



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson

Kathy Kvasnicka
Paul Witmer

Jimmy Dominguez
Shannon Rhoda
Thomas Holton

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, June 13, 2024

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 Minutes of the May 23 2024 Meeting

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. PC Resolution 2024-008 Charm Industrial Site Plan

Discussion Items

Future Business

a. Next Meeting is June 27 2024

Adjourn

Virtual Meeting Instructions

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You can also dial in using your phone.

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

Access Code: 885-796-925

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

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
May 23, 2024**

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, May 23, 2024.

Chair Mike Simone called the meeting to order at 6:00 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Members Thomas Holton, Shannon Rhoda, and Paul Witmer.

City Staff Present: Planning Director Todd Hodges, Planners Sean McDermott, Magaly Morales, Zachary Mettler, Planning Administrative Assistant Beyza Kirmizi, City Engineer David Rausch, Tyler Tarpley and Mikey McNay from the Coyote Creek Golf Course.

APPROVAL OF AGENDA

Commissioner Holton moved to approve the agenda, Commissioner Witmer seconded.

CONSENT AGENDA

Commissioner Holton moved to approve the consent agenda, Commissioner Witmer seconded.

PUBLIC COMMENT

There were no public comments.

ADDITIONAL COMMENT

Commissioner Rhoda mentioned she lives on the adjacent property to the proposed PUD and that she talked to the City's attorney prior to the Planning Commission to discuss any conflicts of interest. They agreed there was no conflict of interest and that Commissioner Rhoda could participate in this Planning Commission meeting.

ACTION ITEM

P2024-007 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE COYOTE CREEK PUD FILING NO. 6 PRELIMINARY PUD PLAT

Planner Magaly Morales presented the application submitted by JR Engineering and Lupton Land, LLC for a Preliminary Plat known as the Coyote Creek Filing. No 6 Preliminary Plat located on the Northwest corner of the golf course. The site is located approximately .07 miles south of 9th Street and approximately .05 miles west of College Ave. The property is zoned PUD and is designated single-family attached in the comprehensive plan, however the Coyote Creek PUD has specific allowances for moving density and changing building types within the entire PUD.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
May 23, 2024

Ms. Morales explained that Filing No. 6 is the final filing for the Coyote Creek Development which was master planned in 1996. The master plan planned for this parcel to be 83 Single-Family lots. This filing proposes 83 single-family detached lots and .58 acres of common open space, which includes a pocket park. This PUD is under the prior Residential Design Standards, however proposed design maintain consistency with Filing 5, which was reviewed by the commission in November. Architectural elevations will continue to be reviewed with the final plat. Staff recommends conditional approval of this application with conditions as listed on the proposed resolution. These conditions include addressing the impacts to the Golf Course, including but not limited to site circulation and impact mitigating landscaping as well as addressing remaining City Engineer comments, which includes the submittal of a final drainage study and finalization of a Subdivision Improvements Agreement among other items as part of the Final Plat submittal. The applicant has met with City Staff several times for these items and has adequately addressed all other referral comments received. All notification requirements have been met and the applicant is here tonight to provide a presentation.

Representing JR Engineering, LLC, Kenneth Merritt was in attendance to give a presentation. Mr. Merritt explained that this project is the final residential filing of the Coyote Creek Residential Neighborhood which is located in the Northeast corner of the Coyote Creek Residential Development and Golf Course. This parcel is approximately 14 acres in size for which the applicants are proposing to build 83 dwelling units. Mr. Merritt mentioned that after revision the number of units changed from 84 to 83 units because of the exit that is needed to connect Mountain View Avenue and College Avenue. The proposal includes 42 lots that are approximately 50' x 105' and 41 lots that are 40' x 97'. The property will be surrounded by different types of trees which will be planted by the developer to meet requirements set by city staff. Approximately 76-80 trees will be planted varying in sizes and types. The PUD proposal includes a .40-acre pocket park located in the north east central area of the development offering benches, bike racks, and an open grass play area. Mr. Merritt continued to explain the different elevations that the development will offer. He concludes his presentation by describing the drainage changes that were required by the City Engineer, which include the installation of a new storm drainage pipe along the south side of 9th St which will discharge into an existing storm sewer.

Chair Simone opened up for public comments at 6:12pm.

Michael Blumenthal, owner and manager of Lupton Land, LLC commented that they already have an existing water contract and will not be exhausting Fort Lupton's water bank. He mentioned that Lupton Land, LLC were the applicants for the Coyote Creek Filings No. 4 and No. 5 and is certain that all filings will be successful.

Kory Nicholson, who lives south of Filing No. 6, commented on the absent space between the golf course and the proposed PUD and pointed out the likelihood of potential damages to the properties as golf balls frequently hit houses in the neighborhood. He also voiced safety concerns that he wishes to be considered in the decision.

Chair Simone closes public comment at 6:18pm.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
May 23, 2024

Chair Simone opened up for commissioner comments at 6:18pm.

Commissioners discussed:

- Safety issues
- Accountability in case of property damage
- Trees as part of safety measures
- Conditions of approval addressed by city staff
- Coverage to protect the homes
- Rear elevations
- Possibility to put up screens on property
- Significance of storm culverts
- Drainage concerns
- Truck traffic and designated routes
- Stop sign at Mountain View Avenue and College Avenue
- Retaining walls to prevent floods

The applicant addressed the impact of the golf course and explained that together with Tyler Tarpley they commissioned a third-party analysis to determine ways to mitigate the impact on the residential area. A significant number of trees with varying sizes was recommended which the applicants are intending to follow.

The applicant addressed the missing rear elevations in the presentation and explained that the different types of rear elevations are included in the preliminary plat submittal. Ms. Morales mentioned that different architectural features is a condition of approval which will be addressed in the final plat.

The applicant addressed the drainage concerns and explained the drainage study is continuously being worked on alongside the City Engineer.

City Engineer David Rausch addressed the truck traffic and stated that Public Works provides instructions regarding preferred truck routes for traffic control.

After discussion commissioner Holton moved to approve P2024-007 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of the Coyote Creek PUD Filing No. 6 Preliminary PUD Plat), Commissioner Rhoda seconded the motion.

Motion passed unanimously on a roll call vote.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
May 23, 2024**

DISCUSSION ITEM

Commissioner Holton voiced the wish to include conditions and comments made by staff and City Engineer in the Planning Commission packet.

