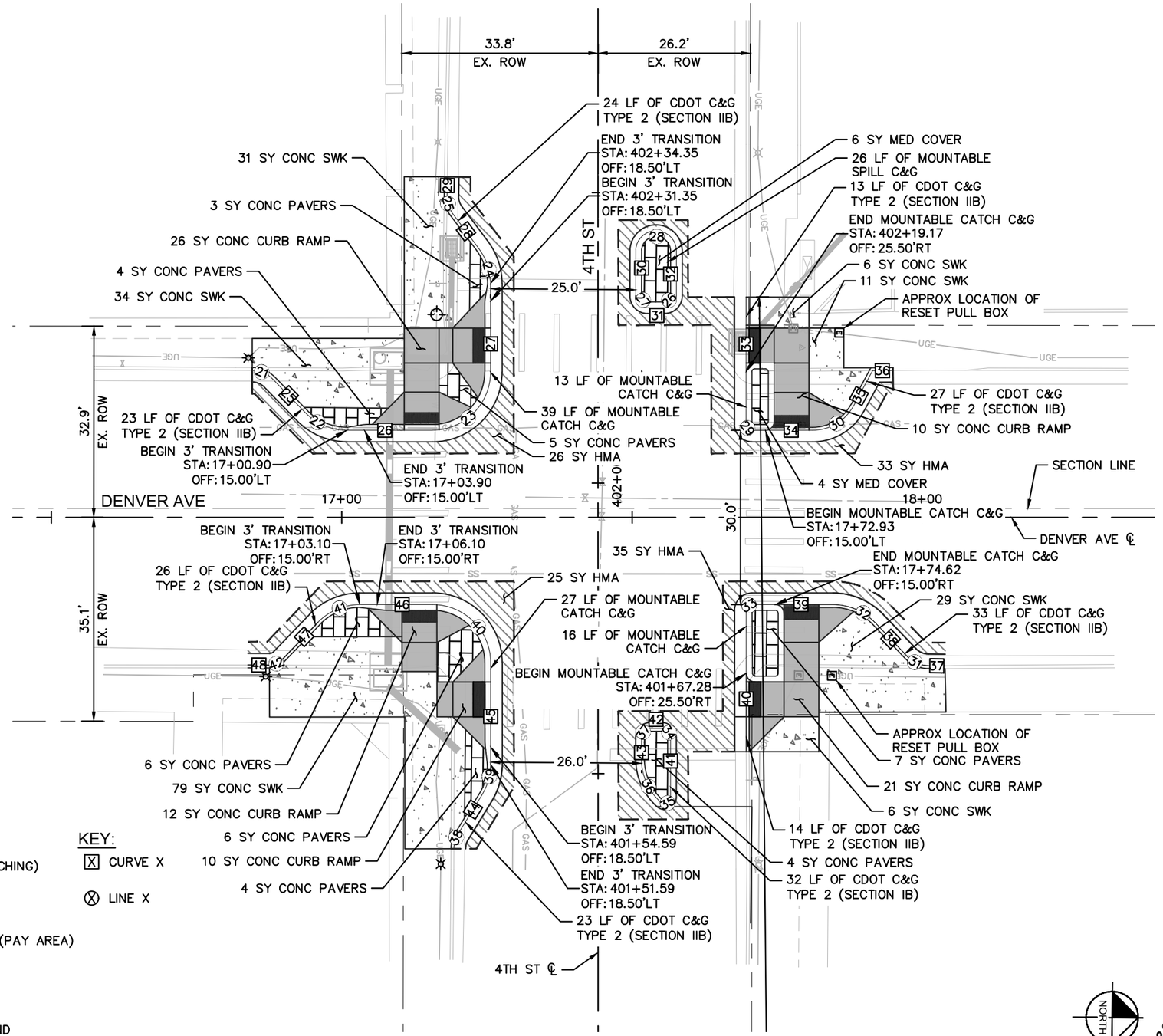
09693900
SHEET NUMBER
13

LINE TABLE		
LINE	LENGTH	BEARING
25	8.02	S45°10'32.37"W
26	14.72	S0°37'56.00"E
27	15.24	N89°21'41.49"E
28	7.51	N52°34'52.75"E
29	3.29	S89°45'07.23"E
30	7.95	N89°25'16.38"E
31	3.00	N0°38'18.51"W
32	7.95	S89°18'06.31"W
33	21.93	S89°21'41.49"W
34	10.46	S0°37'56.00"E
35	6.86	S62°23'57.87"E
36	3.53	S1°08'56.48"E
37	2.89	S0°04'45.29"E
38	8.10	S45°44'48.79"W
39	13.94	S0°37'56.00"E
40	13.50	N89°21'41.49"E
41	10.46	S89°21'41.49"W
42	2.00	S0°38'18.51"E
43	3.75	N89°21'41.49"E
44	7.83	S59°05'21.16"E
45	17.52	N89°21'41.49"E
46	12.53	N0°37'56.00"W
47	8.89	N46°47'34.41"W
48	3.71	N0°22'11.36"W



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
21	5.00'	3.97'	45°29'14"	2.10'
22	10.00'	7.99'	45°48'28"	4.22'
23	10.00'	15.71'	90°00'23"	10.00'
24	10.00'	6.42'	36°46'49"	3.32'
25	5.00'	3.29'	37°40'00"	1.71'
26	1.00'	1.57'	90°00'02"	1.00'
27	1.00'	1.57'	89°59'49"	1.00'
28	2.50'	7.44'	170°36'53"	30.46'
29	1.00'	1.57'	89°59'37"	1.00'
30	8.00'	8.62'	61°46'02"	4.78'
31	5.00'	4.00'	45°49'34"	2.11'
32	10.00'	8.09'	46°22'45"	4.28'
33	1.00'	1.57'	90°00'23"	1.00'
34	1.50'	2.36'	90°00'00"	1.50'
35	1.00'	2.30'	131°48'37"	2.24'
36	10.00'	8.41'	48°11'23"	4.47'
37	1.50'	2.36'	90°00'00"	1.50'
38	5.00'	2.74'	31°25'20"	1.41'
39	10.00'	5.51'	31°32'57"	2.82'
40	10.00'	15.71'	89°59'37"	10.00'
41	10.00'	8.06'	46°09'38"	4.26'
42	3.00'	2.43'	46°25'23"	1.29'

LEGEND:

- PROPOSED HOT MIX ASPHALT (PATCHING)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB RAMP (PAY AREA)
- PROPOSED CONCRETE PAVERS

KEY:

- [X] CURVE X
- (X) LINE X

NOTES:

1. SEE SHEET 8 FOR CURB & GUTTER DETAILS AND ADDITIONAL INFORMATION ON TRANSITIONS
2. SEE SHEETS 15–18 FOR GRADING DETAILS

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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KIMLEY-HORN AND ASSOCIATES, INC.
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(303) 228-2300

	Date:	Comments:	Init.
(R-X)			
(R-X)			
(R-X)			
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CITY OF Fort Lupton EST 1836
DEPARTMENT OF PUBLIC WORKS
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FT LUPTON, CO 80621
PHONE: (303) 857-6694

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DENVER AVENUE STREETSCAPE IMPROVEMENTS
PAVING AND ROADWAY PLAN – DENVER AVE & 4TH ST

DESIGN BY: SAC | CHECKED BY: CEH | SHEET SUBSET: CIVIL
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09693900
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14

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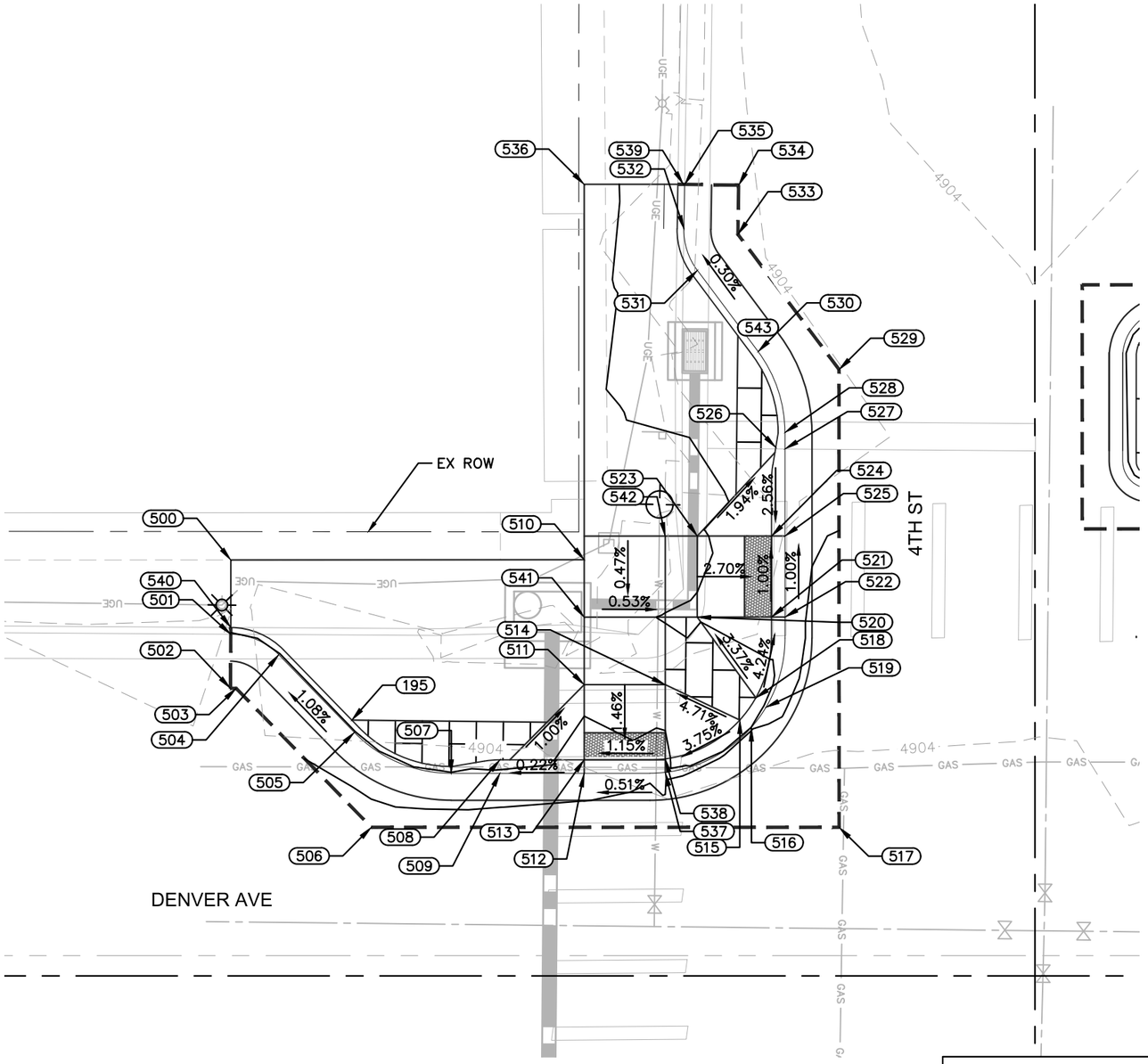

SWC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
195	DEN AVE– CL	16+93.54	–18.9	4904.14'±	PAVERS
500	DEN AVE– CL	16+84.58	–30.8	4904.10'±	SWK
501	DEN AVE– CL	16+84.58	–25.3	4903.53'±	FL
502	DEN AVE– CL	16+84.56	–21.3	4904.08'±	ME
503	DEN AVE– CL	16+84.98	–21.3	4904.07'±	ME
504	DEN AVE– CL	16+88.14	–23.8	4903.57'±	FL
505	DEN AVE– CL	16+93.73	–18.0	4903.65'±	FL
506	DEN AVE– CL	16+94.99	–11.0	4904.22'±	ME
507	DEN AVE– CL	17+00.90	–15.0	4903.70'±	FL
508	DEN AVE– CL	17+04.51	–16.0	4904.20'±	TC
509	DEN AVE– CL	17+04.51	–15.0	4903.87'±	FL
510	DEN AVE– CL	17+10.75	–30.8	4904.08'±	SWK,ME
511	DEN AVE– CL	17+10.75	–21.6	4904.07'±	SWK
512	DEN AVE– CL	17+10.75	–15.0	4903.90'±	FL
513	DEN AVE– CL	17+10.75	–16.0	4903.90'±	TC
514	DEN AVE– CL	17+16.75	–21.6	4904.03'±	SWK
515	DEN AVE– CL	17+22.27	–18.9	4904.32'±	TC
516	DEN AVE– CL	17+23.12	–18.4	4903.99'±	FL
517	DEN AVE– CL	17+29.62	–11.0	4904.16'±	ME
518	4TH CL	402+14.69	–20.7	4904.23'±	TC
519	4TH CL	402+13.99	–19.9	4903.90'±	FL
520	4TH CL	402+20.67	–25.0	4903.98'±	SWK
521	4TH CL	402+20.68	–19.5	4903.87'±	TC
522	4TH CL	402+20.68	–18.5	4903.87'±	FL
523	4TH CL	402+26.67	–25.0	4904.03'±	SWK
524	4TH CL	402+26.68	–19.5	4903.81'±	TC
525	4TH CL	402+26.68	–18.5	4903.81'±	FL
526	4TH CL	402+33.24	–19.2	4903.91'±	TC
527	4TH CL	402+33.12	–18.5	4903.55'±	FL
528	4TH CL	402+34.35	–18.5	4903.28'±	FL
529	4TH CL	402+39.00	–14.5	4903.49'±	ME
530	4TH CL	402+40.34	–20.5	4903.27'±	FL
531	4TH CL	402+46.35	–25.0	4903.26'±	FL
532	4TH CL	402+49.42	–26.0	4903.25'±	FL
533	4TH CL	402+49.02	–22.0	4903.40'±	ME
534	4TH CL	402+52.65	–21.9	4903.43'±	ME
535	4TH CL	402+52.71	–25.9	4903.24'±	FL
536	4TH CL	402+52.72	–33.4	4904.16'±	SWK
537	DEN AVE– CL	17+16.75	–15.1	4903.98'±	FL
538	DEN AVE– CL	17+16.75	–16.1	4903.98'±	TC

