



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson
Kathy Kvasnicka
Thomas Holton
Thomas Meyers
Jimmy Dominguez

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, March 23, 2023

6:00 PM

(Order & Contents Subject to Change by Action of the Commission)

** Login information on how to attend this meeting virtually (optional) is on the last page of this Agenda.*

Call to Order

Approval of Agenda

Consent Agenda - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

a. Approval of the March 9th, 2023 Meeting Minutes

Public Comment This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Action Item(s)

a. P2023-003 Sphere Renewables Site Plan

Discussion Items

a. Development Code Update

Future Business

a. Next Planning Commission Meeting on April 13th, 2023 at 6:00 PM

Adjourn

Virtual Meeting Instructions

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<https://meet.goto.com/885796925>

You can also dial in using your phone.

[+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 885-796-925

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If you would like to participate remotely, we encourage you to test the phone number and links provided above prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 303-304-4498 or email PlanningDept@fortluptonco.gov immediately.

When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairman of the Planning Commission will provide instructions on when and how comments can be made by the public virtually.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 9, 2023

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday March 9, 2023.

Chair Mike Simone called the meeting to order at 6:02 PM

ROLL CALL

Commissioners Present: Chair Mike Simone, Vice-Chair Bushrod White, Members Kathy Kvasnicka, Thomas Holton and Jimmy Dominguez.

City Staff Present: Planning Director Todd Hodges, Public Works Director Roy Vestal, Planners Clay Hartley and Magaly Morales-Tejada, and Planning Administrative Assistant Hailey McKay.

CONSENT AGENDA

Bush White moved to approve the consent agenda and Kathy Kvasnicka seconded.

PUBLIC COMMENT

There were no public comments.

ACTION ITEMS

P2023-002 Intermountain Trailer Sales and Service Site Plan

City of Fort Lupton Planner Clay Hartley opened with a brief introduction of the company, Intermountain Trailer Sales and Service. Proposed is the Intermountain Trailer facility that will be a roughly 35,000 sf building consisting of selling, repairing, and customizing trailers for over-the-road trucking. The site will be comprised of two parcels of land, zoned as I-2 Heavy Industrial, on the northwestern corner of County Road 8 and South Rollie Avenue. The northern portion of the property will be utilized for short-term parking and vehicle storage.

Representing Intermountain Trailer is Joel Hardy, of Construction Concepts, to present to the commission about the proposed site plan. Covered were the overall site and landscaping plan, elevations, fencing around the perimeter, and the "Good Faith Efforts" to work with the City to address the newly adopted codes.

Chair Simone opened up the public comment portion of this hearing at 6:21 PM, there were no public comments and it was closed at 6:21 PM.

Chair Simone opened up the hearing to Commissioners comments and questions. Commissioners discussed:

- The special conditions involved which are related to Public Works
- Clarifications on type of fencing proposed
- Clarification on lighting

Commissioner White moved to approve P2023-002 Intermountain Trailer Site Plan, Commissioner Kvasnicka seconded. Motion passed unanimously.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 9, 2023**

DISCUSSION ITEMS

Development Code Update

FUTURE BUSINESS

The next meeting of the Planning Commission will be on March 23, 2023 at 6:00 PM.

ADJOURNMENT

Chair Simone adjourned the meeting at 6:36 PM.

Submitted by

Hailey McKay, Planning Administrative Assistant

Approved by Planning Commission

Mike Simone, Chair

RESOLUTION NO. P2023-003

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE SPHERE RENEWABLES SITE PLAN FOR A GENERAL MANUFACTURING FACILITY WITH ACCESSORY OUTDOOR STORAGE LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

WHEREAS, the Planning Commission held a public hearing on March 23, 2023, for the purpose of reviewing Sphere Renewables LLC's application for a site plan for a general manufacturing facility with accessory outdoor storage; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the site plan conforms to Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all legal requirements for the public hearing have been met including posting of the hearing on the site 15 days prior to the public hearing.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby approves the Sphere Renewable LLC's Site Plan, conditional upon the following:

- I. Prior to the release of building permits:
 - A. A Public Improvements Agreement shall be submitted Public Works for review and approval and acceptance by the Council.
- II. Prior to recording the site plan map:
 - A. Dedication of ROW on County Road 8 shall be recorded with the Weld County Clerk and Recorder.
 - B. Any redline changes provided by staff shall be made to the Site Plan.
 - C. Applicant shall provide proof of plug and abandonment of well permit no. 232810 as proposed on the plan.
 - D. Applicant shall provide written evidence that Public Works comments have been adequately addressed.

DONE THIS 23rd DAY OF MARCH, 2023, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**SPHERE RENEWABLES SITE PLAN
STAFF REPORT
PROJECT NO. LUP2022-0026 / PLAN NO. SPR2022-0009**

PROJECT DESCRIPTION

Project No.: LUP2022-0026 / Plan No. SPR2022-0009

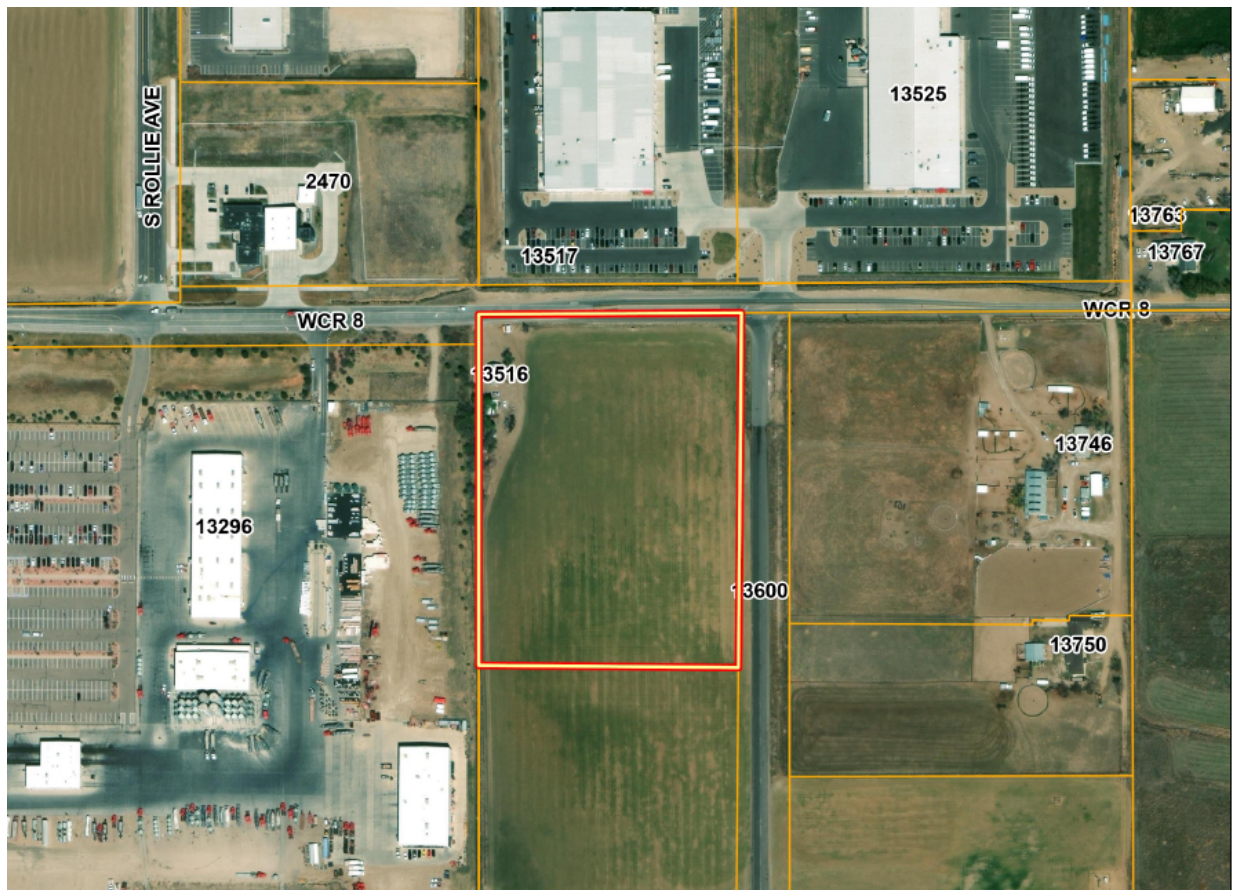
Project Name: Sphere Renewables Site Plan

Owner: Harbor Asset Management LLC

Representative: Scott Koch with Sphere Renewables

Location of Request:

The site is located in a portion of the Northeast Quarter of Section 20, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado. It is located at 13516 County Road 8 Fort Lupton, Colorado. ("Property").



Nature of Request:

The Applicant has submitted a site plan application for a new general manufacturing facility with outdoor storage. The facility will be a single story 42,000 square foot building and outdoor storage will be on the southern half of the property. The property is surrounded by Industrial and Agricultural zoning.

The new facility will operate Monday through Friday 6:30am to 12:00am. The total number of employees is expected to be 75.

The applicant is proposing three phases to this development. Phase 1 will consist of general earthwork, grading and utilities as well as initial move in of outdoor storage. Building foundation, concrete work and initial landscape infrastructure will begin in Phase 2. Phase 3 will consist of final build-out. Building permit applications for the site have been submitted concurrently with this application and are under review by the building department.

Site Size: The Property is 8.39 acres more or less.

Zone District: '1-2' Heavy Industrial.

Proposed Use: Manufacturing – General.

Existing Use: Vacant.

Hearing Dates: Planning Commission – March 23, 2023 at 6:00PM

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

Staff Recommendation: Approval with conditions listed in the proposed resolution.

APPLICATION PROCESS

The Applicant is requesting approval of a site plan. The site plan application is processed under Section 2.06 of the Fort Lupton Development Code ("Code"), which states:

The site plan process specifically applies to:

1. Any new building, except detached houses and multi-unit houses.
2. Any expansion or alteration to an existing multi-family or non-residential building that alters the footprint, massing or facade design by 20% or more.
3. Any change or intensification of use that could increase anticipated traffic counts by 20% or more.
4. Any site development activity that expands the existing impervious surface by 25% or more.
5. Any changes to the site access and circulation, or other development requirements that significantly impact streetscape design or existing traffic conditions near the site.

After review by staff, the Design Review Team and referral agencies as well as required public notice of the site plan application, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and approve, approve with conditions or deny the site plan based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Code requires posted notice of the hearings at least fifteen (15) days prior to the hearing. Notice of the public hearing was posted on the Property on March 8, 2023.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the 'I-2' Heavy Industrial Zone District. The 'I-2' Heavy Industrial Zone District permits General Manufacturing subject to the site plan review and approval procedures set forth under Section 2.06 of the Fort Lupton Development Code (the "Code"). A site plan review requires a public hearing before Planning Commission. The intent of the site plan review is to coordinate development projects with the public realm and with adjacent sites, including compatible arrangement of buildings, pedestrian and vehicle access, site design, lighting and landscaping. In making a determination of compliance with the standards applied to a particular site, staff has reviewed the site using the criteria specified in Section 2.06(B) of the Code and found that the proposed site complies with Site Design and Engineering, Landscape and Open Space Design, and Building Design.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area for Industrial land uses ([Future Land Use Map](#)). The intent of this designation is to permit uses of a heavy nature in a less restrictive environment. These areas should be utilized to attract major employers and support economic development that will complement residential growth within the community. Developments within this designation should be carefully reviewed to account for potential impacts on adjacent land uses from high intensity operations. The proposed use conforms to this land use type.

The property is surrounded by uses that are similar or compatible to the proposed use. The proposed use also conforms to the designated land use type and zoning and the company has the potential to increase Fort Lupton's economic vitality.

ALTERNATIVE COMPLIANCE

The applicant has submitted an alternative compliance request for the proposed fence along the North and East frontages (County Road 8 and Subdivision Access Road.) The applicant is proposing a 6-foot cedar fence setback 25' from the property line for security and screening purposes. The proposed height will match the fencing height along the West and South property lines. The proposed fence will have two 3' offsets along the front fence and is softened by landscaping materials, meeting the requirements of Section 8.05(3) of the Fort Lupton Development Code.

The Fort Lupton Development Code requires that front fences be 3' high if solid and 4' high if 50% open in Commercial and Industrial Districts. However, it is stated that fences that are outside the required 18" setback and behind the front building line can exceed this height. The proposed fence is setback 25' from the property line and the proposed layout of this site causes the front building line to be facing West rather than North, therefore as proposed this fence meets the requirements stated above.

Staff believes that the height deviation does not have adverse impact on the surrounding area and that the proposed fence design meets the intents of Article 8 of the Fort Lupton Development Code.

REFERRALS

Referrals were provided to the list below. All comments received can be found at:
<https://www.fortluptonco.gov/DocumentCenter/Index/720>.

City Attorney	Police Chief	Public Works Director
Building Inspector	GIS Specialist	Economic Development Manager
Development Review Engineer	Fort Lupton Fire Protection District	CDOT
Division of Water Resources	United Power	Comcast
Xcel Energy	Postmaster	Weld County Dept. of Planning
Weld County Dept. of Public Health & Env.	NCWCD	Fulton Ditch Company
State Geologist		

Additional documents are available for review at:
<https://www.fortluptonco.gov/DocumentCenter/Index/720>.

Project Description & Phasing Narrative

To: Magaly Morales - Tajeda, Planner I, City of Ft. Lupton

From: EVstudio – Jeffrey Scott – Project Architect and revised by Jana Hutkova

Date: February 3, 2023

Project Name: Sphere Renewables New Facility

Project Address: 13516 Country Rd. 8, Ft. Lupton, CO 80621

Dear Magaly,

Harbour Asset Management LLC is requesting a Site Plan review for a portion of the Northeast Quarter of Section 20, Township 1 North, Range 66 West of the Sixth Principal Meridian, Town of Ft. Lupton, County of Weld, State of Colorado. The subject property is located at 13516 Country Rd. 8, Ft. Lupton, CO 80621.

The site will be developed to be utilized by Sphere Renewables under the I-2 Industrial Zone classification. The proposed use is Manufacturing – General. The proposed Pre-Engineered Metal Building will contain +/- 42,000 Gross Square Feet. The main uses of the building will be to warehouse and assemble components for renewable energy sources.

The property is located directly south of County Road 8 and east of County Rd 27 in the City of Fort Lupton. The property naturally slopes toward the northwest corner. The proposed building is oriented east-west within the north half of the property. This orientation leaves the maximum area of undeveloped land for use as outdoor storage and for potential future development.