All upcoming PUD proposals that will be presented to Planning Commission will have to follow the guidelines of the new code with the exception of one more project.

Commissioner Holton mentioned he would like to change his position on the board to the Alternate position.

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for June 13, 2024.

ADJOURNMENT

Chair Simone moved to adjourn the meeting at 7:11 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

RESOLUTION NO. P2024-008

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING AN AMENDMENT TO THE CHARM INDUSTRIAL SITE PLAN FOR AN UNDERGROUND INFILTRATION SYSTEM AND THREE NEW TENT SPAN STRUCTURES IN THE REAR OF THE PROPERTY IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, 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 June 13, 2024, for the purpose of reviewing the Charm Industrial application for a site plan including an underground infiltration system and three tent span structures; 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 Charm Industrial Site Plan, conditional upon the following:

I. Prior to recording the site plan:

- A. Applicant shall adequately address all comments from the Development Review Engineer.
- B. Any redlines and comments provided by staff shall be made to the Site Plan.
- C. The following notes shall be added to the Site Plan:
 - 1. The site shall maintain compliance with all applicable local, state and federal permits.
 - 2. Any odors or other nuisance produced by any part of the site shall be mitigated using Best Management Practices.
 - 3. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the site plan.
 - 4. Dead and dying landscape material shall be replaced at the earliest reasonable date.
 - 5. The property shall be maintained to the curb, or roadway if no curb exists.
 - 6. Any new use, change of use or continued use if there is a change of ownership, shall be submitted to the City for review prior to start of operations.

II. Prior to the release of building permits for the proposed structures:

- A. Applicant shall adequately address all comments from the Fort Lupton Fire Protection District.
- B. Applicant shall adequately address all comments from the Building Inspector.
- C. The Site Plan shall be finalized and submitted for recording.

DONE THIS 13th DAY OF JUNE, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**CHARM INDUSTRIAL SITE PLAN
STAFF REPORT
PLAN NO. SPR24-002**

PROJECT DESCRIPTION

Project No.: Plan No. SPR24-002

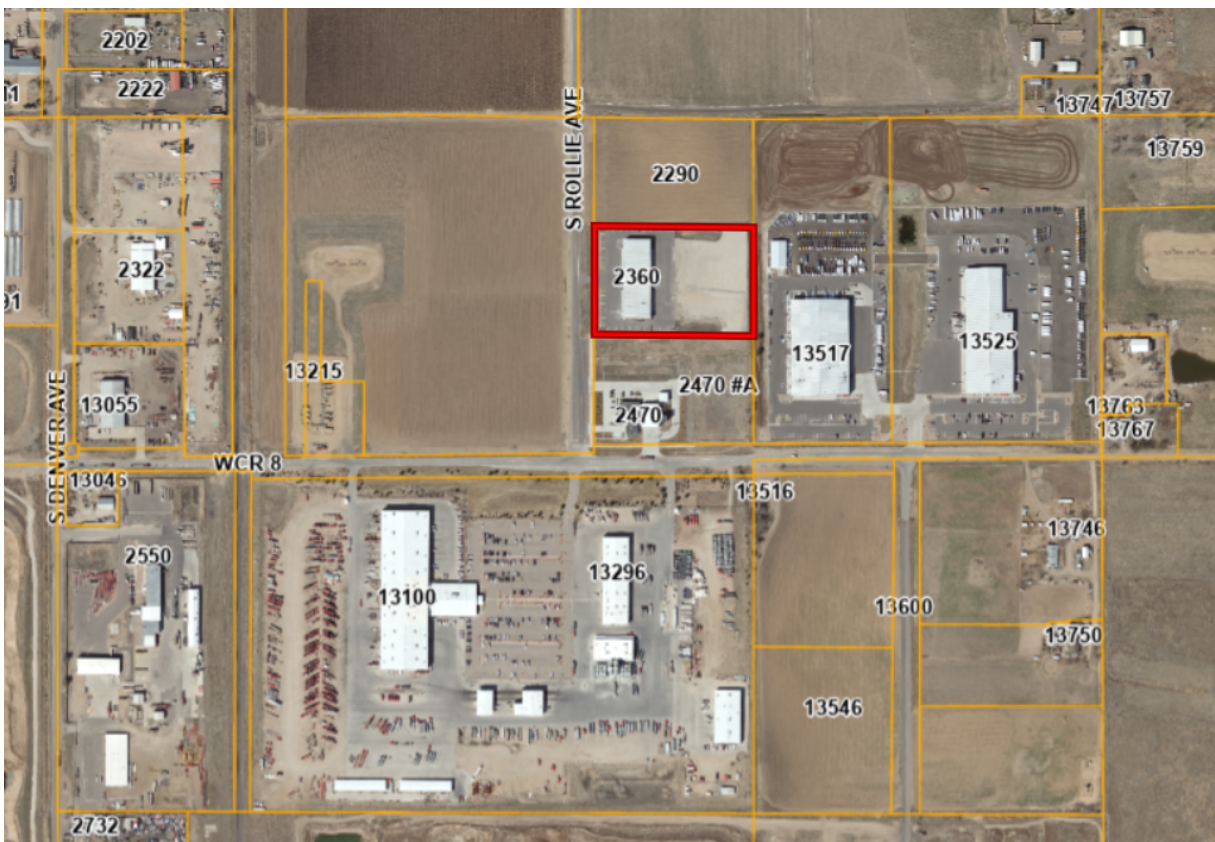
Project Name: Charm Industrial Site Plan

Owner: Murray Family Farms LLC

Representative: Paul Herrera, Director of Site Stand Up, Procurement & Supply Chain

Location of Request:

The site is located in a portion of the Southwest Quarter of Section 17, 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 2360 S Rollie Ave, Fort Lupton, Colorado. ("Property"). The Property is on Lot 2 of the Villano Minor Subdivision.



Nature of Request:

The Applicant has submitted an application for a site plan on an existing building and business the applicant currently operates on the property. The original Site Plan was approved December 3rd, 2019 and included the existing frontage, main building, infiltration ponds, and outdoor storage yards for the rear 120,000 Sq Ft. None of the existing and to-remain elements of the site are up for review as part of this process.

