



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson

Kathy Kvasnicka
Paul Witmer
Shannon Wiens

Jimmy Dominguez
Shannon Rhoda

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue
Thursday, December 12, 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 November 14, 2024 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. PC Resolution P2024-021 American Pride Outdoor Storage Site Plan
- b. PC Resolution P2024-022 K&B Construction Special Use Permit

Discussion Items

Future Business

- a. The next meeting is scheduled for January 9th, 2025.

Adjourn

Virtual Meeting Instructions

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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
November 14, 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, November 14, 2024.

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

ROLL CALL

Commissioners Present: Chair Mike Simone, Vice-Chair Bushrod White, Commissioners Shannon Rhoda, Paul Witmer, Kathy Kvasnicka and Shannon Wiens.

Commissioner Jimmy Dominguez joined online via GoTo.

City Staff Present: Planning Director Todd Hodges, Planner Sean McDermott, Planning Administrative Assistant Beyza Kirmizi and Economic Development Manager Michelle Magelssen. Planner Zachary Mettler and City Engineer David Rausch joined online via GoTo.

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

PUBLIC COMMENT

Jenn Stoneback commented on the statewide 2,500-foot setback requirement for oil and gas equipment and noted that some developments in the city only meet a 500-foot setback. She inquired about who would be held liable in such cases and was advised to consult the City's attorney.

ACTION ITEM

P2024-018 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING THAT CITY COUNCIL ADOPT AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE 2018 FORT LUPTON COMPREHENSIVE PLAN.

Resolutions P2024-018, P2024-019, and P2024-020 were presented simultaneously but were voted on individually.

Planner Sean McDermott presented the items submitted by Carlson Associates for the Sunrise Subdivision, including a comprehensive plan amendment, a change of zone, and a preliminary plat. The site is located east of and adjacent to College Avenue and north of and adjacent to CR 12. It is currently zoned R-1 Single-Family Residential, spans 40.71 acres, and is vacant agricultural land. He summarized the parcel's previous applications, including its annexation and initial zoning as R-1 in 2019, City Council's review of the Sunrise Metropolitan District for the site, and the right-of-way dedication along College Avenue and CR 12. The

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FORT LUPTON PLANNING COMMISSION
November 14, 2024

Concept Plan CPL2023-001 was reviewed by the Planning Commission and City Council and approved with conditions. In August 2024, the Taylor Minor Subdivision was recorded, dividing the initial 56.49-acre property into the 40.71-acre parcel west of the Fulton Ditch.

The applicant has submitted applications for a comprehensive plan amendment, change of zone, preliminary plat, and final plat (the latter requiring staff review). The proposed comprehensive plan amendment would change the property from Agricultural and Rural Residential to Single-Family Detached. Staff determined this amendment is necessary to ensure the change of zone and preliminary plat conform to the City's standards. The property was annexed and initially zoned R-1 to align with adjacent and existing developments after the current comprehensive plan was put into effect.

The applicant is also requesting a change of zone from R-1 Single-Family Residential to a mix of R-2 Mixed-Density Residential, R-3 High-Density Residential, and P – Parks and Open Space. Staff supports this request as it aligns the property with current zoning. The preliminary plat proposal includes a mix of 61 single-family detached homes, 92 duplexes, and 47 small-lot single-family detached homes, bordered by open space, a park, and a 10-foot trail along the Fulton Ditch.

Staff recommends approval of the comprehensive plan amendment, change of zone, and preliminary plat, subject to the conditions listed in the preliminary plat resolution. All notification requirements have been met.

Clint Carlson and Tate Carlson with Carlson Associates were in attendance to give a presentation. An overview of the project was provided, including the proposal for a comprehensive plan amendment, a change of zone, and a preliminary plat for the property. Visuals, including a vicinity map, site plan, and lot layout for the proposed 200 lots, were presented. Details about the homes were discussed, with an explanation that the 34'x100' single-family detached homes might change in lot size, subject to discussions with city staff to avoid major changes. The current comprehensive plan and the proposed changes were reviewed, along with the different zoning proposals and conceptual elevations for the various home types.

Chair Simone opened up for public comments at 6:20pm.

All three public comment sections were opened simultaneously.

Jordan Onstott expressed concerns about the small living spaces and the potential for overcrowding in the development.

Laurell Dineen, an adjacent neighbor, commented on the oil and gas structures south of CR 12 and whether the 2500-foot setback to residential developments would be met. She also emphasized the need for increased police presence to address safety concerns as the neighborhoods expand with new developments.

Jenn Stoneback also commented on the setback requirements for oil and gas structures and shared concerns about the impact of the development on local wildlife, particularly the Fulton Ditch and the birds that rely on it for hunting. She highlighted the presence of wetlands in the area and expressed worries about the effects of ongoing development. She is also voiced her wish for more diversity. Additionally, she

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
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asked about the City's capacity to support an increasing number of homes, specifically regarding infrastructure, utilities and resources.

Chair Simone closed the public comments at 6:29pm.

Chair Simone opened the hearing for commissioner comments.

Commissioners discussed:

- Whether Fort Lupton can support proposed developments with focus on infrastructure and utilities
- Visual appearance of the developments and whether it fits with overall vision
- Long term planning regarding utilities
- Size and square footage of the lots
- Density and parking
- Information on water shares and oil and gas setback requirements
- Diversity and cohesiveness of the elevations
- Access to Highway 52 and potential traffic lights
- Trigger, payer and timeframe for installation of traffic lights
- Potential plans to widen Highway 52

Planning Director Todd Hodges addressed concerns about diversity and utilities, emphasizing that staff prioritizes a long-term vision for the city. He explained that the goal is to ensure proposed developments bring significant value to Fort Lupton, particularly through sustainable water management. He noted that water plans are currently being refined to maintain long-term efficiency.

City Engineer David Rausch responded to questions about traffic infrastructure, stating that a traffic signal is planned for installation at College Avenue and Highway 52. He also clarified that the responsibility for widening Highway 52 lies with CDOT.

Chair Simone asked to change the language in Resolution P2024-020 and add "adequately addressed" to the conditions a-f excluding e.

After discussion Commissioner Witmer moved to approve P2024-018 A Resolution of The Planning Commission of Fort Lupton Recommending That City Council Adopt an Amendment to the Future Land Use Map of the 2018 Fort Lupton Comprehensive Plan. Commissioner Kvasnicka seconded.

Motion passed unanimously on a roll call vote.

P2024-019 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE SUNRISE CHANGE OF ZONE.

No additional comments were made. All Notification Requirements have been met.

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After discussion Commissioner Kvasnicka moved to approve P2024-019 A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of a Change of Zone Known as the Sunrise Change of Zone. Commissioner Witmer seconded.

Motion passed unanimously on a roll call vote.

P2024-020 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL ADOPT APPROVAL OF A PRELIMINARY PLAT FOR A RESIDENTIAL SUBDIVISION KNOWN AS THE SUNRISE PRELIMINARY PLAT.

No additional comments were made. All notification requirements have been met.

After discussion Commissioner Rhoda moved to approve P2024-020 A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of a Preliminary Plat for a Residential Subdivision Known as the Sunrise Preliminary Plat. Commissioner Kvasnicka seconded.

Motion passed unanimously on a roll call vote.

DISCUSSION ITEM

PRE-APPLICATION DISCUSSION: 1.21 LLC CONCEPT PLAN

Planner Zachary Mettler presented the concept plan and pointed out that no formal action is going to be made and no formal application has been submitted. This process merely provides general direction for future formal submittals. All information and feedback provided to the applicant will be part of the record and will inform discussion at the City Council meeting, where no formal decision will be made either.

The total project area is approximately 267 acres and located south along County Road 8 between Country Roads 31 and 35. The applicant is seeking to annex the property into the City of Fort Lupton and zone the property I-1 Light Industrial. The proposed uses would likely fall under manufacturing, or warehouse and distribution.

Matt Hengel with Westside Investment Partners, Inc was in attendance to give a presentation. He began by providing general information about the company including number of employees and projects. He explained the size and location of the property as well as the uses of neighboring properties which are prominently industrial. They are proposing annexing into the city and zoning the property I-1 Light Industrial to attract logistics, warehouse/distribution, and manufacturing uses, among others. The site plan includes 12 buildings, each approximately 200,000 square feet, along with landscaping and streets that would be privately maintained. Access to the site would initially be through County Road 8, with plans to use County Road 33 in the future. He went over the reasons as to why the property was chosen and the community benefits the development would bring for the city.

**RECORD OF PROCEEDINGS
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Chair Simone opened up for commissioner comments.

Commissioners discussed:

- Plans to rent or sell the buildings
- Estimated timeframe
- Aesthetics of the proposed buildings

Without any further discussion, this discussion item was closed.

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for December 12th, 2024.

ADJOURNMENT

Chair Simone moved to adjourn the meeting at 7:28 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

RESOLUTION NO. P2024-021

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE AMERICAN PRIDE OUTDOOR STORAGE SITE PLAN LOCATED IN A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

WHEREAS, the Planning Commission held a public hearing on December 12, 2024, for the purpose of reviewing the application for the American Pride Outdoor Storage site plan for an outdoor RV, boat, and vehicle storage facility; 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 at least 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 American Pride Outdoor Storage Site Plan, conditional upon the following:

1. Prior to recording the site plan:
 - a. Applicant shall address updated redline comments made by staff on the Site Plan and Phasing Plan.
 - b. Applicant shall address all comments from Public Works.
 - c. The ROW dedication on CR 16 shall be approved by City Council and recorded. The site plan shall be updated to reflect the dedicated ROW.
2. Prior to the release of building permits:
 - a. The Site Plan shall be submitted to the Planning Department for recording with the Weld County Clerk and Recorder.

DONE THIS 12th DAY OF DECEMBER, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**AMERICAN PRIDE OUTDOOR STORAGE SITE PLAN
STAFF REPORT
PROJECT NO. SPR2023-005**

PROJECT DESCRIPTION

Project No.: SPR2023-005

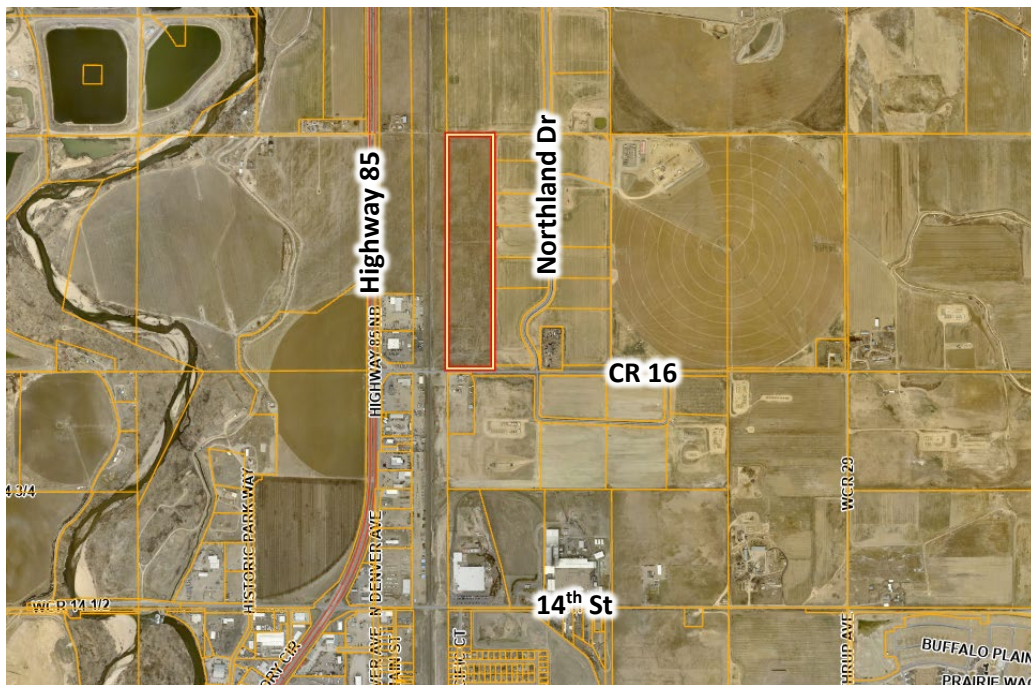
Project Name: American Pride Outdoor Storage Site Plan

Owner: Mohammad Besharat

Representatives: Ric Hattman, Hattman Associates, and Paula Stueve, Liberty Belle Properties

Location of Request:

The site is located in a portion of the West Half of the Southwest Quarter of Section 29, Township 2 North, Range 66 West of the 6th P.M. City of Fort Lupton, County of Weld, State of Colorado ("Property").



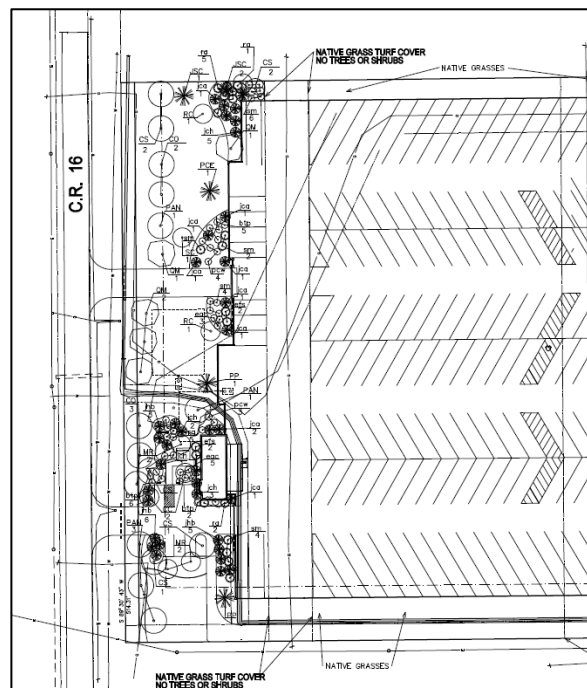
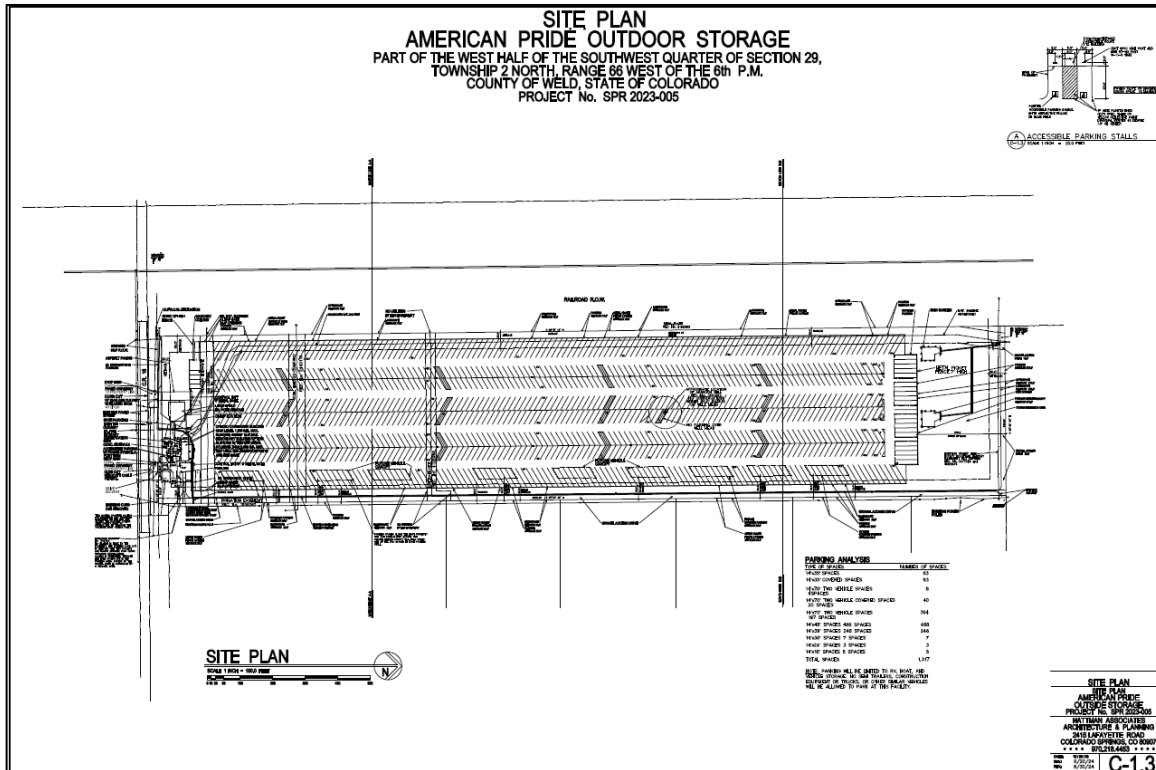
Nature of Request:

The Applicant has submitted a site plan application for an outdoor storage facility for RV, boat, and vehicle storage. The proposed site plan has approximately 1,317 stalls with a dump station and potential for future covered spaces. An office/caretaker's residence is proposed on the frontage of CR 16.

Site Size: The site is 30.932 acres more or less.

Zone District: I-2 Heavy Industrial

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



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 meeting and approve, approve with conditions or deny the site plan based on the evidence presented and compliance with the City’s standards, regulations, policies, and guidelines.

NOTIFICATION REQUIREMENTS

The Fort Lupton Development 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 November 25, 2024.

The Applicant also submitted proof of Mineral Notice for the project.

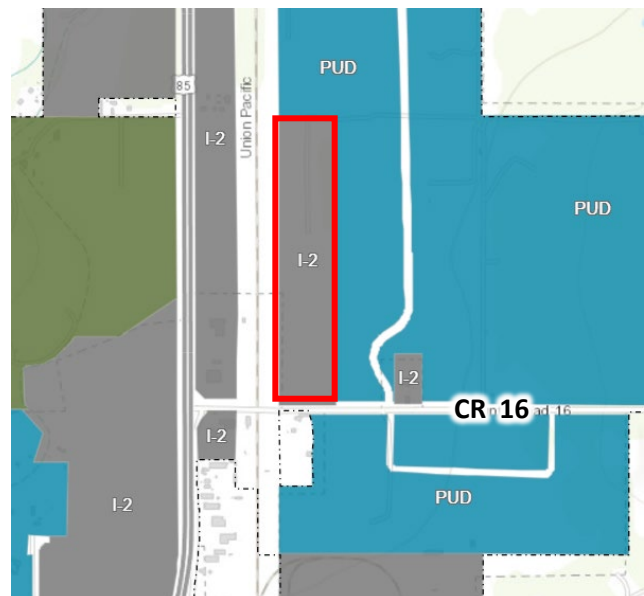
CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the “I – 2” Heavy Industrial Zone District. The code defines the I-2 district as an area that provides for:

The broadest scope of service, manufacturing and distribution uses that are generally not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

The applicant’s proposed use aligns with the Storage and Warehousing – Outdoor use, which specifically includes boat or RV storage and is an allowed use in the I-2 zone district.

The applicant has also noted on the site plan that “Parking will be limited to RV, boat, and vehicle



storage. No semi trailers, construction equipment or other similar vehicles will be allowed to park at this facility.”

The applicant is working with Staff to satisfy the requirements set forth in the Code regarding non-residential design standards and all guidelines for landscaping and site design.

Staff believes that the applicant meets the intent of the Site Plan requirements in Section 2.06:

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.

The site plan fits the Comprehensive Plan and staff is working with the applicant on finalizing redlines regarding the Development Code standards. There appears to be no apparent health, safety, or welfare concerns.

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 adequate management of storm water runoff.
 - c. The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.

The applicant is working with Public Works to finalize these items prior to recording of the site plan to ensure all standards are met.

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.

The site plan does a great job of implementing the landscaping standards of the new Development Code. There is ample front landscaping and quality fencing to buffer the outdoor storage and parking from public ROW.

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.

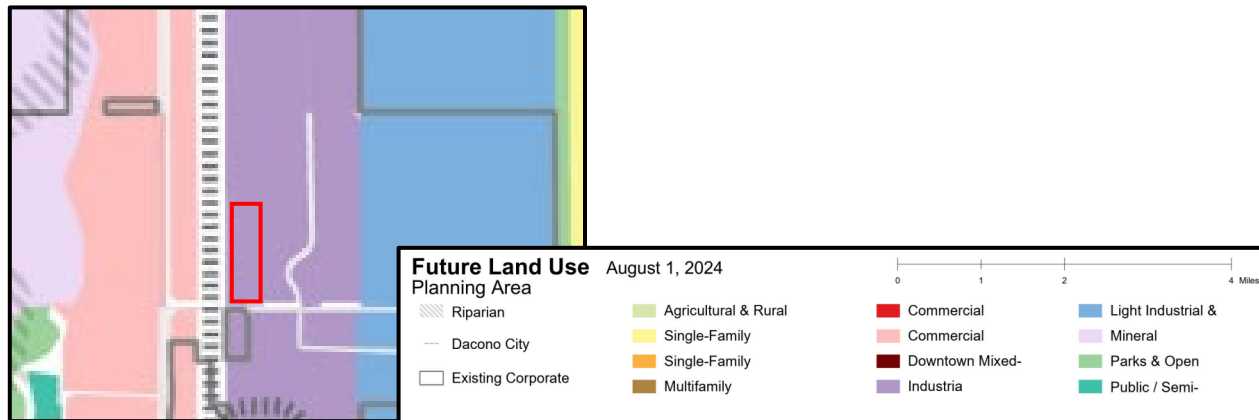
- c. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, if there is any consistency or commonality in the scale, proportion, forms and features, and materials of adjacent buildings, they inform choices on the proposed building.

The proposed building meets Development Code standards for transparency, modulation, etc. The applicant is proposing either a one- or two- story structure for an office and caretaker residence and has submitted both to ensure they meet code standards.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area for Industrial land uses. 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 designation.*

The proposed use conforms to the designated land use type and zoning and the property is abutting railroad ROW and adjacent vacant land that is designated in the Future Land Use Map and zoned for industrial type uses in the Northland PUD.