SWC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
539	4TH CL	402+52.72	–26.1	4903.74'±	TC,ME
540	DEN AVE– CL	16+84.58	–25.8	4904.03'±	TC,ME
541	3RD CL	302+21.73	295.7	4904.03'±	SWK,ME
542	4TH CL	402+26.67	–27.4	4904.06'±	SWK,ME
543	4TH CL	402+41.51	–22.0	4903.77'±	PAVERS

NOTES:

1. MATCH EXISTING ELEVATIONS ARE APPROXIMATE (±). EXACT ELEVATIONS TO BE DETERMINED IN FIELD.

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R–X			
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CITY OF Fort Lupton EST 1836
DEPARTMENT OF PUBLIC WORKS
130 S MCKINLEY AVENUE
FT LUPTON, CO 80621
PHONE: (303) 857–6694

No Revisions:
Revised:
Void:

DENVER AVENUE STREETSCAPE IMPROVEMENTS
GRADING DETAIL – DENVER AVE & 4TH ST
SOUTHWEST CORNER BULBOUT

DESIGN BY: SAC | CHECKED BY: CEH | SHEET SUBSET: CIVIL
DRAWN BY: CAS | DATE: 09/11/20 | SUBSET SHEET: 7 of 10

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO./CODE
09693900
SHEET NUMBER
15

K:\DEN_PublicSector\096939000_Denver Ave Streetscape\CADD\SHEETS\PP–4TH.dwg Loeffler, Tyler 9/11/2020
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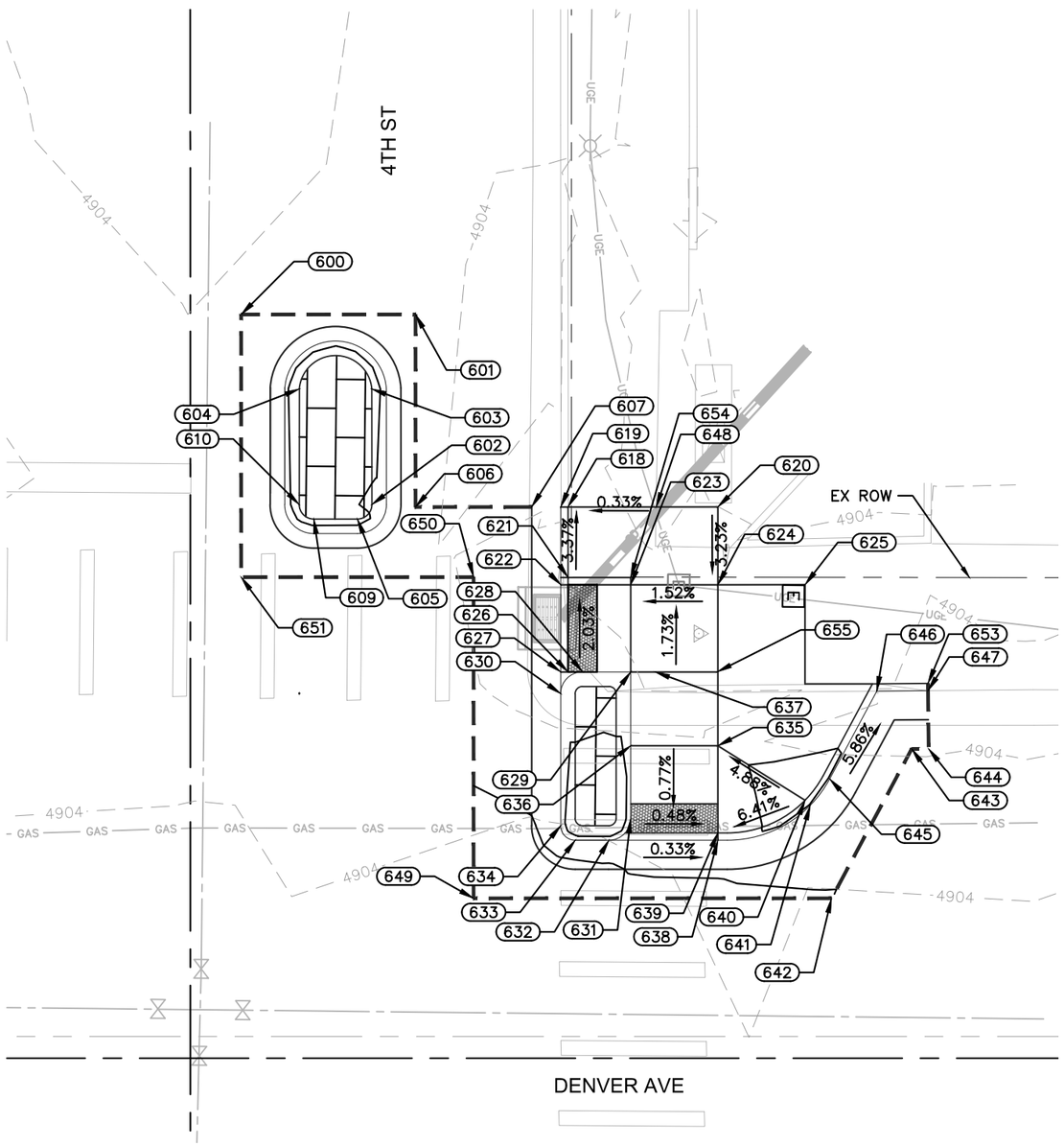

NOTES:

1. MATCH EXISTING ELEVATIONS ARE APPROXIMATE (±). EXACT ELEVATIONS TO BE DETERMINED IN FIELD.

NWC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
600	4TH CL	402+45.27	3.5	4903.93'	ME
601	4TH CL	402+45.27	15.5	4903.68'	ME
602	4TH CL	402+32.20	12.5	4903.97'	FL
603	4TH CL	402+40.15	12.5	4904.12'	FL
604	4TH CL	402+40.15	7.5	4904.21'	FL
605	4TH CL	402+31.20	11.5	4904.04'	FL
606	4TH CL	402+32.03	15.5	4903.58'	ME
607	4TH CL	402+32.02	23.5	4903.57'	ME
609	4TH CL	402+31.20	8.5	4904.06'	FL
610	4TH CL	402+32.20	7.5	4904.13'	FL
618	4TH CL	402+32.02	26.0	4903.71'	RC,ME
619	4TH CL	402+32.02	25.5	4903.21'	FL,ME
620	4TH CL	402+32.02	36.3	4903.75'	SWK
621	4TH CL	402+27.17	26.0	4903.87'	TC
622	4TH CL	402+26.67	25.5	4903.37'	FL
623	4TH CL	402+26.67	30.3	4903.48'	SWK
624	DEN AVE– CL	17+80.43	–32.6	4903.57'	SWK
625	DEN AVE– CL	17+86.43	–32.6	4903.53'	SWK
626	DEN AVE– CL	17+70.12	–26.6	4903.49'	TC
627	DEN AVE– CL	17+69.62	–26.6	4903.49'	FL
628	DEN AVE– CL	17+71.12	–26.6	4903.51'	FL
629	DEN AVE– CL	17+74.43	–26.6	4903.57'	FL
630	DEN AVE– CL	17+69.62	–25.1	4903.55'	FL
631	DEN AVE– CL	17+74.43	–16.5	4903.85'	FL
632	DEN AVE– CL	17+72.93	–15.0	4903.87'	FL
633	DEN AVE– CL	17+70.62	–15.0	4903.86'	FL
634	DEN AVE– CL	17+69.62	–16.0	4903.86'	FL
635	DEN AVE– CL	17+80.43	–21.5	4903.88'	SWK
636	DEN AVE– CL	17+74.43	–21.5	4903.88'	SWK
637	DEN AVE– CL	17+76.12	–26.6	4903.60'	SWK
638	DEN AVE– CL	17+80.43	–15.0	4903.81'	FL
639	DEN AVE– CL	17+80.43	–15.5	4903.82'	TC
640	DEN AVE– CL	17+86.43	–17.7	4904.23'	TC
641	DEN AVE– CL	17+86.79	–17.4	4903.73'	FL
642	DEN AVE– CL	17+88.26	–11.0	4904.02'	ME
643	DEN AVE– CL	17+93.78	–21.3	4903.46'	ME
644	DEN AVE– CL	17+94.94	–21.3	4903.47'	ME
645	DEN AVE– CL	17+88.13	–19.2	4903.58'	FL
646	DEN AVE– CL	17+91.37	–25.3	4903.25'	FL
647	DEN AVE– CL	17+94.90	–25.3	4903.21'	FL

NWC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
648	4TH CL	402+32.02	32.1	4903.73'	ME
649	DEN AVE– CL	17+63.62	–11.0	4904.12'	ME
650	4TH CL	402+27.20	19.5	4903.43'	ME
651	4TH CL	402+27.20	3.5	4903.70'	ME
653	DEN AVE– CL	17+94.90	–25.8	4903.23'	TC,ME
654	4TH CL	402+27.17	30.3	4903.98'	TC
655	DEN AVE– CL	17+80.39	–26.6	4903.68'	SWK,ME

NORTH

GRAPHIC SCALE IN FEET
0 2.5 5 10

Print Date: September 11, 2020
Drawing File Name: pp–4th.dwg
Horizontal Scale: 1" = 10' Vertical Scale: N/A

Kimley»Horn
KIMLEY–HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, COLORADO 80237
(303) 228–2300

	Date:	Comments:	Init.
R–X			
R–X			
R–X			
R–X			

CITY OF Fort Lupton EST 1836
DEPARTMENT OF PUBLIC WORKS
130 S MCKINLEY AVENUE
FT LUPTON, CO 80621
PHONE: (303) 857–6694

No Revisions:
Revised:
Void:

DENVER AVENUE STREETSCAPE IMPROVEMENTS
GRADING DETAIL – DENVER AVE & 4TH ST
NORTHWEST CORNER BULBOUT

DESIGN BY: SAC | CHECKED BY: CEH | SHEET SUBSET: CIVIL
DRAWN BY: CAS | DATE: 09/11/20 | SUBSET SHEET: 8 of 10

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO./CODE
09693900
SHEET NUMBER
16

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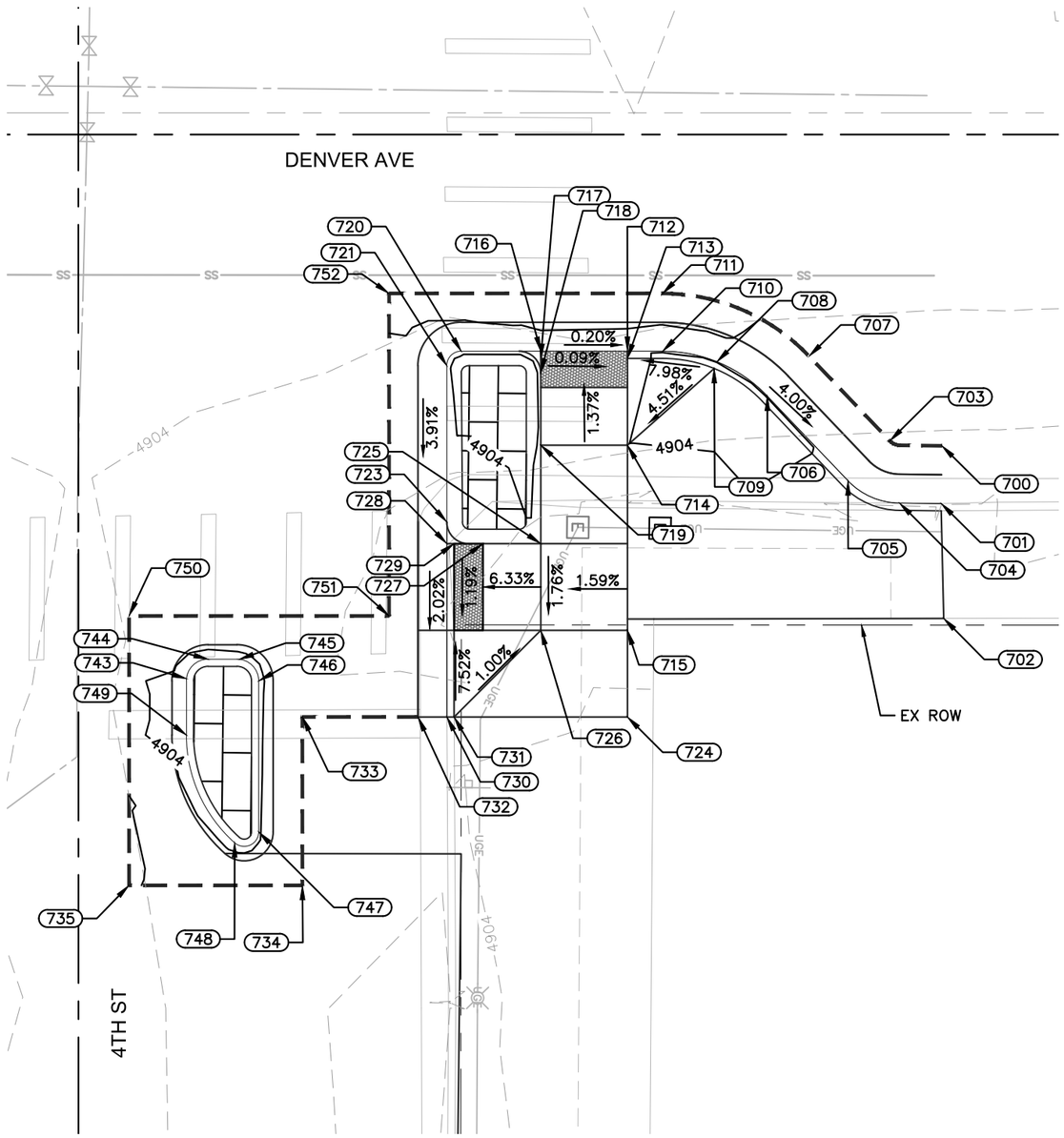

NOTES:

1. MATCH EXISTING ELEVATIONS ARE APPROXIMATE (±). EXACT ELEVATIONS TO BE DETERMINED IN FIELD.

NEC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
700	DEN AVE– CL	18+03.89	21.5	4903.44'±	ME
701	DEN AVE– CL	18+03.85	25.5	4903.07'±	FL,ME
702	DEN AVE– CL	18+04.01	33.5	4903.67'±	SWK
703	DEN AVE– CL	18+00.28	21.2	4903.46'±	ME
704	DEN AVE– CL	18+00.96	25.5	4903.19'±	FL
705	DEN AVE– CL	17+97.39	24.0	4903.35'±	FL
706	DEN AVE– CL	17+91.80	18.1	4903.68'±	FL
707	DEN AVE– CL	17+94.70	15.3	4903.84'±	ME
708	DEN AVE– CL	17+88.31	15.7	4903.85'±	FL
709	DEN AVE– CL	17+88.12	16.2	4904.35'±	TC
710	DEN AVE– CL	17+84.56	15.0	4903.87'±	FL
711	DEN AVE– CL	17+84.56	11.0	4904.10'±	ME
712	DEN AVE– CL	17+82.12	15.0	4903.87'±	FL
713	DEN AVE– CL	17+82.12	15.5	4903.87'±	TC
714	DEN AVE– CL	17+82.12	21.5	4903.99'±	SWK
715	DEN AVE– CL	17+82.12	34.3	4903.61'±	SWK
716	DEN AVE– CL	17+76.12	15.0	4903.88'±	FL
717	DEN AVE– CL	17+76.12	15.5	4903.88'±	TC
718	DEN AVE– CL	17+76.12	16.5	4903.88'±	SWK
719	DEN AVE– CL	17+76.12	21.5	4903.93'±	SWK
720	DEN AVE– CL	17+70.62	15.0	4903.90'±	FL
721	DEN AVE– CL	17+69.62	16.0	4903.87'±	FL
723	4TH CL	401+67.28	25.5	4903.22'±	FL
724	4TH CL	401+53.78	38.0	4904.10'±	SWK
725	4TH CL	401+65.78	32.0	4903.64'±	SWK
726	4TH CL	401+59.78	32.0	4903.52'±	SWK
727	4TH CL	401+65.78	28.0	4903.36'±	SWK
728	4TH CL	401+65.78	25.5	4903.18'±	FL
729	4TH CL	401+65.78	26.0	4903.22'±	TC
730	4TH CL	401+53.78	25.5	4903.10'±	FL,ME
731	4TH CL	401+53.78	26.0	4903.60'±	TC
732	4TH CL	401+53.78	23.5	4903.74'±	ME
733	4TH CL	401+53.78	15.5	4903.70'±	ME
734	4TH CL	401+42.13	15.5	4903.80'±	ME
735	4TH CL	401+42.13	3.5	4904.03'±	ME
743	4TH CL	401+56.43	7.5	4904.52'±	FL
744	4TH CL	401+57.78	9.0	4904.34'±	FL
745	4TH CL	401+57.77	11.1	4904.26'±	FL
746	4TH CL	401+56.28	12.5	4904.20'±	FL
747	4TH CL	401+45.82	12.5	4904.08'±	FL

NEC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
748	4TH CL	401+45.08	10.8	4904.32'±	FL
749	4TH CL	401+52.53	7.5	4904.54'±	FL
750	4TH CL	401+60.78	3.5	4903.99'±	ME
751	4TH CL	401+60.78	21.5	4903.36'±	ME
752	DEN AVE– CL	17+65.62	11.0	4904.09'±	ME

NORTH

GRAPHIC SCALE IN FEET
0 2.5 5 10

Print Date: September 11, 2020
Drawing File Name: pp–4th.dwg
Horizontal Scale: 1" = 10' Vertical Scale: N/A

Kimley»Horn
KIMLEY–HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, COLORADO 80237
(303) 228–2300

	Date:	Comments:	Init.
R–X		-	
R–X			
R–X			
R–X			

CITY OF Fort Lupton EST 1836
DEPARTMENT OF PUBLIC WORKS
130 S MCKINLEY AVENUE
FT LUPTON, CO 80621
PHONE: (303) 857–6694

No Revisions:
Revised:
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DENVER AVENUE STREETSCAPE IMPROVEMENTS
GRADING DETAIL – DENVER AVE & 4TH ST
NORTHEAST CORNER BULBOUT

DESIGN BY: SAC | CHECKED BY: CEH | SHEET SUBSET: CIVIL
DRAWN BY: CAS | DATE: 09/11/20 | SUBSET SHEET: 9 of 10

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO./CODE
09693900
SHEET NUMBER
17

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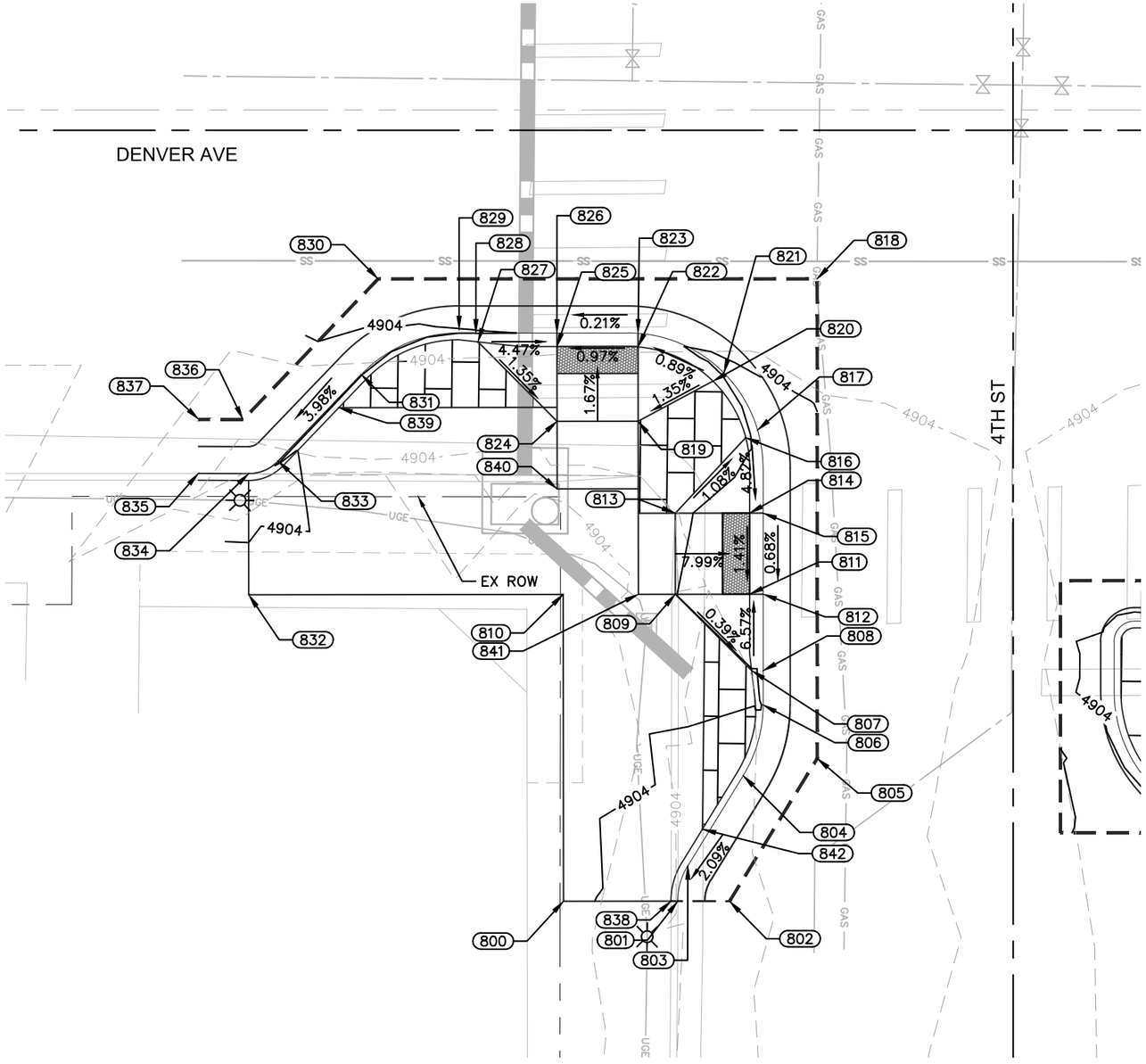

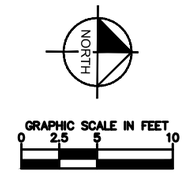

SEC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
800	4TH CL	401+37.07	−33.3	4904.10'±	SWK,ME
801	4TH CL	401+37.08	−24.8	4903.25'±	FL,ME
802	4TH CL	401+37.07	−21.0	4903.39'±	ME
803	4TH CL	401+39.68	−24.1	4903.30'±	FL
804	4TH CL	401+46.35	−20.0	4903.42'±	FL
805	4TH CL	401+47.63	−14.5	4903.75'±	ME
806	4TH CL	401+51.59	−18.5	4903.51'±	FL
807	4TH CL	401+54.12	−19.3	4904.04'±	TC
808	4TH CL	401+54.12	−18.5	4903.54'±	FL
809	4TH CL	401+59.77	−25.0	4904.01'±	SWK
810	DEN AVE− CL	17+10.82	34.3	4904.07'±	SWK
811	4TH CL	401+59.78	−19.5	4903.58'±	TC
812	4TH CL	401+59.78	−18.5	4903.58'±	FL
813	4TH CL	401+65.77	−25.0	4904.11'±	SWK
814	4TH CL	401+65.78	−19.5	4903.66'±	TC
815	4TH CL	401+65.78	−18.5	4903.66'±	FL
816	4TH CL	401+71.36	−19.8	4904.03'±	TC
817	4TH CL	401+71.93	−18.9	4903.70'±	FL
818	DEN AVE− CL	17+29.62	11.0	4904.26'±	ME
819	DEN AVE− CL	17+16.37	21.5	4904.16'±	SWK
820	DEN AVE− CL	17+21.91	18.6	4904.24'±	TC
821	DEN AVE− CL	17+22.73	18.0	4903.91'±	FL
822	DEN AVE− CL	17+16.37	16.0	4904.09'±	TC
823	DEN AVE− CL	17+16.37	15.0	4904.09'±	FL
824	DEN AVE− CL	17+10.37	21.5	4904.18'±	SWK
825	DEN AVE− CL	17+10.37	16.0	4904.03'±	TC
826	DEN AVE− CL	17+10.37	15.0	4904.03'±	FL
827	DEN AVE− CL	17+04.52	15.7	4904.30'±	TC
828	DEN AVE− CL	17+04.37	15.0	4903.97'±	FL
829	DEN AVE− CL	17+03.10	15.0	4903.96'±	FL
830	DEN AVE− CL	16+97.13	11.0	4904.31'±	ME
831	DEN AVE− CL	16+95.88	18.1	4903.76'±	FL
832	DEN AVE− CL	16+87.56	34.4	4904.14'±	SWK,ME
833	DEN AVE− CL	16+89.73	24.5	4903.43'±	FL
834	DEN AVE− CL	16+87.55	25.4	4903.33'±	FL
835	DEN AVE− CL	16+83.84	25.4	4903.34'±	FL,ME
836	DEN AVE− CL	16+87.14	21.4	4903.62'±	ME
837	DEN AVE− CL	16+83.85	21.4	4903.86'±	ME
838	DEN AVE− CL	17+18.81	57.0	4903.75'±	TC,ME
839	DEN AVE− CL	16+94.23	20.5	4904.16'±	PAVERS

SEC BULB OUT					
POINT #	ALIGNMENT	STATION	OFFSET	ELEVATION	DESCRIPTION
840	DEN AVE− CL	17+10.38	26.5	4904.22'±	SWK,ME
841	4TH CL	401+59.77	−27.7	4904.01'±	SWK,ME
842	4TH CL	401+42.39	−23.0	4903.84'±	PAVERS

NOTES:

1. MATCH EXISTING ELEVATIONS ARE APPROXIMATE (±). EXACT ELEVATIONS TO BE DETERMINED IN FIELD.

K:\DEN_PublicSector\096939000_Denver Ave Streetscape\CADD\SHEETS\PP-4TH.dwg Loeffler, Tyler 9/11/2020
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Print Date: September 11, 2020
Drawing File Name: pp-4th.dwg
Horizontal Scale: 1" = 10' Vertical Scale: N/A

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300

	Date:	Comments:	Init.
R-X			
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CITY OF Fort Lupton EST 1836
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No Revisions:
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DENVER AVENUE STREETSCAPE IMPROVEMENTS
GRADING DETAIL – DENVER AVE & 4TH ST
SOUTHEAST CORNER BULBOUT