There is one access from County Rd 8 proposed which is to be utilized for employees and visitors and leads directly to the west parking lot. There are two access points from the access easement to the east that are to be used by trucks; they allow the complete separation of truck and employee/visitor traffic on the site.

There is a loading area with drive-in doors to be located on both the north and the south side. For the safety of product movement and the operation of this business it is necessary to have loading areas located on both sides. A dock-high loading area is proposed on the south side of the building with access from east.

A sand filter is proposed in the detention ponds along the west side of property line because the property naturally slopes to the west. A perimeter fence is proposed all around the product movement and storage areas on site. The employee's parking area is to be located outside of the fence. The fence is proposed to be wooden cedar planks 6' tall. An Alternative Compliance request is being requested for the height of the front fence to provide better screening of product movement and temporary storage, and the overhead door openings on the north side of the building.

Alternative Compliance

The applicant would like to submit an Alternative Compliance request to exceed the front fence height as allowed by Section 2.07. Per Article 8, Table 8-6 maximum height of a Commercial & Industrial fence is 3' if solid and 4' if at least 50% open. The applicant is proposing 6' tall wooden natural cedar plank front fence

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facing County Rd 8 with (2) 3' offsets spaced approximately 1/3 of the entire front length. The front fence height will match side & rear fence height. The taller fence is needed for security and screening of the loading area. The proposed fence is to be offset about 25' from front property line. There will be landscaping in front of the fence and visible from the public ROW which breaks the tall fence monotony. The taller fence will have no negative impact on adjacent sites.

Site Plan

Development of the site is to be performed in phases.

Phase 1

The initial phase is to consist of work focusing on the Civil work associated with the project. This will include earthwork, grading, initial and intermediate stages of the erosion control plan, utilities, and outdoor storage on the south half of the development. An emphasis will be placed on developing the south half of the site in Phase 1 for outdoor storage as soon as possible.

Phase 2

The second phase will focus on building foundation and concrete work. It is also expected that initial landscape infrastructure and finalization of utilities to the foundation will occur in this phase.

Phase 3

The final phase is to consist of building erection, MEPs, office buildout, paving, etc. to complete the project. Final landscape to be installed

General Site Information

During the phasing portions of the site development there will be no staff permanently onsite. All fences will be temporary or as required for construction. Sphere Renewables procures, manufactures, assembles and distributes all types of components and assemblies After completion of the building expected hours of operation are Monday – Friday. First shift is 6:30am – 3pm, and second shift is 3:30pm – 12am, 75 employees with 40 on the first shift and 35 on the second shift. Time between shifts is allowed to alleviate the need for extra parking during the shift change. Permanent fencing will be installed per the Civil drawings.

Project Impact and Benefits

The proposed development will comply with the intent of the Fort Lupton Development Code. The subject property is bordered to the West and South by similar I-2 zoning, and I-1 across CR-8 to the North. The parcel to the East is currently agricultural and not part of the City of Ft. Lupton. The use and design of this project will compliment adjacent properties that have undergone recent improvements. The proposed use complies with the intent of the I-2 zoning designation.

The proposed design will adhere as closely as it can to the requirements of the Ft. Lupton Development Code. For instance, the architecture will fit into the fabric of the zoned area in which it lives, utilizing materials that will follow Article 6.

Business operations will comply with noise and light standards of the Ft. Lupton Municipal Code.

There are no previously approved development plans on this site.

Conclusion

The proposed development and improvements have been designed to blend with the existing industrial, commercial, and agricultural uses in the area. The proposed project will comply with the Fort Lupton Development Code and Comprehensive Plan for development within this I-2 designation. The proposed improvements in this development site plan will adhere to the required standards and serve public safety, transportation, and utilities.

Thank you for your consideration,

Jeffrey Scott

A handwritten signature in black ink, appearing to be 'JS' with a large loop and a checkmark-like flourish.

Architect, EVstudio

M:\Projects Current\22A133-Sphere Renewables - New Facility\01Design\01-Civil\CAD\Construction\22A133 - Sphere Renewables - Cover Sheet.dwg

SPHERE RENEWABLES

SITE PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
SITE ADDRESS: 13516 COUNTY RD 8, FORT LUPTON

PROJECT NO. LUP2022-0026
PLAN NO. SPR2022-009



Denver, CO
Evergreen, CO

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design@evstudio.com
inspections@evstudio.com
www.evstudio.com

Contact:
Brian Welch, PE
brian.welch@evstudio.com
303.670.7242 x50

UTILITY NOTIFICATION CENTER



FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
EVSTUDIO ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SPHERE
RENEWABLES
13516 COUNTY RD 8, FORT
LUPTON
22A133

LEGAL DESCRIPTION:

LOT 1, THOMAS MINOR SUBDIVISION - AMENDMENT NO. 1, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT HARBOUR ASSET MANAGEMENT LLC, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, AND KEYBANK ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 2023.

STATE OF COLORADO,)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 2023. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____, 2023.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 2023.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTRATOR'S APPROVAL

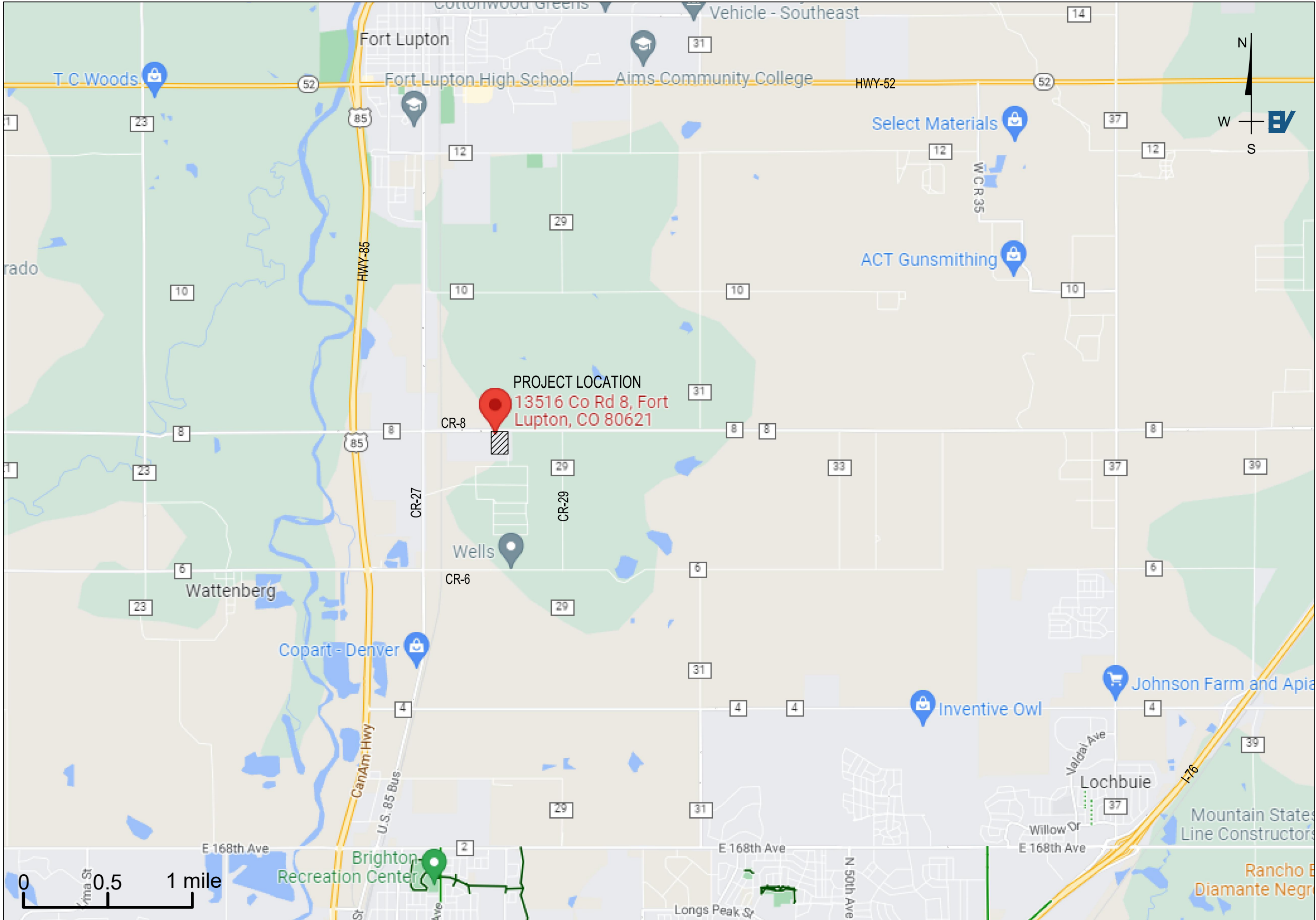
APPROVED THIS ____ DAY OF _____, 2023.

CITY ADMINISTRATOR

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF FORT LUPTON'S PLANNING COMMISSION THIS ____ DAY OF _____, 2023, BY RESOLUTION NO. _____.

CHAIRPERSON, FORT LUPTON



VICINITY MAP

ESC: N.T.S

SITE INFORMATION TABLE:

ZONING DISTRICT:	INDUSTRIAL (I-2)
PROPOSED USE:	MANUFACTURING - GENERAL
OCCUPANCY GROUP:	F-1, A-3
PARCEL #:	147120102001
LOT SIZE:	365,422 SF (8.39AC)
ROW DEDICATION AREA:	27,568 SF (0.63AC)
REMAINING LOT AREA:	337,854 SF (7.76AC)
GROSS FLOOR AREA:	42,500 SF (0.976AC)
OPEN SPACE AREA:	105,191 SF (2.41AC) - 31.1%
IMPERVIOUSNESS:	49.9%
BUILDING HEIGHT:	35'
CONSTRUCTION TYPE:	II-B
FRONT SETBACK:	25'
INTERIOR SIDE SETBACK:	50'
CORNER SIDE SETBACK:	25'
REAR SETBACK:	50'
PARKING REQUIRED:	1/1,000 SF = 40
PARKING PROVIDED:	48 SPACES
ADA PARKING COUNT:	2 (VAN ACCESSIBLE)

CONTACTS

OWNER / DEVELOPER

SPHERE RENEWABLES
5775 MONACO ST, COMMERCE CITY, CO 80022
CONTACT: SCOTT KOCH, OPERATIONS MANAGER
PHONE: (720)289-9140
EMAIL: skoch@sphere-renewables.com

ENGINEER / ARCHITECT

EVSTUDIO
5335 W. 48TH AVENUE SUITE 300
DENVER, CO 80212
CONTACT: BRIAN WELCH
PHONE: 303.670.7242 X50
EMAIL: brian.welch@evstudio.com

LANDSCAPE DESIGN

OUTDOOR DESIGN GROUP INC.
5690 WEBSTER STREET
ARVADA, CO 80002
CONTACT: MATT CORRION
PHONE: 303.9993-4811 / 303.250.1524
EMAIL: mcorrion@odgdesign.com

SHEET LIST TABLE:

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T202	EX. CONDITIONS
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C303	PHASING PLAN PHASE II
C304	PHASING PLAN PHASE III
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C501	UTILITY PLAN
C601	EROSION CONTROL INITIAL
C602	EROSION CONTROL INTERMEDIATE
C603	EROSION CONTROL FINAL
C701	PREDEVELOP DRAINAGE MAP
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C802	EROSION CONTROL DETAILS
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C805	CONSTRUCTION DETAILS
C806	SAND FILTER DETAILS
C807	DETENTION POND DETAILS

BUILDING ELEVATIONS - SHEET LIST TABLE

SHEET NUMBER	SHEET TITTLE
A201	ARCHITECTURAL BUILDING ELEVATIONS

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SHEET NUMBER	SHEET TITTLE
PH1	PHOTOMETRIC PLAN
PH2	PHOTOMETRIC DETAILS

LANDSCAPE - SHEET LIST TABLE

SHEET NUMBER	SHEET TITTLE
L1	COVER SHEET & PLANT LIST
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN

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REVISION:

SITE PLAN

DATE: 2023/02/03
DRAWN BY: JS
CHECKED BY: BMW

COVER SHEET

C101

M:\Projects Current\22A133-- Sphere Renewables -- New Facility\01Design\01--Civil\CAD\Construction\22A133 -- Sphere Renewables -- Cover Sheet.dwg

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LUPTON
22A133

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REVISION:

SITE PLAN

DATE: 2023/02/03
DRAWN BY: JS
CHECKED BY: BMW

GENERAL NOTES

C201

FORT LUPTON STANDARD CONSTRUCTION NOTES:

- CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DEBRIS DROPPED INTO PUBLIC MANHOLES AND OTHER PUBLIC STRUCTURES. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL DEBRIS IN AFFECTED STRUCTURES. IF IT IS DETERMINED THAT DEBRIS CAUSED A BACKUP, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES.
- THE CONTRACTOR SHALL PROVIDE ACCESS TO AND FROM ALL PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
- "AS-BUILT" ELECTRONIC SUBMITTAL OR PRINTS ARE TO BE SUBMITTED TO CITY ENGINEER AT COMPLETION OF THE PROJECT. "AS-BUILT" DRAWINGS ARE TO BE REPRODUCIBLE COPIES (OR ORIGINALS) OF THE APPROVED CONSTRUCTION DRAWINGS. ANY FIELD CHANGES ARE TO BE NOTED. THE DRAWINGS WILL STATE "AS-BUILT" IN LARGE BLOCK LETTERS. THE "AS-BUILT" ELECTRONIC SUBMITTAL OR PRINTS ARE TO BE SIGNED, DATED AND STAMPED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- NO WATER VALVE OR OTHER CONTROL DEVICE ON THE EXISTING PUBLIC SYSTEM WILL BE OPERATED FOR ANY PURPOSE BY ANYONE OTHER THAN THE CITY WITHOUT PRIOR WRITTEN AUTHORIZATION.
- TO SCHEDULE AN INSPECTION DURING REGULAR BUSINESS HOURS, CONTACT PUBLIC WORKS DEPARTMENT AT 303-857-6694. FOR AFTER HOURS EMERGENCIES CALL POLICE DISPATCH AT 720-652-4222.
- THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE CITY OF FORT LUPTON 48 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT HIS EXPENSE.
- PERMITTEE SHALL NOTIFY THE CITY INSPECTOR:
 - TWO WORKING DAYS BEFORE COMMENCING WORK ON R.O.W.;
 - WHEN SUSPENDING OPERATIONS FOR 5 OR MORE WORKING DAYS;
 - TWO WORKING DAYS BEFORE RESUMING SUSPENDED WORK;
 - UPON COMPLETION OF WORK.
- CONTRACTOR SHALL MAINTAIN AT LEAST ONE COPY OF THE APPROVED PLANS, SPECIFICATIONS AND STANDARDS ON THE JOB SITE AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING AND SCHEDULING ALL INSPECTIONS REQUIRED FOR FINAL APPROVALS AND PROJECT ACCEPTANCE.
- ALL WORK, INCLUDING CORRECTION WORK, IS SUBJECT TO NOTIFICATION AND INSPECTION REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY OF FORT LUPTON AND/OR CDOT APPROVAL PRIOR TO COMMENCING WORK ON ROADWAY ROW. A COPY OF APPROVED TCPS MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL TO BE IN ACCORDANCE WITH M.U.T.C.D., SECTION VI.
- ALL WORK WILL BE PROPERLY BACKFILLED PRIOR TO THE END OF WORKDAY, NO OPEN HOLES ARE ALLOWED OVERNIGHT. ALL WORK IS TO BE IN ACCORDANCE WITH PERMIT REQUIREMENTS AND APPLICABLE STANDARDS.
- WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BEFORE ANY CUTS ARE MADE, PATCHING SHALL BE DONE IN CONFORMANCE WITH THE PROJECT STANDARDS. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.
- AFTER ACCEPTANCE BY THE CITY, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
- PATCH ASPHALT PAVING AS NECESSARY TO JOIN NEW GUTTERS WITH THE EXISTING PAVEMENT. REMOVAL AND REPLACEMENT OF ASPHALT SHALL BE PER THE LATEST CITY OF FORT LUPTON STANDARDS AND DETAILS.

- WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL IS TO BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- PERMITTEE SHOULD REMOVE MATERIALS AND EQUIPMENT FROM THE ROADWAY R.O.W. AT THE CLOSE OF DAILY OPERATIONS. THE TCP MUST INCLUDE PROTECTIVE MEASURES WHERE MATERIALS AND EQUIPMENT MAY BE STORED ON R.O.W, BUT ENSURE FIVE FEET OF PEDESTRIAN CLEARANCE ON SIDEWALKS.
- NO WORK SHALL BE PERMITTED AT NIGHT OR ON SATURDAYS, SUNDAYS, AND HOLIDAYS WITHOUT PRIOR AUTHORIZATIONS OR UNLESS OTHERWISE SPECIFIED IN THIS PERMIT. CITY MAY RESTRICT WORK ON R.O.W. DURING ADVERSE WEATHER CONDITIONS OR DURING PERIODS OF HIGH TRAFFIC VOLUME.
- PRIOR TO FINAL ACCEPTANCE, ALL DISTURBED PORTIONS OF ROADWAY RIGHT OF WAY SHALL BE CLEANED UP AND RESTORED TO THEIR ORIGINAL CONDITION, SUBJECT TO CITY APPROVAL.
- SEEDING, SODDING, AND PLANTING SHALL BE AS SPECIFIED OR OTHERWISE APPROVED BY CITY. CONSTRUCTION, MAINTENANCE, AND WATERING REQUIREMENTS SHALL CONFORM WITH THE CITY STANDARD SPECIFICATIONS. WHERE LANDSCAPE RESTORATION MUST BE DELAYED DUE TO SEASONAL REQUIREMENTS, SUCH WORK MAY BE AUTHORIZED BY A SEPARATE PERMIT.

GRADING AND EROSION CONTROL NOTES:

- ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE CITY OF FORT LUPTON'S "SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS," LATEST EDITION.
- NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
- TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.
- TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR INSTALLATION WITHIN THREE MONTHS. VEGETATION SHALL BE A VIGOROUS, DROUGHT TOLERANT, NATIVE SPECIES MIX. (REFER TO SECTION 2.26.00 OF CITY CONSTRUCTION SPECIFICATIONS FOR SEEDING MIX.) PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION, BUT SEEDED AREAS SHALL BE IRRIGATED, IF CONDITIONS SO MERIT.
- AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
- TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 2:1 (2H:1V). PERMANENT SLOPES SHALL NOT EXCEED 4:1 (4H:1V) IN AREAS TO BE SEEDED OR SODDED.
- THE OWNER/DEVELOPER SHALL PROVIDE ANY ADDITIONAL DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY, SHOULD CONDITIONS MERIT THEM.
- TEMPORARY FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS OR PROPERTY LINES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, TO PREVENT GRADING ON PROPERTY NOT OWNED BY THE DEVELOPER. IN ADDITION, THE CITY MAY REQUIRE ADDITIONAL TEMPORARY FENCES IF FIELD CONDITIONS SO MERIT THEM.
- IMPERVIOUS SURFACES WHICH ARE ADJACENT TO OR CONTAINED WITHIN CONSTRUCTION SITES WILL BE SWEEPED ON A DAILY BASIS OR AS NEEDED DURING THE DAY WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ON TO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.

- THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS OR AS NEEDED THROUGHOUT THE WORK DAY. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.

- THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO ADJACENT WATERWAYS, WETLANDS, OTHER PROPERTIES, ETC., IS PROHIBITED. THE CLEANING OF CEMENT TRUCK DELIVERY CHUTES, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS, IS PROHIBITED AT THE JOB SITE.

PERMIT NOTES:

- CONTRACTOR SHALL OBTAIN A RIGHT OF WAY WORK PERMIT FROM THE CITY OF FORT LUPTON FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY.
- PERMIT IS REQUIRED THROUGH PUBLIC WORKS FOR THE WATER AND SEWER SERVICE CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF FORT LUPTON.

PROJECT SPECIFICATION NOTES:

- THE CONTRACTOR SHALL FOLLOW THE CONSTRUCTION STANDARDS PUBLISHED IN THE CITY OF FORT LUPTON "STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS".

EASEMENT NOTES:

- "ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY OF FORT LUPTON PUBLIC WORKS DEPARTMENT. ALL PUBLIC WATER, STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. CITY IS RESPONSIBLE FOR MAINTENANCE OF THESE WATER, STORM AND SANITARY SEWER FACILITIES. CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE."

SPHERE RENEWABLES
SITE PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1NORTH RANGE 66 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
SITE ADDRESS: 13516 COUNTY RD 8, FORT LUPTON

PROJECT NO. LUP2022-0026
PLAN NO. SPR2022-009

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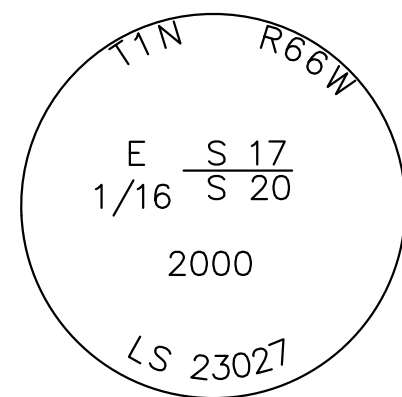
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N 1/4 COR SECTION 20
T1N, R66W 6th P.M.
FOUND 3 1/4" ALUM CAP
CAP MARKED AS SHOWN
IN RANGE BOX.



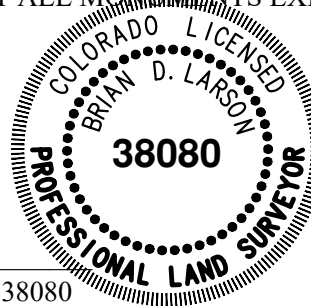
COUNTY ROAD 8

EAST ONE-SIXTEENTH CORNER SECTION 20,
T1N, R66W 6th P.M.
FOUND 2 1/2" ALUM CAP
CAP MARKED AS SHOWN
IN RANGE BOX.

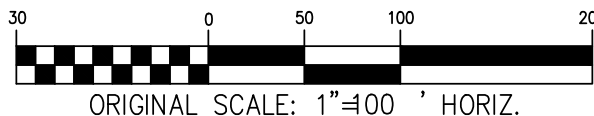


SURVEYOR'S CERTIFICATE

I, BRIAN D. LARSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE
OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES,
IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO
EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS
SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY
AS SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT
RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS
SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.



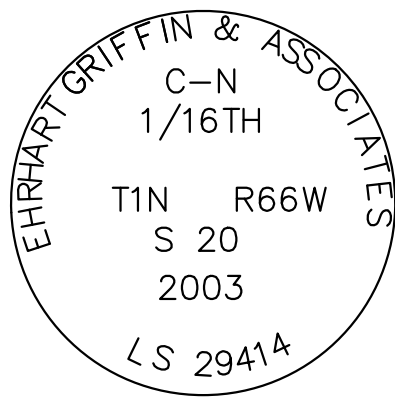
BRIAN D. LARSON, P.L.S. 38080
FOR AND ON BEHALF OF:
EV STUDIO 5335 W48TH AVE.
DENVER, CO. 80212



LEGEND

- = FOUND NUMBER 4 REBAR
- = FOUND 2" ALUM CAP
- (M) = MEASURED DISTANCE
- (P) = RECORD PLAT DISTANCE
- = RIGHT OF WAY
- = RIGHT OF WAY
- = LOT LINE
- = ADJOINERS
- = MAJOR CONTOURS
- = MINOR CONTOURS
- = TELECOMMUNICATIONS PED
- = POWER POLE
- = STORM MANHOLE
- = SANITARY MANHOLE
- = WATER VALVE
- = GAS VALVE
- = GAS MARKER
- = CLEAN-OUT
- = SIGN

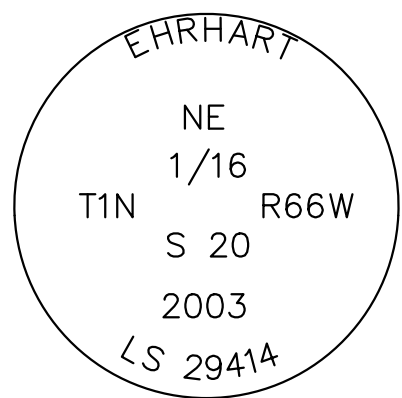
CEN N ONE-SIXTEENTH CORNER
SEC 20, T1N, R66W
FOUND 3 1/4" ALUM
CAP MARKED AS SHOWN



SURVEY

ESC. 1" = 100'

SE COR LOT 3
NORTHEAST ONE-SIXTEENTH CORNER SEC 20
T1N R66W FOUND 2 1/2" ALUM CAP
CAP MARKED AS SHOWN



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SITE PLAN

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CHECKED BY: BDL

SURVEY

T201

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THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
SITE ADDRESS: 13516 COUNTY RD 8, FORT LUPTON

PROJECT NO. LUP2022-0026
PLAN NO. SPR2022-009



Denver, CO
Evergreen, CO

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UTILITY NOTIFICATION CENTER



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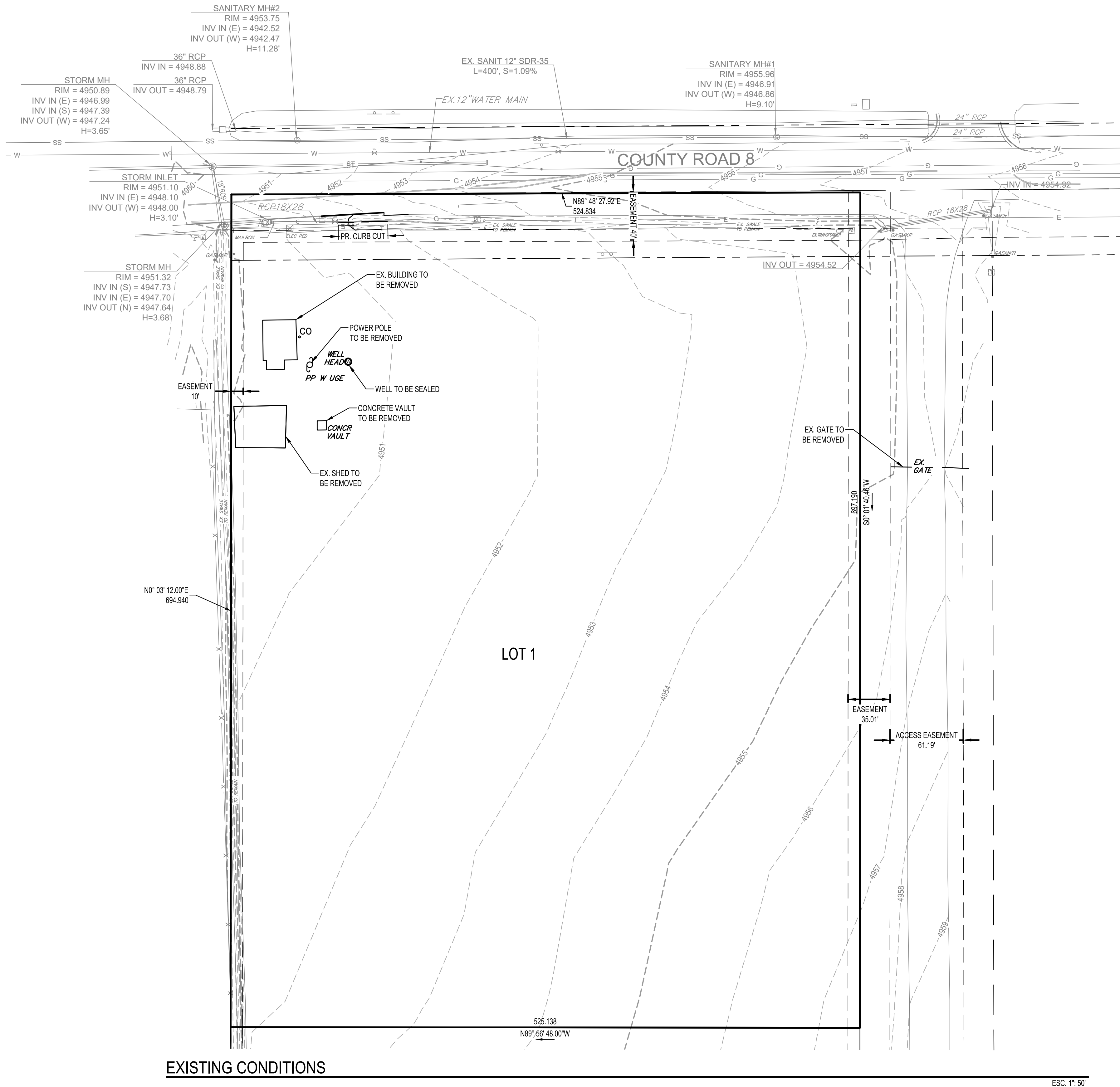
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CHECKED BY: BMW