REFERRALS

Referrals were provided to the list below. All comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/779>.

City Attorney	Police Chief	Public Works Director
Building Inspector	GIS Specialist	Economic Development Manager
Development Review Engineer	Fort Lupton Fire Protection District	CDOT
Century Link	United Power	Comcast

Xcel Energy	Postmaster	Weld County Dept of Planning
Weld County Dept of Public Health & Environment	OMI	State Geologist
NCWCD	Fulton Ditch Company	

STAFF RECOMMENDATION

Staff recommends conditional approval of the American Pride Outdoor Storage Site Plan. The applicant has done a great job of addressing staff's comments to meet the standards and objectives of the City's development code. The recommended conditions include a few remaining items to be addressed to finalize the site plan. Conditions are listed in the proposed Resolution included in the Planning Commission Packet.

Additional documents are available for review at:

<https://www.fortluptonco.gov/DocumentCenter/Index/779>

AMERICAN PRIDE OUTDOOR STORAGE PROJECT NARRATIVE

The intention of this report is to substantiate our request for development of this property consistent with the current Industrial Zoning of the property. The property consists of one parcel of land consisting of 30.932 acres. The property was previously annexed and zoned with commercial zoning to be within the City Limits of the City of Fort Lupton. The property is located to the north of Weld County Road 16 with over 500 feet of frontage onto the street. The property is approximately 2,600 feet in depth. The long rectangular shape of the property, the limitation of public access, and the location adjacent to the railroad makes the Land Use for long term vehicle storage the right fit for this property. Adjacent to the west is the right-of-way of the Union Pacific Railroad. To the north is farm land. To the east is subdivided Industrial Zoned property which is within the City Limits of Fort Lupton. To the south adjacent to CR 16 is industrial property that was developed to County standards. This property will provide additional R.O.W. for the public street of thirty feet continuously along the southern boundary with CR 16 making the north half of the R.O.W. sixty feet. The property is currently vacant and was previously dryland farmed under previous ownership. Currently no agricultural uses have been undertaken on the property.

There are several utility easements that cross the property from east to west which are accommodated with the design of this project and are not impacted by the development. There is an easement that runs continuously adjacent to the eastern boundary of the property that has an access roadway and a concrete lined irrigation ditch. These two constructs are not encroached upon by the design and are not utilized within the project. The current roadway will be worked within the landscaping of the property to eliminate noxious weeds that have grown within this easement and are detrimental to the public health. There is a second concrete lined irrigation ditch that extends from a concrete irrigation diversion structure approximately in the center of the south boundary of the property. This second irrigation ditch as well as the diversion structure is left in the current state being owned by third parties who own these two irrigation structures. There is an abandoned natural gas well site that is capped and abandoned. This well cap is left in its current state and the planned development worked around its presents. A natural gas relief valve structure previously existed on the property. This structure was removed from the property. An abandon overhead electrical service line and pole is to be removed with this project with the power line being abandon at the transformer on the south side of CR 16. Along the north property line is an active water transmission line and access road. No development is planned over or directly adjacent to this utility. The access road will receive similar landscape work as the access road on the east property line due to the presents of noxious weeds.

There are no existing significant natural features, vegetation, geologic formations, or individual or stands of trees to be found on the property. There are no known wetlands on the property. There are no residential uses adjacent to or within at least a quarter mile radius of the property that the planned Land Use would impact. The R.O.W. for the

railroad is 400 feet and buffers this property from existing industrial Land Uses that boarder State Highway 85 to the west. The property to the north is agricultural land that would be buffered from the active land use areas of the project by the stormwater detention pond and water quality structures that will provide a minimum buffer of approximately one hundred feet. East of our property is land that has been platted for industrial Land Uses and is compatible due to like zoning. The existing industrial type building to the south being of similar zoning use is naturally compatible with the planned use of our property.

The entire property at completion of the project will be fenced and screened from adjacent properties with development being setback to greater than required yard widths and openspace requirements of the Industrial Zoning District. The “front yard” fence will be solid in nature and to a height of ten feet with metal access gates screening the Land Use and providing a pleasing backdrop for the landscaped frontage of the property. The development will provide screening on the three other sides of the property with chain link fencing that staggers in accordance with the zoning requirements. Openspace and land use setbacks will be provided on the minor three sides of the project which will receive turf cover, trees, and shrubs. The parameter of the project will be continuously and completely screened. There will be an Office / Caretakers building that faces CR 16 that is the focus of the front setback. This structure is to be constructed of high quality, permanent materials in accordance to the zoning requirements. There are planned parking facility structures that will be a future phase of the project. These would be constructed at such time as the Owner sees a level of demand for covered parking that make such construction economically feasible. If there is no demand for such structures they will not be constructed. These structures would be “carport” in nature being open on all sides and providing roof cover. The structures would be constructed of durable materials, primarily of metal for strength and low maintenance.

There are two curb cuts planned onto CR 16. The east site access will be two way traffic providing access to the office and the vehicle storage area. The west access will be a one way exit from the vehicle storage area. Both curb cuts will be 26 feet wide with large radius transitions to the paved street. Both curb cuts meet the street at 90 degree angles. There is provision for six vehicles to park on site. There is space provided on site for two large vehicles to stop without impacting CR 16 at each of the site driveways. All vehicle surfaces between CR 16 and the fenced vehicle storage area are to be paved. Concrete sidewalks are provided from the parking area to the office entry. The office area will be along an accessible route. The office interior area will be accessible space. There will be one accessible parking space on site

Emergency access is provided to all areas of the project. The vehicle storage area will be provided with an all-weather driving surface that will support the weight of vehicles to be stored on site as well as all emergency vehicles. All driveways interior to the vehicle storage area will be 26 feet wide. All areas of all stored vehicles will be within 300 feet of a fire hydrant.

SITE PLAN
AMERICAN PRIDE OUTDOOR STORAGE
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th P.M.
COUNTY OF WELD, STATE OF COLORADO
PROJECT No. SPR2023-005

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE W 1/2 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29, AND CONSIDERING THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 29 TO BEAR N 90 00' 00" E WITH ALL BEARINGS USED HEREIN RELATIVE THERETO;
THENCE N 90 00' 00" E ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION 29, 807.29 FEET;
THENCE N 00 12' 10" W, 30.00 FEET TO A POINT BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16 AND THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILWAY COMPANY, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N 00 12' 10" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILWAY COMPANY, 2605.54 FEET TO A POINT ON THE NORTH LINE OF THE W 1/2 OF THE SW 1/4 OF SAID SECTION 29, THENCE N 89 32' 53" E 520.11 FEET TO THE NORTHWEST CORNER OF THE W 1/2 OF THE SW 1/4, THENCE S 00 04' 31" E ALONG THE EAST LINE OF THE W 1/2 SW 14, 2605.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 16;
THENCE S 90 00' 00" W ALONG THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 16, 514.31 FEET TO THE TRUE POINT OF BEGINNING.
SAID PARCEL CONTAINS 1,347,418 SQUARE FEET OR 30.932 ACRES.

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, AND _____ ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS SITE PLAN.

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

OWNERS SIGNATURE

STATE OF COLORADO, }
COUNTY OF WELD } SS

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 2024.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 2024.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTRATOR'S APPROVAL

APPROVED THIS _____ DAY OF _____, 2024.

CITY ADMINISTRATOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2024, BY RESOLUTION NUMBER _____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

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- C-1.3 SITE PLAN
- C-1.4 LARGE SCALE SITE PLAN - A
- C-1.5 LARGE SCALE SITE PLAN - B
- C-1.6 LARGE SCALE SITE PLAN - C
- C-1.7 NOT USED
- C-1.8 NOT USED
- C-1.9 SITE CONSTRUCTION DETAILS
- C-2.1 HORIZONTAL CONTROL PLAN
- C-2.2 LARGE SCALE HORIZONTAL CONTROL PLAN - A
- C-2.3 LARGE SCALE HORIZONTAL CONTROL PLAN - B
- C-2.4 LARGE SCALE HORIZONTAL CONTROL PLAN - C
- C-2.5 OPEN SPACE PLAN
- C-3.1 GRADING PLAN
- C-3.2 LARGE SCALE GRADING PLAN - A
- C-3.3 LARGE SCALE GRADING PLAN - B
- C-3.4 LARGE SCALE GRADING PLAN - C
- C-3.5 EROSION CONTROL PLAN
- C-3.6 LARGE SCALE EROSION CONTROL PLAN - A
- C-3.7 LARGE SCALE EROSION CONTROL PLAN - B
- C-3.8 LARGE SCALE EROSION CONTROL PLAN - C
- C-3.9 EROSION RAIN GARDEN PLANS
- C-4.1 WATER UTILITY PLAN
- C-4.2 LARGE SCALE WATER UTILITY PLAN - A
- C-4.3 LARGE SCALE WATER UTILITY PLAN - B
- C-4.4 NOT USED
- C-4.5 WATER UTILITY PLAN DETAILS
- C-4.6 WATER UTILITY PLAN DETAILS
- C-4.7 SANITARY UTILITY PLAN (LARGE SCALE)
- C-4.8 DRY UTILITY PLAN (LARGE SCALE)
- C-4.9 EROSION CONTROL DETAIL
- C-4.10 EAST WATER LINE PLAN AND PROFILE 1
- C-4.11 EAST WATER LINE PLAN AND PROFILE 2
- C-4.12 EAST WATER LINE PLAN AND PROFILE 3
- C-4.13 WEST WATERLINE PLAN AND PROFILE 1
- C-4.14 WEST WATERLINE PLAN AND PROFILE 2
- C-4.15 WEST WATERLINE PLAN AND PROFILE 3
- C-4.16 EAST/WEST WATER LINE PLAN AND PROFILE
- C-4.17 NORTH WATER LINE PLAN AND PROFILE
- C-5.1 LANDSCAPE PLAN
- C-5.2 LARGE SCALE LANDSCAPE PLAN - A
- C-5.3 LANDSCAPE SCHEDULE AND DETAILS
- C-5.4 IRRIGATION PLAN
- C-5.5 TURF COVER PLAN
- C-5.6 LARGE SCALE TURF COVER PLAN - A
- C-5.7 LARGE SCALE TURF COVER PLAN - B
- C-5.8 LARGE SCALE TURF COVER PLAN - C
- C-6.1 SINGLE STORY FLOOR PLAN PRIMARY CHOICE
- C-6.2 BUILDING ELEVATIONS (SINGLE STORY) PRIMARY CHOICE
- C-6.3 TWO STORY FLOOR PLAN SECONDARY CHOICE
- C-6.4 BUILDING ELEVATIONS (TWO STORY) SECONDARY CHOICE
- C-6.5 FENCES, AMENITIES, AND VEHICLE COVER ELEVATIONS
- C-7.1 PHOTOMETRIC PLAN
- C-7.2 LARGE SCALE PHOTOMETRIC PLAN - A
- C-7.3 LARGE SCALE PHOTOMETRIC PLAN - B
- C-7.4 LARGE SCALE PHOTOMETRIC PLAN - C
- C-8.1 PHASE PLAN
- C-8.2 LARGE SCALE PHASE - 1 PLAN
- C-8.3 LARGE SCALE PHASE - 1 PLAN (SECOND PAGE)
- C-8.4 LARGE SCALE PHASE - 2 PLAN
- C-8.5 LARGE SCALE PHASE - 3 PLAN
- C-9.1 EMERGENCY ACCESS PLAN
- C-9.2 LARGE SCALE EMERGENCY ACCESS PLAN - A
- C-9.3 LARGE SCALE EMERGENCY ACCESS PLAN - B
- C-9.4 LARGE SCALE EMERGENCY ACCESS PLAN - C

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- NEW CONTOUR LINE
- EXISTING CONTOUR LINE
- NATURAL GAS UTILITY
- WATERLINE
- SANITARY SEWER LINE
- ELECTRIC UTILITY
- TELEPHONE UTILITY
- CABLE UTILITY
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- CLEANOUT
- SANITARY MANHOLE
- WATER MAIN MANHOLE
- FIRE HYDRANT
- VALVE
- CURB STOP AND METER PIT
- THRUST BLOCK
- CONDUIT
- STOP SIGN
- TRAFFIC CONTROL SIGN
- ACCESSIBLE PARKING SYMBOL
- ONSITE EXTERIOR LIGHT AND POLE
- ONSITE EXTERIOR BUILDING LIGHT

ABBREVIATIONS

- FF FINISHED FLOOR LEVEL
- FH FIRE HYDRANT
- CL CENTERLINE
- ROW RIGHT-OF-WAY
- PL PROPERTY LINE
- TOW TOP OF WALK
- EOP EDGE OF PAVEMENT
- FL FLOW LINE
- PT POINT
- HP HIGH POINT
- R RADIUS
- BM BENCHMARK

PLANNER

HATTMAN ASSOCIATES
2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907

SURVEYOR

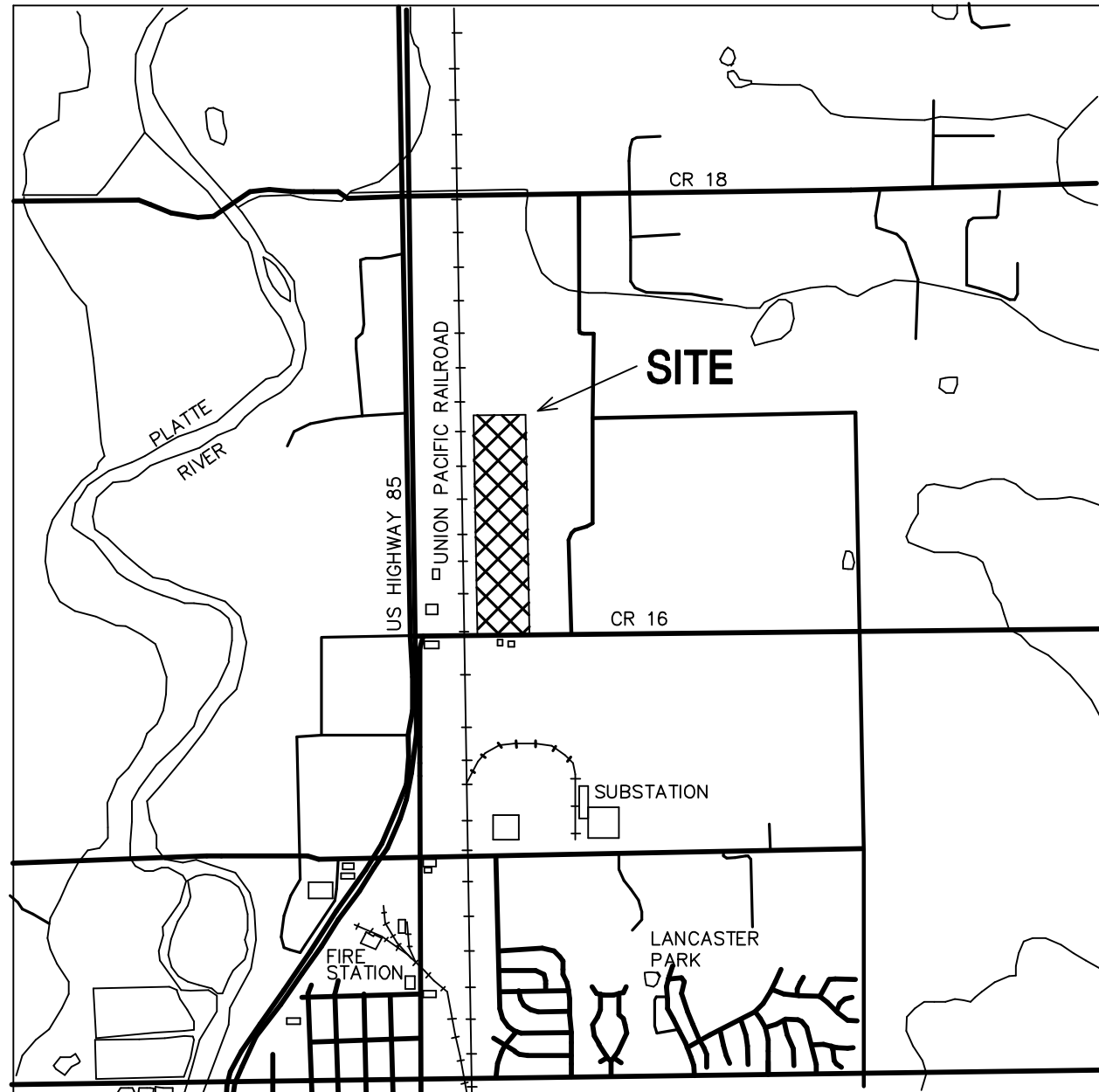
PLS CORPORATION
1205 DES MOINES AVENUE
LOVELAND, COLORADO 80537

ENGINEER

FORBES ENGINEERING, LLC
2908 CHERLY STREET
FORT COLLINS, CO 80524

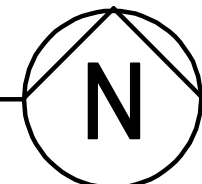
NOTES:

1. LIGHTING ON THE SITE SHALL BE MAINTAINED SO THAT LIGHT IS DIRECTED DOWNWARDS AND SHALL NOT SPILL ONTO ADJACENT PROPERTIES.
2. DEAD AND DYING LANDSCAPE MATERIAL SHALL BE REPLACED AT THE EARLIEST REASONABLE DATE.
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. THE PROPERTY SHALL BE MAINTAINED TO THE CURB, OR ROADWAY IF NO CURB EXISTS.
5. ANY PROPOSED SIGNAGE SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND PERMITTING.
6. DEAD AND DYING LANDSCAPE MATERIAL SHALL BE REPLACED AT THE EARLIEST REASONABLE DATE.
7. ALL LANDSCAPE MUST BE MAINTAINED TO THE PROPERTY LINE.
8. ALL PROPOSED STRUCTURES MUST RECEIVE BUILDING PERMIT PRIOR TO CONSTRUCTION.
9. ALL WATER LINES AND FIRE HYDRANTS ARE TO BE CONSTRUCTED AS PART OF PHASE 1.
10. ALL LANDSCAPING AND TURF COVER IS TO BE INSTALLED AS A PART OF PHASE 1.
11. ALL STORM DRAINAGE IMPROVEMENTS ARE TO BE CONSTRUCTED AS A PART OF PHASE 1.



VICINITY MAP

SCALE 1 inch = 2000 feet



HORIZONTAL CONTROL

ASSUMING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, T.2N., R.66W., MONUMENTED BY A #5 REBAR WITH A 2.5" ALUMINUM CAP L.S. ILLEGIBLE AT THE SOUTH END AND BY A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED L.S. 38512 AT THE NORTH END, AS BEARING N 00 33' 01" W, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2634.46 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAR DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

PROPERTY INFORMATION

TOTAL AREA OF LAND 1,347,418 S.F. 30.932 ACRES
CURRENT ZONING I-2 INDUSTRIAL (HEAVY)

BENCHMARK

NGS DESIGNATION U 260 RESET NAD 83 DATUM
FOUND 3.5" BRASS CAP SET IN CONCRETE
50.0 FT WEST OF EXISTING RAILROAD TRACKS AND 40.0 FT NORTH OF WELD COUNTY ROAD 16
PUBLISHED ELEVATION: 4893.9' (NAVD88)
SURVEYED ELEVATION: 4893.83' (NAVD88)



Know what's below.
Call before you dig.