This new site plan primarily pertains to improvements made to the rear of the site. The property is approximately 5.855 acres, more or less and will include a new underground infiltration system, redesign of emergency response access, a 5,000 Sq Ft tent structure, and two large structures made of CONEX boxes (cargo containers) and truss spans with fabric, 14,000 Sq Ft and 24,000 Sq Ft, respectively. They are covering existing impervious ground coverings. The structures are proposed to house a variety of rooms within the insulated CONEX boxes, including restrooms, locker rooms, offices, break rooms, cleaning & assembly, and storage. The large spans will be open on both ends and are primarily to cover large equipment from the elements that needs to be outside.

The property is surrounded by Heavy Industrial zoning.

Hours of Operation: Production 24/7, Office 9:00 am – 5:00 pm

Site Size: The property is approximately 5.855 acres.

Zone District: '1-2' Heavy Industrial.

Proposed Use: Rear storage yard converted into covered work space for machinery and work stations.

Existing Use: Warehouse and office in front of site with rear storage and production yard.

Hearing Dates: Planning Commission – June 13, 2024 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 duplexes.
2. Any expansion or alteration to an existing multi-family or non-residential building that alters the footprint 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 May 24, 2024.

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 Utility - General uses 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, the following criteria shall be considered:

- 1. Generally.**
 - a. The plan meets all applicable standards or the criteria for any discretionary approvals.
 - b. The plan does not substantially undermine any goals or objectives of the Comprehensive Plan that are applicable to the area or specific project.
 - c. The plan does not present any other apparent risks to the public health, safety or welfare of the community.
- 2. Site Design and Engineering.**
 - a. The plan provides safe access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle, bicycle and pedestrian needs for the context.
 - b. The plan provides or has existing capacity for utilities and other required improvements to serve the proposed development.
 - c. The plan provides adequate management of storm water runoff.
 - d. The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.
- 3. Landscape and Open Space Design.**
 - a. The plan creates an attractive aesthetic environment and improves relationships to the streetscape or other nearby public, civic or common spaces.
 - b. The plan enhances the environmental and ecological functions of un-built portions of the site, and makes effective use and conservation of water resources.
 - c. The plan reduces the exposure and adverse impact of more intense activities or components of the site or building on the streetscape and on adjacent properties.
- 4. Building Design.**
 - a. The location, orientation, scale and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.

- b. The selection and application of materials will promote proper maintenance and quality appearances over time.
- c. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, if there is any consistency or commonality in the scale, proportion, forms and features, and materials of adjacent buildings, they inform choices on the proposed building.

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 the criteria set forth.

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.

ALTERNATIVE COMPLIANCE

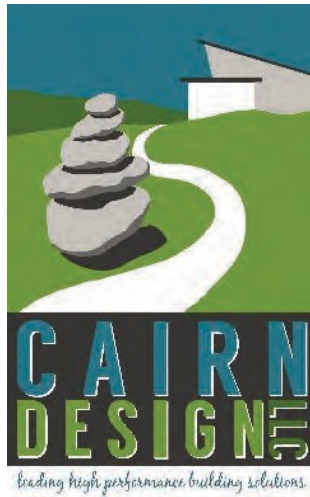
No alternative compliances are currently being requested in this project.

REFERRALS

Referrals were provided to the list below. All comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/871>.

Building Inspector	Economic Development Manager	GIS Specialist
Development Review Engineer	Public Works Director	Fort Lupton Fire Protection District
United Power	Comcast	CenturyLink
Xcel Energy	Fulton Ditch Company	

Additional documents are available for review at:
<https://www.fortluptonco.gov/DocumentCenter/Index/871>.



April 30, 2024

Project:

Charm Industrial Revised Site Development Plan

Address:

2360 South Rollie Ave, Fort Lupton, CO 80621

Legal Description:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Project Narrative:

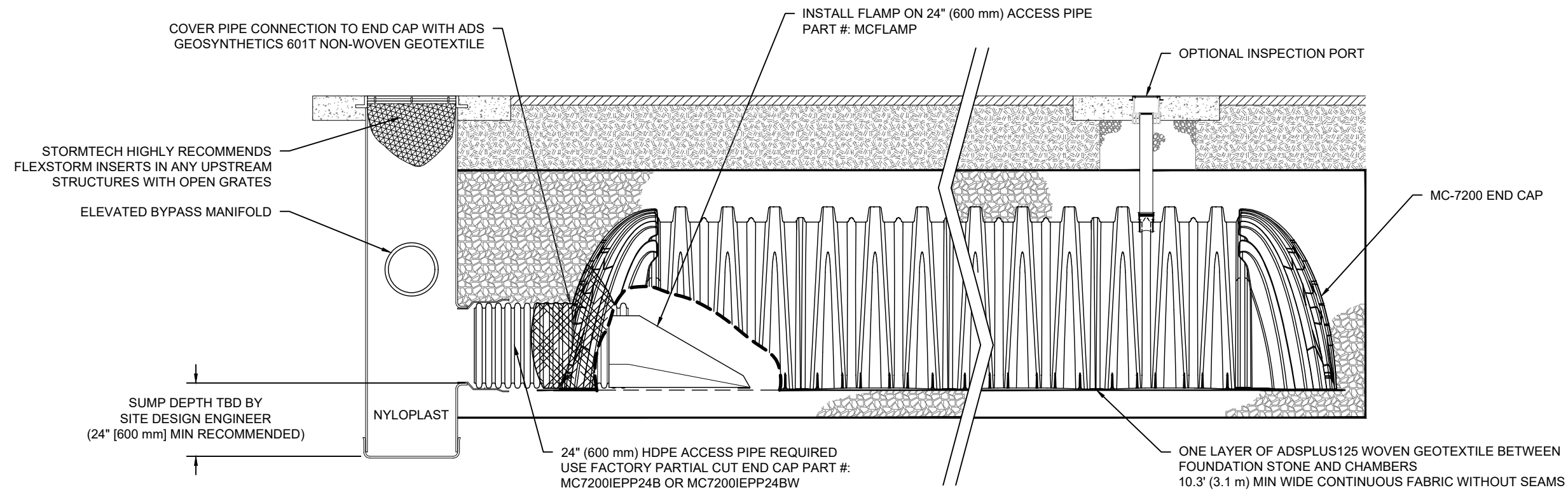
Existing Conditions - The existing site consist of one entrance drive entering from the west into a parking area. Two drive lanes exist on the north and south side of the existing 1 story office/warehouse building. On the east side of the building an asphalt drive/apron exists for approximately 100' from the building. The remainder of the east side of the lot is comprised of a gravel lot. This gravel lot includes two open storm water retention ponds. One on north side of the gravel lot and one on the south side of the gravel lot.