EX. CONDITIONS

T202



ESC. 1"=50'

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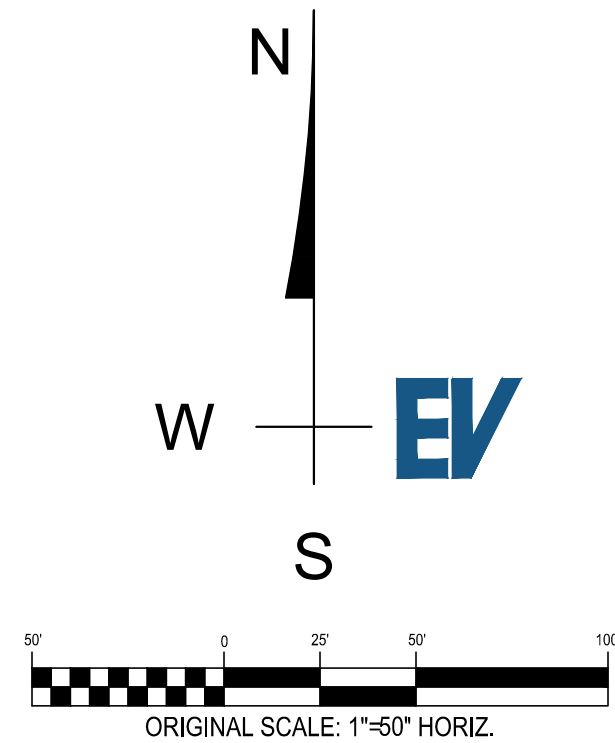
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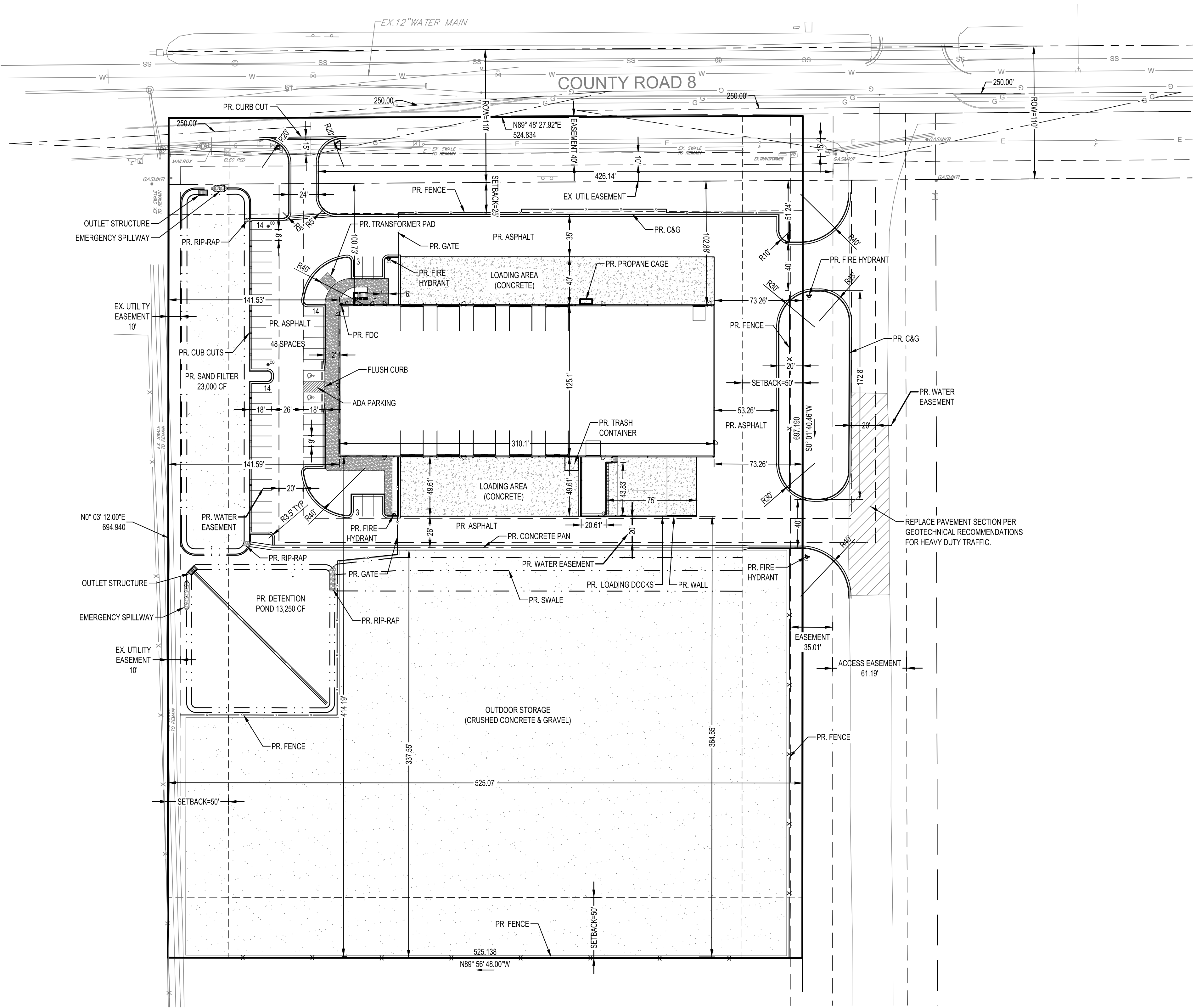
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LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING BUILDING FOOTPRINT
	EXISTING SIDEWALK
	EXISTING CONCRETE
	EXISTING STRIPING
	EX. BACK OF CURB EX. FLOW LINE EX. EDGE OF ASPHALT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	PROPOSED STRIPING
	SIGHT TRIANGLES
	EX. BACK OF CURB EX. FLOW LINE EX. EDGE OF ASPHALT
	PROPOSED WALL
	PROPOSED CONCRETE SWALE
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	ACCESSIBLE ROUTE
	EX. WATER LINE
	EX. STORM LINE
	EX. SANITARY LINE
	EX. GAS LINE
	EX. OVERHEAD ELECT.
	EX. UNDERGROUND ELECT.
	EX. TELECOMMUNICATIONS
	EXISTING FENCE
	EXISTING FENCE
	PR. WATER LINE
	PR. STORM LINE
	PR. SANITARY LINE
	PR. GAS LINE
	PR. UNDERGROUND ELECT.
	PR. TELECOMMUNICATIONS
	PROPOSED GUARDRAIL
	PROPOSED FENCE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANIT. MANHOLE
	EXISTING ELECTRIC BOX
	EXISTING IRRIGATION VAULT
	EXISTING LIGHT POLE
	EXISTING POWER POLE



SITE PLAN

ESC. 1"=50'

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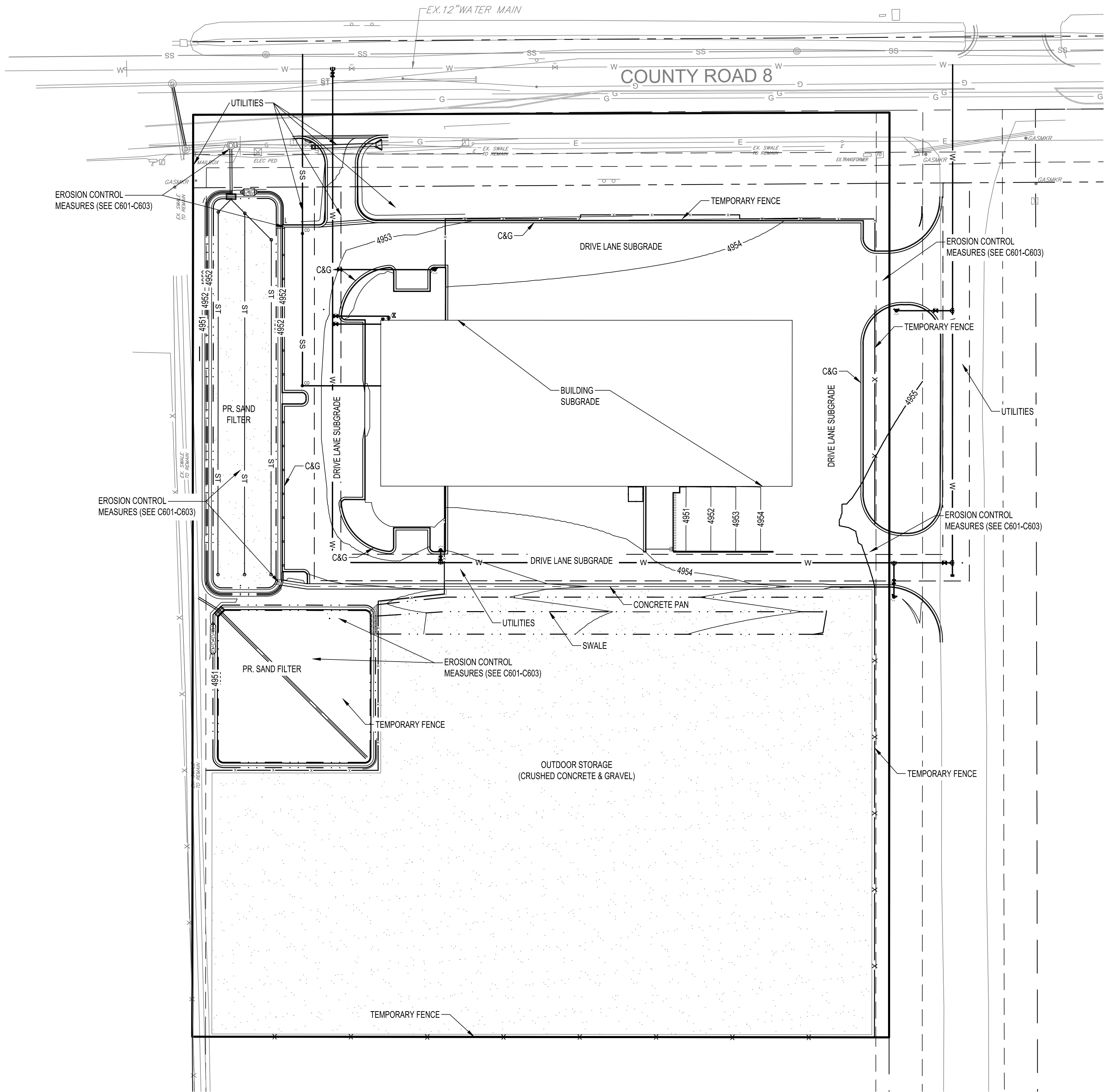
SITE PLAN

C301

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SPHERE RENEWABLES SITE PLAN

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PHASING PLAN - PHASE I

ESC. 1"=50'

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PLAN NO. SPR2022-009

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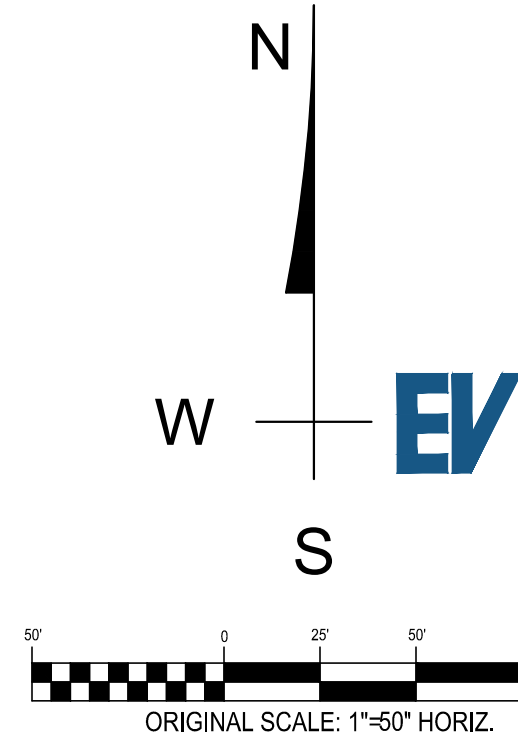
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LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING BUILDING FOOTPRINT
	EXISTING CONCRETE
	EXISTING STRIPING
	EX. BACK OF CURB
	EX. FLOW LINE
	EX. EDGE OF ASPHALT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	PROPOSED STRIPING
	EX. BACK OF CURB
	EX. FLOW LINE
	EX. EDGE OF ASPHALT
	PROPOSED CONCRETE SWALE
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	EX. WATER LINE
	EX. STORM LINE
	EX. SANITARY LINE
	EX. GAS LINE
	EX. OVERHEAD ELECT.
	EX. UNDERGROUND ELECT.
	EX. TELECOMMUNICATIONS
	EXISTING FENCE
	PR. WATER LINE
	PR. STORM LINE
	PR. SANITARY LINE
	PR. GAS LINE
	PR. UNDERGROUND ELECT.
	PR. TELECOMMUNICATIONS
	PROPOSED FENCE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANIT. MANHOLE
	EXISTING ELECTRIC BOX
	EXISTING IRRIGATION VAULT
	EXISTING LIGHT POLE
	EXISTING POWER POLE

PHASE I
EARTHWORK - GRADING (SEE GRADING PLAN)
EROSION CONTROL FIRST STAGES (SEE ESC SHEETS)
INITIAL UTILITIES - MAIN LINES (SEE UTILITY PLAN)
OUTDOOR STORAGE ON SOUTHERN HALF