COVER PAGE

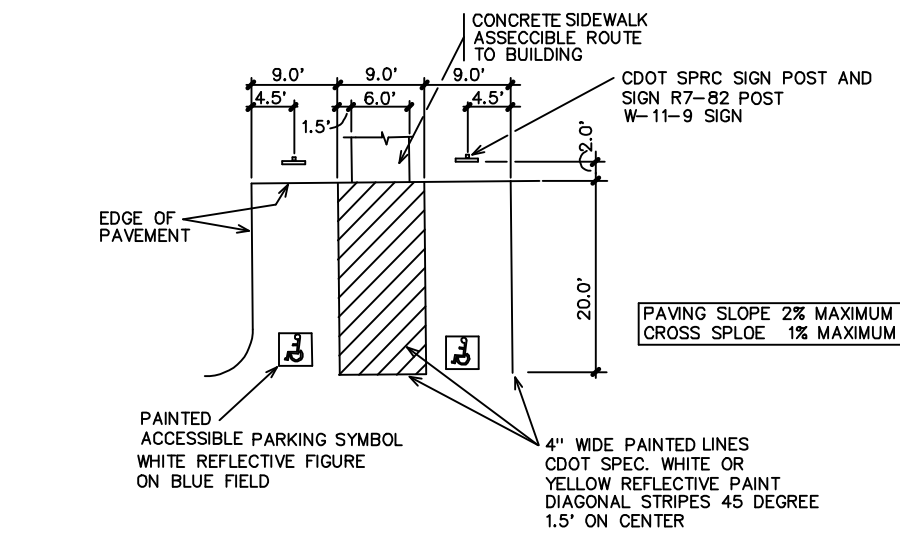
SITE PLAN
AMERICAN PRIDE
OUTSIDE STORAGE
PROJ. No. SPR2023-005

HATTMAN ASSOCIATES
2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
***** 970.218.4453 *****

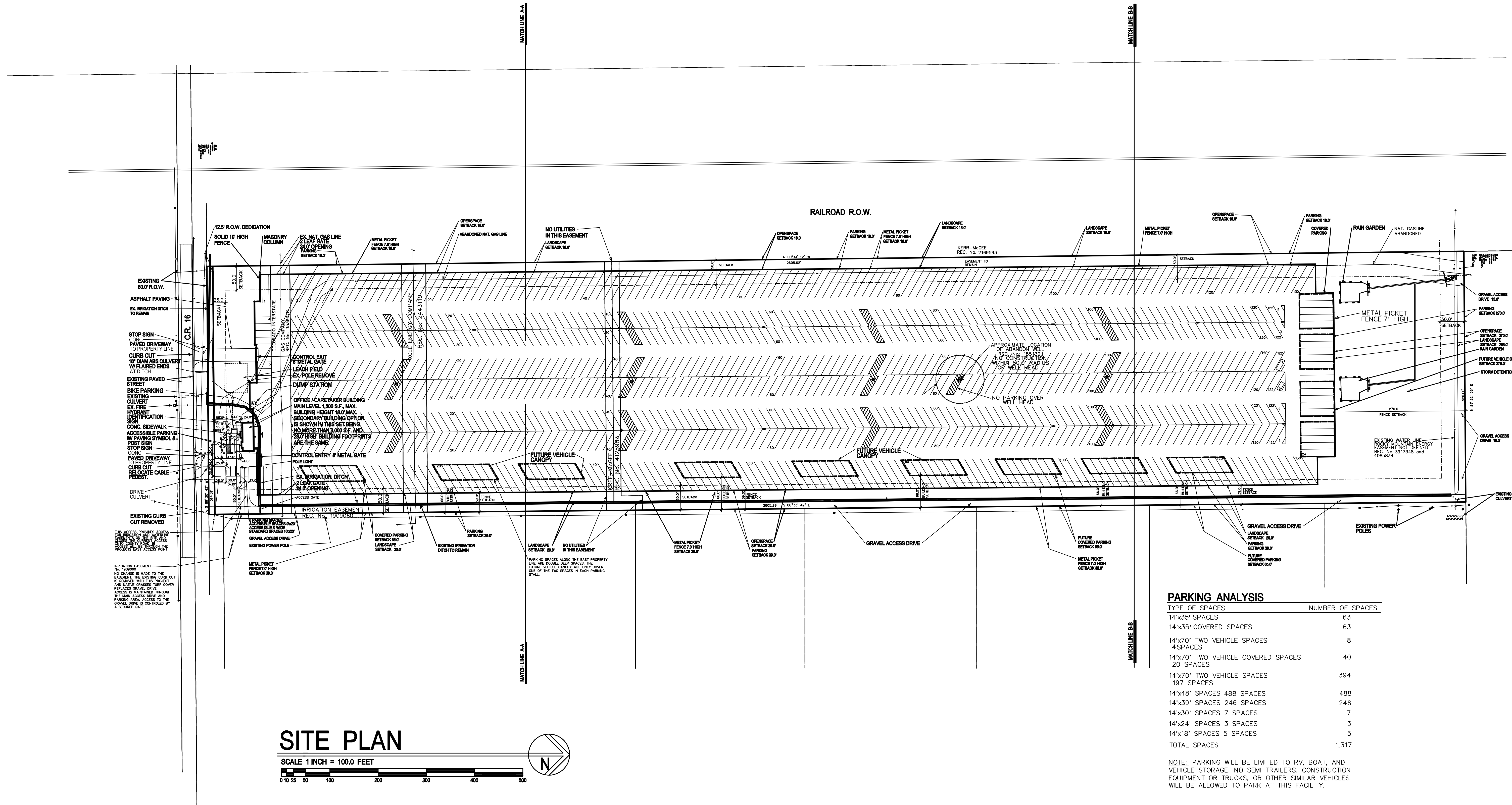
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REV.: 6/30/24
REV.:

C-1.0

SITE PLAN
AMERICAN PRIDE OUTDOOR STORAGE
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th P.M.
COUNTY OF WELD, STATE OF COLORADO
PROJECT No. SPR 2023-005



A ACCESSIBLE PARKING STALLS
C-1.3 SCALE 1 INCH = 20.0 FEET



SITE PLAN
SCALE 1 INCH = 100.0 FEET
N

PARKING ANALYSIS

TYPE OF SPACES	NUMBER OF SPACES
14'x35' SPACES	63
14'x35' COVERED SPACES	63
14'x70' TWO VEHICLE SPACES	8
4 SPACES	
14'x70' TWO VEHICLE COVERED SPACES	40
20 SPACES	
14'x70' TWO VEHICLE SPACES	394
197 SPACES	
14'x48' SPACES	488
14'x39' SPACES	246
14'x30' SPACES	7
14'x24' SPACES	3
14'x18' SPACES	5
TOTAL SPACES	1,317

NOTE: PARKING WILL BE LIMITED TO RV, BOAT, AND VEHICLE STORAGE. NO SEMI TRAILERS, CONSTRUCTION EQUIPMENT OR TRUCKS, OR OTHER SIMILAR VEHICLES WILL BE ALLOWED TO PARK AT THIS FACILITY.

SITE PLAN
SITE PLAN
AMERICAN PRIDE
OUTSIDE STORAGE
PROJECT No. SPR 2023-005
HATTMAN ASSOCIATES
ARCHITECTURE & PLANNING
2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
****** 970.218.4453 ******

DATE: 12/25/23
REV: 6/20/24
REV: 9/30/24

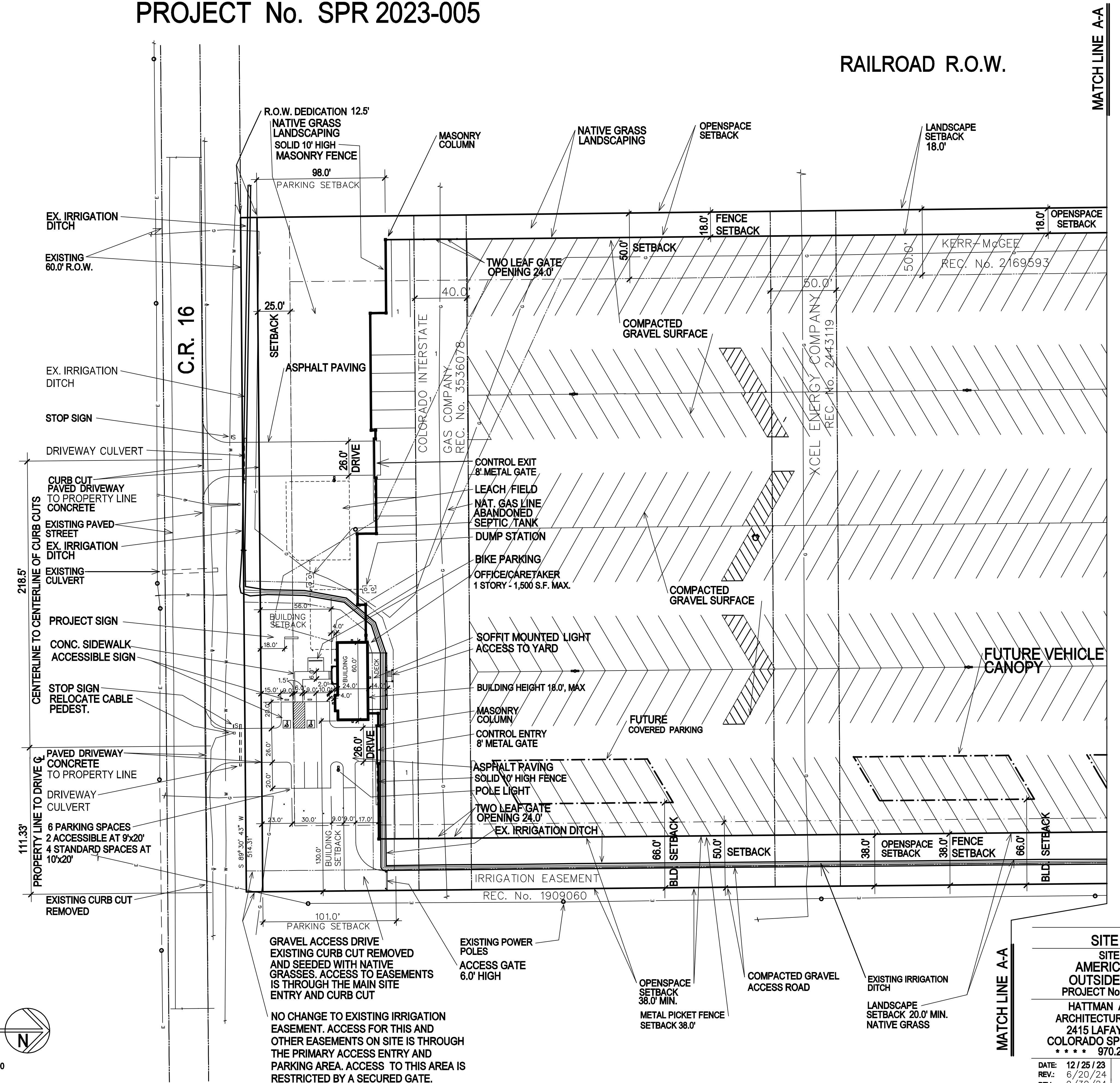
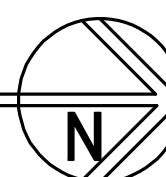
C-1.3

Architectural elevation drawing of the American Pride Storage building facade. The drawing shows a square sign with the text "AMERICAN PRIDE STORAGE" and a mountain graphic. Dimensions include a total width of 10.0' (8.0' + 2.0'), a total height of 11.33' (8.0' + 3.33'), and a sign height of 8.0'. Callouts identify the illuminated sign (64 S.F. per face), stucco accent band, and stucco match field color. The building sits on a foundation and footing, with a grade line indicated.

C-1.4 SCALE 1 INCH = 5.0 FEET
SIGN REQUIRES A SEPARATE PERMIT AT TIME
OF BUILDING PERMIT

SCALE 1 INCH = 40.0 FEET

0 10 25 50 100 200



MATCH LINE A-A

MATCH LINE A-A

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2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
***** 970.218.4453 *****

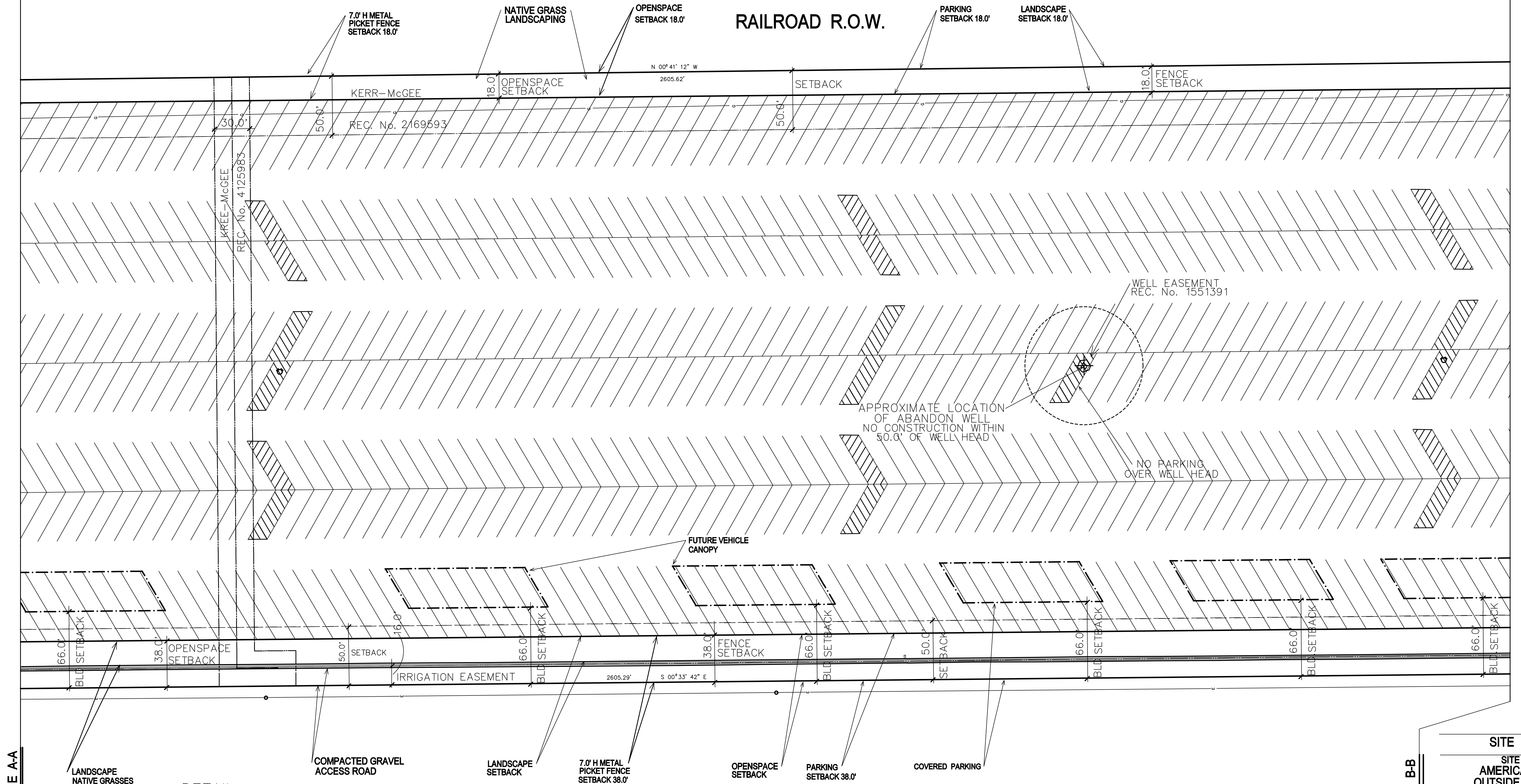
DATE: 12/25/23
REV.: 6/20/24
REV.: 9/30/24

C-1.4

SITE PLAN
AMERICAN PRIDE OUTDOOR STORAGE
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th P.M.
COUNTY OF WELD, STATE OF COLORADO
PROJECT No. SPR 2023-005

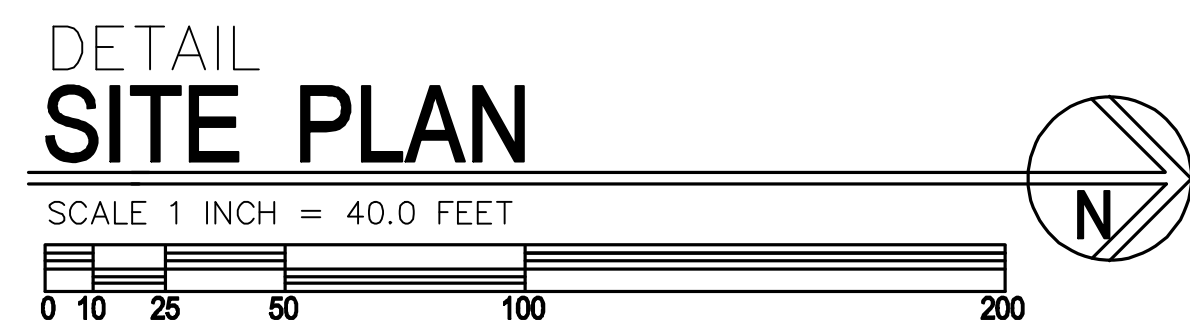
MATCH LINE A-A

MATCH LINE B-B



MATCH LINE A-A

MATCH LINE B-B



SITE PLAN	
SITE PLAN AMERICAN PRIDE OUTSIDE STORAGE PROJECT No. SPR 2023-005	
HATTMAN ASSOCIATES ARCHITECTURE & PLANNING 2415 LAFAYETTE ROAD COLORADO SPRINGS, CO 80907 ***** 970.218.4453 *****	
DATE: 12/25/23 REV: 6/20/24 REV: 9/30/24	C-1.5

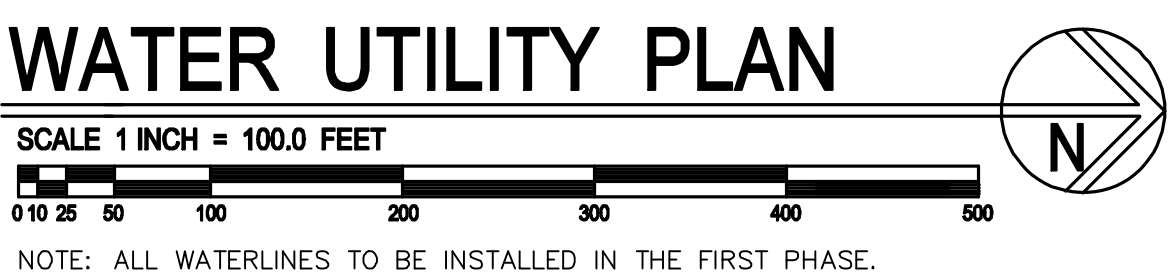
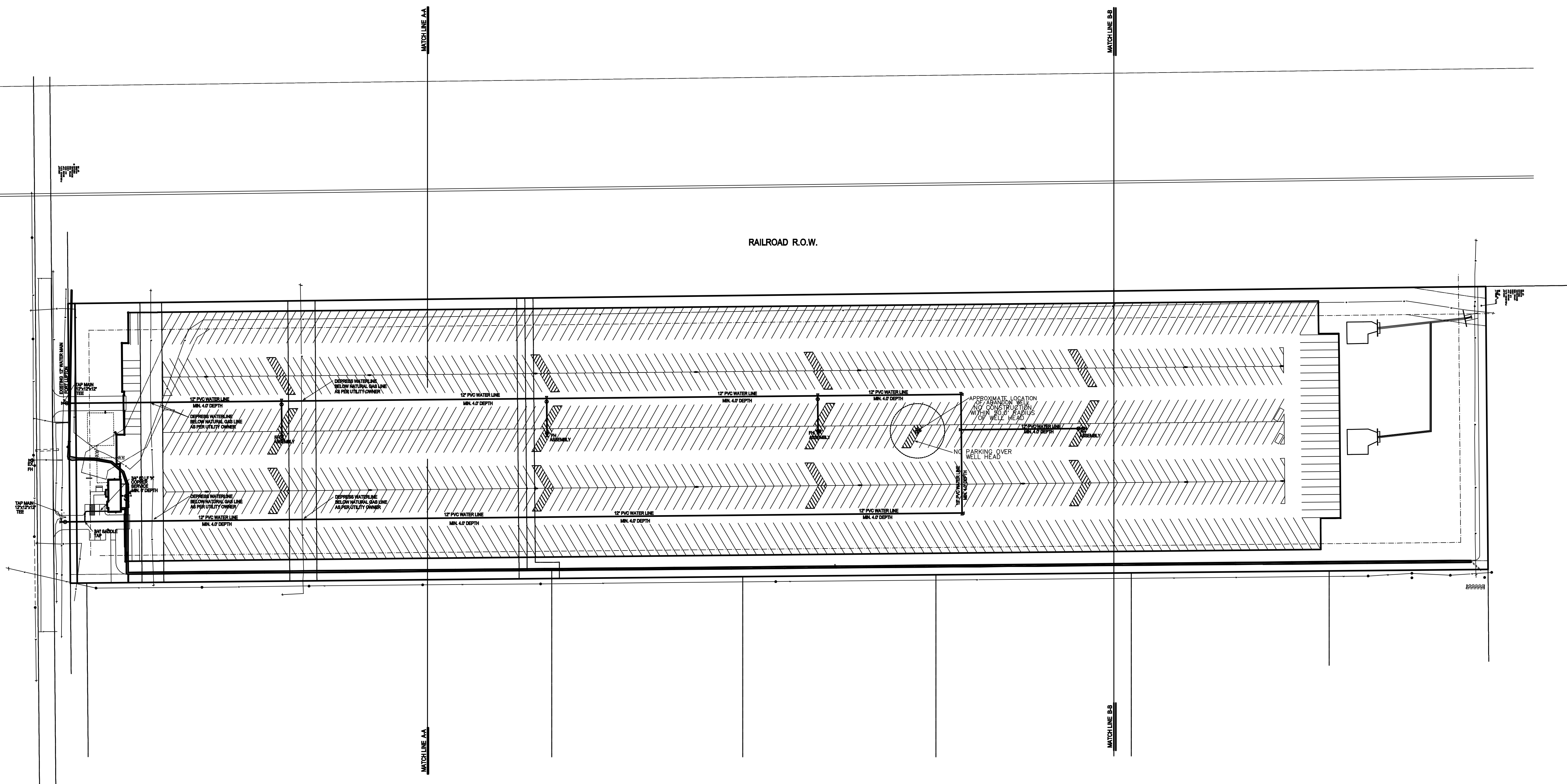
MATCH LINE B-B



DATE: 12/25/23
REV.: 6/20/24
REV.: 9/30/24

C-1.6

SITE PLAN
AMERICAN PRIDE OUTDOOR STORAGE
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th P.M.
COUNTY OF WELD, STATE OF COLORADO
PROJECT No. SPR 2023-005