DESIGN BY: SAC | CHECKED BY: CEH | SHEET SUBSET: CIVIL
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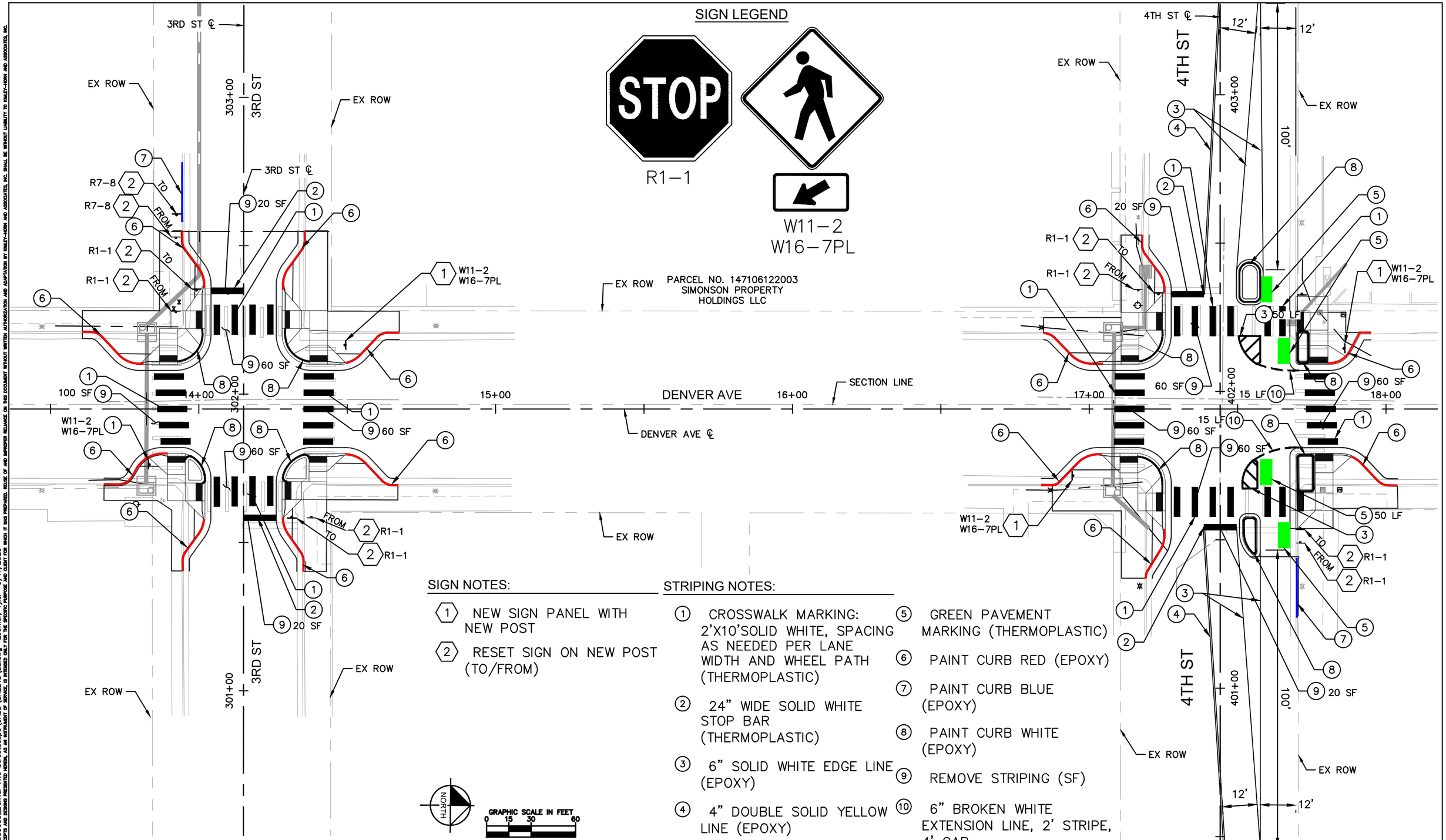
SHEET NUMBER
18



SIGN NOTES:

1. NEW SIGN PANEL WITH NEW POST
2. RESET SIGN ON NEW POST (TO/FROM)

STRIPING NOTES:

1. CROSSWALK MARKING: 2'X10'SOLID WHITE, SPACING AS NEEDED PER LANE WIDTH AND WHEEL PATH (THERMOPLASTIC)
2. 24" WIDE SOLID WHITE STOP BAR (THERMOPLASTIC)
3. 6" SOLID WHITE EDGE LINE (EPOXY)
4. 4" DOUBLE SOLID YELLOW LINE (EPOXY)
5. GREEN PAVEMENT MARKING (THERMOPLASTIC)
6. PAINT CURB RED (EPOXY)
7. PAINT CURB BLUE (EPOXY)
8. PAINT CURB WHITE (EPOXY)
9. REMOVE STRIPING (SF)
10. 6" BROKEN WHITE EXTENSION LINE, 2' STRIPE, 4' GAP

Print Date: September 11, 2020
Drawing File Name: ss.dwg
Horizontal Scale: 1" = 30' Vertical Scale: N/A

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300

	Date:	Comments:	Init.
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R-X			
R-X			

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PHONE: (303) 857-6694

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DENVER AVENUE STREETSCAPE IMPROVEMENTS
SIGNING AND STRIPING

DESIGN BY: SAC | CHECKED BY: CEH | SHEET SUBSET: S&S
DRAWN BY: CAS | DATE: 09/11/2020 | SUBSET SHEET: 1 of 1

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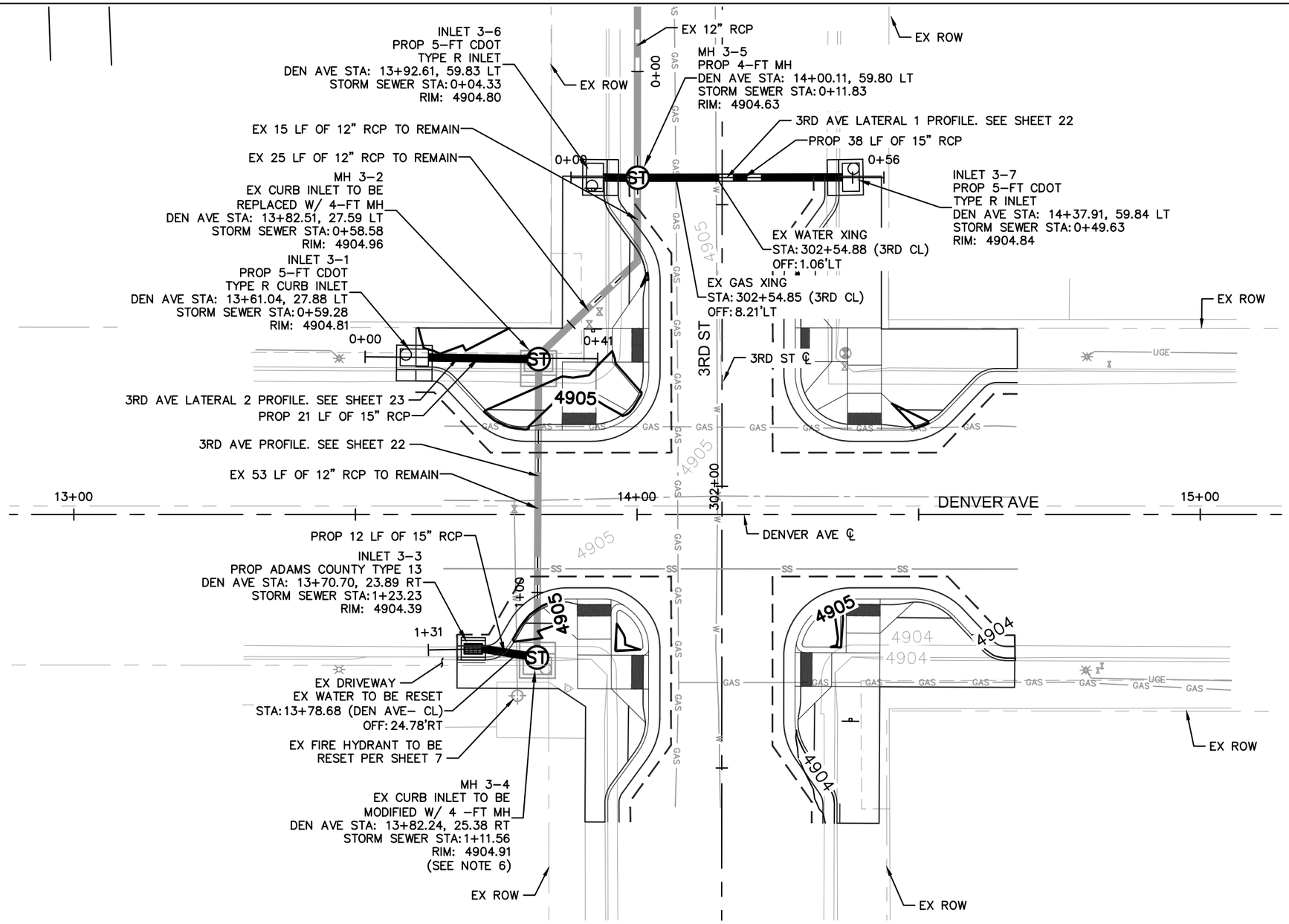

NOTES:

1. EXISTING UTILITIES WERE PLOTTED FROM THE BEST AVAILABLE INFORMATION OBTAINED FROM UTILITY OWNERS AND SURVEYED LOCATIONS. KIMLEY-HORN MAKES NO GUARANTEES AS TO THE ACCURACY AND COMPLETENESS OF THE EXISTING UTILITIES SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. ALL PROPOSED STORM SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT CDOT STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS OF CURB INLETS ARE SHOWN AS TOP BACK OF CURB ELEVATION AT THE CENTER OF INLET.
4. CONTRACTOR TO ENSURE WATER TIGHT SEAL AND PROPER CONNECTION OF ALL EXISTING AND PROPOSED STORM PIPES TO PROPOSED STORM STRUCTURES.
5. OUTFLOW PIPE COULD NOT BE LOCATED. CONTRACTOR TO VERIFY ALL EXISTING PIPE CONNECTIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
6. PROPOSED STRUCTURES SHALL BE CAST IN PLACE UNLESS OTHERWISE INDICATED.

LEGEND:

	PROPOSED CONCRETE PIPE		RIGHT-OF-WAY BOUNDARY		PROP CUT LINE
	PROPOSED CURB INLET	XXXX	EXISTING MAJOR CONTOUR	GAS	EXISTING GAS LINE
Ⓓ	PROPOSED STORM MANHOLE	XXXX	EXISTING MINOR CONTOUR	SS	EXISTING SANITARY LINE
	EXISTING STORM PIPE	XXXX	PROPOSED MAJOR CONTOUR		EXISTING UNDERGROUND ELECTRIC
	EXISTING INLET	XXXX	PROPOSED MINOR CONTOUR		

Print Date: September 11, 2020
Drawing File Name: strm.dwg
Horizontal Scale: 1" = 20' Vertical Scale: N/A

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300

	Date:	Comments:	Init.
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CITY OF Fort Lupton EST 1836
DEPARTMENT OF PUBLIC WORKS
130 S MCKINLEY AVENUE
FT LUPTON, CO 80621
PHONE: (303) 857-6694

No Revisions:
Revised:
Void:

DENVER AVENUE STREETSCAPE IMPROVEMENTS
STORM PLAN – DENVER AVE & 3RD ST

DESIGN BY: SAC | CHECKED BY: CEH | SHEET SUBSET: STORM
DRAWN BY: CAS | DATE: 09/11/20 | SUBSET SHEET: 1 of 4

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PROJECT NO./CODE
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SHEET NUMBER
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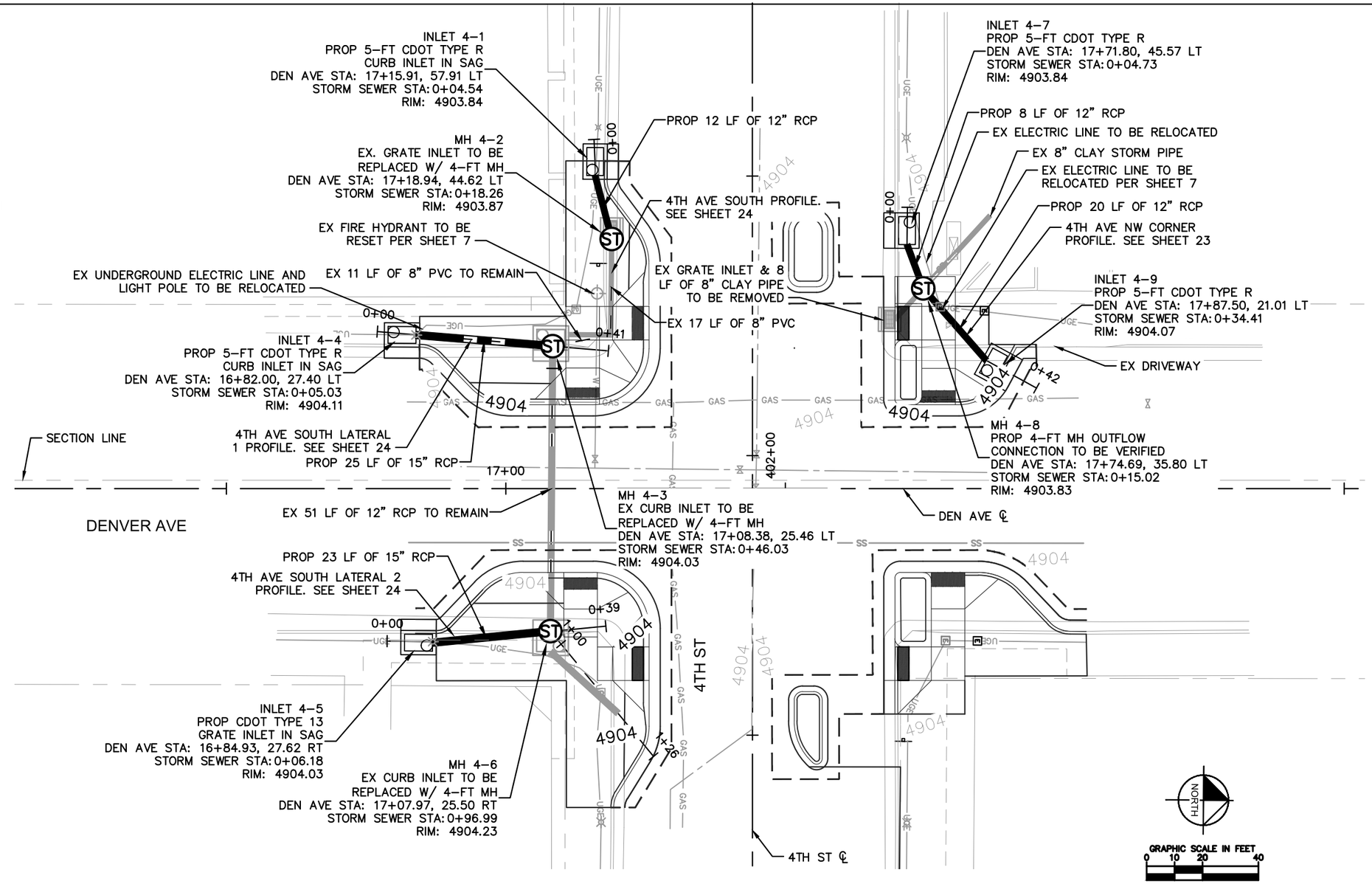
3. RIM ELEVATIONS OF CURB INLETS ARE SHOWN AS TOP BACK OF CURB ELEVATION AT THE CENTER OF INLET.
4. CONTRACTOR TO ENSURE WATER TIGHT SEAL AND PROPER CONNECTION OF ALL EXISTING AND PROPOSED STORM PIPES TO PROPOSED STORM STRUCTURES.
5. PROPOSED STRUCTURES SHALL BE CAST IN PLACE UNLESS OTHERWISE INDICATED.