Proposed Site and Storm Water Changes - The entry drive, parking areas, drive lanes, main building, and asphalt drive/apron will remain. The gravel lot will be expanded by installing underground storm water retention structures. These structures will be below grade and installed per the manufacturer's instructions. The gravel lot will be regraded to make it more level. A combination of v-pans, storm water inlets, and storm water piping will be installed to divert storm water to the new structures.

1805 Sheely Drive Fort Collins, Colorado 80526 (970)286-7968

Proposed Building Additions - The lot will be developed with three fabric structures installed above continuous lines of specialty shipping containers. The fabric structures will be open on both ends. These structures will be 50'x100', 60'x240', and 100' x 240'. The shipping containers will be provided for storage, restroom facilities, office facilities, a break room, assembly and cleaning area, and equipment inventory. The 100' x 240' structure will have a concrete slab on grade surface. The other two structures will have concrete foundations for the containers and recycled asphalt surface. A 25' wide fire department access lane will be provided around the perimeter of the back lot.

Proposed Improvements and Utilities - Two existing light poles located on the back lot will be removed or relocated for the changes. Additional pole and wall mounted LED lighting fixtures will be installed for night time operations. Two new electrical transformers will be installed by the utility to provide power to two new switchboards. Power distribution will be provided throughout the structures as required by the equipment and the program. A new gas line will be provided from the existing utility gas meter and will serve equipment within the structures. Water and sanitary sewer will be provided for the restroom and break room facilities.



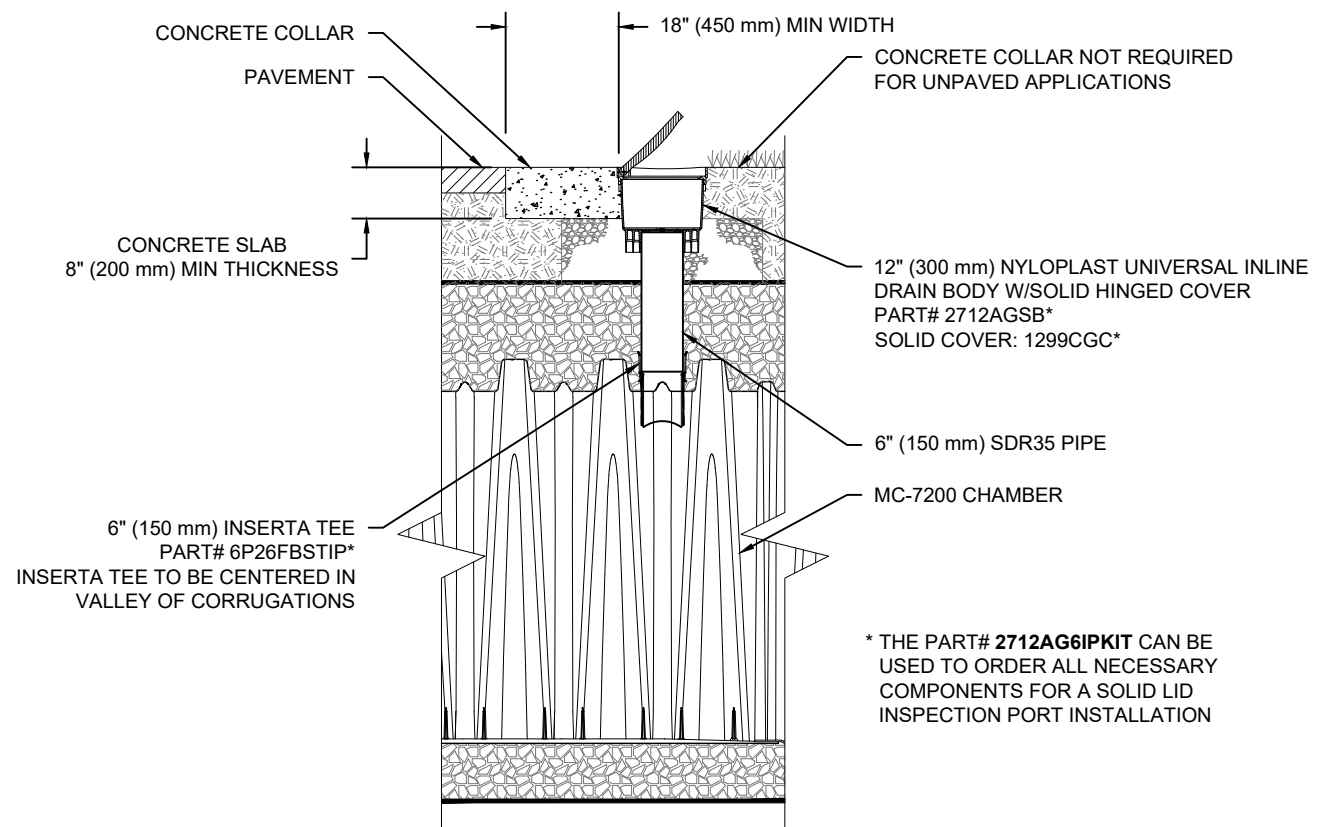
MC-7200 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B. ALL ISOLATOR PLUS ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