WATER UTILITY PLAN

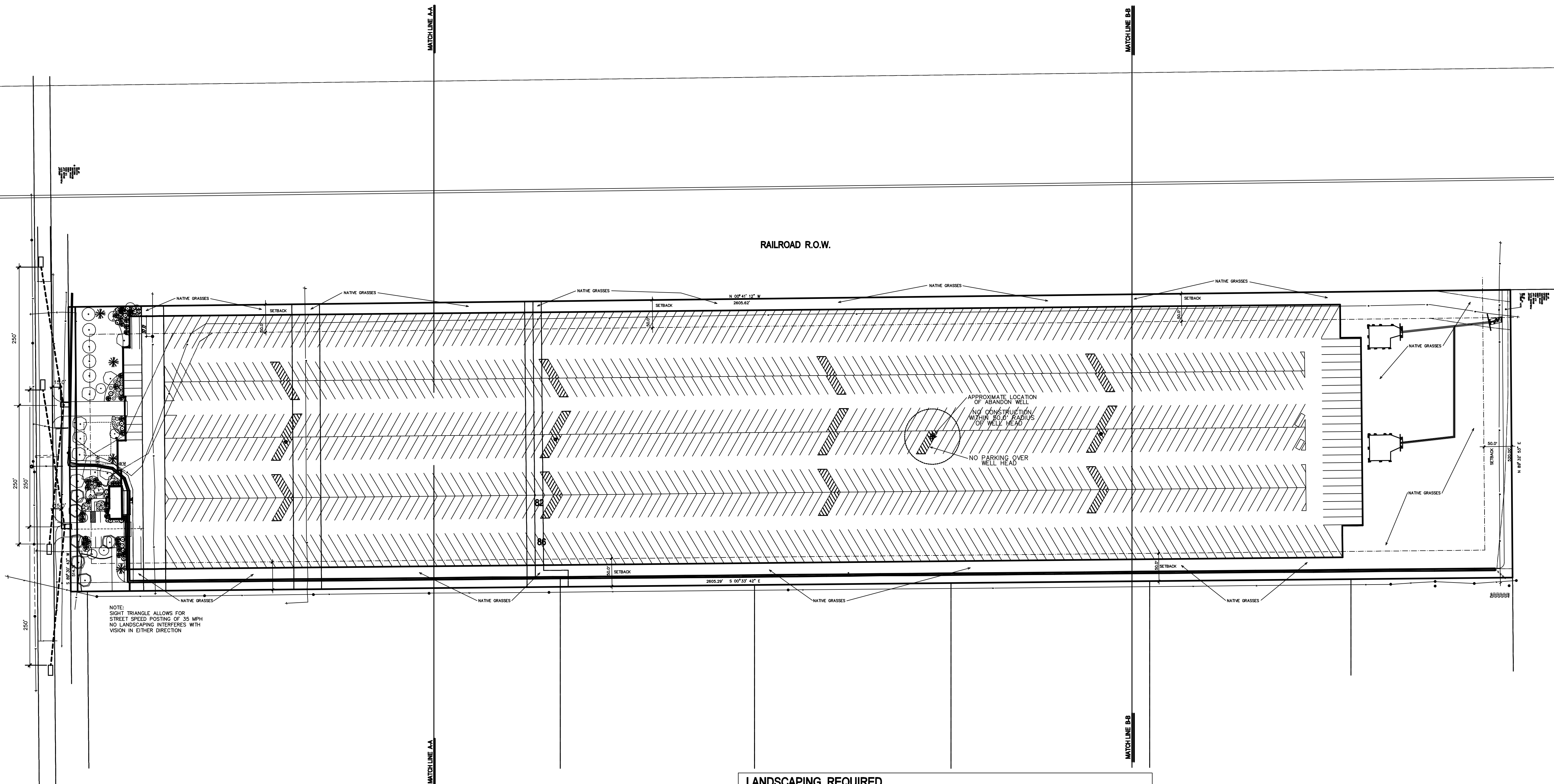
SITE PLAN
AMERICAN PRIDE
OUTSIDE STORAGE
PROJECT No. SPR 2023-005

HATTMAN ASSOCIATES
ARCHITECTURE & PLANNING
2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
**** 970.218.4453 ****

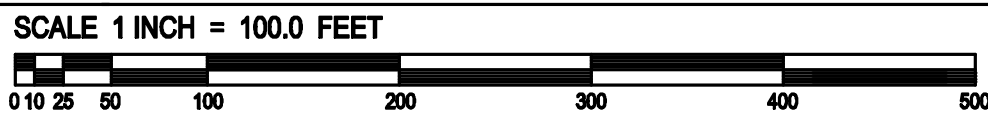
DATE:	12/26/23
REV:	6/20/24
REV:	9/30/24

C-4.1

SITE PLAN
AMERICAN PRIDE OUTDOOR STORAGE
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th P.M.
COUNTY OF WELD, STATE OF COLORADO
PROJECT No. SPR 2023-005



LANDSCAPE PLAN



NOTE: ALL LANDSCAPING AND TURF COVER TO BE INSTALLED IN PHASE 1 OF THE PROJECT

LANDSCAPING REQUIRED										
SITE ELEMENTS	UNIT TYPE		LARGE TREES		EVERGREENS		ORNAMENTALS		SHRUBS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
STREETSCAPE	514 FT	514 FT	105 FT	15	—	4	—	3	—	28
FRONTAGE / FOUNDATION	813.00 FT	813.00 FT	105 FT	3	—	145 FT	2	18 FT	15	18
PARKING AREA	5 SPACES	2	3	—	—	—	—	15 FT	15	25
OPENSPACE	10 %	13,190.75 S.F.	18.22 %	242,432.38 S.F.	—	—	—	—	—	—

NUMBER OF PLANTS, TYPE, AND SIZE ARE SHOWN ON THE LANDSCAPE SCHEDULE

LANDSCAPE PLAN

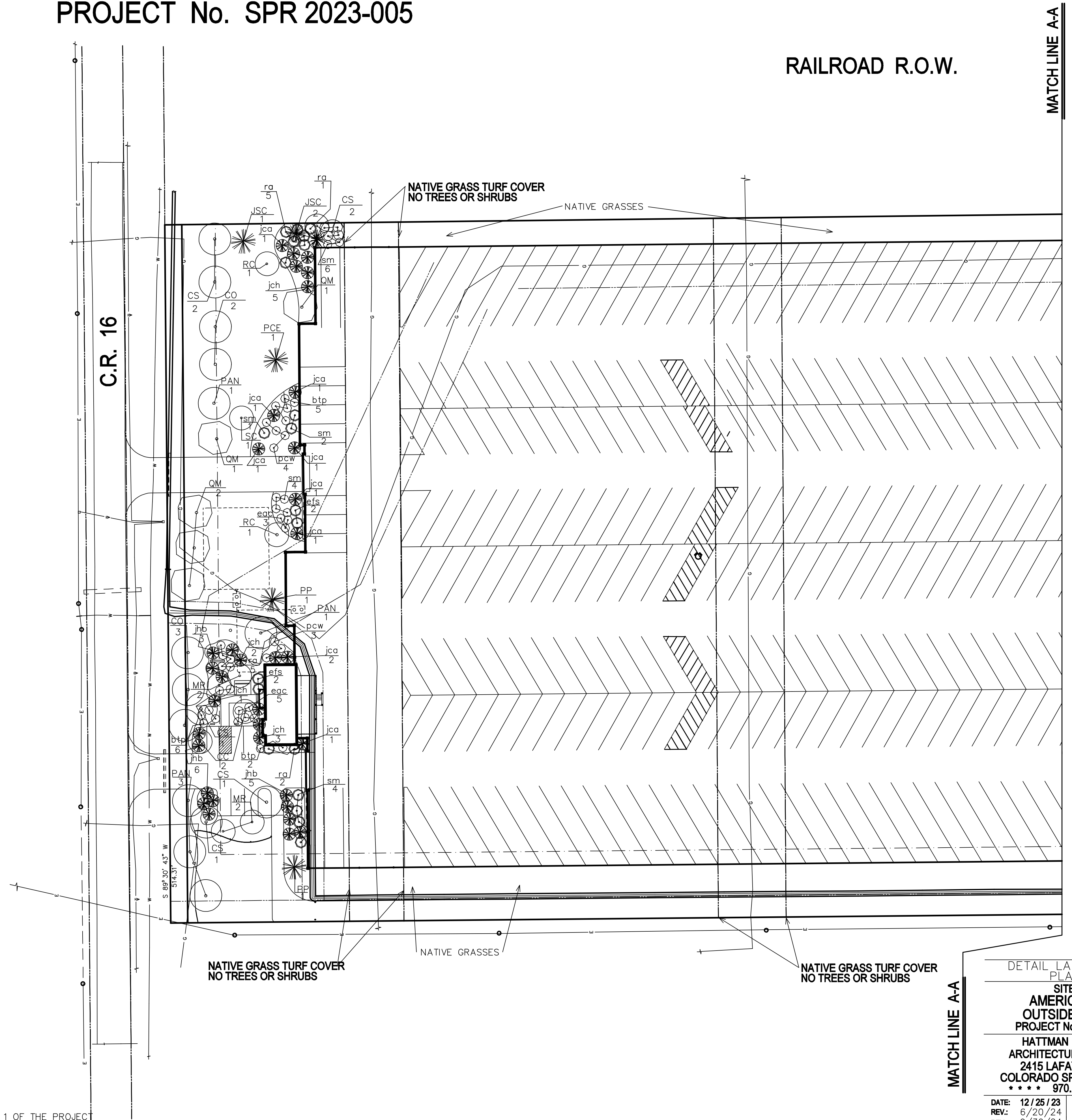
SITE PLAN
AMERICAN PRIDE
OUTSIDE STORAGE
PROJECT No. SPR 2023-005

HATTMAN ASSOCIATES
ARCHITECTURE & PLANNING
2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
**** 970.218.4453 ****

DATE: 12/25/23
REV: 6/20/24
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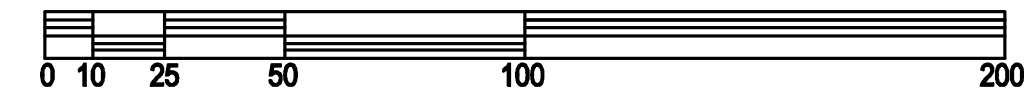
C-5.1

SITE PLAN
AMERICAN PRIDE OUTDOOR STORAGE
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th P.M.
COUNTY OF WELD, STATE OF COLORADO
PROJECT No. SPR 2023-005



LANDSCAPE PLAN

SCALE 1 INCH = 40.0 FEET



NOTE: ALL LANDSCAPING AND TURF COVER TO BE INSTALLED WITH PHASE 1 OF THE PROJECT

MATCH LINE A-A

DETAIL LANDSCAPE
PLAN - A

**SITE PLAN
AMERICAN PRIDE
OUTSIDE STORAGE
PROJECT No. SPR 2023-005**

**HATTMAN ASSOCIATES
ARCHITECTURE & PLANNING
2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
***** 970.218.4453 *******

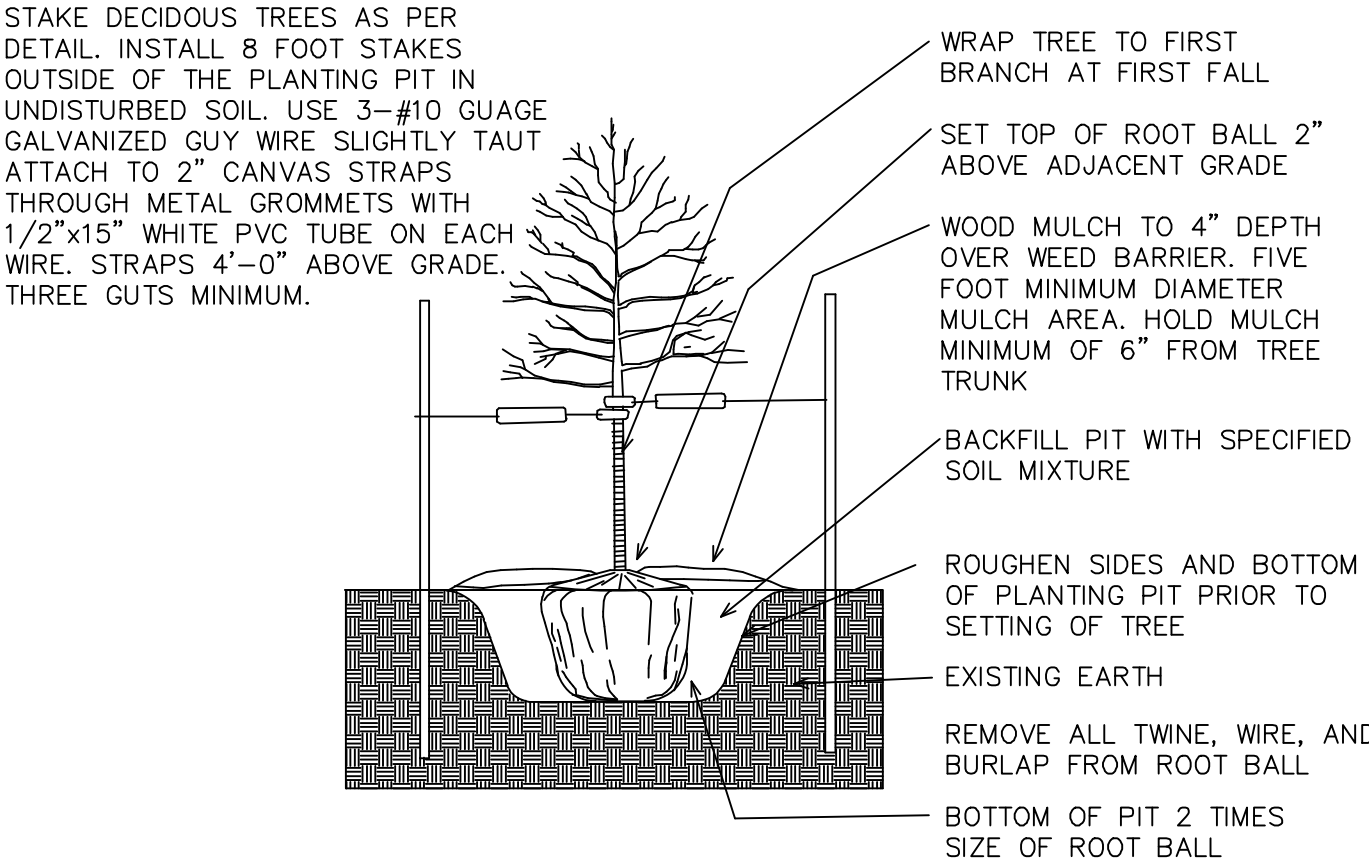
DATE: 12/25/23
REV.: 6/20/24
REV.: 9/30/24

C-52
Page 25 of 70

SITE PLAN
AMERICAN PRIDE OUTDOOR STORAGE
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th P.M.
COUNTY OF WELD, STATE OF COLORADO
PROJECT No. SPR2023-005