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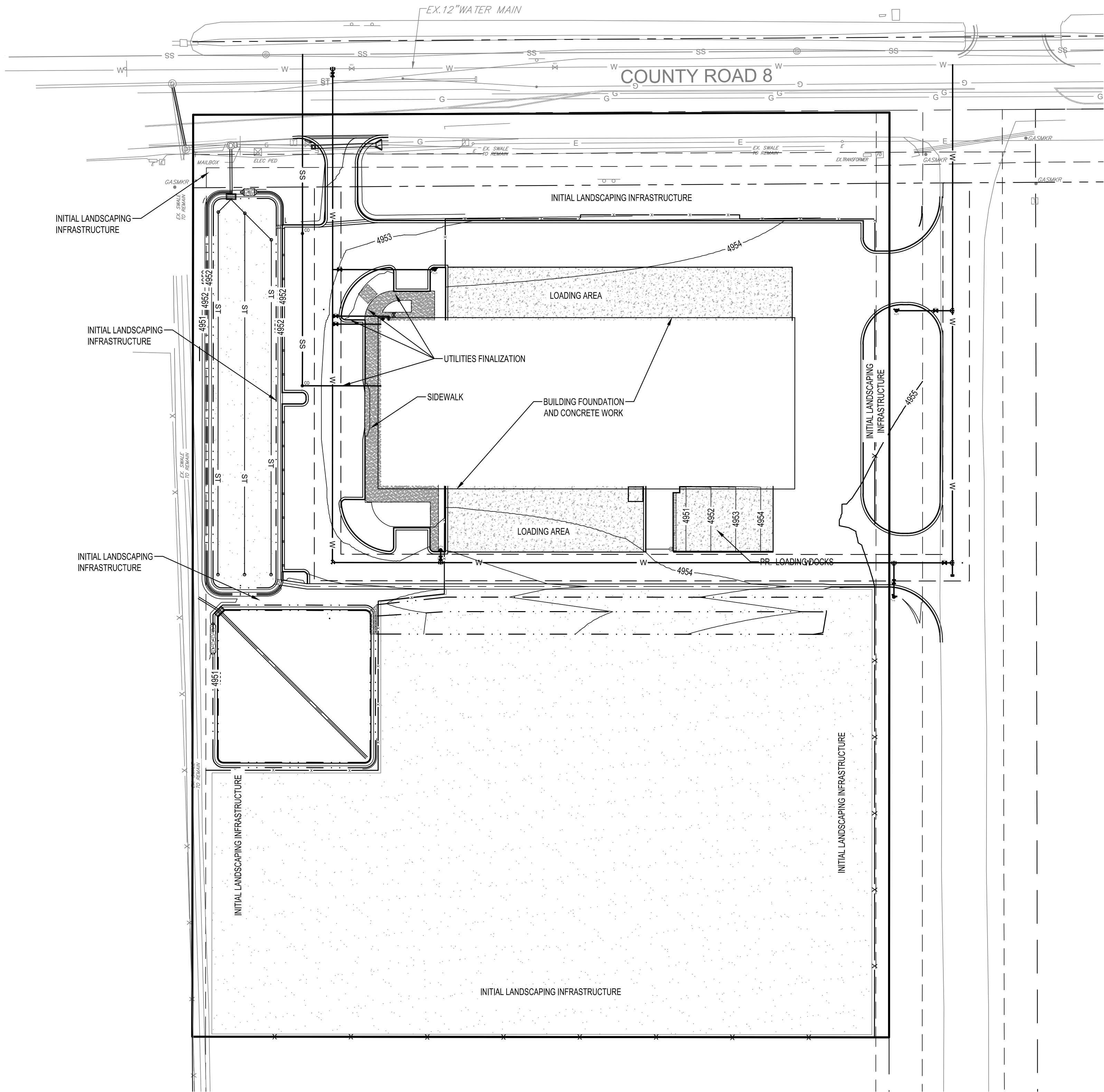
PHASING PLAN
PHASE I

C302

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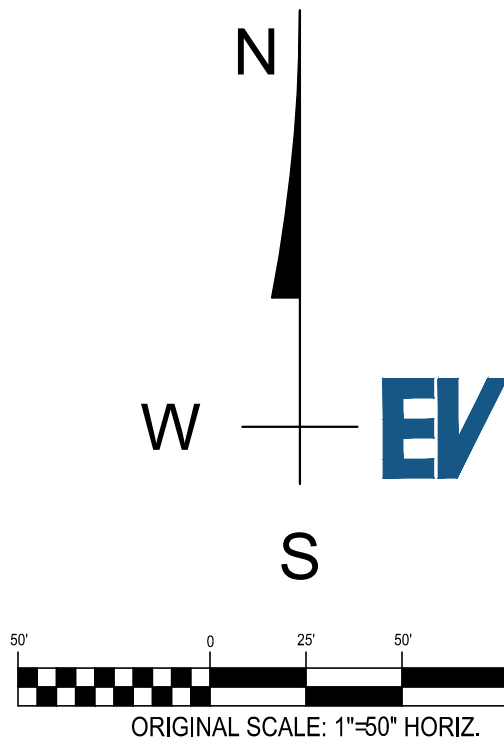
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LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING BUILDING FOOTPRINT
	EXISTING CONCRETE
	EXISTING STRIPING
	EX. BACK OF CURB
	EX. FLOW LINE
	EX. EDGE OF ASPHALT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	PROPOSED STRIPING
	EX. BACK OF CURB
	EX. FLOW LINE
	EX. EDGE OF ASPHALT
	PROPOSED CONCRETE SWALE
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	EX. WATER LINE
	EX. STORM LINE
	EX. SANITARY LINE
	EX. GAS LINE
	EX. OVERHEAD ELECT.
	EX. UNDERGROUND ELECT.
	EX. TELECOMMUNICATIONS
	EXISTING FENCE
	PR. WATER LINE
	PR. STORM LINE
	PR. SANITARY LINE
	PR. GAS LINE
	PR. UNDERGROUND ELECT.
	PR. TELECOMMUNICATIONS
	PROPOSED FENCE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANIT. MANHOLE
	EXISTING ELECTRIC BOX
	EXISTING IRRIGATION VAULT
	EXISTING LIGHT POLE
	EXISTING POWER POLE

PHASE II

BUILDING FOUNDATIONS AND CONCRETE WORK
INITIAL LANDSCAPE (SEE LANDSCAPE PLAN)
FINAL UTILITIES - CONNECTIONS (SEE UTILITY PLAN)

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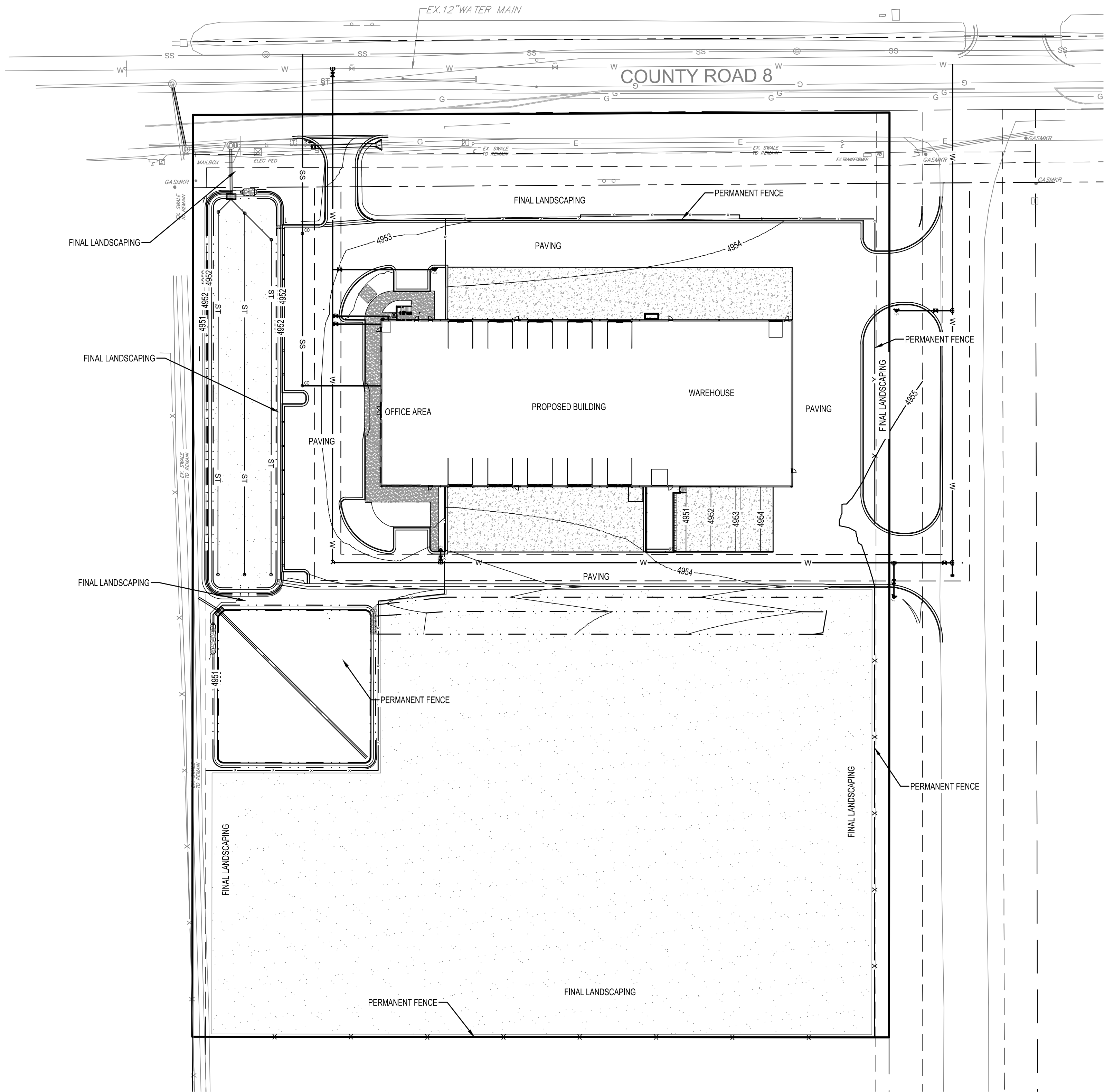
**PHASING PLAN
PHASE II**

C303

M:\Projects Current\22A133-Sphere Renewables - New Facility\01Design\01-Civil\CAD\Construction\22A133 - Sphere Renewables - PHASING PLAN.dwg

SPHERE RENEWABLES SITE PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
SITE ADDRESS: 13516 COUNTY RD 8, FORT LUPTON



PHASING PLAN - PHASE III

ESC. 1" = 50'

PROJECT NO. LUP2022-0026
PLAN NO. SPR2022-009

EVstudio

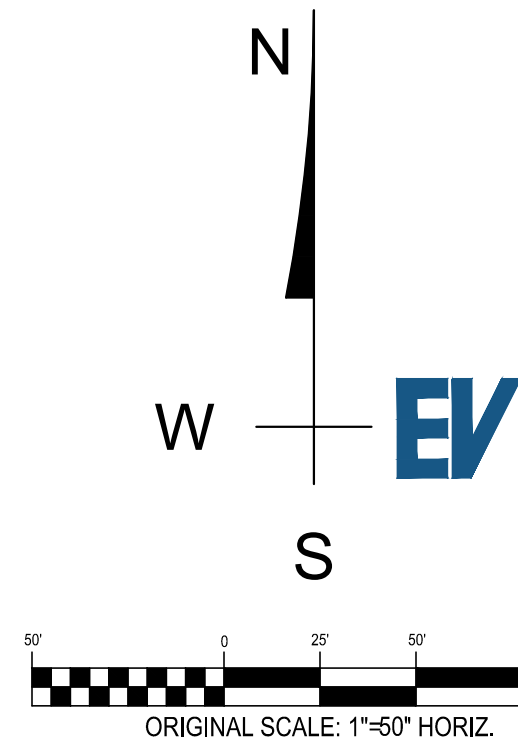
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Contact:
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UTILITIES PRIOR TO CONSTRUCTION.



LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING BUILDING FOOTPRINT
	EXISTING CONCRETE
	EXISTING STRIPING
	EX. BACK OF CURB
	EX. FLOW LINE
	EX. EDGE OF ASPHALT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	PROPOSED STRIPING
	EX. BACK OF CURB
	EX. FLOW LINE
	EX. EDGE OF ASPHALT
	PROPOSED CONCRETE SWALE
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	EX. WATER LINE
	EX. STORM LINE
	EX. SANITARY LINE
	EX. GAS LINE
	EX. OVERHEAD ELECT.
	EX. UNDERGROUND ELECT.
	EX. TELECOMMUNICATIONS
	EXISTING FENCE
	PR. WATER LINE
	PR. STORM LINE
	PR. SANITARY LINE
	PR. GAS LINE
	PR. UNDERGROUND ELECT.
	PR. TELECOMMUNICATIONS
	PROPOSED FENCE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANIT. MANHOLE
	EXISTING ELECTRIC BOX
	EXISTING IRRIGATION VAULT
	EXISTING LIGHT POLE
	EXISTING POWER POLE

PHASE III
BUILDING ERECTION
MECHANICAL, ELECTRICAL AND PLUMING
OFFICE BUILDOUT
PAVING
FINAL LANDSCAPE (SEE LANDSCAPE PLANS)