LEGEND:

	PROPOSED CONCRETE PIPE		RIGHT-OF-WAY BOUNDARY		PROP CUT LINE
	PROPOSED CURB INLET	XXXX	EXISTING MAJOR CONTOUR	GAS	EXISTING GAS LINE
D	PROPOSED STORM MANHOLE	XXXX	EXISTING MINOR CONTOUR	SS	EXISTING SANITARY LINE
	EXISTING STORM PIPE	XXXX	PROPOSED MAJOR CONTOUR	UGE	EXISTING UNDERGROUND ELECTRIC
	EXISTING INLET	XXXX	PROPOSED MINOR CONTOUR		

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STORM PLAN – DENVER AVE & 4TH ST

DESIGN BY: SAC | CHECKED BY: CEH | SHEET SUBSET: STORM
DRAWN BY: CAS | DATE: 09/11/20 | SUBSET SHEET: 2 of 4

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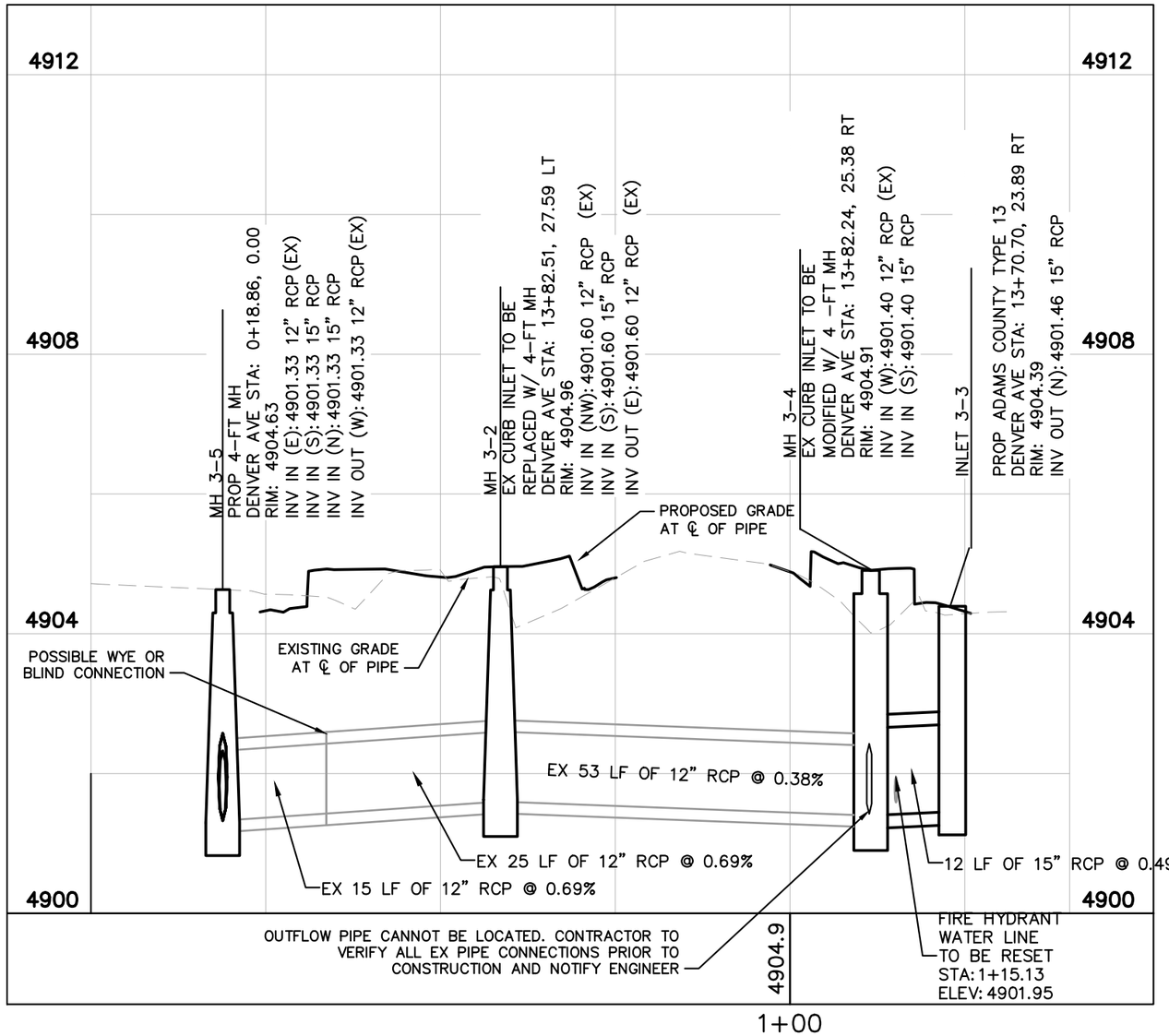
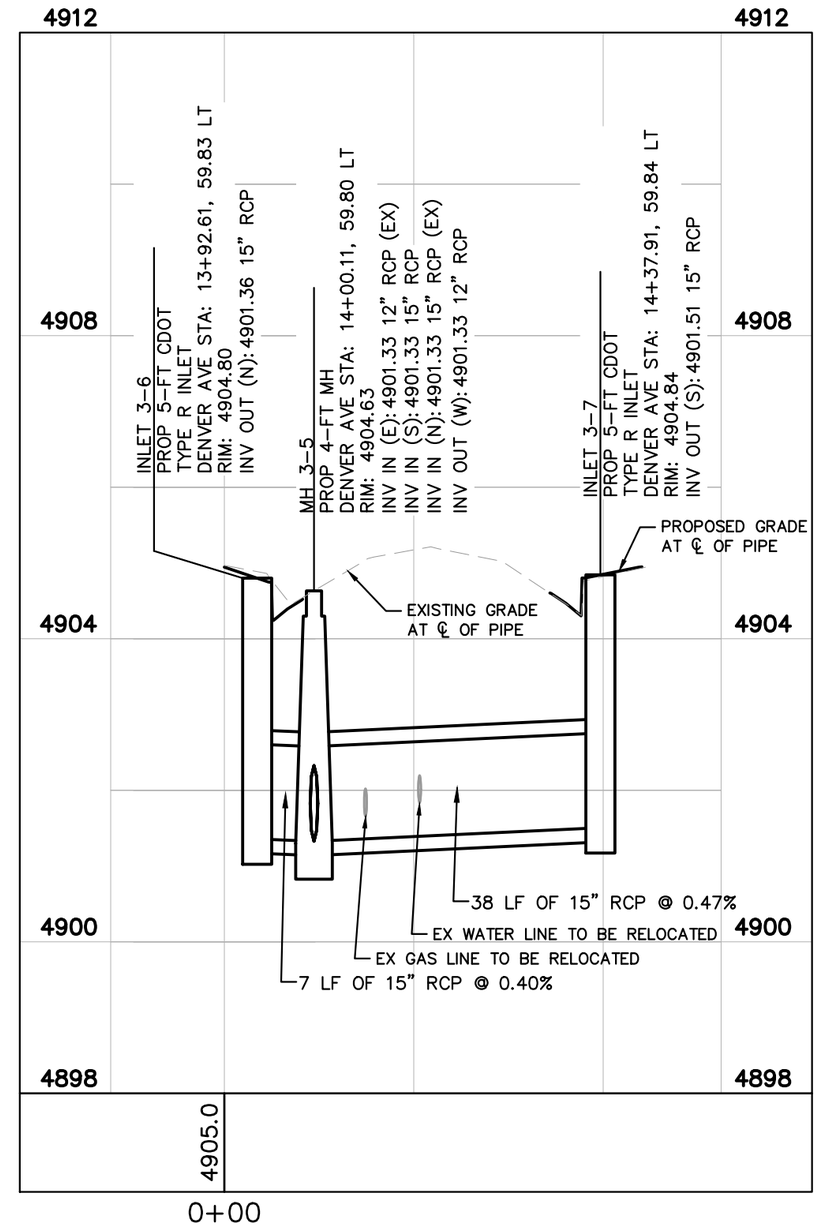


3RD ST PROFILE



3RD ST LATERAL 1 PROFILE

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Print Date: September 11, 2020		-		
Drawing File Name: strm.dwg		Date:	Comments:	Init.
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Kimley»Horn — KIMLEY-HORN AND ASSOCIATES, INC. 4582 SOUTH ULSTER STREET, SUITE 1500 DENVER, COLORADO 80237 (303) 228-2300	R-X			
	R-X			
	R-X			

CITY OF Fort Lupton EST 1836
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DENVER AVENUE STREETSCAPE IMPROVEMENTS
STORM PROFILE

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DRAWN BY: CAS	DATE: 09/11/20	SUBSET SHEET: 3 of 4

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SHEET NUMBER
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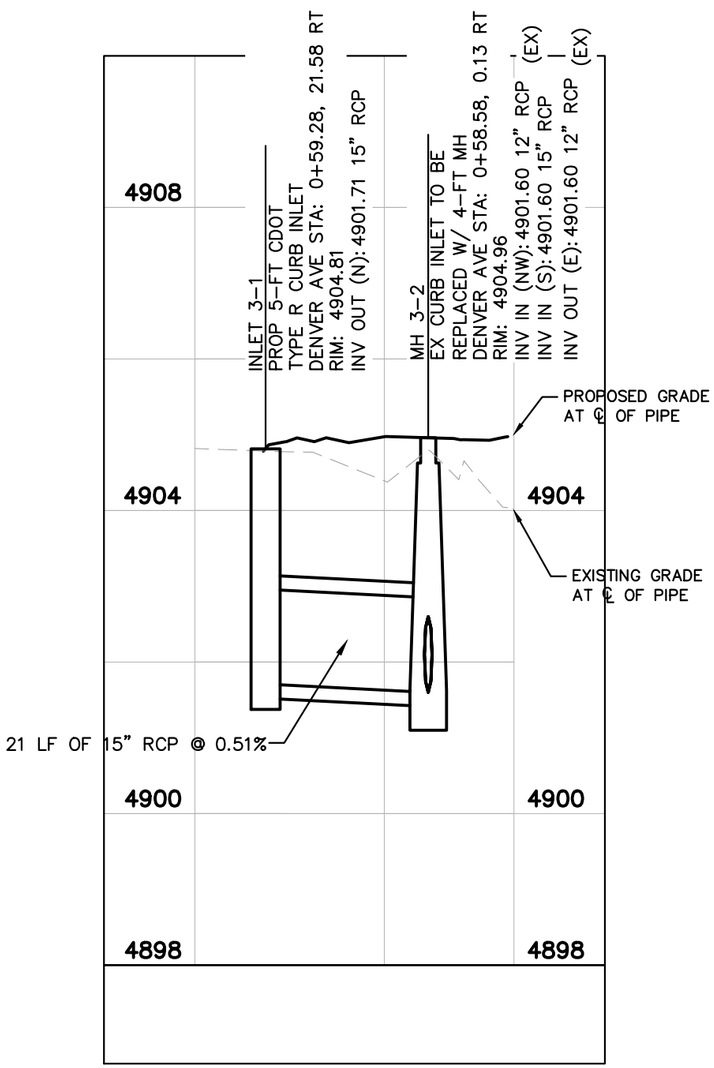
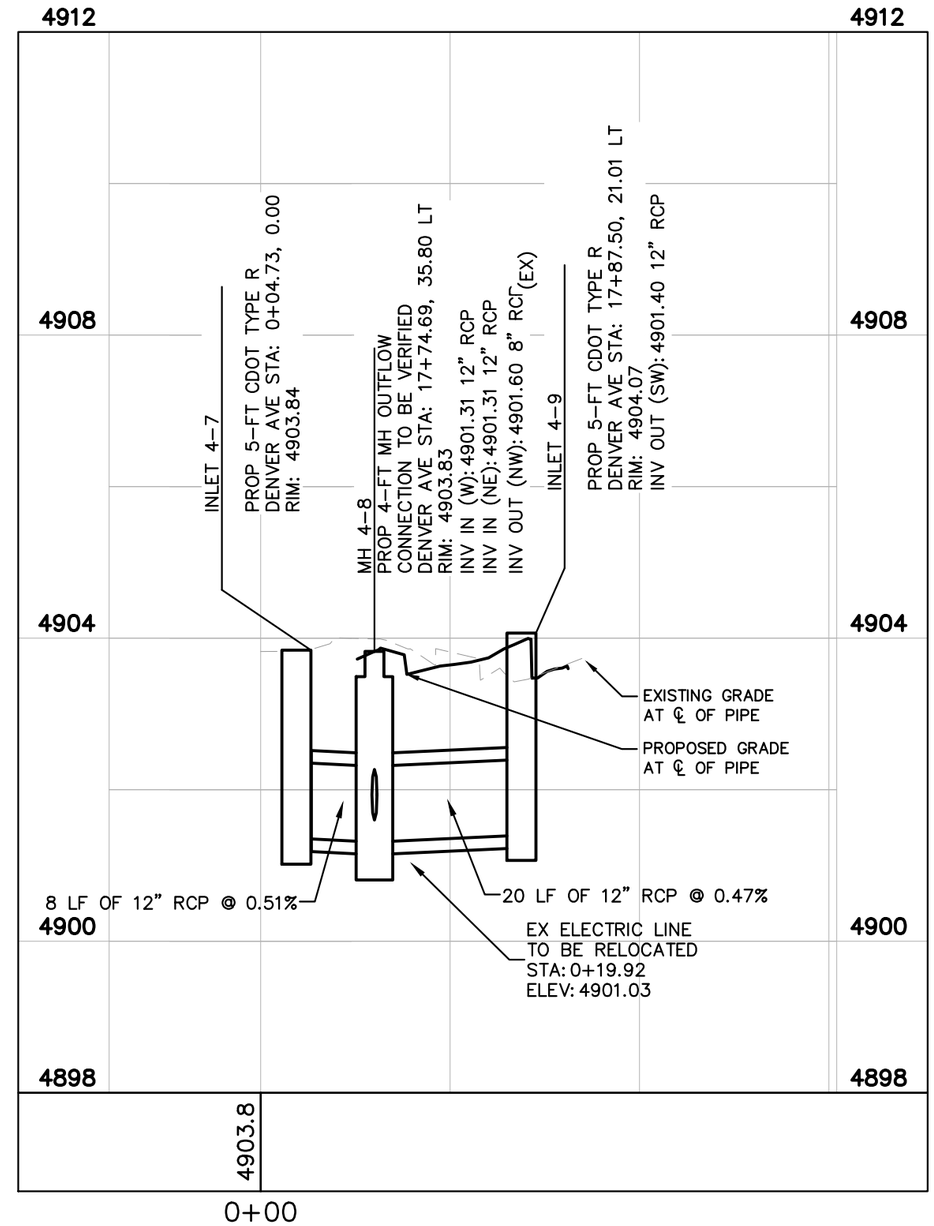