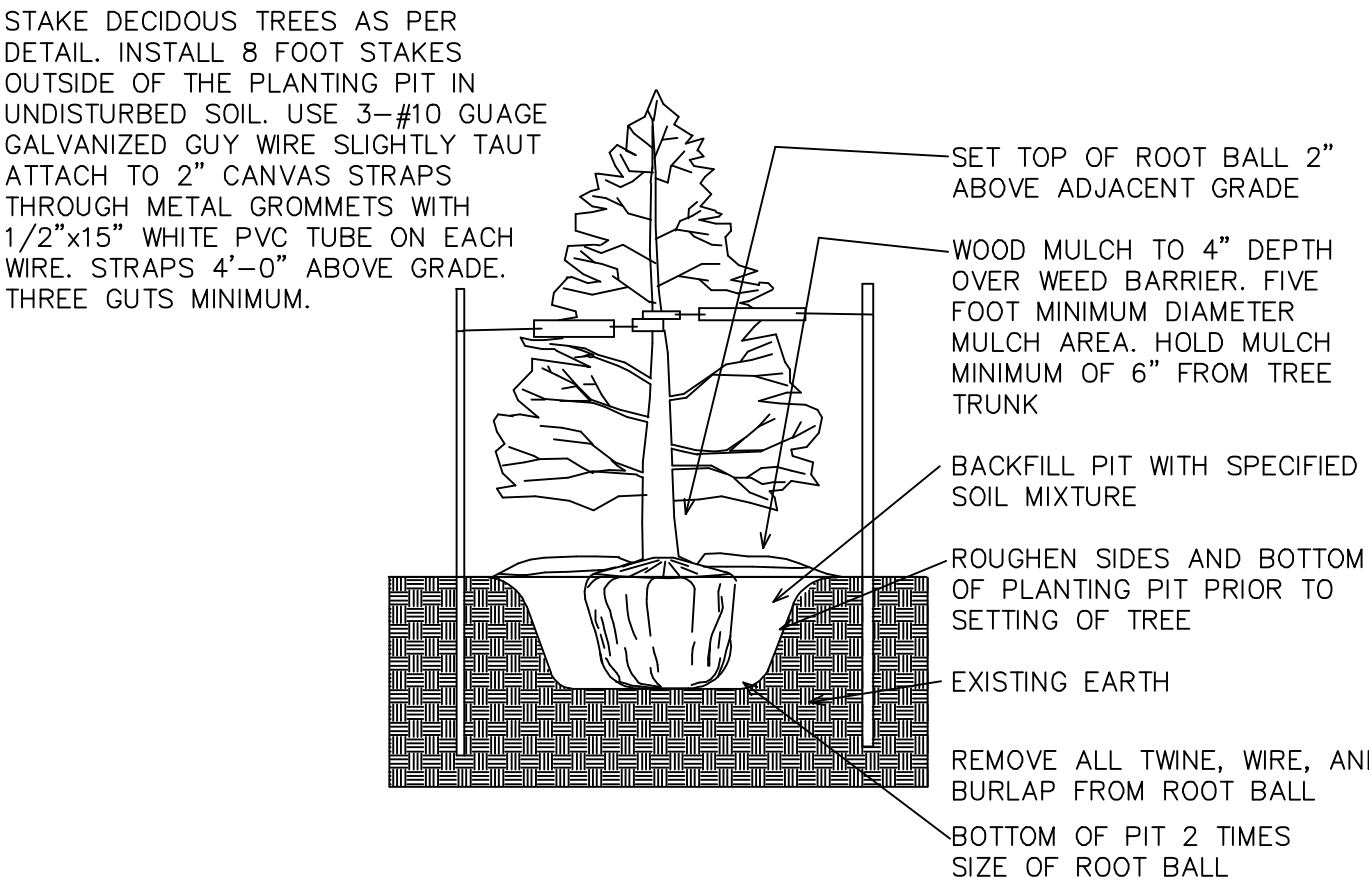
LANDSCAPING NOTES

1. ALL LANDSCAPED AREAS TO BE IRRIGATED. AREAS ADJACENT TO WCR16 TO RECEIVE A FULLY AUTOMATIC, CLOCK CONTROLLED, UNDERGROUND SYSTEM. NATIVE GRASS AREAS TO BE IRRIGATED WITH LARGE AREA IMPACT HEADS. THESE AREAS WILL BE IRRIGATED ON A REGULAR SCHEDULE UNTIL GRASSES ARE ESTABLISHED. AFTER ESTABLISHMENT IRRIGATION WILL BE PROVIDED ON AN AS NEEDED BASIS. ALL TREES AND SHRUBS IN THE NATIVE AREAS WILL BE PROVIDED WITH A DRIP SYSTEM. THESE PLANTINGS ARE TO BE IRRIGATED ON A REGULAR BASIS UNTIL ESTABLISHMENT. AFTER ESTABLISHED THESE AREAS WILL BE IRRIGATED ON AN AS NEEDED BASIS.
2. ALL PLANTINGS TO BE NURSURY STOCK AAN GRADE #1.
3. ALL PLANTINGS IN DRIP ZONES TO RECEIVE TWO EMITTERS EACH.
4. IRRIGATION SYSTEM TO MONITOR THE AMOUNT OF NATURAL PRECIPITATION AND ADJUST WATERING ACCORDINGLY.
5. THE EXISTING WATER WELL ON SITE IS TO BE CAPPED AND MAY NOT BE USED FOR ANY PURPOSE.
6. LANDSCAPE CONTRACTOR TO MAINTAIN THE PROPERTY UNTIL WORK ACCEPTED BY THE OWNER.
7. PROPERTY OWNER WILL MAINTAIN THE LANDSCAPING FOR THE PROPERTY FOR THE LENGTH OF THE PROPERTY'S APPROVED USE. SUCCESSORS WILL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF THE PROPERTY.
8. LANDSCAPING WITHIN THE PUBLIC R.O.W. DIRECTLY ADJACENT TO THE PROPERTY WILL BE LANDSCAPED AND MAINTAINED BY THE OWNER.
9. FINAL PLACEMENT OF LANDSCAPING MATERIALS MAY VARYED TO COORDINATE AS A WHOLE AND TO ACCOMMODATE UNDOCUMENTED CONDITIONS AND TO AVOID UTILITY CONFLICTS.
10. CONTRACTOR TO CONTACT UTILITY LOCATION SERVICE AND HAVE THE UTILITIES MARKED ON THE GROUND PRIOR TO ANY EXCAVATION OF ANY NATURE.
11. ALL SHRUB BEDS AND TREE RINGS TO BE MULCHED WITH WOOD CHIP MULCH TO A DEPTH OF THREE INCHES OVER WEED BARRIER.
12. ALL TREES WITHIN THE SOD AREAS TO BE CUT INTO THE TURF AND EDGED WITH METAL EDGING.
13. ALL TREES TO BE PROVIDED WITH TWO GUYS EACH. WIRES TO BE FLAGGED FOR VISIBILITY.
14. METAL EDGING TO BE 1/8" THICK STEEL WITH PLASTIC TOP EDGE. EDGING MAY BE GALVANIZED OR BAKED ENAMEL PAINT.
15. ALL PLANTING AREAS TO END AT CURBS, WALKWAYS, SLABS, BUILDINGS, OR METAL EDGING.
16. WRAP TREES TO A HEIGHT OF FOUR FEET ABOVE GRADE IN THE FALL OF THE FIRST PLANTING YEAR AND BE REMOVED PRIOR TO SPRING LEAF OUT.
17. PRUNE ONLY DEAD LIMBS AT PLANTING. REMOVE LIMBS ADJACENT TO WALKWAYS TO SEVEN FEET ABOVE GRADE IF SAID LIMBS EXTEND OVER THE WALK. PRUNE TREES TO SHAPE ONLY AFTER THE FIRST FULLY YEAR AFTER PLANTING.
18. ALL SOD AND SEEDED AREAS TO RECIEVE DEEP DISK TILLING PRIOR TO FERTILIZING AND PLANTING.
19. ALL IRRIGATION LINES PASSING UNDER HARD FINISH SURFACES TO BE SLEEVED WITH SCHEDULE 80 PVC PIPE. CONTROL WIRES TO BE SLEEVED AS ABOVE. CONTROL WIRES TO BE SLEEVED SEPARATE FROM IRRIGATION LINES.
20. GRADING CONTRACTOR TO PLACE FINAL GRADE TO WITHIN 1/8" OF SITE CONTOURS AND SPOT ELEVATIONS.
21. GRADE TO BE HELD DOWN 1 1/2" FROM FINAL GRADE AT SOD AREAS AND THREE INCHES AT MULCH AREAS.
22. TOPSOIL TO BE STOCKPILED AND REDISTRIBUTED TO LANDSCAPE AREAS BY GRADING CONTRACTOR.
23. TOPSOIL TO BE DISTURBED TO A DEPTH OF TWENTY-FOUR INCHES IN ALL LANDSCAPE AREAS WITH THE EXCEPTION OF AREAS SURROUNDING EXISTING TREES. DISTRIBUTE NO NEW TOPSOIL INSIDE A RING DEFINED BY THE DRIP LINE OF THE TREE.
24. PROVIDE COMPACTION AS PER SOILS REPORT.
25. LANDSCAPER TO TILL INTO TOPSOIL. THE SOIL AMENDMENTS FOR ALL LANDSCAPE AREAS.
26. SOIL TO BE AMENDED WITH 10% MANURE AND 10% PEAT. MANURE TO BE FROM DAIRY FARMS AND NOT FROM FEED LOTS. MIX AMENDMENTS AT A RATE OF THREE CUBIC YARDS PER 1,000 SQUARE FEET OF LANDSCAPE AREA.
27. LANDSCAPE CONTRACTOR TO WARRANT ALL LABOR AND MATERIALS FOR ONE FULL YEAR AFTER ON SITE LEAF OUT.
28. STREET TREES TO BE PLACED NO CLOSER THAN FORTY FEET TO A STREET LIGHT. ORNAMENTAL TREES TO BE PLACED NO CLOSER THAN FIFTEEN FEET TO A STREET LIGHT. NO TREE TO BE PLANTED WITHIN TEN FEET OF A WATER OR SANITARY LINE. NO TREE TO BE PLANTED WITHIN FOUR FEET OF "DRY UTILITY" LINE. NO TREE TO BE PLANTED WITHIN TEN FEET OF A DRIVEWAY OR CURB CUT.
29. NO IMPEDIMENT TO VISIBILITY BETWEEN THREE FEET HIGH AND EIGHT FEET HIGH IS TO BE CREATED OR ALLOWED TO MATURE AT STREET INTERSECTIONS WITHIN A SIGHT TRIANGLE. BEGINNING AT A POINT OF INTERSECTION OF THE EDGE OF THE DRIVE SURFACE, THEN FORTY (40) FEET ALONG BOTH INTERSECTING EDGES, AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
30. THE DEVELOPER IS TO INSURE THAT THE LANDSCAPING PLAN IS COORDINATED WITH THE PLANS FOR GRADING, STORM DRAINAGE, UTILITIES, OR OTHER CONSTRUCTION CAUSING CONFLICT OR PROCLUDING INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS OF THIS PLAN.
31. LIVE MULCH TO BE PINE POLE PEELING OR PINE CHUNKS.
32. IRRIGATION CONTRACTOR TO PROVIDE DESIGN OF SYSTEM AND OBTAIN CITY UTILITY PERMITS.
33. SOD TO BE A FESCUE MIX THAT IS COMPLIANT WITH STATE STATUE FOR NON-ESSENTIAL TURF COVER AND WILL BE LOW WATER CONSUMING BLEND.
34. PROVIDE METAL EDGE AT TRANSITION OF SOD AND NATIVE GRASSES.
35. ROCK MULCH TO BE WASHED RIVER ROCK 3/4" TO 2" DIAMETER.
36. THE DOMESTIC SERVICE TAP IS THE SOURCE OF IRRIGATION WATER. THE AREA OF TURF COVER IS TO BE IRRIGATED WITH LINE PRESSURE FROM THE DOMESTIC TAP. THE NATIVE GRASS TURF COVER AREA TO BE IRRIGATED FROM A PRESSURIZED FIVE HUNDRED TANK SET AT 70 PSI. TANK WILL DRAW WATER FROM TAP SOURCE WHEN THE PRESSURE DROPS TO 35 PSI.
37. ALL SOD AREAS IRRIGATION TO PROVIDE HEAD TO HEAD COVERAGE. ALL IRRIGATION HEADS TO BE FULLY ANGLE ADJUSTIBLE AND VOLUME ADJUSTIBLE FROM ZERO TO FULLY VOLUME.
38. SHRUB BEDS TO HAVE DRIP IRRIGATION HEADS THAT ARE FULLY ADJUSTIBLE FROM ZERO TO THREE GALLONS PER HOUR. EACH DRIP IRRIGATION HEAD TO BE SET TO A MINIMUM OF 1.5 GALLONS PER HOUR.
39. IRRIGATION TIMER/CONTROLLER TO BE DIGITAL AND HAVE 4 VACANT STATIONS PROVIDED IN THE DESIGN. CONTROLLER TO HAVE THE ABILITY TO PROVIDE THREE SEPARATE WATERING TIME FRAMES FOR EACH STATION, EACH STATION TO HAVE INDEPENDENT CONTROL TO ALLOW VARIABLE WATERING DURATION FOR EACH OF THE THREE DAILY CYCLES AND ALLOW FOR SEVEN DAY CYCLES THAT ALLOW FOR INDEPENDENT SKIP CYCLE EACH DAY AND CYCLE. GROUND MOISTURE SENSORS TO ALLOW FOR SKIP ANY INDIVIDUAL ZONE WATERING IF ADEQUATE NATURAL WATERING HAS OCCURRED.
40. LOCATE CONTROLLER ON THE NORTH ELEVATION OF THE OFFICE/RESIDENCE BUILDING.
41. THE BACKFLOW/VACUUM BREAKER TO BE MOUNTED EXTERIOR TO THE BUILDING.
42. FINAL IRRIGATION DESIGN TO RECEIVE CITY PUBLIC WORKS APPROVAL PRIOR TO INSTALLATION.



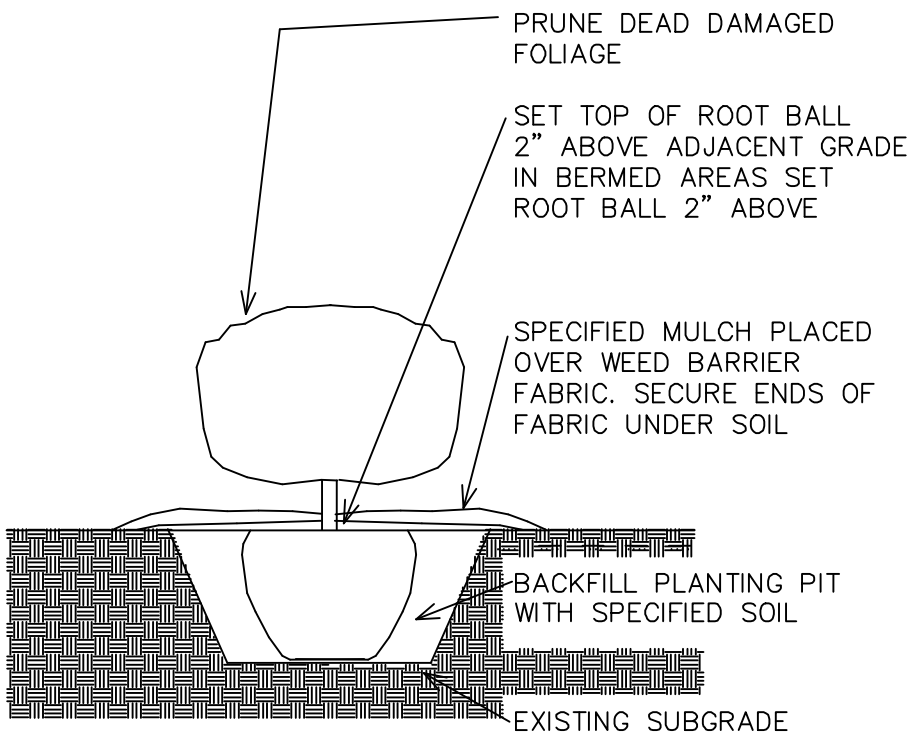
TREE PLANTING DETAIL

NTS



CONIFER TREE PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS

LANDSCAPE SCHEDULE								
SYM	NUM	BOTANICAL NAME		COMMON NAME		SIZE	ROOT	NTS.
DECIDUOUS TREES								
CO	5	CELTIS OCCIDENTALIS		HACKBERRY		2" CAL	BB	L. MOIST
QM	5	QUERCUS MACROCARPA		BUR OAK		2" CAL	BB	L. MOIST
CS	6	CATALPA SPECIOSA		NORTHERN CATALPA		2" CAL	BB	L. MOIST
PAN	5	POPULUS ANGUSTIFOLIA		NARROWLEAF COTTONWOOD		2" CAL	BB	L. MOIST
ORNAMENTAL TREES								
MR	2	MALUS RADIANT		RADIANT CRABAPPLE		2" CAL	BB	L. MOIST
SC	1	SAMBUCUS CANADENSIS		AMERICAN ELDER		2" CAL	BB	L. MOIST
CC	2	CRATAEGUS CRUSGALLI		THORNLESS COCKSPUR		2" CAL	BB	L. MOIST
RC	2	INERMIS		HAWTHORN		2" CAL	BB	L. MOIST
		RHAMNUS CATHARTICA		COMMON BUCKTHORN				
CONIFEROUS TREES								
PP	2	PINUS PONDEROSA		PONDEROSA PINE		6"-8"	BB	L. MOIST
JSC	3	JUNIPERUS SCOPULORUM		ROCKY MOUNTAIN JUNIPER		6"-8"	BB	L. MOIST
PCE	1	PINUS EDULIS		PINYON PINE		6"-8"	BB	L. MOIST
TOTAL NUMBER OF NEW TREES						34		
SHRUBS								
jca	9	JUNIPERUS CHINENSIS ARMSTRONG		ARMSTRONG JUNIPER		5 GAL.	CONT.	L. MOIST
jch	11	JUNIPERUS CHINENSIS HOLBERT		HOLBERT JUNIPER		5 GAL.	CONT.	L. MOIST
jhb	14	JUNIPERUS HORIZONTALIUS BAR HARBOR		BAR HARBOR JUNIPER		5 GAL.	CONT.	L. MOIST
btp	13	BERBERIS THINBERGII ATROPURPUREA		CRIMSON PYGMY BARBERRY		5 GAL.	CONT.	L. MOIST
efs	4	EUONYMUS FORTUNEI SARCOXIE		SARCOXIE EUONYMUS		5 GAL.	CONT.	L. MOIST
pcw	7	PYRACANTHA COCCINEA WYATTI		WYATTI FIRETHORN		5 GAL.	CONT.	L. MOIST
ra	13	RIBES AUREUM		GOLDEN CURRENT		5 GAL.	CONT.	L. MOIST
eac	8	EUONYMUS ALATUS COMPACTUS		DWARF BURNING BUSH		5 GAL.	CONT.	M. MOIST
sm	17	SYRINGA MEYERI		DWARF KOREAN LILAC		5 GAL.	CONT.	L. MOIST
TOTAL NUMBER OF SHRUBS						96		

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE SCHEDULE AND SHOWN ON THE PLAN: THE AMOUNT SHOWN ON THE PLAN TAKES PRECEDENCE AND IS TO BE FOLLOWED.

NATIVE SEED NOTES

1. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENTS, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA.
2. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY PLANNER.
3. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURAL EQUIPMENT SHALL NOT BE USED.)
4. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1/2 INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE MIX TABLE FOR SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES, AND APPLICATION RATES.
5. TREAT NATIVE SEED MIX AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO PROACTIVELY MITIGATE HERBACEOUS WEED SPECIES GROWTH DURING ESTABLISHMENT PERIOD THEN AFTER APPROPRIATE TIME PERIOD THE APPLY NATIVE SEED AS CALLED FOR ON APPROVED PLANS.
6. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW OR OTHER APPROPRIATE METHODS AND PROVIDE TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.
7. CONTRACTOR SHALL MONITOR SEEDED AREAS FOR APPROPRIATE IRRIGATION, EROSION CONTROL, GERMINATION, AND RESEED AS NEEDED TO ESTABLISH REQUIRED COVER.
8. THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATIVE LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED AREAS, DO NOT MOW LOWER THAN SIX TO EIGHT INCHES IN HEIGHT TO AVOID INHABITING NATIVE PLANT GROWTH.
9. NATIVE SEED AREAS WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT TOTAL COVERAGE IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED THE CITY PLANNER.

NATIVE SEED MIX

SEED FOR NATIVE AREAS

PAWNEE BUTTES SEED INC.

FOOTHILLS NATIVE MIX

PROPRIETARY MIXTURE OF: SWITCHGRASS, ROCKY MOUNTAIN FESCUE, BIG BLUESTEM, SANDBERG BLUEGRASS, SLENDER WHEATGRASS, THICKSPIKE, STREAMBANK, WESTERN WHEATGRASS, YELLOW INDIANGRASS, BLUE GRAMA, BEARDLESS WHEATGRASS, INDIAN RICEGRASS, LITTLE BLUESTEM, SAND DROPSEED, AND SIDEOATS GRAMA.

FOOTHILLS NATIVE SEED MIX – AT A RATE OF 25 POUNDS PER ACRE.

LANDSCAPE NOTES
AND SITE DETAILS

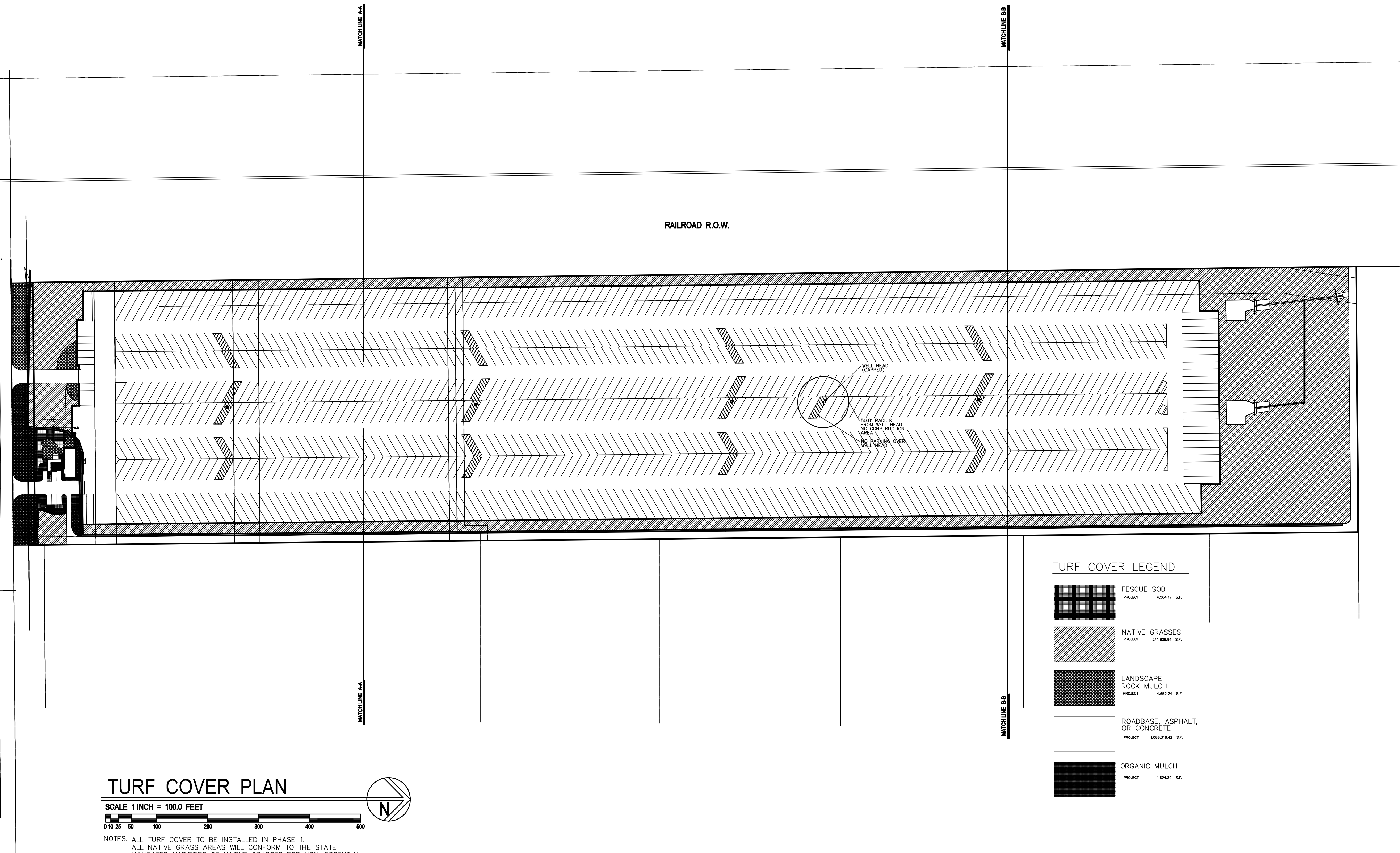
AMERICAN PRIDE
OUTSIDE STORAGE
PROJECT No. SPR 2023-005

HATTMAN ASSOCIATES
ARCHITECTURE & PLANNING
2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
970.218.4453

DATE: 1/10/23
REV.: 6/15/24
REV.:

C - 5.3

SITE PLAN
AMERICAN PRIDE OUTDOOR STORAGE
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th P.M.
COUNTY OF WELD, STATE OF COLORADO
PROJECT No. SPR 2023-005



TURF COVER PLAN

SITE PLAN
AMERICAN PRIDE
OUTSIDE STORAGE
PROJECT No. SPR 2023-005
HATTMAN ASSOCIATES
ARCHITECTURE & PLANNING
2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
***** 970.218.4453 *****

DATE: 12/28/23
REV1: 6/20/24
REV2: 9/30/24

C-5.5
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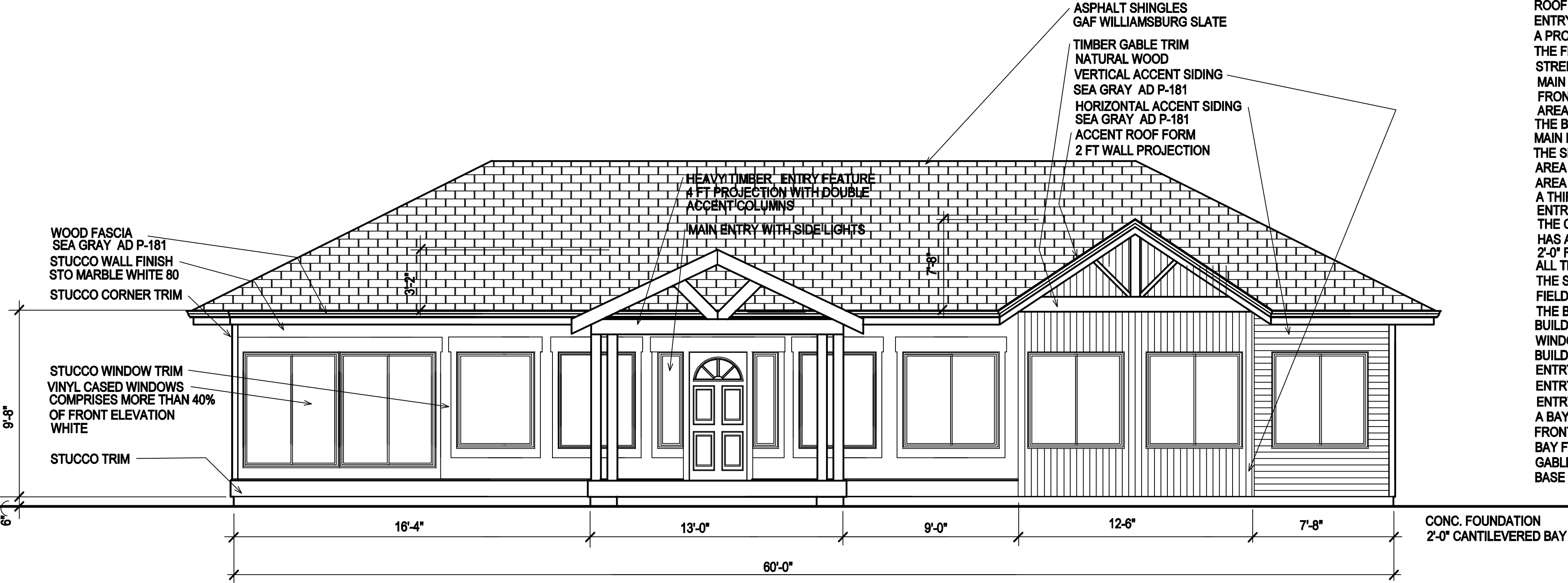
SITE PLAN

AMERICAN PRIDE OUTDOOR STORAGE

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th P.M.
COUNTY OF WELD, STATE OF COLORADO
PROJECT No. SPR2023-005