**SPHERE
RENEWABLES**
13516 COUNTY RD 8, FORT
LUPTON
22A133

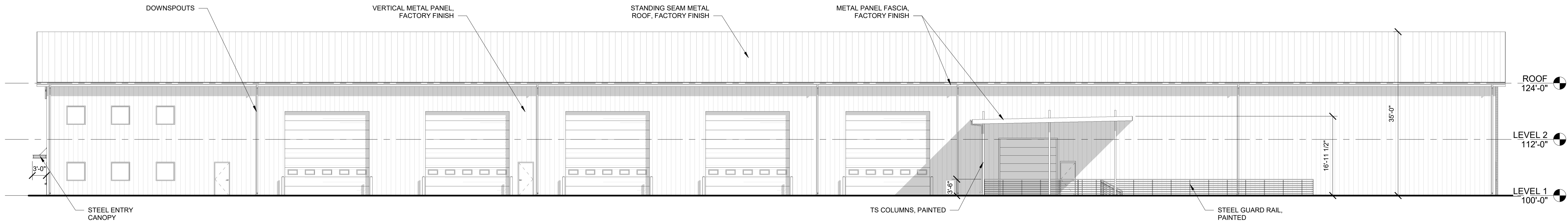
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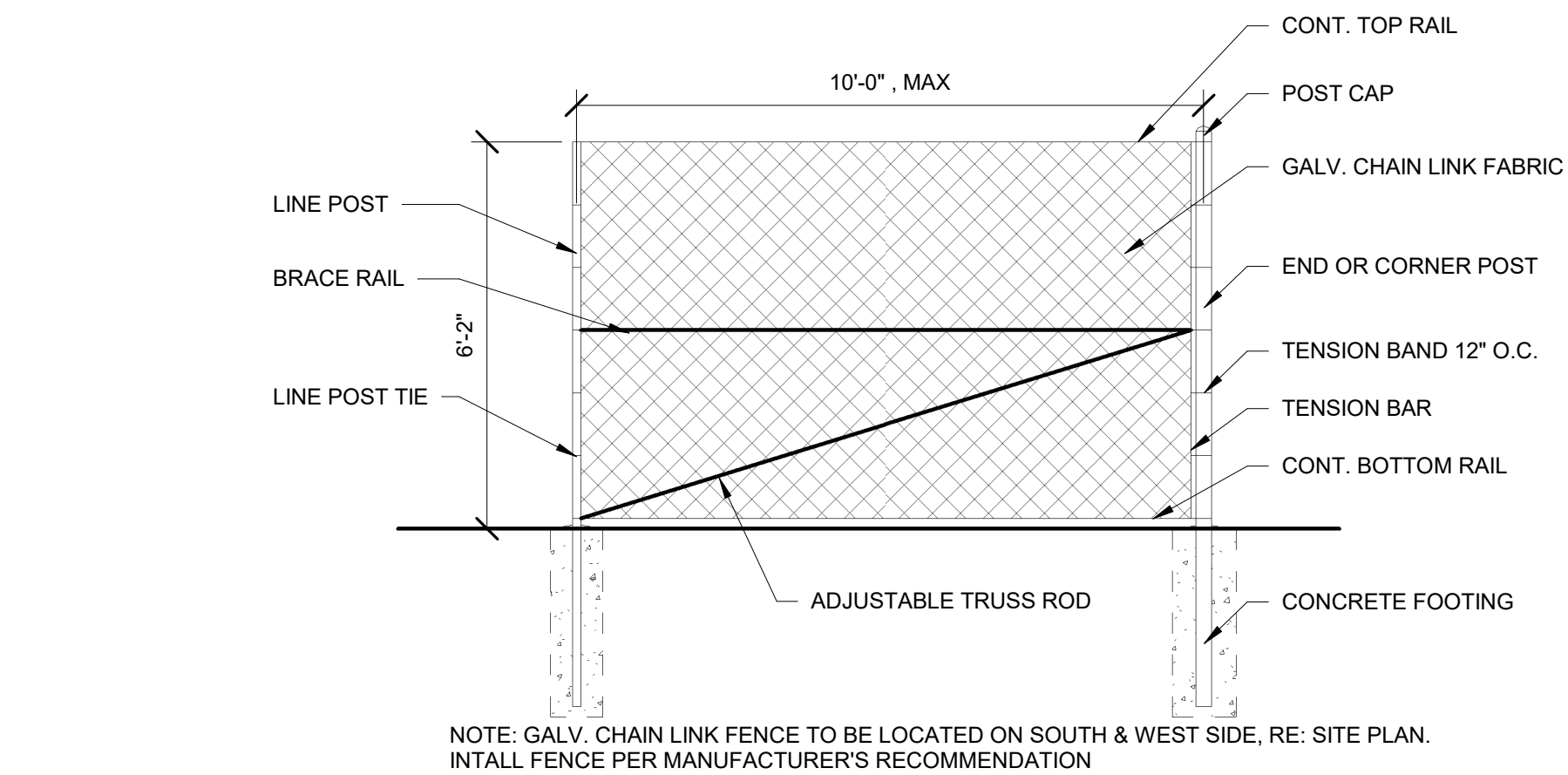
SITE PLAN
DATE: 2023/02/03
DRAWN BY: JS
CHECKED BY: BMW

PHASING PLAN
PHASE III

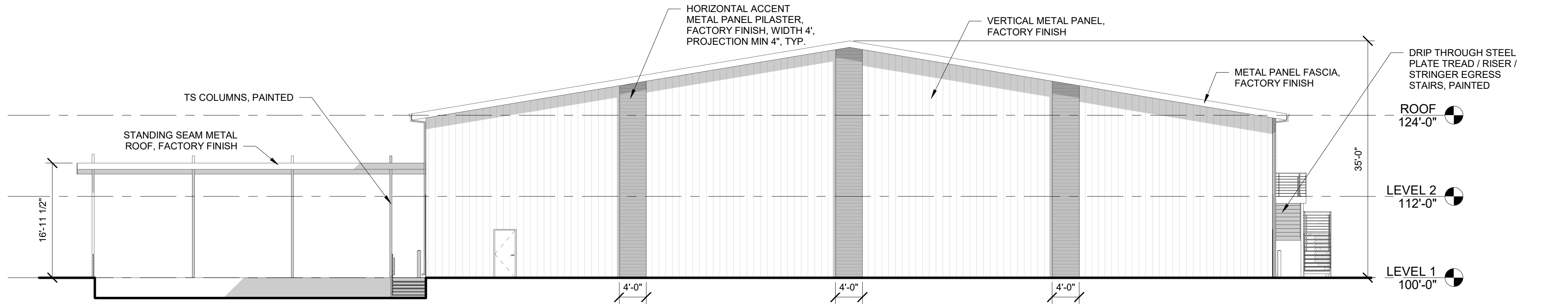
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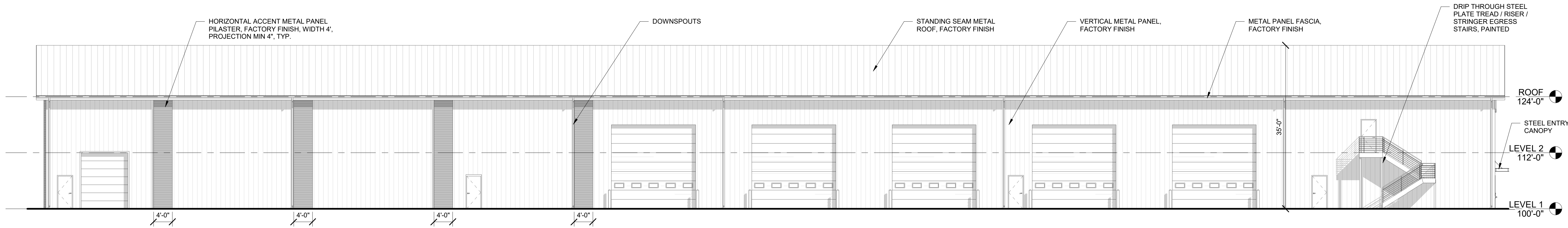
4 SOUTH ELEVATION
3/32" = 1'-0"



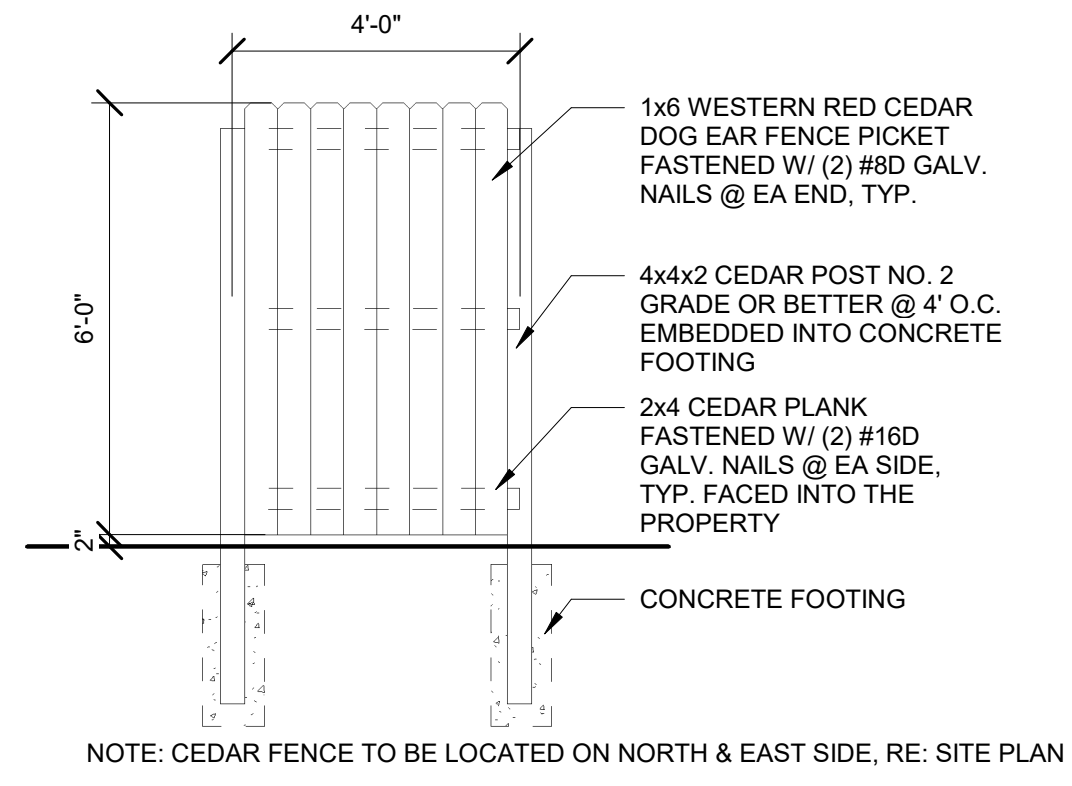
6 TYP. CHAIN LINK FENCE
3/8" = 1'-0"



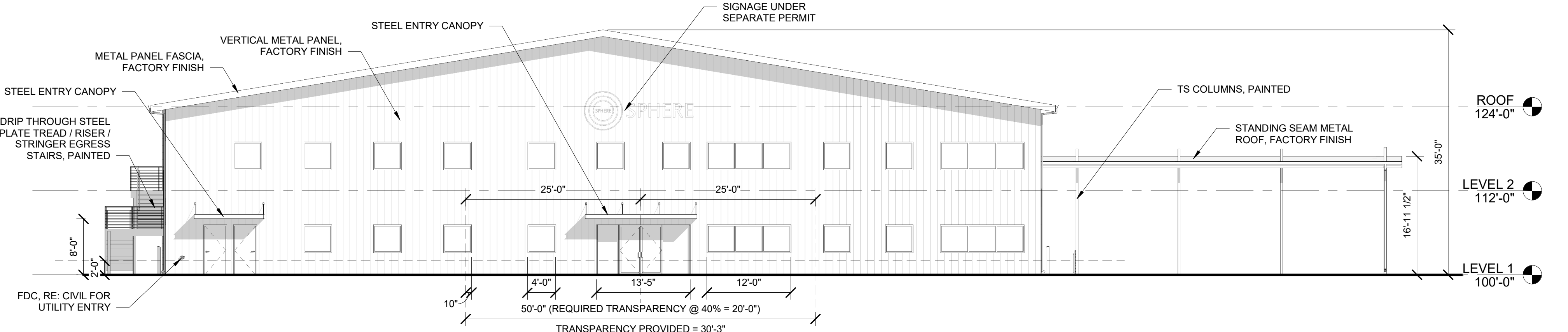
3 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



5 TYP. CEDAR FENCE SECTION
3/8" = 1'-0"



1 WEST ELEVATION
3/32" = 1'-0"

SPHERE RENEWABLES

5775 MONACO STREET
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2023/02/03	2ND SUBMITTAL

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DATE:	2023/02/03
DRAWN BY:	JS
CHECKED BY:	DV

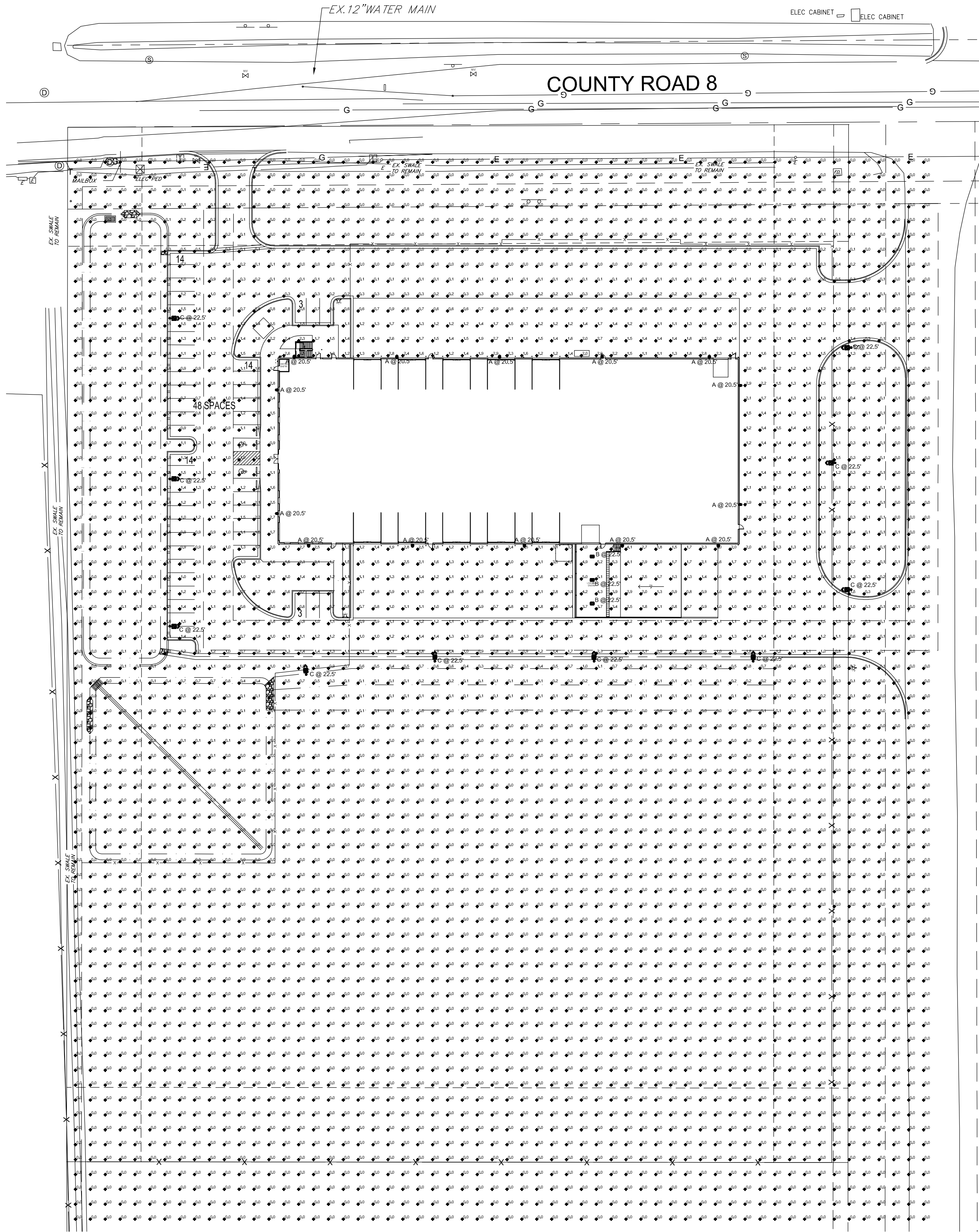
ARCHITECTURAL
BUILDING
ELEVATIONS

A201

SPHERE RENEWABLES

SITE PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1NORTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
SITE ADDRESS: 13561 COUNTY RD 8, FORT LUPTON



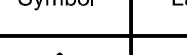
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	5.3 fc	0.0 fc	N/A	N/A
parking-drive areas	✕	1.2 fc	5.3 fc	0.0 fc	53.0:1	13.0:1

GENERAL NOTES

- PHOTOMETRIC PLAN SUBMITTED PURSUANT TO CITY OF FORT LUPTON COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS, SECTION III SITE PLANNING, 3. INDUSTRIAL f.
- INSTALL ALL LIGHTING FIXTURES SO AS TO SHIELD OR CONFINE LIGHT SPREAD TO A SPECIFIC AREA.
- ALL BUILDING ENTRANCES MUST BE WELL LIGHTED.
- ALL LIGHT SOURCES SHALL BE SHIELDED SO THAT LIGHT WILL NOT SHINE ONTO ADJACENT PROPERTIES.
- ALL EXTERIOR LIGHTING SHALL BE INSTALLED IN SUCH A MANNER THAT THE LIGHT SOURCE WILL BE SUFFICIENTLY OBSCURED TO PREVENT EXCESSIVE GLARE ONTO PUBLIC STREETS.
- PHOTOMETRIC HORIZONTAL FC POINTS INDICATED ARE BASED ON 10'-0" SPACING AND CALCULATED AT +3'-0" ABOVE FINISHED GRADE.