3RD ST LATERAL 2 PROFILE



4TH ST NW CORNER PROFILE

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DENVER AVENUE STREETSCAPE IMPROVEMENTS
STORM PROFILE

DESIGN BY: SAC	CHECKED BY: CEH	SHEET SUBSET: STORM
DRAWN BY: CAS	DATE: 09/11/20	SUBSET SHEET: 3 of 4

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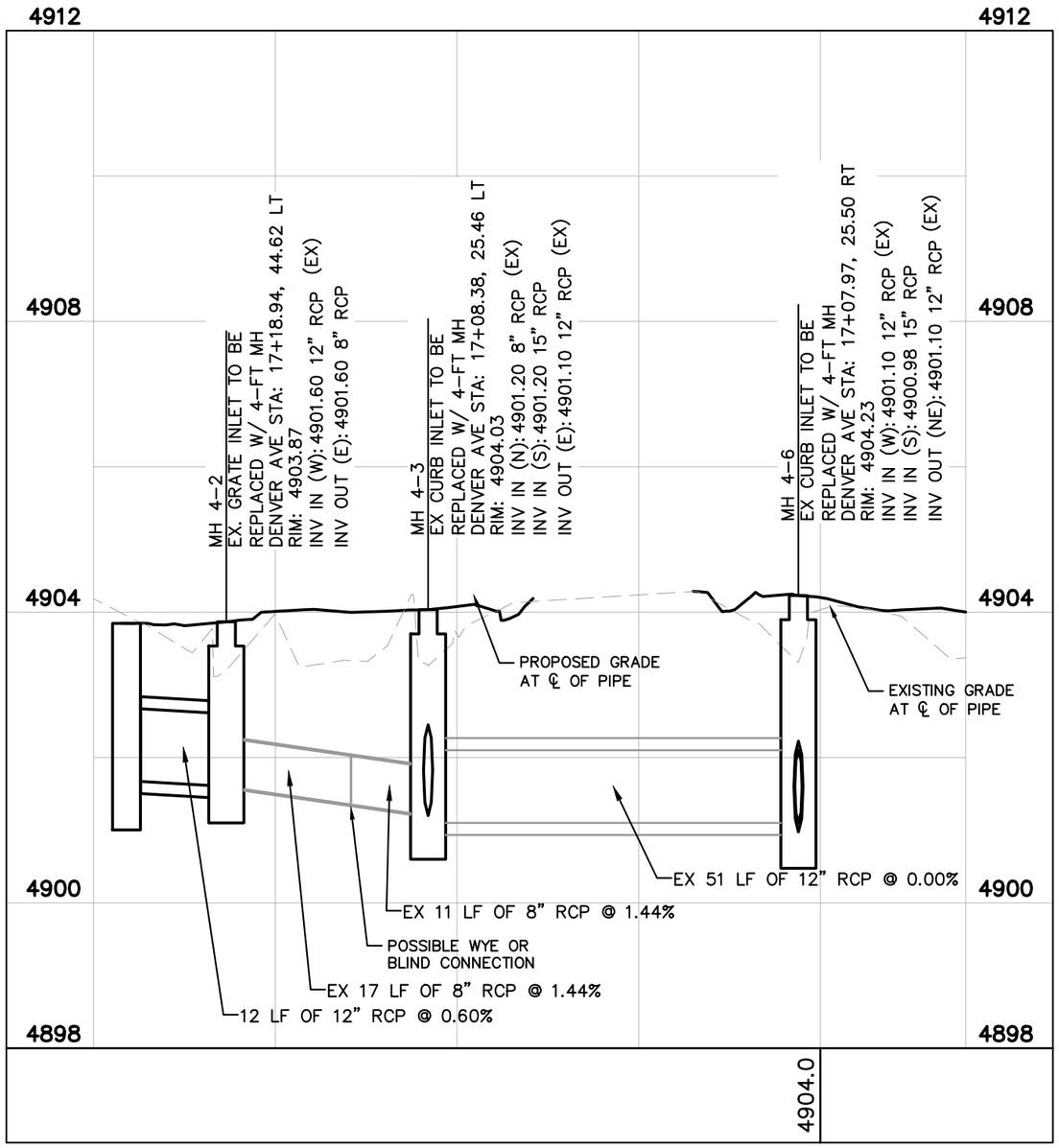

4TH ST SOUTH PROFILE

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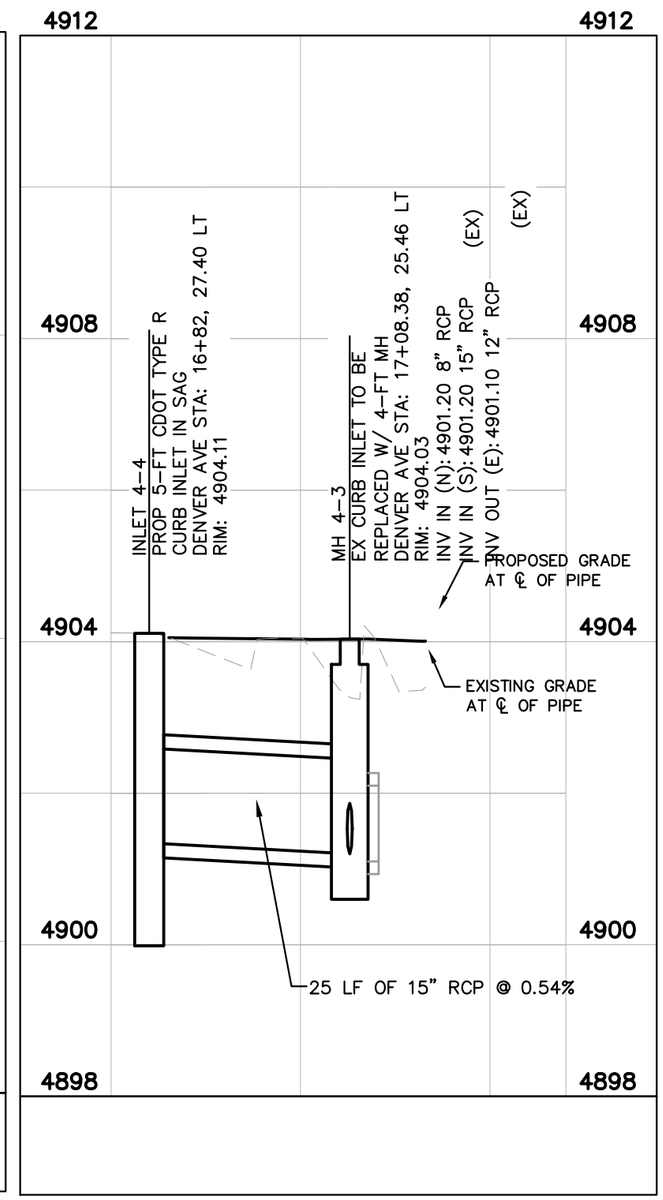
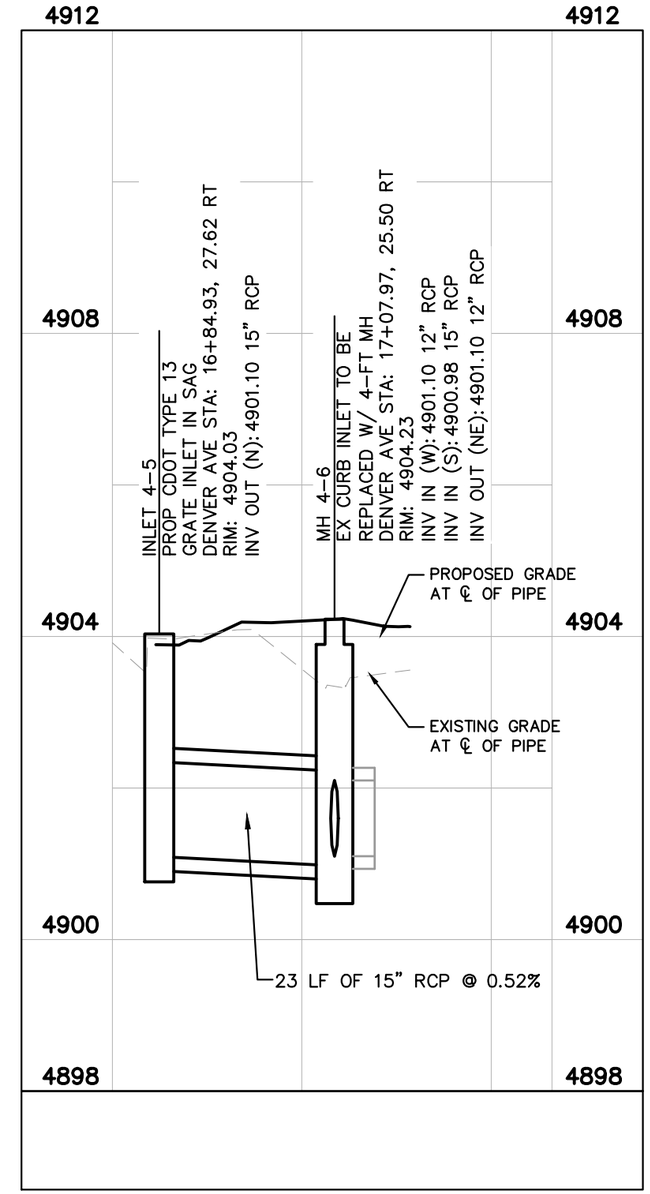


4TH ST SOUTH LATERAL 1 PROFILE



4TH ST SOUTH LATERAL 2 PROFILE

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VERTICAL

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4. MINIMAL COVER PROVIDED. CONTRACTOR TO VERIFY INLET CONNECTION PRIOR TO CONSTRUCTION.
5. RIM ELEVATIONS OF CURB INLETS ARE SHOWN AS TOP BACK OF CURB ELEVATION AT THE CENTER OF INLET.

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		2018 Total Budget	2018 Total	2019 Total	2019 Total	2020 Total Budget
Fund: 820 - FLURA						
Revenue						
820-9100-311010	TIF INCREMENT	163218	166930.1	197990	1.863E+05	245865
820-9100-311011	TIF INCREMENT REFUND	-17111	-18352.19	-17464	-16815.59	-18337
820-9100-361600	INTEREST EARNED	0	113.39	20	178.08	250
820-9100-380000	MISC REVENUE	0	0	0	50000	0
820-9100-390100	FLURA DEBT PROCEEDS	0	0	0	0	0
820-9100-390400	UNAPPROPRIATED RESERVES	39705	0	121018	0	224520
Expense						
820-9100-520100	GENERAL SUPPLIES	500	123.56	500	80.65	500
820-9100-530600	CONTRACTUAL SERVICES	5000	3250	6000	3435.84	78375
820-9100-530800	DUES & SUBSCRIPTIONS	600	80.97	650	500	650
820-9100-531200	LEGAL FEES	10000	251.4	10000	250	10000
820-9100-531600	PLANS & STUDIES	0	43003.5	0	6996.5	0
820-9100-531800	POSTAGE	0	27.78	100	126.5	200
820-9100-532800	STAFF DEVELOPMENT	1000	195	1000	326.81	1000
820-9100-533000	TRAVEL & MEETINGS	1000	500	1000	293.26	1000
820-9100-551850	GRANTS - TIF	0	12045.62	100000	54127.66	100000
820-9100-553500	MISC EXPENDITURES	0	0	0	0	0
820-9100-575000	CAPITAL PROJECTS	100000	0	50000	0	150000
820-9100-580450	GENERAL FUND (CITY) LOAN	5000	5000	5000	5000	5000
820-9100-590400	FUND BALANCE RESERVES	0	0	0	0	0

Fund	2018 Total Budget	2018 Total	2019 Total	2019 Total	2020 Total Budget
820 - FLURA	62712	84213.47	127314	1.486E+05	105573

2020 YTD Activity	2020 PROJECTED	2021 REQUESTED	
[redacted]			
211909	$ 245,865.00	$ 263,119.00	
0	$ (18,337.00)	$ (22,177.00)	
67.93	$ 250.00	$ 100.00	
0	$ -	$ -	
0	$ -	$ -	
0	$ 224,520.00	$ 546,615.00	
[redacted]			
0	$ 500.00	$ 500.00	
31053.15	$ 78,375.00	$ 10,000.00	
210	$ 650.00	$ 750.00	
921.12	$ 10,000.00	$ 10,000.00	
0	$ -	$ -	
133.1	$ 200.00	$ 500.00	
0	$ 1,000.00	$ 1,000.00	
0	$ 1,000.00	$ 1,000.00	
0	$ 100,000.00	$ 75,000.00	
			Façade Grant ($35,000) IBC/IFC Update Grant ($30,000) Monument Sign Grant ($10,000)
0	$ -	$ -	
0	$ 150,000.00	$ 400,000.00	
			Denver Ave 4th and 3rd St Construction ($375, Alley Way Place Making Grannies/Theater ($2(Wayfinding Signs ($5,000)
5000	$ 5,000.00	$ 5,000.00	
0	$ -	$ -	

Fund Summary

2020 YTD Activity	Defined Budgets 2020 PROJECTED	2021 REQUESTED
174,659.56	$ 105,573.00	$ 42,865.00

FLURA
FORT LUPTON URBAN RENEWAL AUTHORITY

130 S. McKinley Avenue
Fort Lupton, CO 80621
(303) 857-6694

General TIF Grant Program Agreement

This General TIF Grant Agreement (Agreement) is made this __ day of _____, 20__, by and between the Fort Lupton Urban Renewal Authority, (FLURA or Board) and _____ (Grantee).