MC-7200 6" (150 mm) INSPECTION PORT DETAIL
NTS

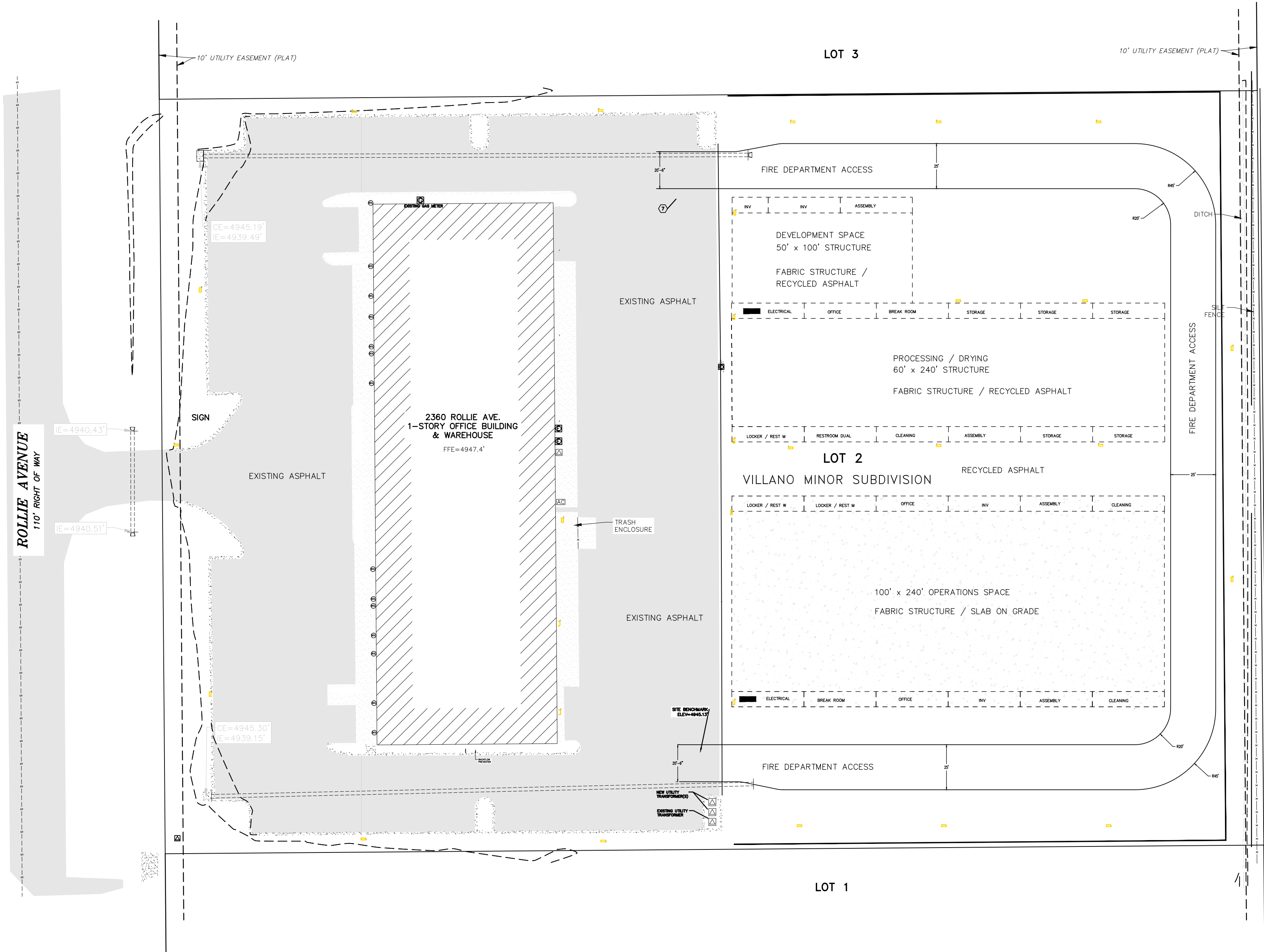
 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473		 StormTech® Chamber System 888-892-2694 WWW.STORMTECH.COM											
		DATE:		DRAWN: JM		PROJECT #:		CHECKED: N/A					
CHARM INDUSTRIAL		FORT LUPTON, CO, USA											
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.													
SHEET 5 OF 7													

VILLANO MINOR SUBDIVISION, LOT 2

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.



1805 Sheely Drive
Fort Collins, CO 80526
voice: (970)-286-7968
cairndesignllc.com



PROJECT:
LOT 2 VILLANNO
MINOR
SUBDIVISION
FORT LUPTON, CO

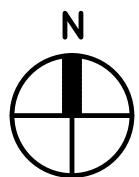
SHEET TITLE:
LAYOUT PLAN

ISSUE DATE:
4/30/2024

REVISIONS:

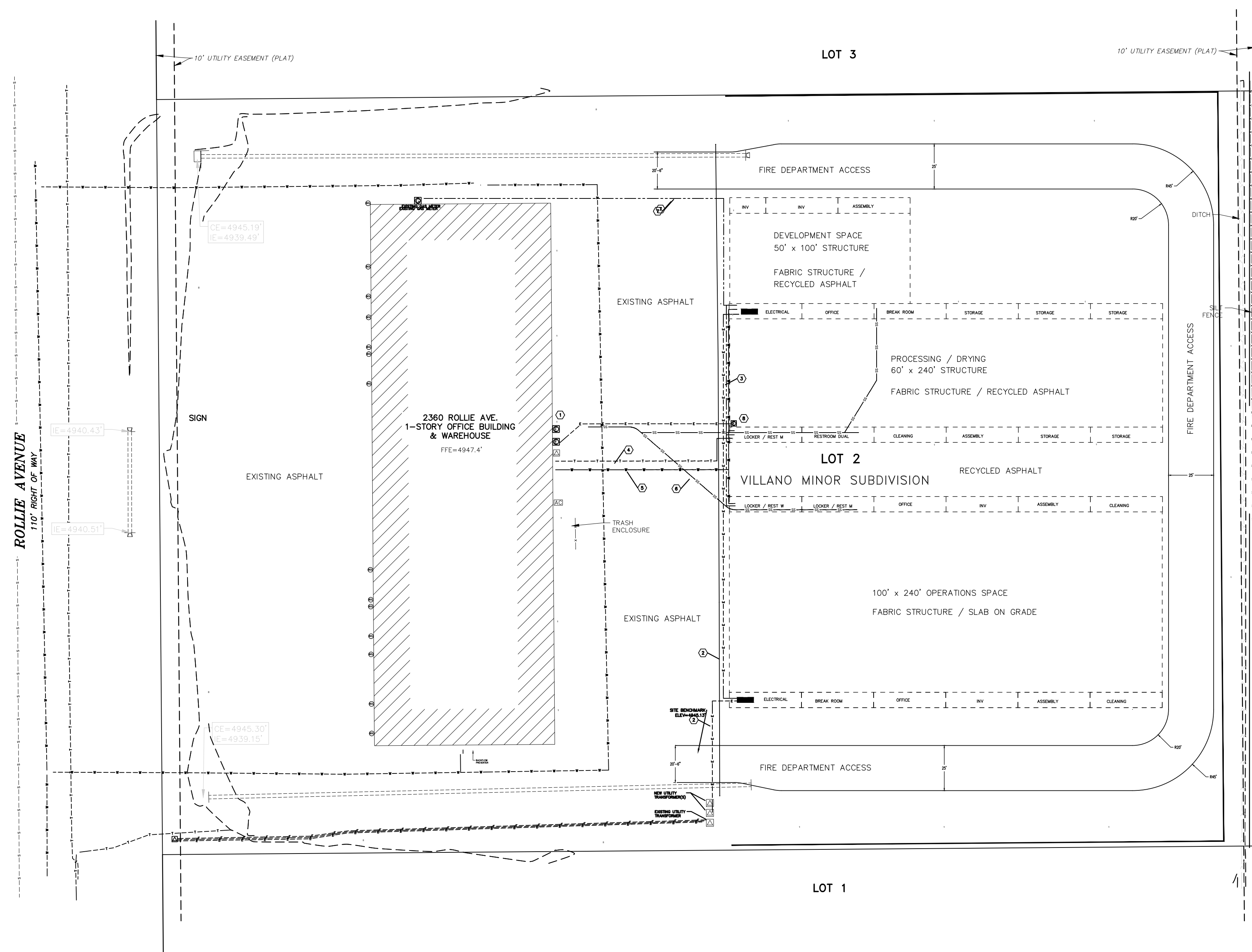
PROJECT NO.:
2327

SHEET NO.
S1



1. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY CONDITION AND PROPER FUNCTIONALITY OF ALL SYSTEMS AND DEVICES WHICH ARE INVOLVED OR AFFECTED BY THE SCOPE OF THIS PROJECT PRIOR TO BEGINNING WORK. ALL DAMAGED OR IMPROPER FUNCTIONALITY SHALL BE REPORTED TO OWNER IN WRITING. UNDOCUMENTED DAMAGE OR IMPROPER FUNCTIONALITY DISCOVERED FOLLOWING THE START OF WORK SHALL BE CORRECTED AT CONTRACTORS EXPENSE TO APPROVAL OF OWNER.
2. COORDINATE FINAL UTILITY SIZES AND CONNECTIONS WITH EQUIPMENT LOCATIONS WITH EQUIPMENT PROVIDERS PRIOR TO ROUGH-IN.
3. ALL EXISTING UTILITIES TO REMAIN, UNLESS NOTED.
4. LOCATE ALL EXISTING PRIVATE UTILITIES AND FEEDERS PRIOR TO EXCAVATING AND BORING.

1. EXISTING ELECTRICAL TO REMAIN.
2. PROPOSED 480V POWER FEED. APPROXIMATE SIZE IS 2500AMP. DIRECTIONAL BORE, CUT ASPHALT, TRENCH AND PATCH AS REQUIRED FOR THE INSTALLATION OF THE NEW FEEDER. CONNECTIONS WILL BE SHOWN ON THE FUTURE BUILDING DRAWINGS.
3. PROPOSED 480V POWER FEED. APPROXIMATE SIZE IS 2500AMP. DIRECTIONAL BORE, CUT ASPHALT, TRENCH AND PATCH AS REQUIRED FOR THE INSTALLATION OF THE NEW FEEDER. CONNECTIONS WILL BE SHOWN ON THE FUTURE BUILDING DRAWINGS.
4. NEW TELECOM CONDUIT. CUT ASPHALT, TRENCH AND PATCH AS REQUIRED FOR THE INSTALLATION OF THE NEW CONDUIT. PROVIDE 2-2" CONDUIT FROM LOCATION IN RISER ROOM AS DIRECTED BY THE USER. CONNECTIONS WILL BE SHOWN ON THE FUTURE BUILDING DRAWINGS.
5. NEW WATER LINE. PROVIDE A 1" WATER LINE FROM THE MAIN WATER LINE IN THE SPRINKLER ROOM TO THE SITE. CONNECTIONS WILL BE SHOWN ON THE FUTURE BUILDING DRAWINGS.
6. NEW SANITARY SEWER LINE. PROVIDE A 4" PVC SANITARY SEWER LINE FROM THE SITE TO THE EXISTING SANITARY SEWER LINE DOWNSTREAM OF THE SAND/OIL SEPARATOR. CONNECTION WILL BE SHOWN ON THE FUTURE BUILDING DRAWINGS.
7. NEW GAS SERVICE. PROVIDE A 2" STEEL GAS LINE FROM METER LOCATION TO SITE. CONNECTIONS WILL BE SHOWN ON THE FUTURE BUILDING DRAWINGS.
8. EXISTING 480V, 3ø SERVICE FROM MAIN BUILDING TO BE RELOCATED AS SHOWN.



A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SOUTH HALF OF THE
SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.



cairndesignllc.com

SHEET TITLE:
PROPOSED SERVICES
AND UTILITES PLAN

ISSUE DATE:
4/30/2024

REVISIONS:

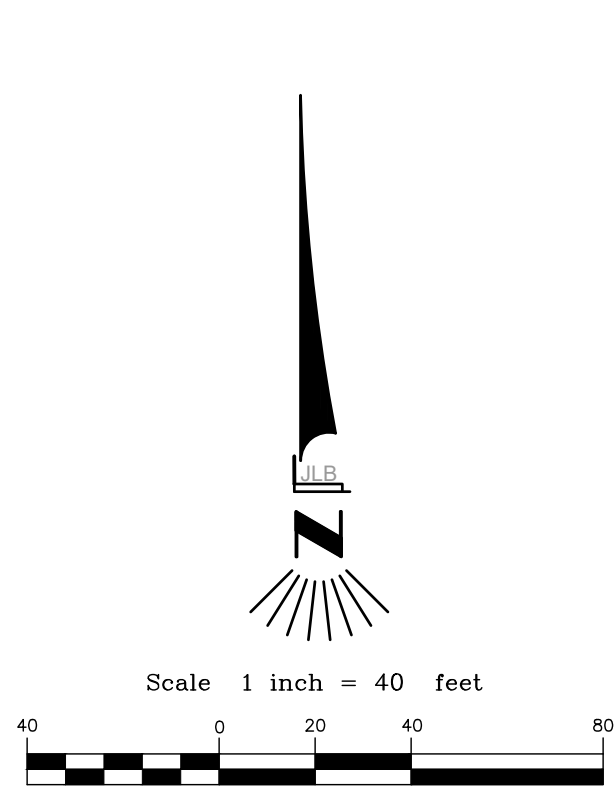
SHEET NO.
U1

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Page 17 of

VILLANO MINOR SUBDIVISION, LOT 2

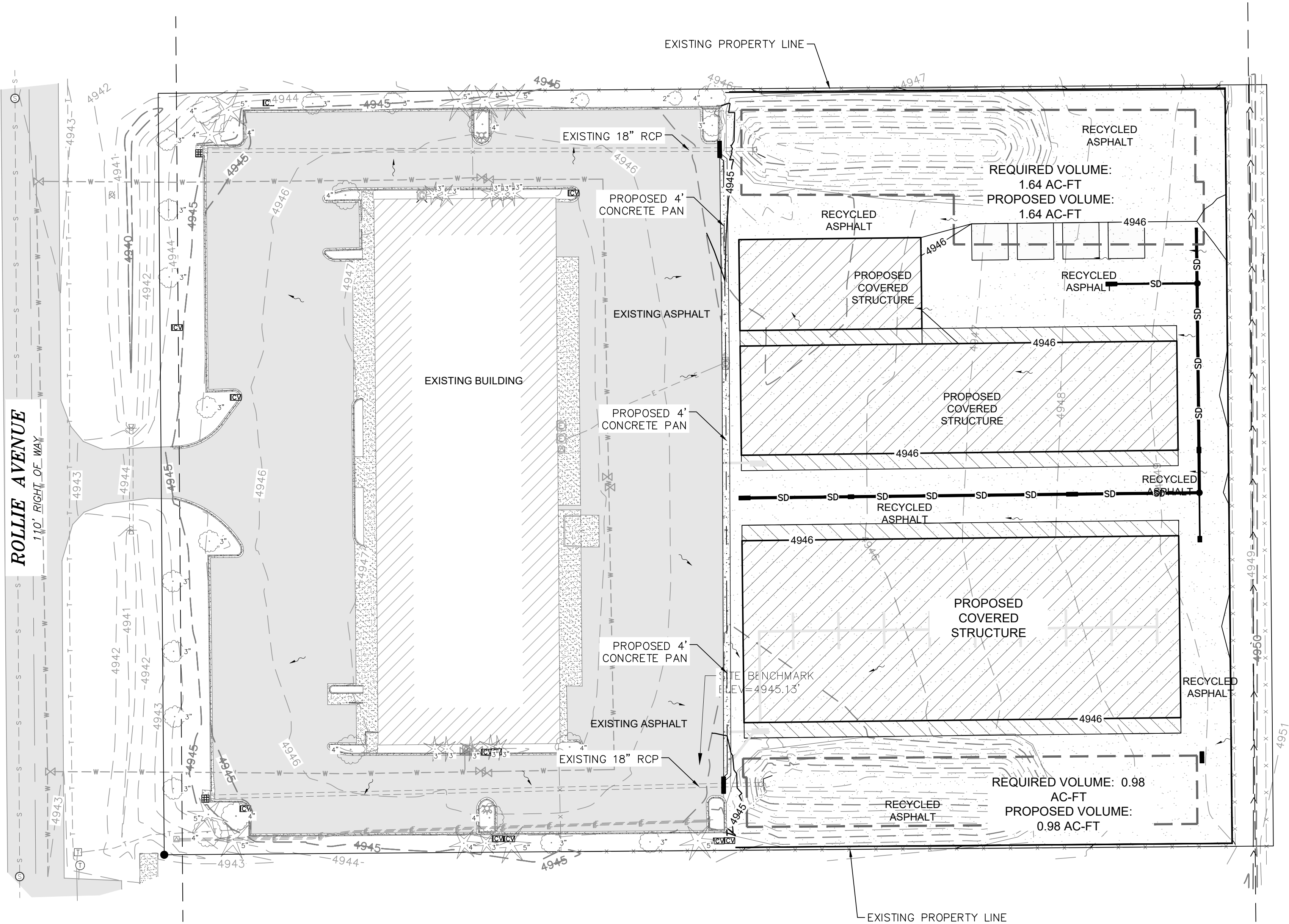
A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.



1805 Sheely Drive
Fort Collins, CO 80526

voice: (970)-286-7968

cairndesignllc.com



LEGEND OF SYMBOLS

EXISTING		PROPOSED
WATER LINES		
SANITARY SEWER		
ELECTRIC		
GAS		
OVERHEAD		
TELEPHONE		
STORM DRAIN		
CONTOURS (1')		
FLOW DIRECTION		
EXISTING ASPHALT		
EXISTING CONCRETE		
PROPOSED CONCRETE		
PROPOSED ASPHALT		
PROPOSED SPOT ELEVATION		

i2
Consultants,
Inc.
16911 Potts Place
Mead, Colorado
970.217.9148

PROJECT:
LOT 2 VILLANO
MINOR
SUBDIVISION
FORT LUPTON, CO

SHEET TITLE:
OVERALL
GRADING PLAN

ISSUE DATE:

REVISIONS:

SURVEY NOTES

BENCHMARK: NGS "P 391"- PID: LL0986 - IRON ROD IN MONUMENT BOX ELEV = 4941.38' (NAVD88-GEOD 18)

SITE BENCHMARK: MAG NAIL IN ASPHALT AS SHOWN HEREON - ELEV=4945.13' (NAVD88-GEOD18)