KEYED NOTES

- BUILDING MOUNTED LED LUMINAIRE INDICATED (TYPE A) AT +20'-6" ABOVE FINISHED GRADE. MAY BE RAISED OR LOWERED +/- 1' IF BUILDING CONSTRUCTION ISSUES ARE PRESENT.
- LOCATE CANOPY MOUNTED LED LUMINAIRE INDICATED (TYPE B) TO UNDERSIDE OF CANOPY AT +/- 15' ABOVE FINISHED GRADE.
- POLE MOUNTED LED LUMINAIRE INDICATED (TYPE C) ON 20'-0" POLE ON TOP OF 42" RAISED CONCRETE POLEBASE. TOTAL MOUNTING HEIGHT 22'-6" ABOVE FINISHED GRADE. COORDINATE WITH LANDSCAPE TO AVOID TREES. LUMINAIRES MAY BE MOVED HORIZONTALLY +/- 5' IN EITHER DIRECTION WITHOUT MAJOR EFFECT ON PHOTOMETRY INDICATED.

Luminaire Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	14	Lithonia Lighting	WSR LED P4 SR3 30K MVOLT	WSR LED WITH P4-PERFORMANCE PACKAGE, 3000K, AND SR3 OPTIC TYPE	1	6139	1	60.68
	B	3	Lithonia Lighting	KACM LED 20C 530 30K R5 MVOLT	KACM LED WITH 20-LEDs, @530mA, 3000K, AND TYPE R5 OPTICS	1	4733	1	35
	C	10	Lithonia Lighting	DSX1 LED P1 30K T3M MVOLT HS	DSX1 LED P1 30K T3M MVOLT with houseside shield 3000K	1	5088	1	54



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SPHERE
RENEWABLES
13516 COUNTY RD 8
FORT LUPTON, CO 80621

22A133

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SITE PLAN

DATE: 2023/02/03
DRAWN BY: KMH
CHECKED BY: KMH

PHOTOMETRIC
PLAN

PH1

SPHERE RENEWABLES
SITE EXHIBIT
SITE ADDRESS: 13561 COUNTY RD 8, FORT LUPTON

PROJECT NO. LUP2022-0026
PLAN NO. SPR2022-009

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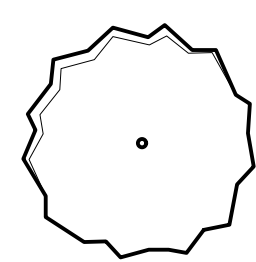
DATE: 2023/02/03
DRAWN BY:
CHECKED BY:

Sheet

L1

Landscape Cover
Sheet & Plant List

LANDSCAPE PLANT LIST

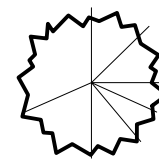


DECIDUOUS SHADE TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
WEH	Western Hackberry	Celtis occidentalis	50-60'	40-50'	Low	Sun	2" Cal., B&B	9
BUO	Bur Oak	Quercus macrocarpa	50-80'	50-80'	Low	Sun	2" Cal., B&B	3
SKC	Seedless Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	50-60'	40-50'	Low	Sun	2" Cal., B&B	8
SHL	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	40-50'	30-40'	Low	Sun	2" Cal., B&B	2

ORNAMENTAL TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
TAT	HotWings Tatarian Maple	Acer tataricum 'GarAnn'	20-25'	15-20'	Low	Adaptable	1-1/2" Cal., B&B	9
TCH	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis	15-25'	15-20'	Low	Sun	1-1/2" Cal., B&B	8



EVERGREEN TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
AUS	Austrian Pine	Pinus nigra	40-60'	30-40'	Low	Sun	6' ht, B&B	9

DECIDUOUS SHRUBS

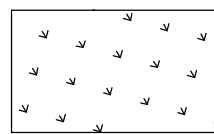
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
DNB	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	6-8'	6-8'	Low	Sun	5 Gallon Cont.	5
RGB	Rose Glow Barberry	Berberis thunbergii 'Rose Glow'	3-5'	5-6'	Low	Sun	5 Gallon Cont.	41
APP	Apache Plume	Fallugia paradoxa	3-6'	3-6'	Very Low	Sun	5 Gallon Cont.	37
TLS	Three-Leaf Sumac	Rhus trilobata	3-6'	3-6'	Very Low	Sun	5 Gallon Cont.	27
ALC	Alpine Currant	Ribes alpinum	3-6'	3-6'	Low	Sun / Part Shade	5 Gallon Cont.	11
LMM	Littleleaf Mountain Mahogany	Cercocarpus intricatus	6-8'	4-6'	Very Low	Sun / Part Shade	5 Gallon Cont.	18

EVERGREEN SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
MOT	Mormon Tea	Ephedra viridis	2-4'	2-3'	Very Low	Sun	5 Gallon Cont.	4
BTM	Big Tuna Mugo Pine	Pinus mugo 'Big Tuna'	6-8'	5-6'	Low	Sun	5 Gallon Cont.	2

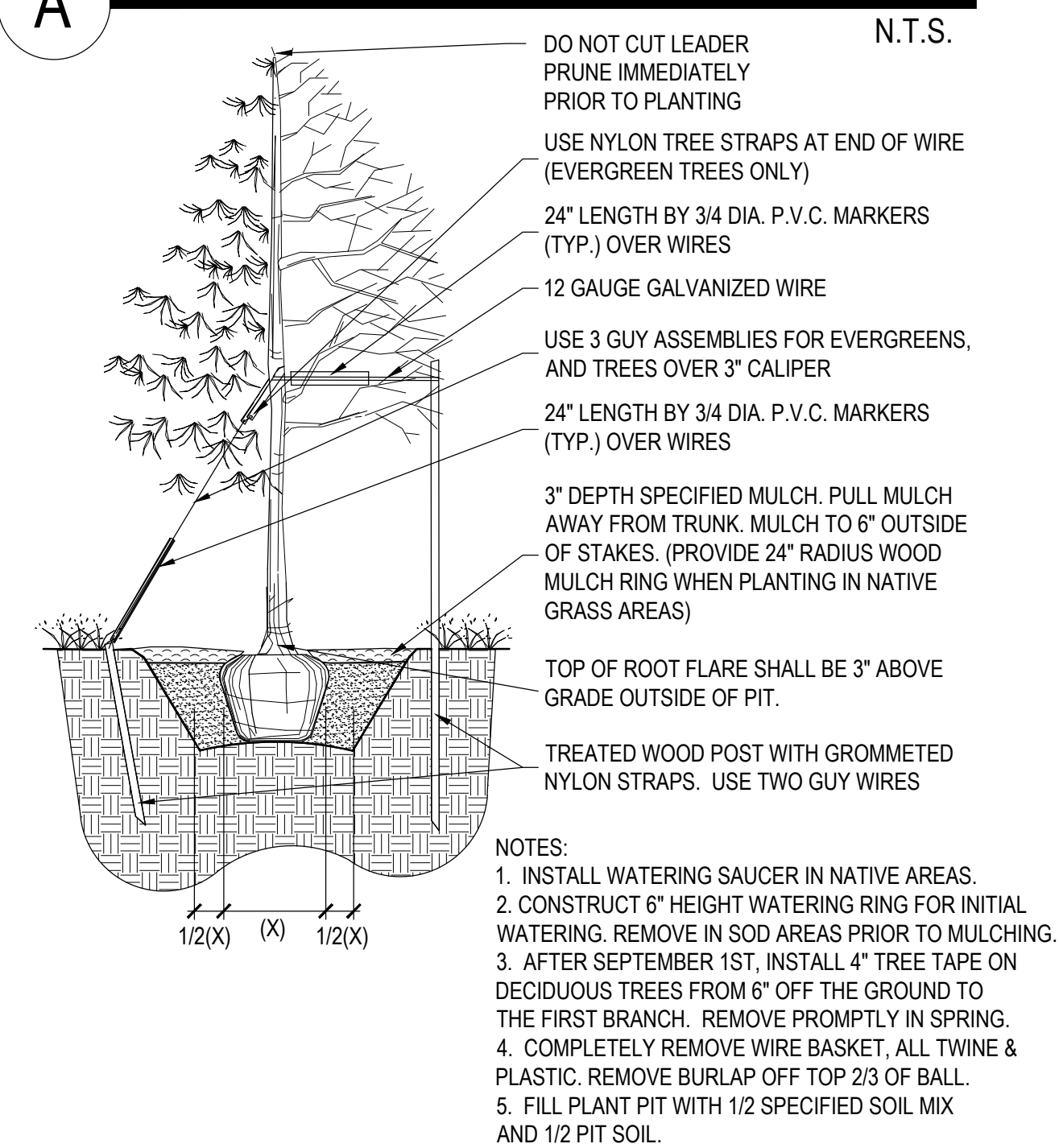
ORNAMENTAL GRASSES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
FRG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	4-5'	18-24"	Low	Sun / Part Shade	5 Gallon Cont.	11
SRS	Shenandoah Red Switch Grass	Panicum virgatum 'Shenandoah'	3-4'	12-18"	Low	Sun	5 Gallon Cont.	6
HMS	Heavy Metal Blue Switch Grass	Panicum virgatum 'Heavy Metal'	3-4'	12-18"	Low	Sun	5 Gallon Cont.	8

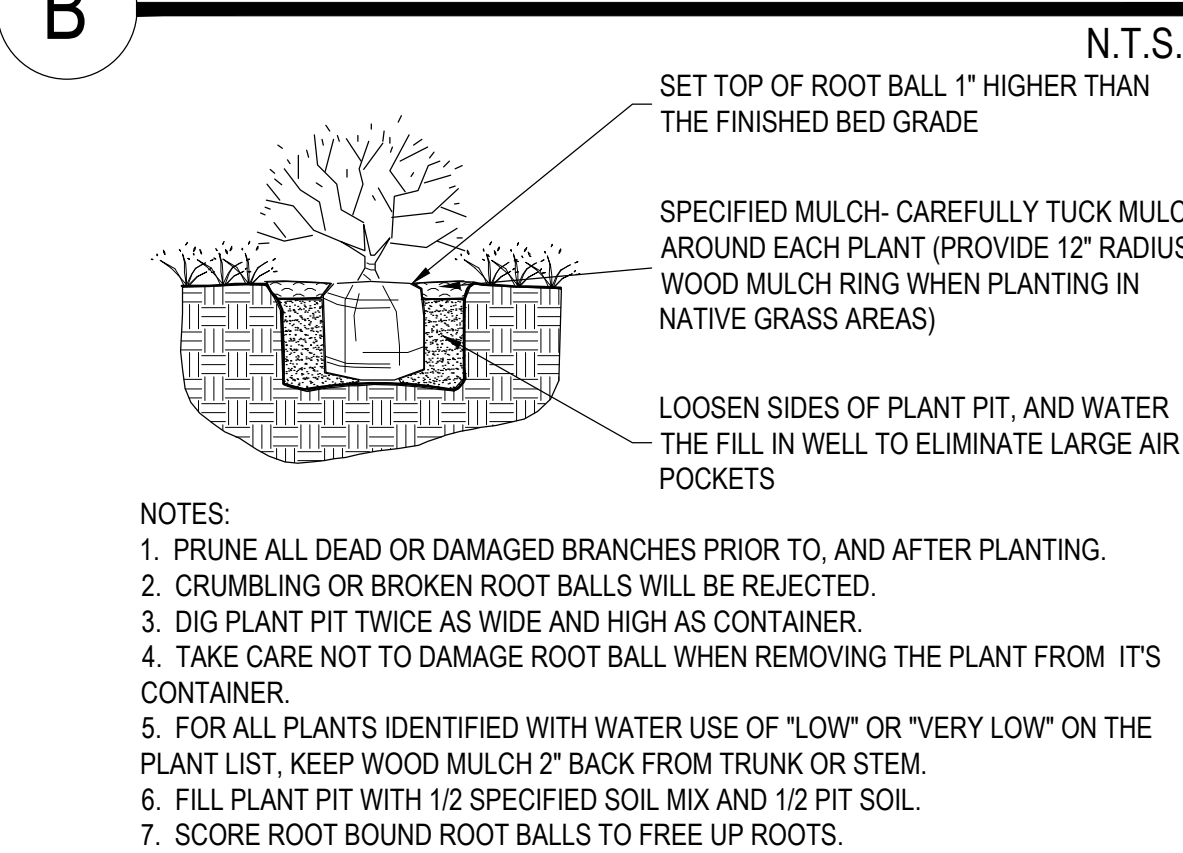


NATIVE SEEDING - DRYLAND MIX
Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com);
PBSI Low Grow Mix
Application Rate: 5 LBS/1,000 SF