The Purpose of this Agreement is to set forth the terms and conditions under which FLURA shall provide monies for a General TIF Grant (Grant) to the Grantee for eligible expenses related to the General TIF Grant Project (Project) identified in Exhibit A to this Agreement.

Ineligible expenses that are expressly excluded from reimbursement for the Project include, but may not necessarily be limited to: (1) any costs and expenses for work started prior to entering into this Agreement; (2) costs and expenses for work that is not specifically included in the Project identified in Exhibit A to this Agreement; and (3) building permit fees and other administrative fees that may be required by the City of Fort Lupton (City).

FLURA and Grantee mutually agree to execute this Agreement according to the following terms and conditions:

A. FLURA agrees to:

1. Provide Grant monies to Grantee in the amount of up to $_____ for expenses related to the Project identified in Exhibit A to this Agreement, but in no case to exceed this amount.
2. FLURA will provide Grant disbursements as follows:
   a. Upon completion of the Project, FLURA will provide the Grant monies to the Grantee in a timely fashion. Completion will be determined based upon the following procedures:
      i. Grantee shall schedule a final inspection with designated FLURA staff, and for work requiring a building permit, the City Building Inspector. FLURA staff will provide written confirmation to the FLURA Board that work has been completed as agreed upon in this Agreement.
      ii. Grantee shall submit an invoice to FLURA showing the final project costs.
      iii. ~~Grantee shall provide a certificate of occupancy provided by the City of Fort Lupton. A temporary certificate of occupancy will not be permitted to satisfy this requirement.~~
      iii. Upon review of these documents, and making a determination that work has been completed as agreed upon in this Agreement~~at a regular meeting of the Board~~, FLURA will ~~direct the Treasurer to~~ issue the Grant award disbursement.

B. Grantee agrees to:

1. Complete the Project in accordance with plans and/or specifications set forth in Exhibit A.
2. Grantee shall timely pay any and all costs and expenses incurred in connection with the Project, and provide evidence of such payments to FLURA.
3. Complete the Project no later than _____, 20__, unless Grantee requests an extension, and FLURA approves the requested extension. The process for requesting an extension shall be in accordance with the General TIF Grant Guidelines.

DRAFT

4. ~~Prominently display a sign on the premises that are the subject of the Project that includes the FLURA logo and the following language: This Project is Partially Funded by FLURA. The sign will be provided by FLURA staff and shall be visibly posted at all times from the start of work to the completion of the Project, and for thirty (30) days following completion of the Project. Completion will be based upon the procedures set forth under Paragraph A(2)(a) of this Agreement.~~

4. Comply with all applicable provisions of the Fort Lupton Municipal Code and the International Building Codes enforced by the City, and obtain all required building permits from the City of Fort Lupton's Building Department. FLURA retains the right to withhold disbursements to the Grantee until any violations are corrected to the satisfaction of City staff.

5. The Project identified in Exhibit A must be accessible to the public at all times, and shall not be limited to use of the Grantee.

6. Bear the expense and responsibility for the continued maintenance of the Project identified in Exhibit A.

7. Indemnify and hold FLURA harmless from losses, damages, costs, claims and expenses of any nature, including attorney's fees, and from liability to any person or property arising from the conduct of any work authorized by Grantee in connection with the Project.

C. Termination

1. This Agreement shall automatically terminate upon failure to complete the Project in the timeframe identified in Paragraph B(3) and no extension was requested by Grantee and/or approved by FLURA.

2. If FLURA determines that work on the Project is not in compliance with this Agreement, and/or the General TIF Grant Guidelines, FLURA shall provide written notice to Grantee of the noncompliance and any corrective action necessary to gain compliance. If compliance is not obtained by the date provided in the written notice, then this Agreement will terminate and any costs related to the Project incurred after the date provided in the written notice will not be reimbursed by FLURA.

This Agreement is done this __ day of _____, 20__.

FORT LUPTON URBAN RENEWAL AUTHORITY	**GRANTEE**
By: _____	By: _____
Gary Montoya Chairperson	Name

DRAFT

State of Colorado)
) ss
County of Weld)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by

_____.

_____ Seal
Notary Signature

DRAFT

EXHIBIT A: PROJECT DESCRIPTION

DRAFT

FLURA
FORT LUPTON URBAN RENEWAL AUTHORITY

130 S. McKinley Avenue
Fort Lupton, CO 80621
(303) 857-6694

Fort Lupton Core Urban Renewal Area
Request for General Grant Application

A. CONTACT INFORMATION

1) Applicant Name: _____

Business Name: _____

Phone: _____ Email: _____

Address: _____

Are you the owner of the property you are requesting grant funding for? Yes ☐ No ☐

If you responded no, please provide the property owner's information under Paragraph A(2).

2) Property Owner Name: _____

Company: _____

Phone: _____ Email: _____

Address: _____

B. SITE INFORMATION *(Verify the Property is in the Core Area (Appendix 1 of the Guidelines) prior to submitting an Application.)*

Site Address: _____

Parcel Number: _____

Is this property historically designated? Yes ☐ No ☐

C. PROJECT DESCRIPTION

Please provide a short description of the proposed project in the space provided below:

_____

_____

_____

_____

_____

_____

Describe why a General Grant is necessary in order for the proposed project to move forward, and provide sufficient evidence to support your statement:

_____

_____

_____

_____

_____

DRAFT

Describe how the proposed project will promote redevelopment and reinvestment within the City of Fort Lupton and create a thriving community that is economically diverse:

_____

_____

_____

_____

_____

The Plan has been adopted to achieve the following Guiding Principles from the Fort Lupton Comprehensive Plan in the Area:

1. Preserve small town culture by sustaining pride in the appearance of homes and businesses in the Area and promoting healthy, safe neighborhoods.
2. Make Fort Lupton a comfortable place for everyone by ensuring that parks, trails, public facilities and neighborhoods are ADA-accessible
3. Grow from the core based on established growth tiers based on the ability to provide public services and infrastructure.
4. Focus on downtown by attracting economic development, implementing the Fort Lupton Business Corridor Plan and supporting land uses that will help to expand/strengthen the downtown area.
5. Create an interconnected, robust and attractive transportation network by constructing multi-use streets and implementing a trails system that connects the entire City to the region.

Describe how the proposed project will assist with the implementation of one or more of the above Guiding Principles:

_____

_____

_____

_____

_____

D. PROJECT COSTS

ITEMIZATION OF PROJECT COSTS

Project costs provided should be based on the receipt of two contractor bids, unless the proposed improvements are exempt from this requirement under the Guidelines. Use a separate sheet if more room is necessary.

Description of Cost	Cost Estimate
Total Estimated Project Cost:	
Total Grant Amount Requested:	

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E. REQUIRED DOCUMENTS

This application must be fully complete, and the following documents submitted, in order for the Fort Lupton Urban Renewal Authority to consider the request:

- ☐ Proof that a pre-application conference was held with FLURA staff to discuss the project prior to submitting this application. This conference must be completed at least two weeks prior to application deadline. Contact FLURA staff at 303.857.6694 to schedule this meeting.
- ☐ Architectural renderings, site plans and/or other visual representations of the proposed improvements. For paint, a paint sample of the proposed color should be provided.
- ☐ Photos of all sides of the building façade and/or property that grant funding is being requested for.
- ☐ Two estimates from contractors for the proposed improvements, unless specifically exempted in the Guidelines.
- ☐ The property owner shall submit proof of ownership of the building and/or property.
- ☐ For historically designated buildings, a report of acceptability stating the work is approved by the Fort Lupton Historic Preservation Board. Note that the process to receive a report of acceptability can take a month or longer, so you should begin this process as soon as possible.

F. CERTIFICATIONS

Applicant Certification

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have the full intention and ability to complete the improvements described in this application if a Grant is awarded. I understand that I am required to enter into a Grant Agreement within 30 days of approval of a Grant award. If a Grant Agreement is not finalized by that time, then the Grant award will be null and void. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Applicant: _____Date:_____

Owner Certification

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I hereby authorize the applicant to apply for this Grant and to perform the improvements described in this application if a Grant is awarded.

Owner: _____Date:_____

For Office Use Only

Received Date: _____

If the application is not complete, state reasons why it is incomplete:

_____

_____

_____

Deemed Complete Date: _____

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Instructions for Submitting the Façade Improvement Grant Program Application

DEFINITIONS

Words in the singular include the plural and words in the plural include the singular.

Application refers to the official submittal to the Fort Lupton Urban Renewal Authority for review of the improvements described in the Façade Improvement Grant Application. The Application includes the application form, all materials submitted for review of the project, and any additional information provided.

Project refers to the proposed improvements that the Applicant is applying for grant funding for as described in the Application.

Property refers to the land that is being proposed for improvements as described in the Application.

A. CONTACT INFORMATION

1) Provide contact information for all applicants that are authorized by the owners identified in Section A(2) to submit this this application. If the contact information for all applicants will not fit on the space provided, submit a separate sheet for the additional representatives.
2) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all owners will not fit on the space provided, submit a separate sheet for the additional owners.

B. SITE INFORMATION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at https://www.co.weld.co.us/maps/propertyportal/. To find out if a building is designated, please visit http://www.fortlupton.org/425/Historic-Designation or contact the Historic Preservation Board staff liaison at 303.857.6694. Applicant is responsible for ensuring the Property is located within the Façade Program Area (Appendix 1 of the Façade Improvement Program Guidelines) prior to submitting an Application.

B. PROJECT DESCRIPTION

Please provide a description of the proposed improvements and how they will improve the Façade Program Area. Be sure to review the list of eligible and ineligible improvements in the Façade Improvement Program Grant Guidelines prior to submitting an Application. If you need more space, please attach a separate sheet.

C. PROJECT COSTS

Provide an itemized list of estimated project costs for the project and the total estimated cost for the project. Attach supporting documentation for these costs, including two contractor bids (unless the project is for painting a façade). Also provide the total grant amount that applicant is requesting, which shall not exceed 50% of the project cost. If you need more space, please attach a separate sheet.

D. REQUIRED DOCUMENTS

FLURA staff will review all applications to ensure that it is complete and all required attachments are included. If there are items missing and the application has been submitted at least one week in advance of the application deadline, staff will inform the applicant of any missing information so they can supplement their application prior to the deadline.

E. CERTIFICATIONS

Applicant Certification. Provide the signature of the applicant(s) in this section.
Owner Certification. Provide the signature of all owners of the Property.

For any other questions, please contact the Fort Lupton Urban Renewal Authority staff at 303.857.6694.

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FLURA
FORT LUPTON URBAN RENEWAL AUTHORITY

130 S. McKinley Avenue
Fort Lupton, CO 80621
(303) 857-6694

Fort Lupton Core Urban Renewal Area
General Grant Guidelines

The Fort Lupton Urban Renewal Authority (FLURA) has found that from time to time it is appropriate to award grant monies for development projects within the Fort Lupton Core Urban Renewal Area that promote the Guiding Principles within the Fort Lupton Core Urban Renewal Plan (Core Plan). In implementing the Plan and considering all proposals for development and redevelopment, the City and the Authority will also implement and apply the policies and standards contained in the Comprehensive Plan and all applicable codes, ordinances, and land use policies of the City. On a case-by-case basis, and at FLURA's sole discretion, a General Grant may be awarded for projects that meet FLURA's mission, which is to create a thriving community that is economically diverse.

Applications for a General Grant should also prove that they promote one or more of the following Guiding Principles from the Urban Renewal Plan:

1. Preserve small town culture by sustaining pride in the appearance of homes and businesses in the Area and promoting healthy, safe neighborhoods.

2. Make Fort Lupton a comfortable place for everyone by ensuring that parks, trails, public facilities and neighborhoods are ADA-accessible.

3. Grow from the core based on established growth tiers based on the ability to provide public services and infrastructure.

4. Focus on downtown by attracting economic development, implementing the Fort Lupton Business Corridor Plan and supporting land uses that will help to expand/strengthen the downtown area.

5. Create an interconnected, robust and attractive transportation network by constructing multi-use streets and implementing a trails system that connects the entire City to the region.

FLURA reserves the right to amend these Guidelines at any time if it is determined necessary in order to provide more clarity, flexibility or restrictions to the General TIF Grant program.

<u>Eligibility</u>

The Façade Program is eligible to new development projects, redevelopment projects, or other projects that demonstrate the ability to meet one or more of the Guiding Principles above, and advance the FLURA mission. An owner or tenant of a building and/or property within the Core Area may apply for grant funding. Tenants must provide written approval from the owner of the building and/or property to submit a General Grant Application. An applicant that has an outstanding grant award from any FLURA grant program (including the Façade Improvement Grant program) that has not been completed

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pursuant to the Application Process described in the corresponding grant's guidelines is ineligible for a new grant award until all outstanding work on any previous grant is complete.

Grant Funding Available

The FLURA Board will make a determination annually on the amount of grant funding available each year. Any grants awarded will not be disbursed until a certificate of occupancy is received for the project that has been awarded a General Grant, if applicable.

Eligible and Ineligible Improvements

Only projects included within the Core Area are eligible for a General Grant. See Appendix 1.

The Authority may enter into agreements with property owners in the Core Area for the development, redevelopment or rehabilitation of their property. Such agreements will provide for such participation and assistance as the Authority may elect to provide to such owners.

All such redevelopment, owner participation and other agreements shall contain, at a minimum, provisions requiring:

8.6.1 Compliance with the Plan, and, if applicable, Design Guidelines and Standards;

8.6.2 Covenants to begin and complete development, construction or rehabilitation of both public and private improvements within a period of time deemed to be reasonable by the Authority;

8.6.3 The financial commitments of each party (but nothing herein shall obligate the Authority to make any such financial commitment to any party or transaction).

All public improvements shall comply with the Comprehensive Plan, if applicable, all applicable laws, codes, and ordinances, and any Design Guidelines and Standards that may be adopted by the Authority. Such requirements may include criteria and standards to address street, streetscape, utility, drainage and flood problems in the Area as well as other elements deemed necessary by the Authority to eliminate and prevent conditions of blight and to carry out the provisions of the Act and the Plan.