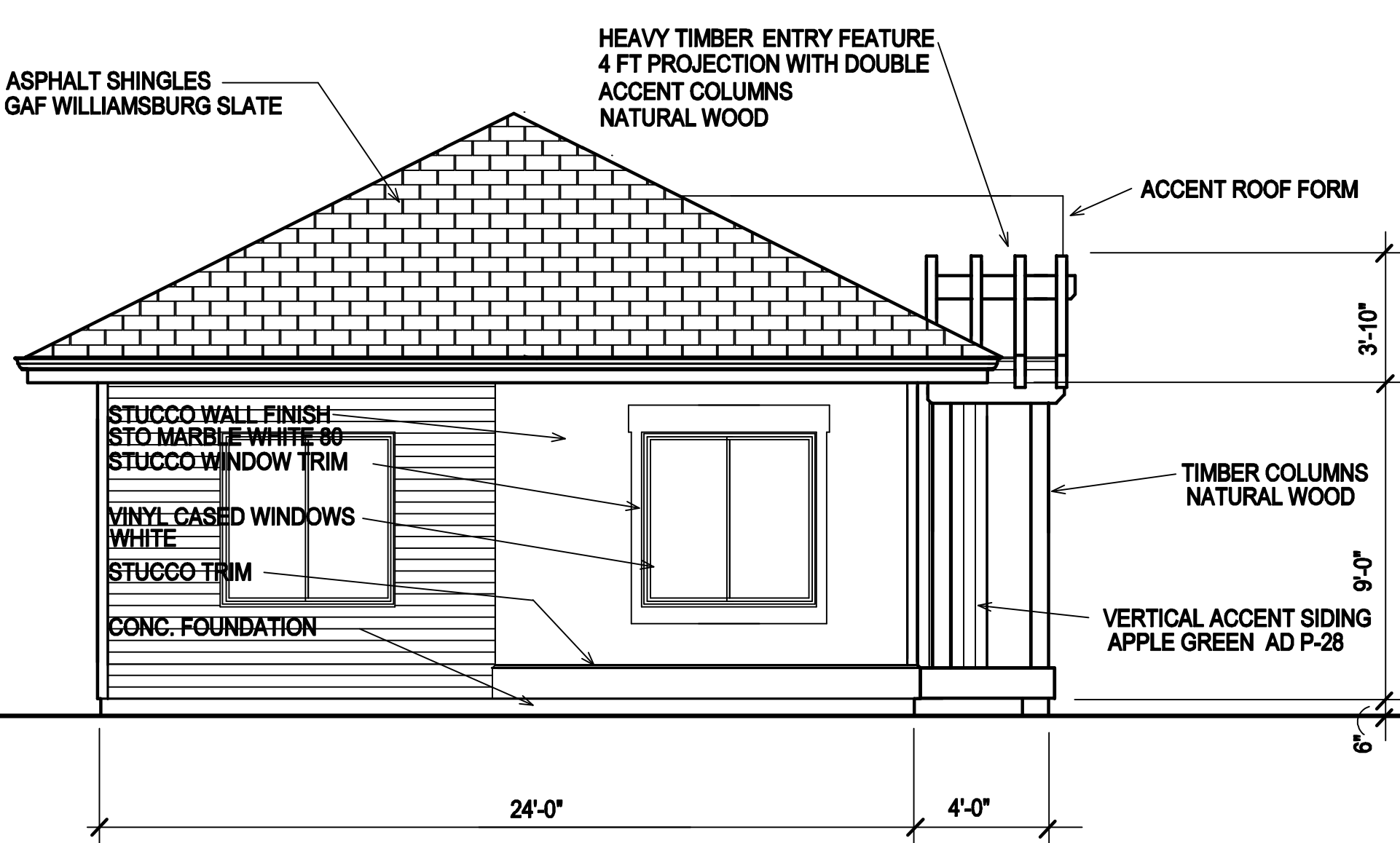
DEVELOPMENT DETAILS

BUILDING MEETS THE CRITERA OF FRONTAGE C.
ZONING - INDUSTRIAL 1-2.
REQUIRED SETBACK - 25 FEET MINIMUM 56 FEET PROVIDED.
100% OF BUILDING IS BEYOND FRONTAGE LINE.
BUILDING FORM IS A SINGLE STORY. BUILDING HEIGHT NOT TO EXCEED 18'-0".
BUILDING HAS A HIP FORM ROOF WITH FRONT ELEVATION GABLE FEATURE AND A 2'-0" ROOF OVERHANGS.
ENTRY FEATURE USES A PROJECTED OPPOSING GABLE AS A DESIGN FEATURE.
A PROJECTING BAY FEATURE WITH AN OPPOSING GABLE IS USED TO FURTHER ARTICULATE THE FRONT ELEVATION.
STREET SCAPE, PARKING, AND BUILDING FRONTAGE FULLY LANDSCAPED.
MAIN BUILDING IS ORIENTED TO FACE THE STREET
FRONT ELEVATION = 573 S.F. TRANSPARENCY - 40% OF FRONT ELEVATION = 229 S.F.
AREA OF TRANSPARENCY IS 236 S.F. WHICH IS 41.2%
THE BUILDING USES TWO MAJOR BUILDING MATERIALS, STUCCO AND SIDING.
MAIN BUILDING FINISH IS STUCCO.
THE SECONDARY MATERIAL IS REQUIRED TO BE AT LEAST 20% OF THE WALL SURFACE.
AREA OF WALL SURFACE = 337 S.F. SECONDARY MATERIAL REQUIRED = 67.4 S.F.
AREA OF SIDING PROVIDED = 133 S.F. WHICH IS 39.5%.
A THIRD MATERIAL OF HEAVY TIMBER IS USED AS AN ACCENT ELEMENT AND IS USED TO ACCENTUATE THE ENTRY WITH A GABLED 4'-0" PROJECTING ENTRY FEATURE.
THE CANTILEVERED BAY IS A FEATURE THAT BREAKS THE FRONT PLAIN OF THE BUILDING AND ALSO HAS A HEAVY ACCENT FEATURE THAT PROJECTS AN ADDITIONAL 2'-0" FROM THE BAY WHICH PROJECTS 2'-0" FROM THE FRONT ELEVATION SURFACE.
ALL THREE MATERIALS USED ON THE BUILDING AS FINISHES ARE PERMANENT AND DURABLE.
THE STUCCO WALL AREAS ARE FURTHER DEFINED AS AN ELEMENT THAT PROJECTS FROM THE WALL FIELD AS A BASE DEFINING ELEMENT.
THE BUILDING UTILIZES THE TWO MAJOR MATERIALS ON ALL FOUR SIDES TO UNIFY THE DESIGN.
BUILDING MASSING IS MODULATED WITH:
WINDOWS AND DOORS IN STUCCO AREAS HAVE RAISED HIGH PROFILE TRIM
BUILDING HAS ENTRY FEATURE TO DRAW ATTENTION TO ENTRY.
ENTRY FEATURE PROJECTS FROM MAIN FACE OF THE BUILDING BY 4 FEET.
ENTRY FEATURE AS DOUBLE COLUMN DESIGN.
ENTRY HAS SIDE LIGHTS ON EACH SIDE OF THE DOORWAY AS A DESIGN ELEMENT.
A BAY ELEMENT IS USED ON THE FRONT ELEVATION AS A DESIGN FEATURE THAT PROJECTS FROM THE FRONT PLANE OF THE BUILDING.
BAY FEATURE PROJECTS 2 FEET FROM FRONT FACE OF THE BUILDING.
GABLE AT BAY PROVIDES ROOF LINE BREAK FOR VISUAL VARIETY.
BASE ELEMENT IN COMPATIBLE COLOR DEFINES BUILDING BASE.



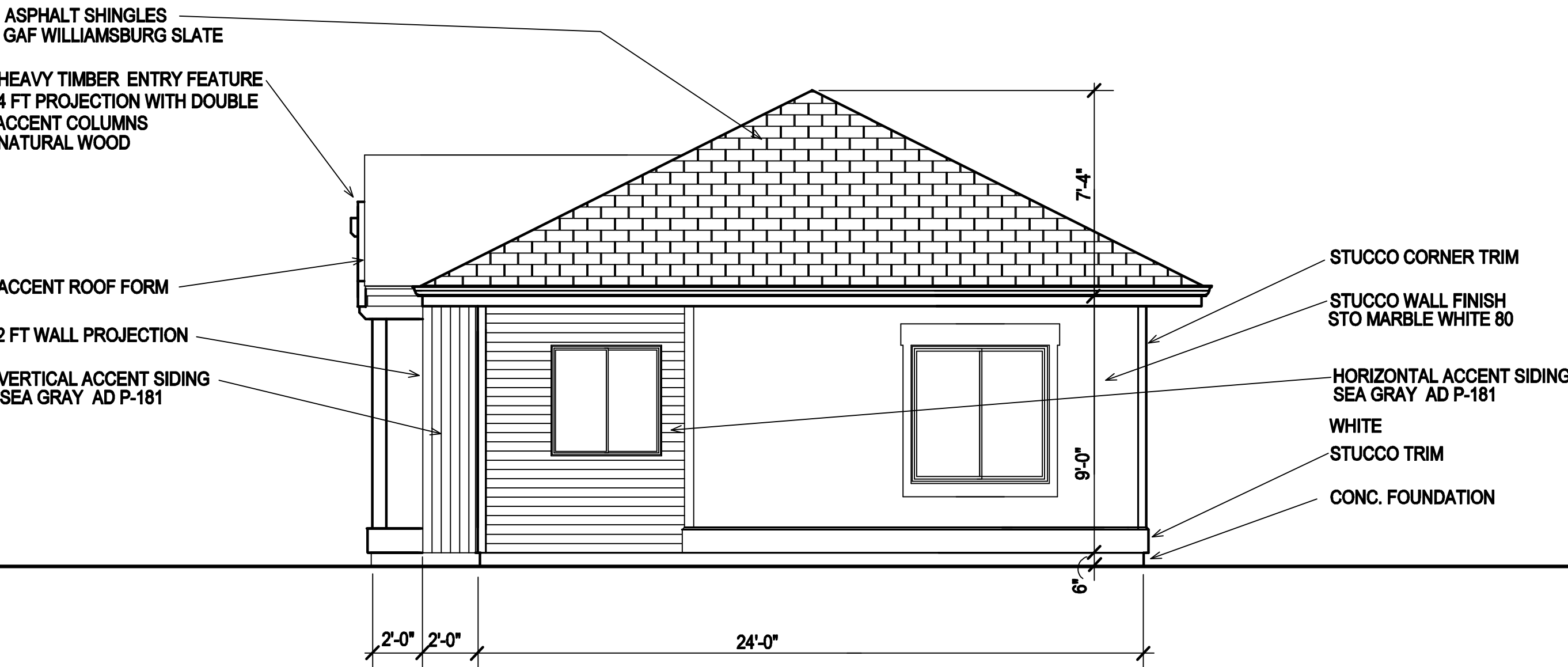
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

PRIMARY CHOICE FOR OFFICE/APARTMENT

ELEVATIONS
SINGLE STORY DESIGN
AMERICAN PRIDE
OUTSIDE STORAGE
SITE PLAN
PROJ. No. SPR 2023-005
HATTMAN ASSOCIATES
ARCHITECTURE & PLANNING
2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
970.218.4453

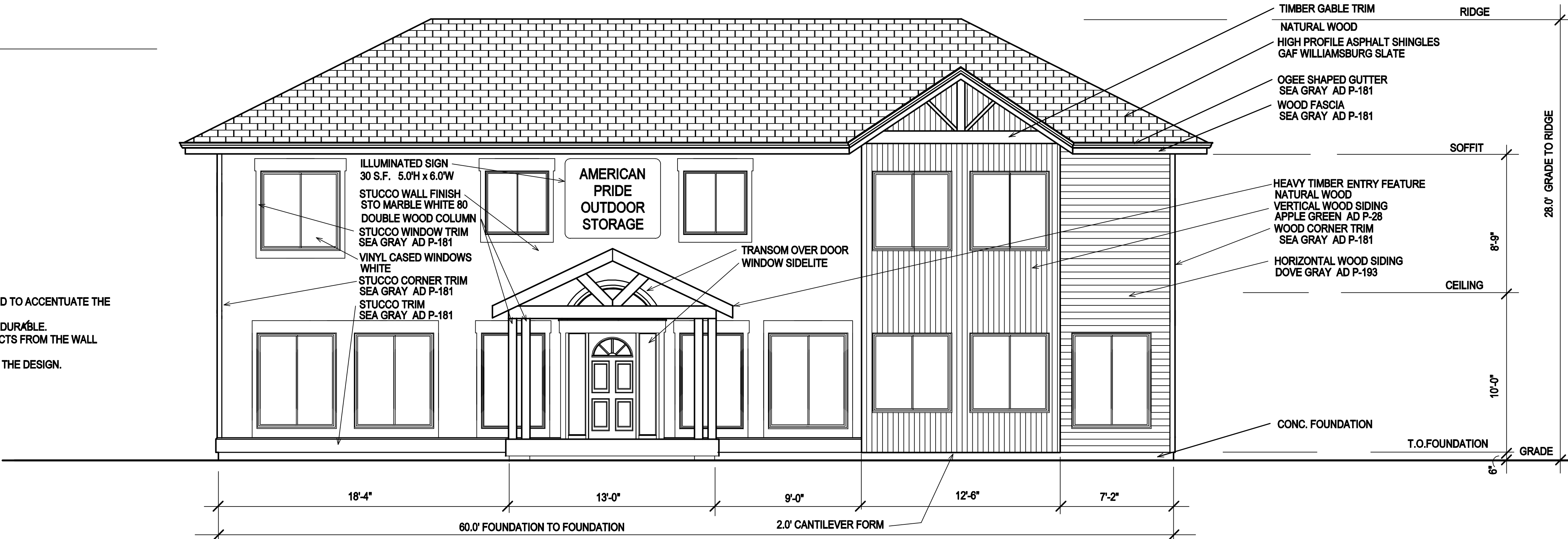
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REV.: 9/30/24
REV.:

C - 6.2

SITE PLAN
AMERICAN PRIDE OUTDOOR STORAGE
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th P.M.
COUNTY OF WELD, STATE OF COLORADO
PROJECT No. SPR2023-005

DEVELOPMENT DETAILS

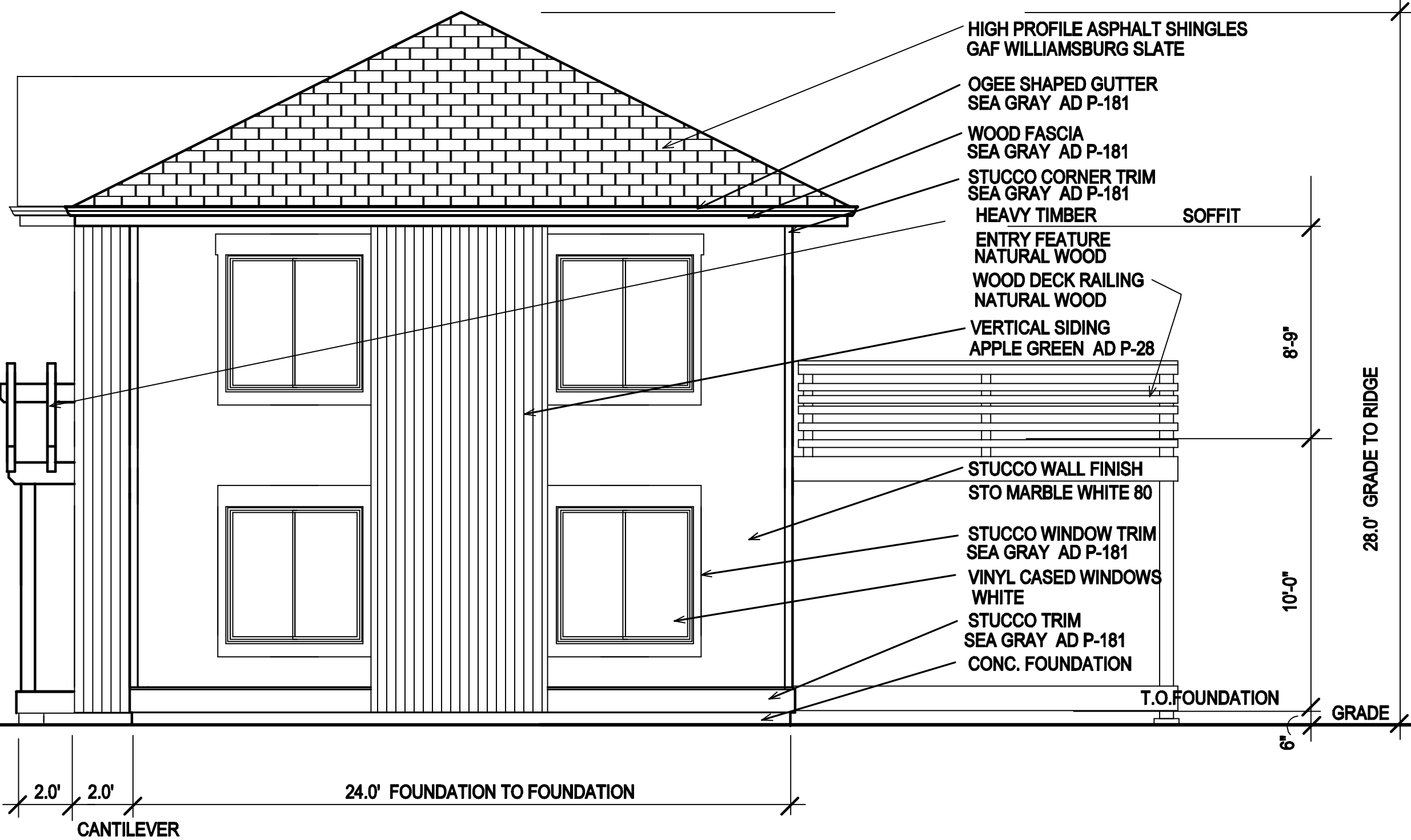
BUILDING MEETS CRITERIA OF FRONTAGE C.
ZONING - INDUSTRIAL 1 - 2.
REQUIRED SETBACK - 25 FEET MINIMUM 56 FEET PROVIDED.
100% OF BUILDING IS BEYOND FRONTAGE LINE.
BUILDING FORM TWO STORY WITH MAXIMUM HEIGHT NOT TO EXCEED 28'-0".
BUILDING HAS HIP FORM ROOF WITH FRONT ELEVATION GABLE FEATURE
AND 2'-0" ROOF OVERHANGS.
ENTRY FEATURE USES AN OPPOSING GABLE AS A DESIGN FEATURE.
STREET SCAPES, PARKING, AND BUILDING FRONTAGE FULLY LANDSCAPED.
MAIN BUILDING ORIENTED TO FACE THE STREET.
FIRST LEVEL REQUIRED TRANSPARENCY TO BE 40%. 240 S.F. REQUIRED.
AREA OF TRANSPARENCY IS 257.5 S.F. WHICH IS 42.9%.
SECOND LEVEL REQUIRED TRANSPARENCY IS 15%. 80 S.F. REQUIRED.
AREA OF TRANSPARENCY IS 115 S.F. WHICH IS 21.7%.
THE BUILDING USES TWO MAJOR BUILDING MATERIALS, STUCCO AND SIDING.
MAIN BUILDING FINISH IS STUCCO.
THE SECONDARY IS REQUIRED TO BE AT LEAST 20% OF THE WALL SURFACE.
157.3 S.F. IS REQUIRED.
PROVIDED IS 274.14 S.F. WHICH IS 34.7%.
A THIRD MATERIAL OF HEAVY TIMBER IS USED AS AN ACCENT ELEMENT AND IS USED TO ACCENTUATE THE
GABLED BAY AND AS A FEATURE DEFINING THE ENTRY.
ALL THREE MATERIALS USED ON THE BUILDING AS FINISHES ARE PERMANENT AND DURABLE.
THE STUCCO WALL AREAS ARE FURTHER DEFINED AS AN ELEMENT THAT PROJECTS FROM THE WALL
FIELD AS A BASE DEFINING ELEMENT.
THE BUILDING UTILIZES THE TWO MAJOR MATERIALS ON ALL FOUR SIDES TO UNIFY THE DESIGN.
BUILDING MASSING IS MODULATED WITH:
WINDOWS AND DOORS IN STUCCO AREAS HAVE RAISED HIGH PROFILE TRIM
BUILDING HAS ENTRY FEATURE TO DRAW ATTENTION TO ENTRY.
ENTRY FEATURE PROJECTS FROM MAIN FACE OF THE BUILDING BY 4 FEET.
ENTRY FEATURE AS DOUBLE COLUMN DESIGN.
THE ENTRY WAY USES SIDE LIGHTS ON EACH SIDE OF THE DOORWAY AND A
TRANSOM IS USED ABOVE THE ENTRY A DESIGN ELEMENTS.
A BAY ELEMENT IS USED ON THE FRONT ELEVATION AS A DESIGN FEATURE THAT
PROJECTS FROM THE FRONT PLANE OF THE BUILDING.
BAY FEATURE PROJECTS 2 FEET FROM FRONT FACE OF THE BUILDING.
GABLE AT BAY PROVIDES ROOF LINE BREAK FOR VISUAL VARIETY.
BASE ELEMENT IN COMPATIBLE COLOR DEFINES BUILDING BASE.