POND INFORMATION

NORTHERN INFILTRATION POND

EXISTING VOLUME: ±0.57 AC-FT
VOLUME REQUIRED: 1.64 AC-FT
PROPOSED VOLUME: ±1.64 AC-FT, TO ELEVATION 4944.56

SOUTHERN INFILTRATION POND

EXISTING VOLUME: ±0.57 AC-FT
VOLUME REQUIRED: 0.98 AC-FT
PROPOSED VOLUME: ±0.98 AC-FT, TO ELEVATION 4944.56

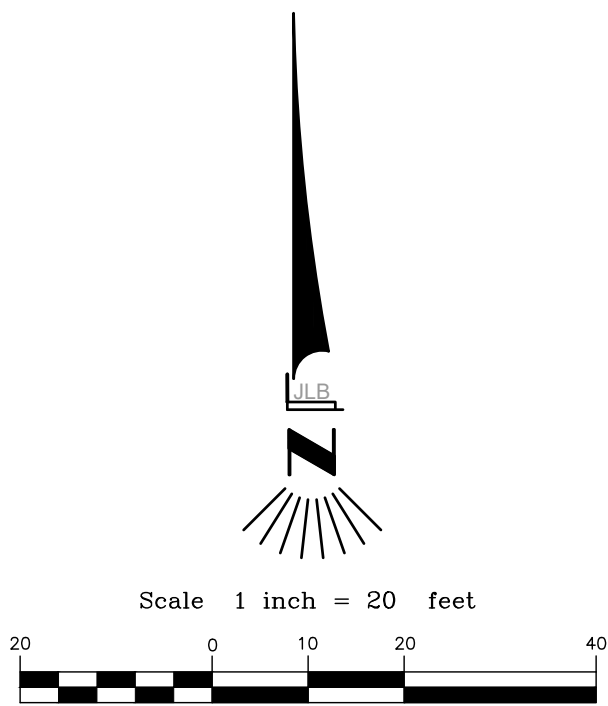
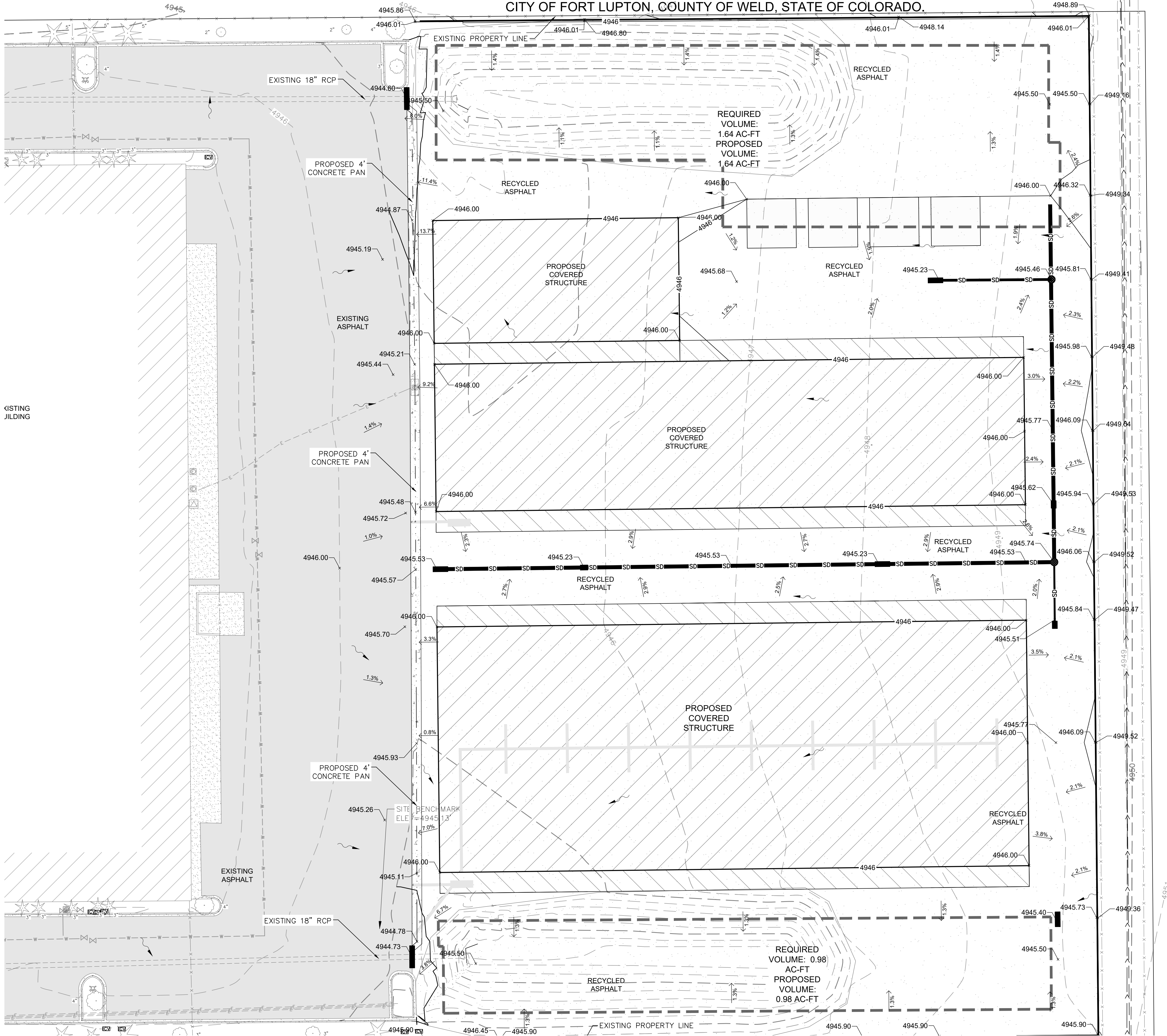
PROJECT NO.:
2327/1080-4

SHEET NO.
GR

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VILLANO MINOR SUBDIVISION, LOT 2

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SOUTH HALF OF THE
SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.



LEGEND OF SYMBOLS

EXISTING	
WATER LINES	W
SANITARY SEWER	S
ELECTRIC	E
GAS	G
OVERHEAD	OH
TELEPHONE	T
STORM DRAIN	SD

PROPOSED	
CONTOURS (1')	4945
FLOW DIRECTION	4945
EXISTING ASPHALT	48.85
EXISTING CONCRETE	48.85
PROPOSED CONCRETE	48.85
PROPOSED ASPHALT	48.85
PROPOSED SPOT ELEVATION	48.85

SURVEY NOTES

BENCHMARK: NGS "P 391"- PID: LL0986 - IRON ROD IN MONUMENT BOX ELEV = 4941.38' (NAVD88-GEIOD 18)

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Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit
Charm Industrial Site Plan
Project No. SPR24-002



Facing S Rollie Ave



Facing S Rollie Ave

I, Paul Herrera hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 24th day of May, 2024.

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Paul Herrera, this 24 day of May, 2024. Witness my hand and seal.

My commission expires March 19, 2025.

Notary Public