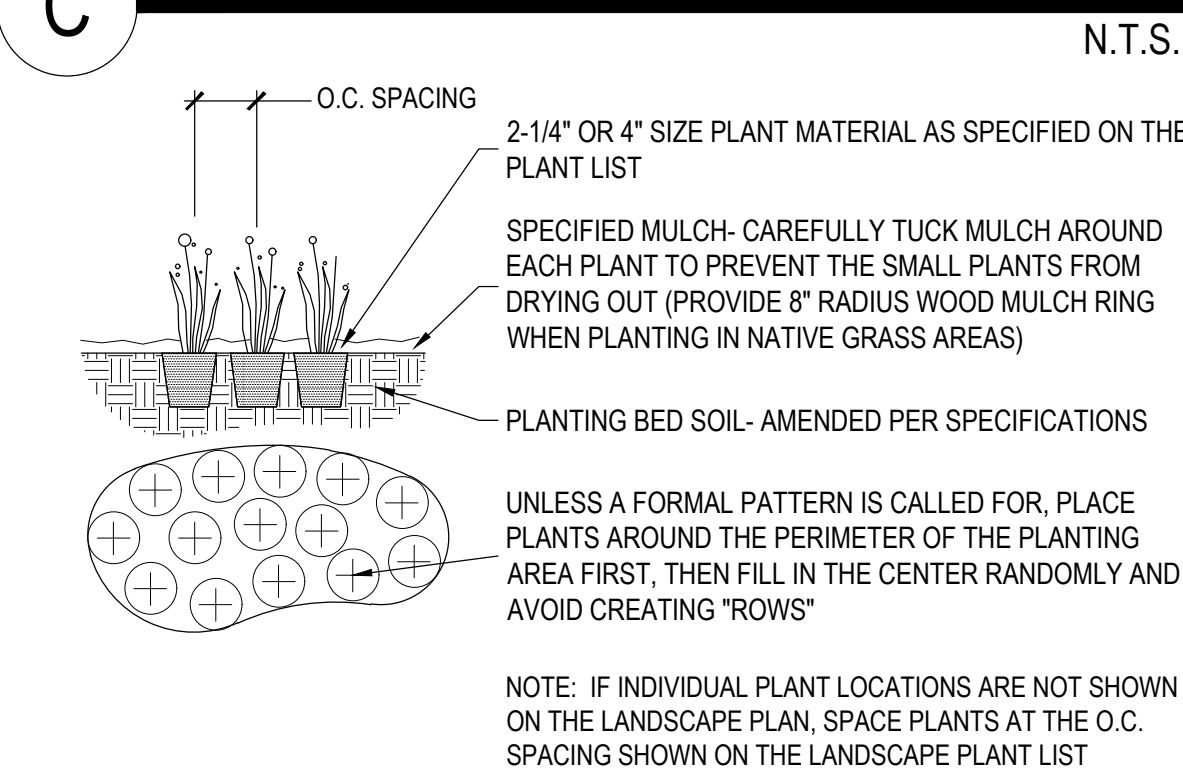
PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER



GENERAL LANDSCAPE NOTES

- ALL LOW PERENNIAL AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 2". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.
- ALL OTHER PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.
- SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.
- ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
- ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
- EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
- ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.
- BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

LANDSCAPE REQUIREMENTS

BUFFER DESCRIPTION / ADJACENT LAND USE	LENGTH	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
CO RD. 8 STREETSCAPE LANDSCAPING (1 TREE / 35 FT)	525'	15	N/A	15 ¹	N/A
EAST ROAD ² STREETSCAPE LANDSCAPING (1 TREE / 70 FT)	644'	9	N/A	0 ²	N/A
CO RD. 8 FRONTAGE LANDSCAPING (1 ORN. TREE / 40 FT LOT & 1 DEC. SHADE TREE / 35' LOT) (1 SHRUB / 5 FT BLDG.)	525' LOT 310' BLDG.	13 ORN. TREES 15 DEC. TREES	62	13 ORN. TREES 15 DEC. TREES	62
EAST ROAD ² FRONTAGE LANDSCAPING (1 ORN. TREE / 80 FT LOT & 1 DEC. SHADE TREE / 70' LOT) (1 SHRUB / 10 FT BLDG.)	644' LOT 125' BLDG.	8 ORN. TREES 9 DEC. TREES	12	9 ORN. TREES 0 ² DEC. TREES	18
PARKING LANDSCAPING (1 TREE / 5 SPACES) (1 SHRUB / 5' PERIMETER)	48 SPACES 450'	10	90	10	90

- NOTES:
- DUE TO FUTURE ROAD EXPANSION, PLANTINGS HAVE NOT BEEN PROVIDED IN THE R.O.W. 15 SHADE TREES ALONG CO RD. 8 ARE BEING COUNTED FOR THE FRONTAGE LANDSCAPING AND STREETSCAPE LANDSCAPING.
 - AS THE EAST ROAD IS A SIDE STREET ON A CORNER LOT, STREETSCAPE AND FRONTAGE REQUIREMENTS FOR THE EAST ROAD ARE PROVIDED AT 50% REQUIREMENTS PER LANDSCAPE CODE.
 - STREET TREES ARE NOT ABLE TO BE PROVIDED ON THE EASTERN PROPERTY LINE DUE TO AN EXISTING EASEMENT.

SPHERE RENEWABLES

SITE EXHIBIT

SITE ADDRESS: 13561 COUNTY RD 8, FORT LUPTON

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PLAN NO. SPR2022-009



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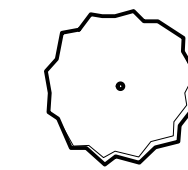
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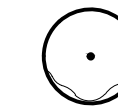
L2

Landscape Plan

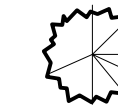
LANDSCAPE LEGEND (SEE SHEET L1 FOR FULL PLANT LIST)



DECIDUOUS SHADE TREES



ORNAMENTAL TREES



EVERGREEN TREES



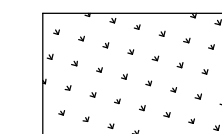
DECIDUOUS SHRUBS



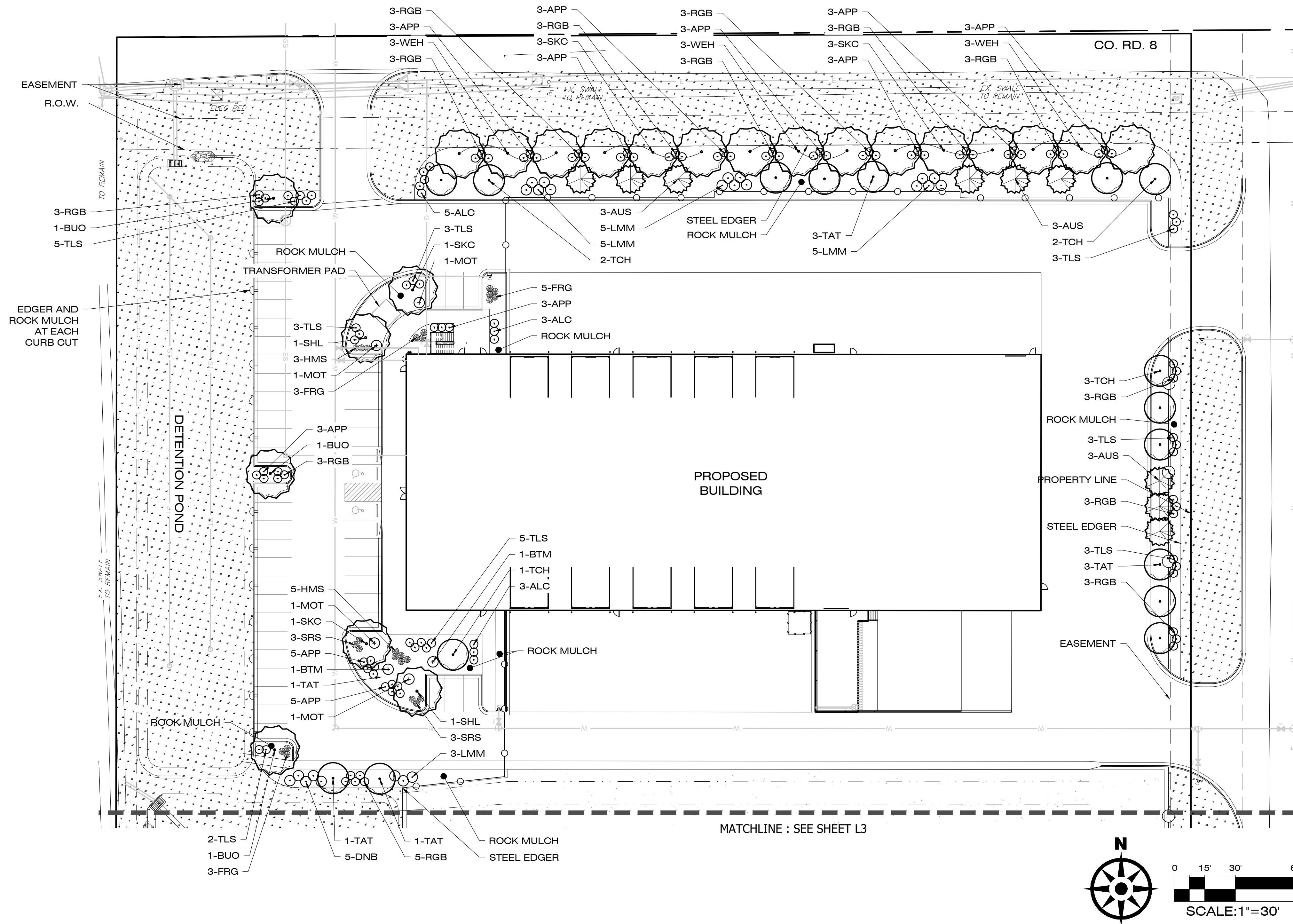
EVERGREEN SHRUBS



ORNAMENTAL GRASSES



LAND NATIVE SEED



SPHERE RENEWABLES

SITE EXHIBIT

SITE ADDRESS: 13561 COUNTY RD 8, FORT LUPTON

PROJECT NO. LUP2022-0026
PLAN NO. SPR2022-009



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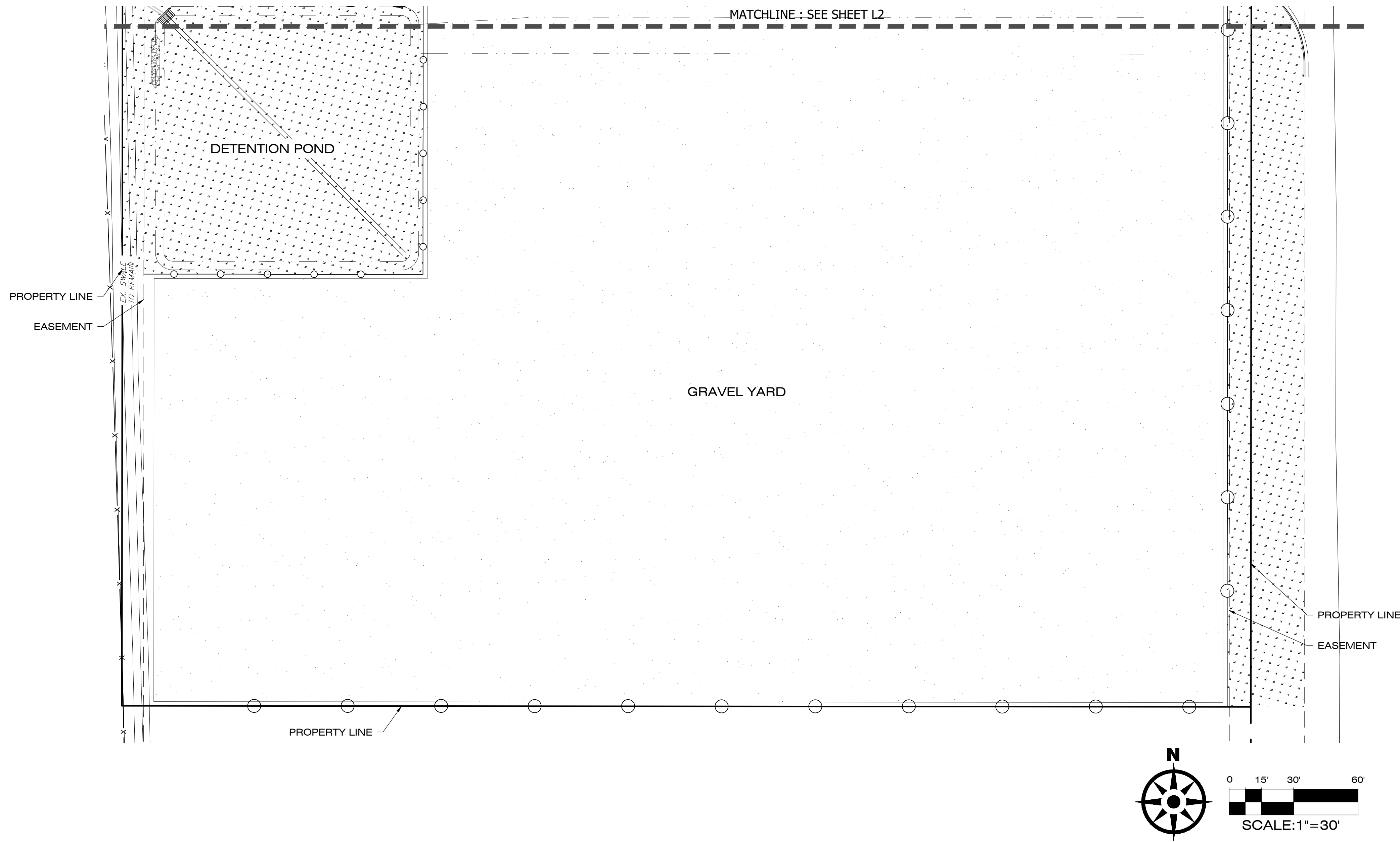
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Sheet

L3

Landscape
Plan

LANDSCAPE PLAN



LANDSCAPE LEGEND (SEE SHEET L1 FOR FULL PLANT LIST)

- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- NATIVE SEED



Planning & Building

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Fort Lupton, CO 80621

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Sign Posting Affidavit

Sphere Renewables
Project No. LUP2022-0026;
Plan Nos. 2022-0009



Facing North on C.R. 8



Facing North on C.R. 8

I, Scott Koch hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 6th day of March, 2023.

[Signature]
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Scott Koch, this 8th day of March, 2023. Witness my hand and seal.

My commission expires 7-5-2026.

Josephine E Price
Notary Public