Prior to submitting a General Grant Application for redevelopment to a building that is over fifty years old, the applicant is encouraged to review the Secretary of the Interior's Standards for the Treatment of Historic Properties (the "Standards") located at https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf. Work that substantially conforms to the Standards, where applicable, may be viewed more favorably by the FLURA Board.

Eligible improvements include, but may not be limited to:

- Interior or upgrades to an existing building, including work required to bring the building up to current building and fire code requirements.
- Public infrastructure improvements necessary for new development or redevelopment of a site.
- Property acquisition assistance.
- Architectural design assistance for an applicant to enlist an architect to provide recommendations on appropriate improvements to the building.

Ineligible improvements include, but are not limited to, improvements that:

- Were started or completed prior to being awarded a General Grant.
- Are not found to be complementary to surrounding buildings and neighborhood character or the original character of the building.
- Do not comply with the requirements set forth in the Core Plan.
- Do not comply with the Fort Lupton Comprehensive Plan.
- Do not advance the FLURA mission statement.
- Do not align with the Core Plan's Guiding Principals.
- Do not comply with Design Guidelines and Standards adopted by FLURA, if applicable.
- Are made to a historically designated building that have not been issued a report of acceptability by the Fort Lupton Historic Preservation Board.

Application Process

A pre-application conference with FLURA staff is required prior to submitting a General Grant application to discuss the proposed project and any requirements. To schedule a pre-application conference, contact FLURA staff at 303.857.6694.

Applications are accepted on a rolling basis. Applications may be submitted electronically or in hard-copy format by any one of the following delivery methods:

1. Hand-Delivery. Hand-delivery of General Grant Applications (either electronic or hard-copy) must be delivered during business hours (Monday – Friday from 8:00 AM – 5:00 PM, excluding holidays) to City Hall at 130 S. McKinley Avenue, Fort Lupton. Hand-delivered Applications should be labeled to the attention of the Fort Lupton Urban Renewal Authority.
2. Email. General Grant applications may be emailed to aknutson@fortluptonco.gov. Please enter "General TIF Grant Application" in the subject line of the email.
3. U.S. Mail. General Grant Applications may be mailed to:

   Fort Lupton Urban Renewal Authority
   c/o City of Fort Lupton
   130 S. McKinley Avenue
   Fort Lupton, CO 80621

   It is the Applicant's responsibility to confirm with FLURA staff that the General Grant Application was received.

The applicant shall submit a fully-completed General Grant Application, along with the following attachments:

- Proof that a pre-application conference was held with FLURA staff to discuss the project prior to submitting this application. This conference must be completed at least two weeks prior to application deadline. Contact FLURA staff at 303.857.6694 to schedule this meeting.
- Architectural renderings, site plans and/or other visual representations of the proposed improvements. For paint, a paint sample of the proposed color should be provided.
- Photos of all sides of the building façade and/or property that grant funding is being requested for.
- Two estimates from contractors for the proposed improvements, unless specifically exempted in the Guidelines.

- The property owner shall submit proof of ownership of the building and/or property.
- For historically designated buildings, a report of acceptability stating the work is approved by the Fort Lupton Historic Preservation Board. Note that the process to receive a report of acceptability can take a month or longer, so you should begin this process as soon as possible.

FLURA staff will review all applications to ensure that it is complete and all required attachments are included. If there are any items missing, staff will inform the applicant of any missing information so they can supplement their application.

FLURA staff will provide the FLURA Board with the application at the next regular FLURA meeting. The FLURA Board will consider the project based on grant award criteria, as further defined below. FLURA will compare the amount of grant funding requested to the amount of available funds, as determined annually by the FLURA Board. Grants will be awarded to the projects at the sole discretion of the FLURA Board, and will be based upon the funding available. A determination on whether a grant will be awarded will not be provided on the same night that an application is first being reviewed.

Final approval is contingent upon the applicant entering into a General TIF Grant Agreement (Agreement) with FLURA, which outlines the terms of the General TIF Grant Program and criteria for receiving a grant. The Agreement must be finalized by no later than 30 days following approval of a grant award by FLURA. If it is not finalized within this time, then the grant award will become null and void.

The project must be completed within a timeframe set forth in the Agreement. An extension may be requested if a written request is submitted by the applicant prior to the next FLURA meeting that immediately follows project completion deadline. At the FLURA Board's sole discretion the extension may or not be granted.

At the completion of a project, applicant must schedule a final inspection with designated FLURA staff, and for work requiring a building permit, the City Building Inspector. Applicant shall also submit a certificate of occupancy from the City of Fort Lupton. A temporary certificate of occupancy will not be permitted. FLURA staff will provide written confirmation to the FLURA Board that the work has been completed as agreed upon in the Agreement. The Applicant should also submit an invoice to FLURA showing the final project costs. Upon review of these documents, FLURA will issue the final remaining grant award to the applicant after making a determination that the work was indeed completed as agreed.

<u>Grant Award Criteria</u>

Preference will be given to projects that have a high likelihood to increase visitors, business, customers, and new employees to the Core Area, and to the City of Fort Lupton generally. The following criteria will specifically be taken into account by FLURA when reviewing a General TIF Grant Application:

- Whether the applicant has provided sufficient proof that the project could not happen without the assistance of a General TIF Grant.
- Instances where a renovation would allow an existing commercial building to make improvements that will bring it up to present day building and fire code requirements.
- Projects that demonstrate the ability to attract people to the Core Area.

- Projects that would result in significant new investment and the creation of jobs in the Core Area.
- Projects involving buildings with vacant or underutilized spaces where the overall marketability of the building would be improved.
- Applications that demonstrate the applicant's capacity to complete the project.
- Projects that align with the FLURA mission statement.
- Projects that apply the FLURA Design Guidelines and Standards, if applicable.
- Projects that comply with the Core Plan, and Guiding Principals set forth in the Core Plan.
- Projects that advance the Fort Lupton Comprehensive Plan.

Additional Grant Requirements

The applicant shall comply with all applicable provisions of the Fort Lupton Municipal Code and the International Building Codes enforced by the City. By submitting a General TIF Grant Application, the applicant agrees to allow the City to inspect the building for Code compliance. Applicants shall obtain all required building permits prior to starting work on the project.

Municipal Code violations discovered after the project acceptance will not result in disqualification from the Façade Program, but corrections of such violations shall be incorporated into the project. FLURA retains the right to withhold reimbursements from the applicant until such violations are corrected to the satisfaction of City staff.

Questions? Contact FLURA at 303.857.6694.

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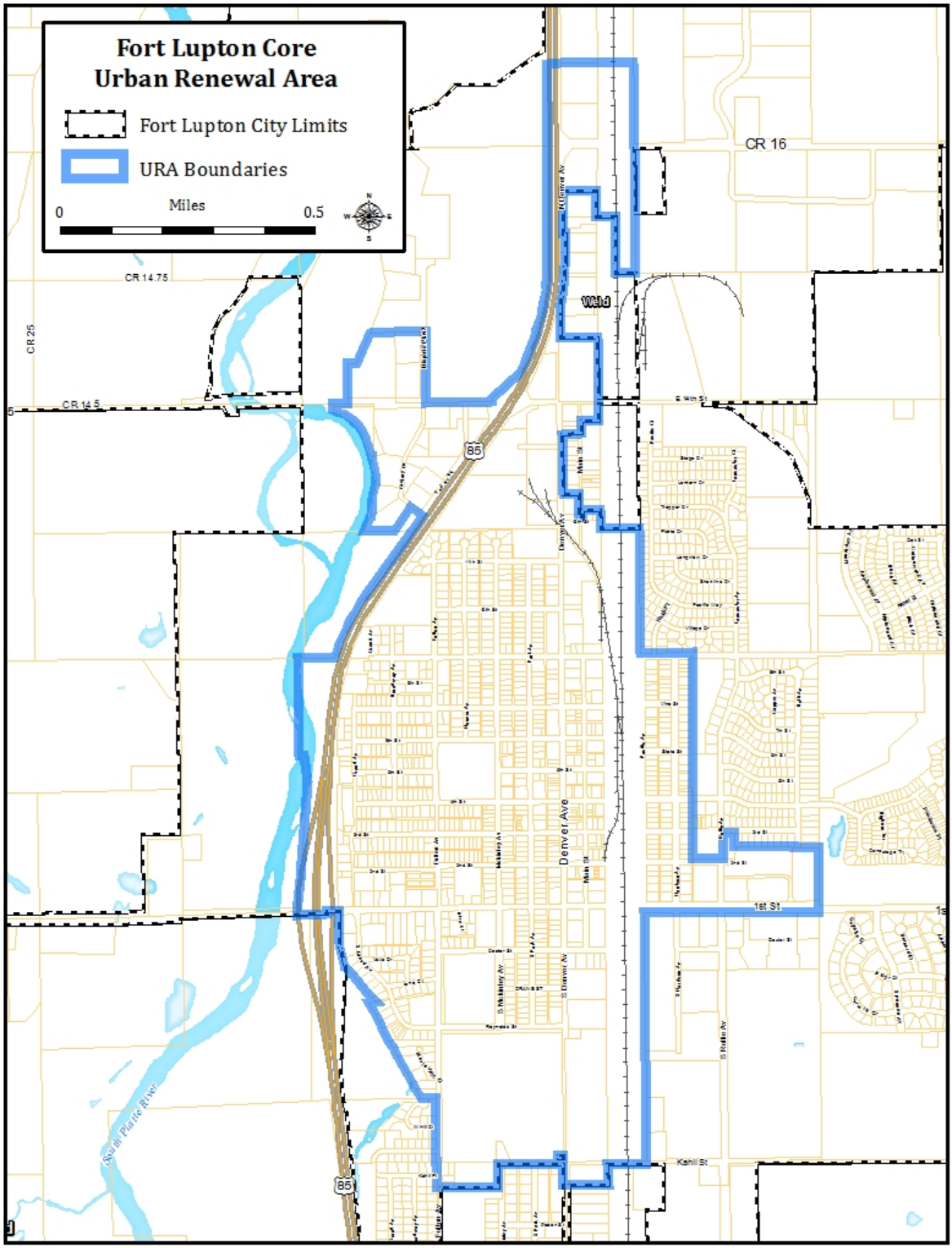
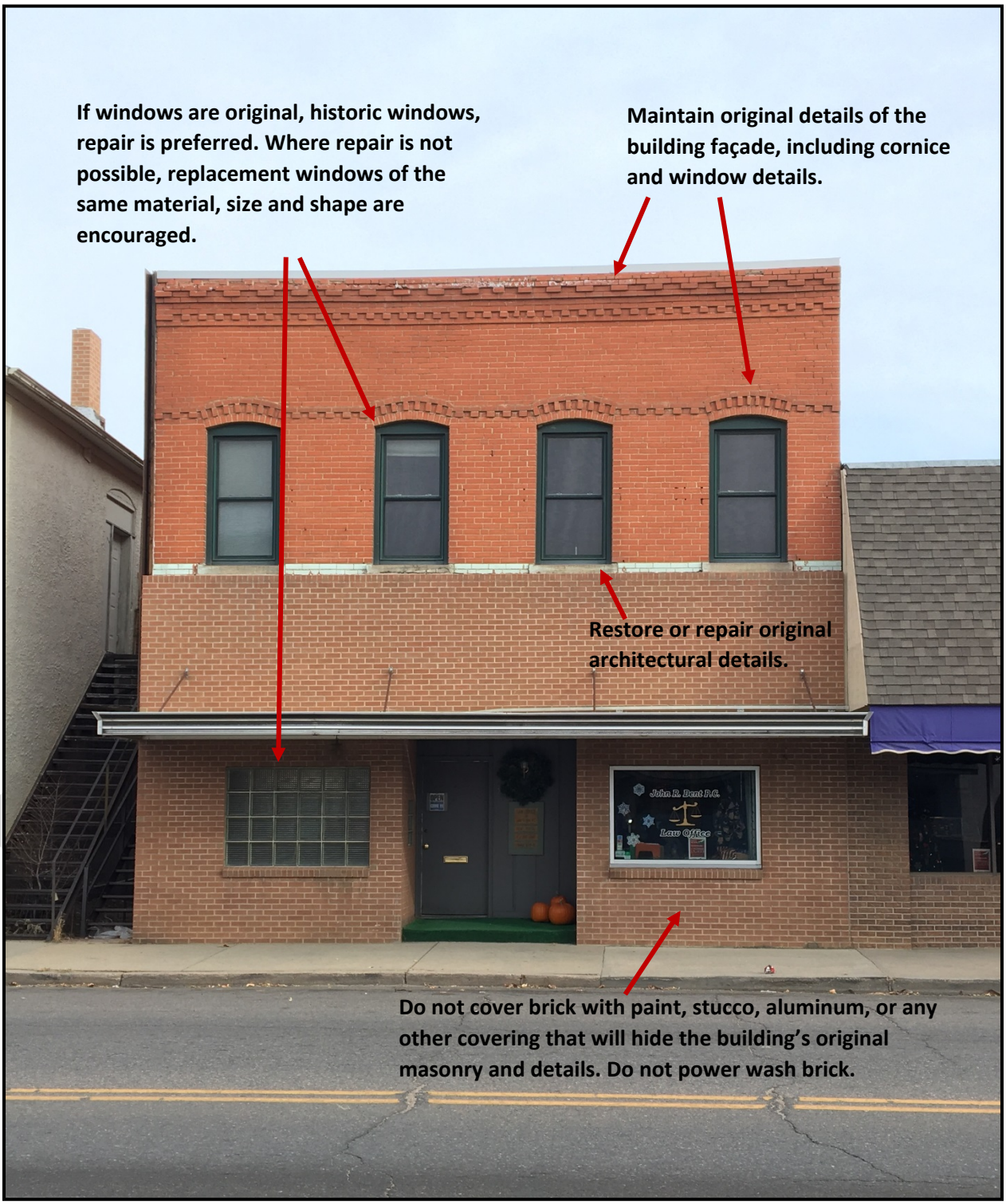
Appendix 1
FORT LUPTON CORE URBAN RENEWAL AREA



Appendix 2
RECOMMENDED DESIGN GUIDELINES FOR EXISTING BUILDINGS