NOTE: SIGN REQUIRES A SEPARATE SIGN PERMIT

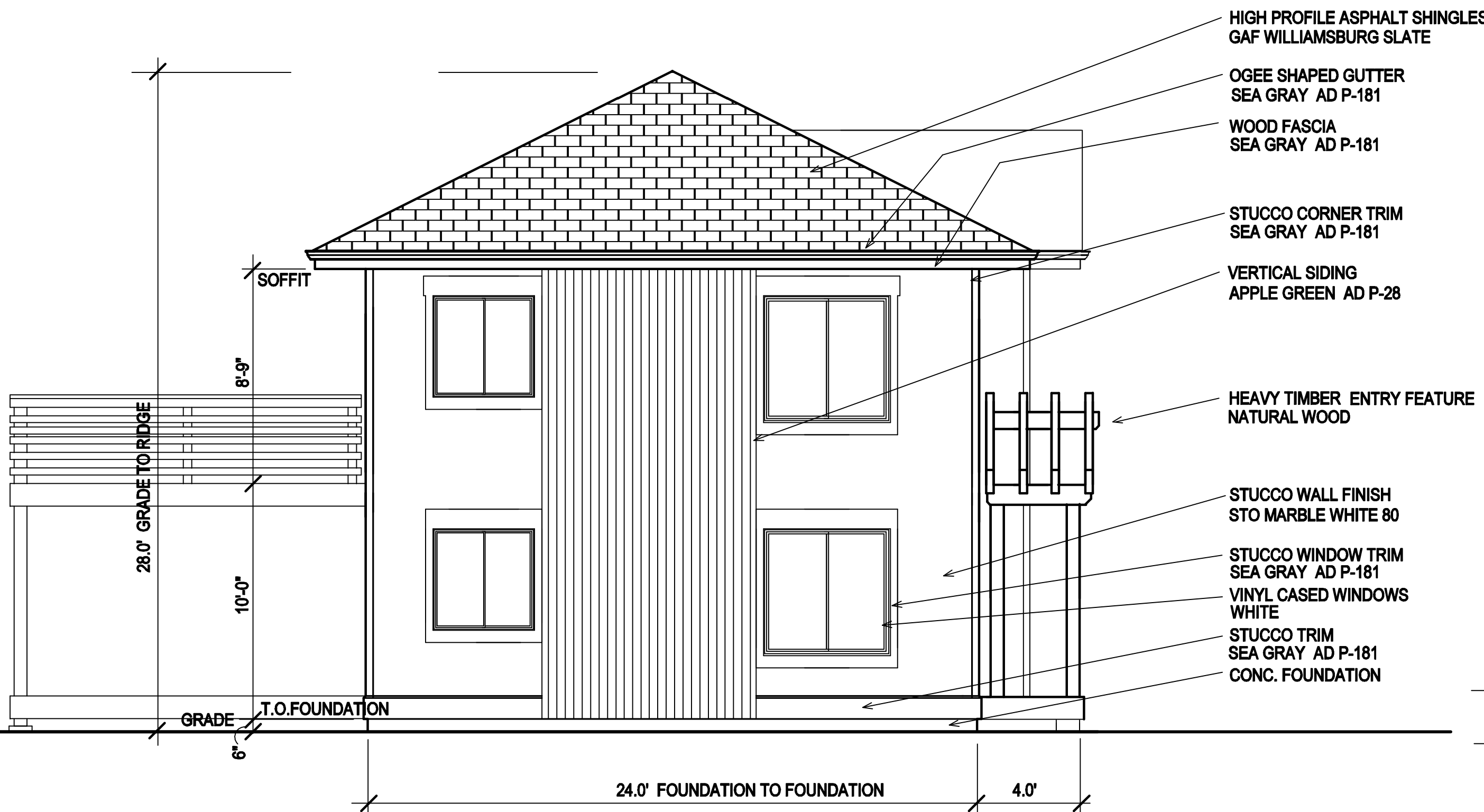
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

SECONDARY CHOICE FOR OFFICE/APARTMENT

BUILDING ELEVATIONS

AMERICAN PRIDE
OUTSIDE STORAGE
SITE PLAN
PROJ. No. SPR 2023-005

HATTMAN ASSOCIATES
ARCHITECTURE & PLANNING
2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
970.218.4453

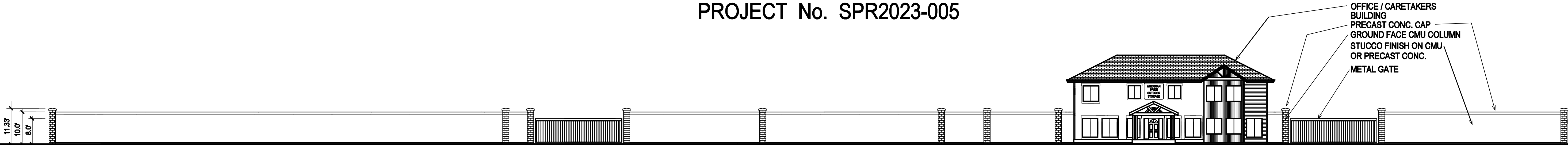
DATE: 12/25/23
REV.: 9/30/24
REV.:

C - 6.4

SITE PLAN

AMERICAN PRIDE OUTDOOR STORAGE

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th P.M.
COUNTY OF WELD, STATE OF COLORADO
PROJECT No. SPR2023-005

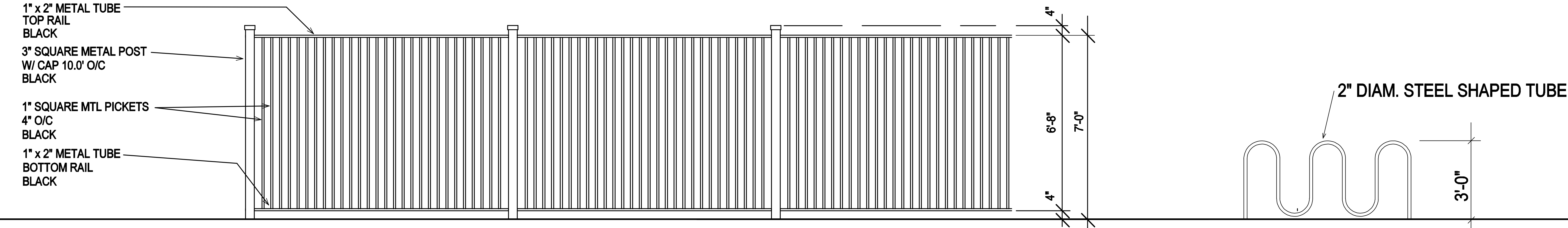


SOUTH ELEVATION

SCALE 1/16" = 1'-0"

SOLID ENTRY FENCE

FENCE CONSIST OF 2' SQUARE GROUND FACE CMU WITH PRECAST CONC. CAP. FENCE PANELS ARE SMOOTH CMU WITH STUCCO FINISH, GROUND FACE CMU, OR PRECAST GROOVED AND TEXTURED CONCRETE.

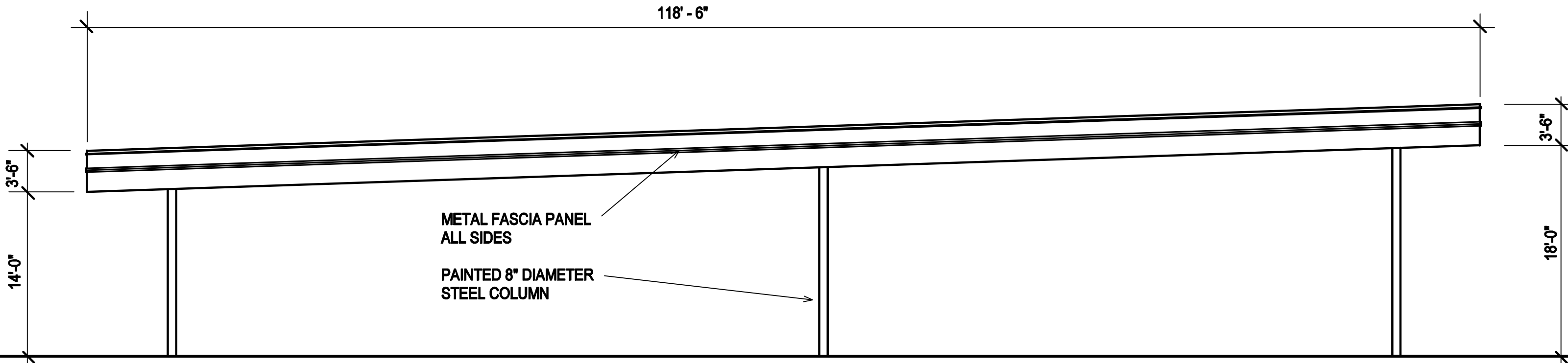


EAST ELEVATION

SCALE 1/2" = 1'-0"

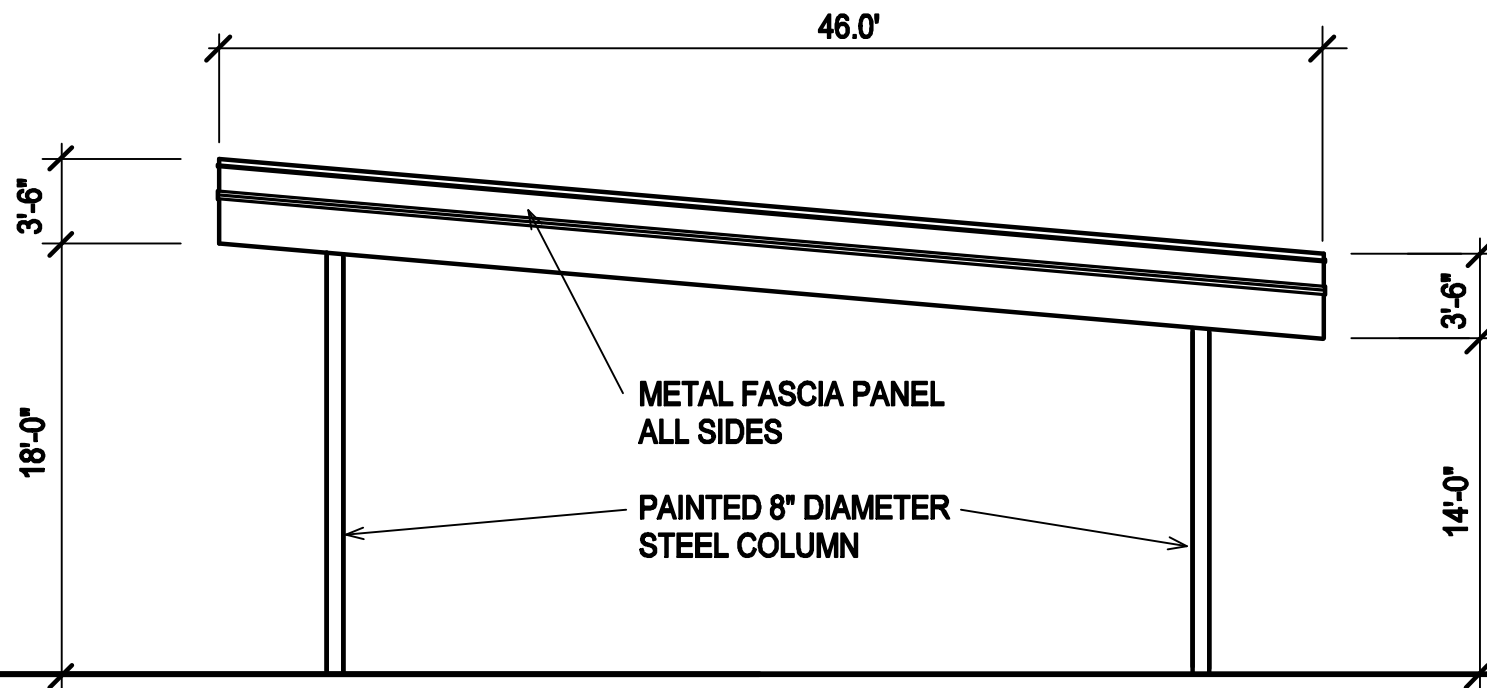
CHAIN LINK FENCE (ALONG EAST PROPERTY LINE)

FENCE IS CONTINUOUS ON THREE SIDES OF STORAGE YARD; EAST, NORTH, AND WEST.



BIKE RACK

N.T.S.



WEST ELEVATION

SCALE 1/8" = 1'-0"

COVERED PARKING STRUCTURE

STRUCTURES ALONG EAST ROW OF PARKING AREA
(STRUCTURES ALONG THE NORTH ROW OW PARKING ARE 72' WIDE x 70' LONG)

SOUTH ELEVATION

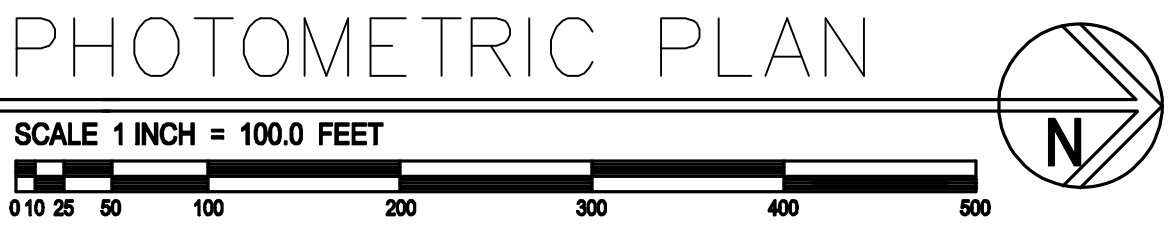
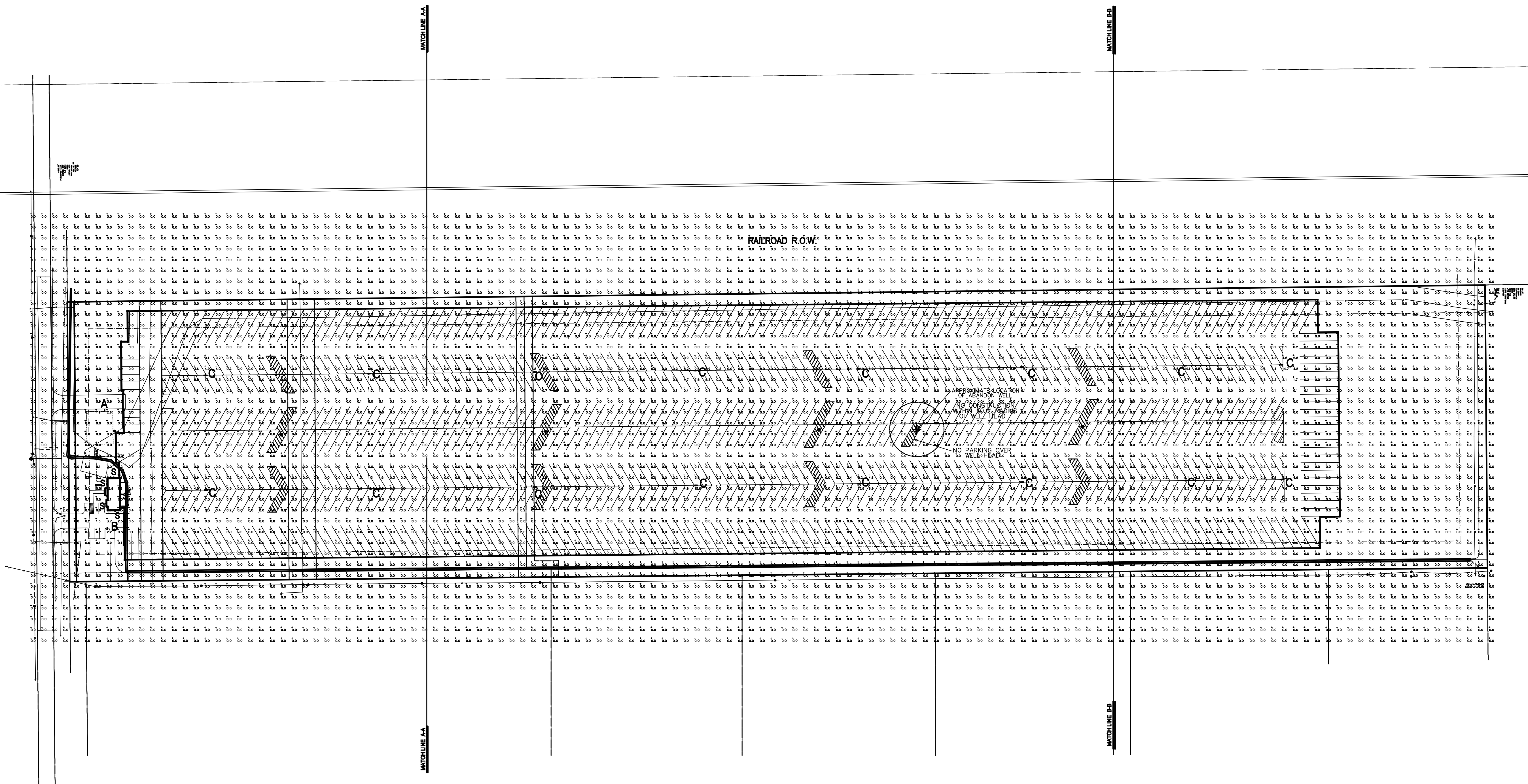
SCALE 1/8" = 1'-0"

SITE ELEVATIONS
AMERICAN PRIDE
OUTSIDE STORAGE
SITE PLAN
PROJ. No. SPR 2023-005
HATTMAN ASSOCIATES
ARCHITECTURE & PLANNING
2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
***** 970.218.4453 *****

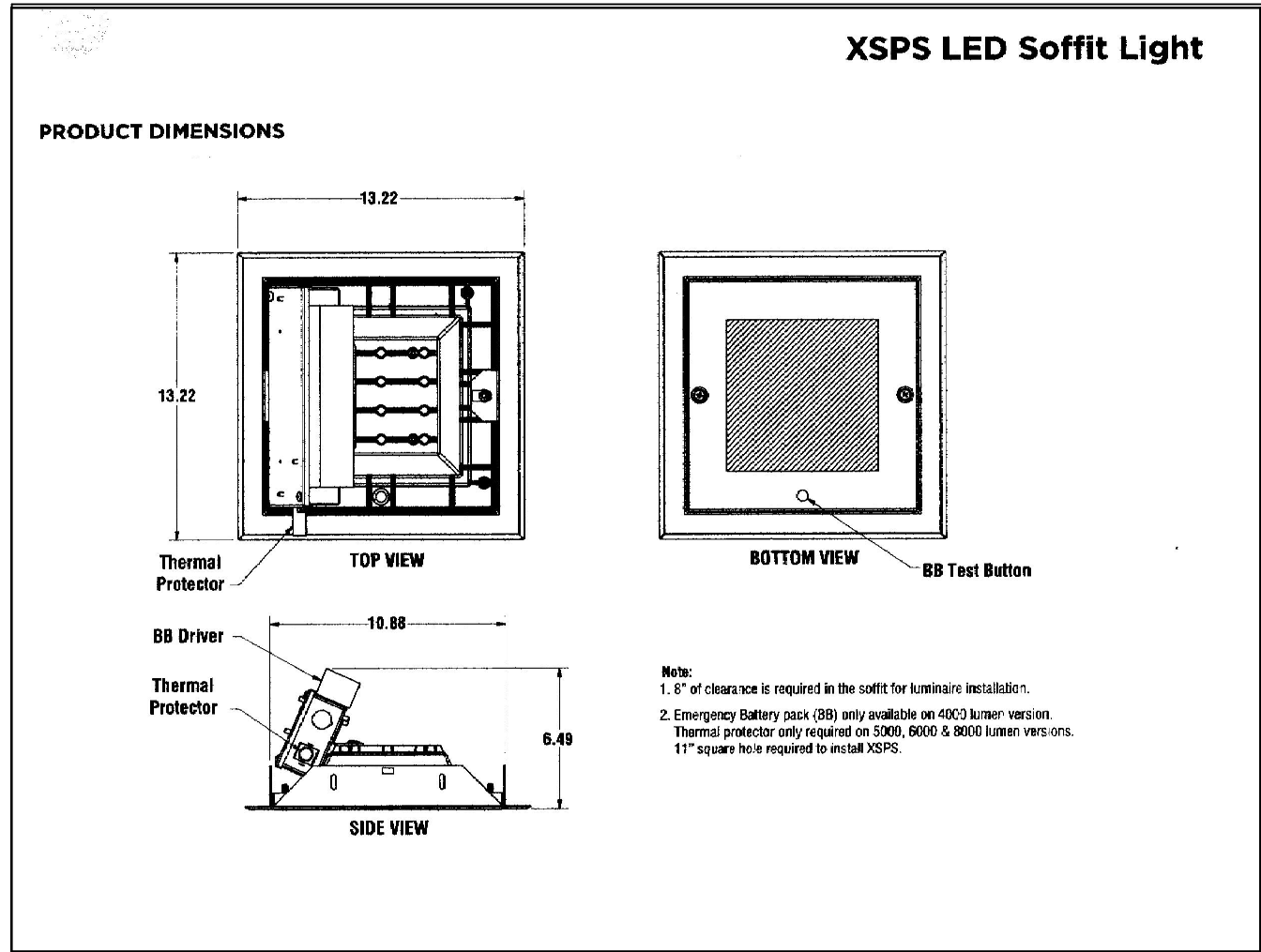
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REV.: 6/15/24
REV.:

C - 6.5

SITE PLAN
AMERICAN PRIDE OUTDOOR STORAGE
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
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SITE PLAN
AMERICAN PRIDE OUTDOOR STORAGE
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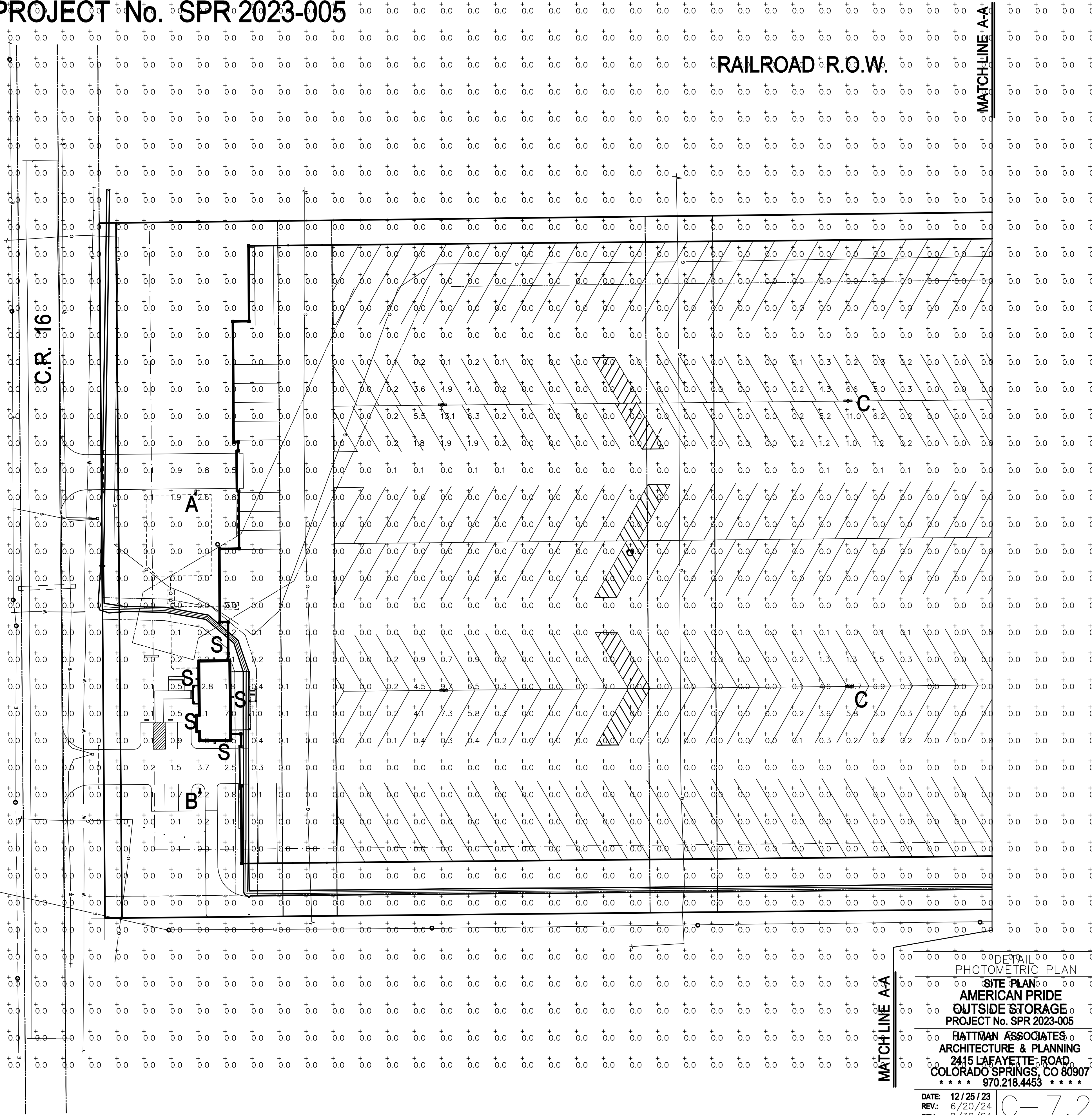
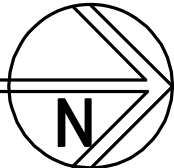
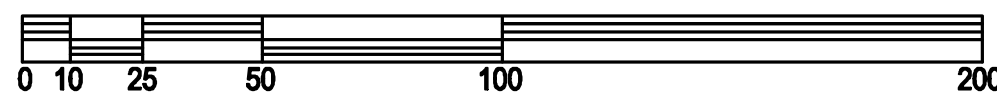


CALCULATION SUMMARY					
LABEL	CALC. TYPE	UNITS	AVERAGE	MAXIMUM	MINIMUM
CALCULATION AT GRADE	ILLUMINANCE	Fc	0.14	15.0	0.0
PROPERTY BOUNDARY	ILLUMINANCE	Fc	0.00	0.0	0.0
DRIVES AND PARKING AREAS	ILLUMINANCE	Fc	0.54	3.7	0.0
STORAGE AREA	ILLUMINANCE	Fc	0.28	15.0	0.0

LUMINAIRE SCHEDULE								
SYMBOL	QUANTITY	LABEL	ARRANGEMENT	DESCRIPTION	MOUNTING HEIGHT	LLD	LLF	LUMENS
	1	A	SINGLE	MRS-LED-06L-SIL-3-50-70CRI-IL-SINGLE	12'	0.950	0.950	4170
	1	B	SINGLE	MRS-LED-06L-SIL-4-50-70CRI-SINGLE	20'	0.950	0.950	6136
	16	C	DOUBLE	MRS-LED-09L-SIL-FT-50-70CRI-D180	12'	0.950	0.950	18616
	5	S	SINGLE	XSPS-S-LED-SS-CW-DFL-SOFFIT-10 MH	9'	0.950	0.950	3966

DETAIL
PHOTOMETRIC

SCALE 1 INCH = 40.0 FEET



DETAIL
PHOTOMETRIC PLAN
SITE PLAN
AMERICAN PRIDE
OUTSIDE STORAGE
PROJECT No. SPR 2023-005
HATTMAN ASSOCIATES
ARCHITECTURE & PLANNING
2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
970.218.4453

DATE: 12/25/23
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C-7.2

SITE PLAN
AMERICAN PRIDE OUTDOOR STORAGE
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
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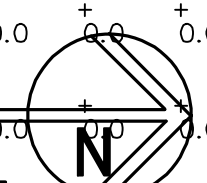
RAILROAD R.O.W.

APPROXIMATE LOCATION
OF ABANDON WELL
NO CONSTRUCTION WITHIN
50.0' OF WELL HEAD

NO PARKING
OVER WELL HEAD

DETAIL
PHOTOMETRIC

SCALE 1 INCH = 40.0 FEET



DETAIL
PHOTOMETRIC PLAN
SITE PLAN
AMERICAN PRIDE
OUTSIDE STORAGE
PROJECT No. SPR 2023-005
HATTMAN ASSOCIATES
ARCHITECTURE & PLANNING
2445 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
**** 970.218.4453 ****

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C-7.3

SITE PLAN
AMERICAN PRIDE OUTDOOR STORAGE
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
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COUNTY OF WELD, STATE OF COLORADO
PROJECT No. SPR 2023-005

RAILROAD R.O.W.

Mirada Large (MRL)
Outdoor LED Area Light

OVERVIEW

Lumen Package	40,000 - 78,000
Wattage Range	285 - 645
Efficacy Range (LPW)	115 - 154
Weight (to ship)	60 (2/2)
Control Options	IMSBT, ALB, ALS, 7-Pin

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing, optical frame, and driver access cover.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 68 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (HL) options available for enhanced back-light control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (00% - 100%) standard.

Standard Universal Voltage (220-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).

- LSI Calculated Life: >100K Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 55L and 78L lumen packages rated to +40°C.
- Power factor: >90
- Input power stays constant over life.
- Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared "footc" motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7 (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block accepts up to 12 ga wire.
- Utilizes both B3 and B5 drill patterns for easy fastening of LSI products.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsi.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- State of California Title 24 Compliant; with IMSBT, ALS, or ALSCH Options.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC/ to confirm which versions are qualified.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 62626 mechanical impact code.

Mirada Small Area (MRS)

Mirada Small Area (MRS)
Outdoor LED Area Light

OVERVIEW

Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.3)

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70
- Integral louver (IL) and integral half louver (HL) options available for enhanced backlight control.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (00% - 100%) standard.
- Standard Universal Voltage (220-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60K Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >90
- Input power stays constant over life.
- Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared "footc" motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

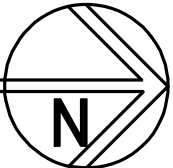
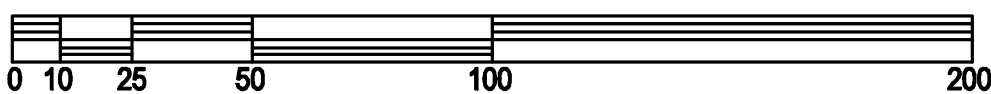
- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsi.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 62626 mechanical impact code
- DesignLights Consortium® Listings in progress.

DETAIL
PHOTOMETRIC

SCALE 1 INCH = 40.0 FEET



DETAIL
PHOTOMETRIC PLAN

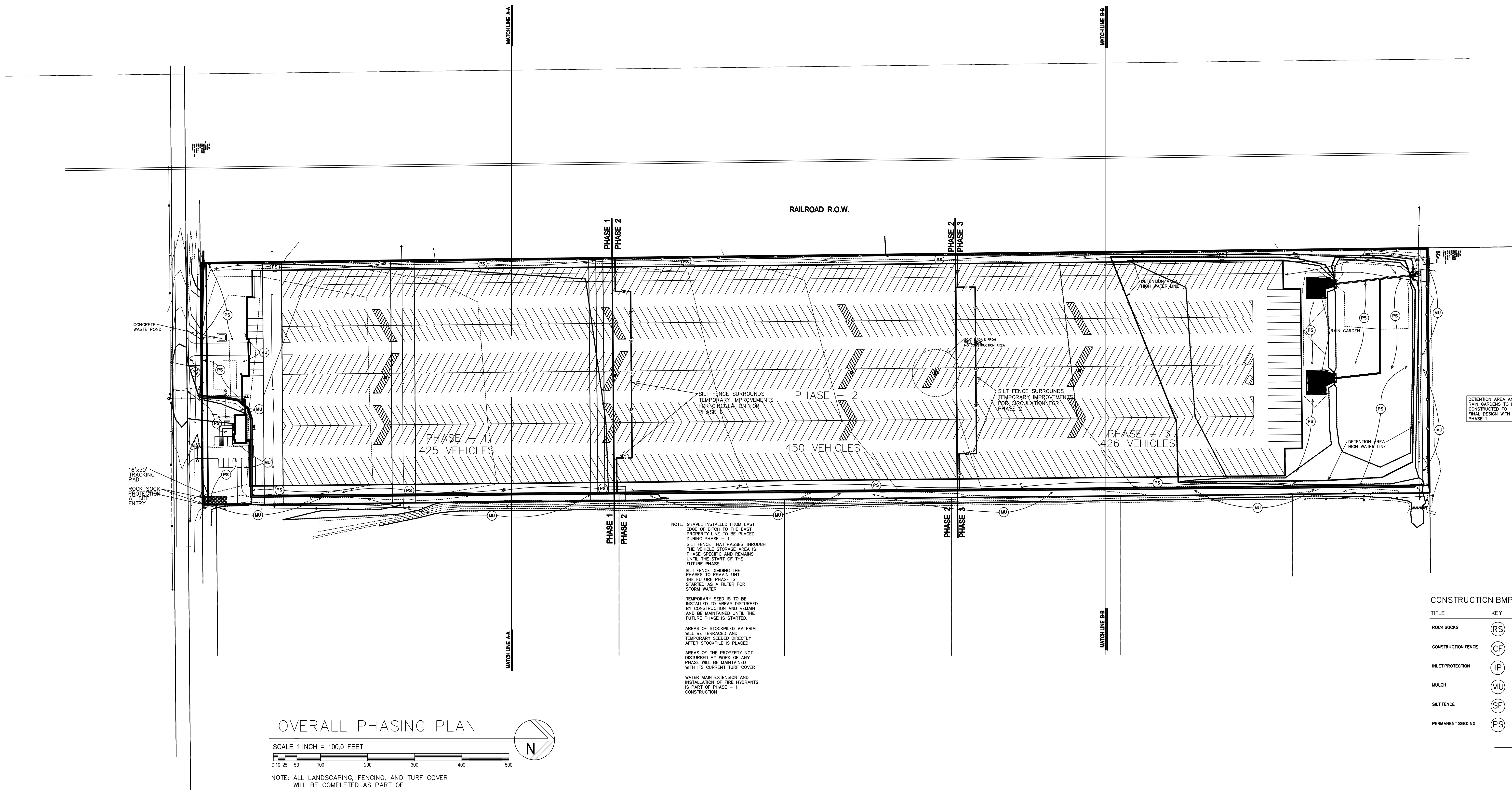
SITE PLAN
AMERICAN PRIDE
OUTSIDE STORAGE
PROJECT No. SPR 2023-005

HATTMAN ASSOCIATES
ARCHITECTURE & PLANNING
2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
970.218.4453

DATE: 12/25/23
REV: 6/20/24
REV: 9/30/24

C-7.4

SITE PLAN
AMERICAN PRIDE OUTDOOR STORAGE
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th P.M.
COUNTY OF WELD, STATE OF COLORADO
PROJECT No. SPR 2023-005



CONSTRUCTION BMP PLAN SYMBOLS		
TITLE	KEY	SYMBOL
ROCK SOCKS	RS	
CONSTRUCTION FENCE	CF	
INLET PROTECTION	IP	
MULCH	MU	
SILT FENCE	SF	
PERMANENT SEEDING	PS	

OVERALL PHASING PLAN

SCALE 1 INCH = 100.0 FEET

0 10 25 50 100 200 300 400 500

NOTE: ALL LANDSCAPING, FENCING, AND TURF COVER WILL BE COMPLETED AS PART OF PHASE 1.

PHASING PLAN

SITE PLAN
AMERICAN PRIDE
OUTSIDE STORAGE
PROJECT No. SPR 2023-005
HATTMAN ASSOCIATES
ARCHITECTURE & PLANNING
2415 LAFAYETTE ROAD
COLORADO SPRINGS, CO 80907
***** 970.218.4453 *****

Affidavit of Mineral Notice
CERTIFICATION OF NOTICE PURSUANT TO C.R.S. 24-65.5-103
American Pride Outdoor Storage LLC
Project No. SPR2023-005

The applicant, **Mohammad Besharat**, hereby certifies by signature of his authorized representative, Paula Stueve, that:

- (a) To the best of his knowledge, the attached list is a true and accurate list of the names and addresses of all mineral owners and lessees of mineral owners on or under the parcel of land being considered pursuant to C.R.S. 24-65.5-103(1)(a).
- (b) Notice was sent to mineral estate owners by a nationally recognized overnight courier not less than 30 days prior to the date scheduled for the initial public hearing by the City of Fort Lupton;
- (c) Notice contained the time and place of the initial public hearing, the nature of the hearing, the location and legal description by section, township, and range of the property that is subject of the hearing, and the name of the applicant. A copy of the notice sent is attached hereto.



Signature of Owner or Owner's Representative

Paula Stueve, Authorized Representative of Applicant Mohammad Besharat

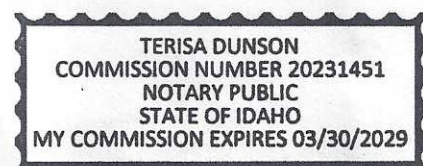
The foregoing instrument was acknowledged before me by Paula Jo Stueve, this 31 day of October, 2024. Witness my hand and seal. Paula Stueve

My commission expires 3-30-2029.



Notary Public

(SEAL)



(LIMITED)
OWNERSHIP REPORT

TOWNSHIP 2 NORTH, RANGE 66 WEST, 6th P.M.
Section 29: Pt. W2SW

PROPERTY DESCRIPTION

Per Trustee's Deed recorded July 3, 1984 at Reception No. 1972764:

A tract of land located in the W1/2 of the SW1/4 of Section 29, Township 2 North, Range 66 West of the 6th P.M., being more particularly described as follows:
COMMENCING at the Southwest corner of said Section 29 and considering the South line of the SW1/4 of said Section 29 to bear N90°00'00"E with all bearings used herein relative thereto:
thence N90°00'00"E along the South line of the SW1/4 of Section 29, 807.29 feet;
thence N00°12'10"W, 30.00 feet to a point being the intersection of the North right-of-way line of County Road 16 and the Easterly right-of-way line of the Union Pacific Railway Company. Said point being the TRUE POINT OF BEGINNING;
thence continuing N00°12'10"W along said Easterly right-of-way line of the Union Pacific Railway Company, 2605.54 feet to a point on the North line of the W1/2 of the SW1/4 of said Section 29; thence S89°58'02"E along the North line of the W1/2 of the SW1/4 of said Section 29, 520.11 feet to the Northeast corner of the W1/2 of the SW1/4;
thence S00°04'31"E along the east line of the W1/2 SW1/4, 2605.22 feet to a point on the North right-of-way line of County Road 16;
thence S90°00'00"W along the North right-of-way line of County Road 16, 514.31 feet to the TRUE POINT OF BEGINNING

Weld

County,

Colorado

30.940*

acres, more or less

I CERTIFY THAT I HAVE EXAMINED THE COUNTY RECORDS FROM PATENT THROUGH: 10/18/2024

Research based upon:

X

County Indices

X

Abstract Indices

Other:

INTERPRETATION OF OWNERSHIP IS AS FOLLOWS:

Surface Owner: Lupton-North
C/O William J. Johanningmeier
1540 Main Street, Suite 218/303
Windsor, CO 80550
(Rec. 1972764)

MINERAL OWNER(S) and ADDRESS	INTEREST	NET ACRES	CURRENT LEASEHOLD
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Oil, Gas and other Minerals, Less Coal in NWSW:

Sitio Rockies, LLC 1401 Lawrence St., Suite 1750 Denver, CO 80202 (Rec. 3986920, 4043202, 4043568, 4166482, 4169177, 4179121, 4185950, 4894705)	95.999998%	29.70239938	100.00% Nobel Energy, Inc. Expiration: Held by Production/Unit Term: Held Royalty: 12.50 OGL Recorded: Doc. No. 1551391 OGL Covers: (See Lease) OGL Contains: 174.00 acres Right to Match Top Lease offer: No Pugh Clause: No Shut In Clause: No OGL Notes: -the above lease has been reviewed for working interest parties only. -Original Lessor Martin Oil Services.
HK Resources, LLC 16088 75 th Place N Loxahatchee, FL 33470 (Rec. 4045367, 4045528, 4179100)	4.000002%	1.237600619	Leased - (See Above Leasehold)

Coal:
(Only As to lands within the NWSW)

Anadarko Land Corp. 1099 18 th St., Suite 700 Denver, CO 80202 (Bk. 106 Pg. 509)	100.00%	Estimated 15.470	Appears Unleased
--	---------	---------------------	------------------

100.0000%30.940*

MORTGAGES, JUDGMENTS, LIENS:

1. Not reviewed for the purposes of this report.

TAXES:

1. Parcel No.130929000066; Paid in Full.

CONTEX ENERGY COMPANY

Client: American Pride Outdoor

T2S-R66W 29 Pt. W2SW

By: Crockett F. Butler

Prospect: Lupton-North Notification

Page 1 of 2

NOTES:

*Total Acreage has been based upon the current tax rolls. An independent survey of these lands is recommended.

- 1. None.

EXAMINATION DISCLAIMER:

The ownership shown in this report represents a limited review of the county records and is not a legal title opinion. A complete review of all county records by a qualified title attorney should be performed before conducting transactions covering these lands. Contex Energy Company LLC, its agents, and assigns, bear no responsibility for actions taken by anyone based on the contents of this report.

LESSEE ADDRESSES:

Nobel Energy, Inc.
Attn: Rockies Business Unit
2001 16th St., Suite 900
Denver, CO 80202

November 1, 2024

**VIA FEDEX
NATIONALLY RECOGNIZED OVERNIGHT COURIER**

Anadarko Land Corp.
1099 18th St., Suite 700
Denver, CO 80202

Re: Mineral Deed Notice – Weld, Colorado

To Whom It May Concern,

This letter is being prepared on behalf of applicant Mohammad Besharat who is purchasing vacant land from owner Lupton-North, a Colorado general partnership. Said land consists of a 30.940-acre parcel situated in a portion of Township 2 North, Range 66 West, 6th P.M., Weld, CO and referred to as the "Property." An application for a vehicle outdoor storage project entitled "American Pride Outdoor Storage LLC" is currently being reviewed for approval by the City of Fort Lupton. The legal description for the Property is as follows:

PROPERTY DESCRIPTION

Per Trustee's Deed recorded July 3, 1984 at Reception No. 1972764:

A tract of land located in the W1/2 of the SW1/4 of Section 29, Township 2 North, Range 66 West of the 6th P.M., being more particularly described as follows:
COMMENCING at the Southwest corner of said Section 29 and considering the South line of the SW1/4 of said Section 29 to bear N90°00'00"E with all bearings used herein relative thereto:
thence N90°00'00"E along the South line of the SW1/4 of Section 29, 807.29 feet;
thence N00°12'10"W, 30.00 feet to a point being the intersection of the North right-of-way line of County Road 16 and the Easterly right-of-way line of the Union Pacific Railway Company. Said point being the TRUE POINT OF BEGINNING;
thence continuing N00°12'10"W along said Easterly right-of-way line of the Union Pacific Railway Company, 2605.54 feet to a point on the North line of the W1/2 of the SW1/4 of said Section 29; thence S89°58'02"E along the North line of the W1/2 of the SW1/4 of said Section 29, 520.11 feet to the Northeast corner of the W1/2 of the SW1/4;
thence S00°04'31"E along the east line of the W1/2 SW1/4, 2605.22 feet to a point on the North right-of-way line of County Road 16;
thence S90°00'00"W along the North right-of-way line of County Road 16, 514.31 feet to the TRUE POINT OF BEGINNING

Through title research, your name was listed as apparent holder of mineral rights on the aforementioned Property. According to Colorado State Law, notice of public hearings related to this application must be provided to owners of minerals and oil and gas leases. You are hereby notified that one hearing has been set for the project "American Pride Outdoor Storage LLC" on the following date and time:

- **Planning Commission Hearing, Thursday, December 12, 2024, 6:00 PM**
- **Location: Fort Lupton City Hall, 130 S McKinley Ave, Fort Lupton, CO 80621**

Enclosed with this notice are a list of mineral owners and mineral lessees prepared by Contex Energy Company LLC and a reduced copy of the proposed project for your records.

Anadarko Land Corp.
November 1, 2024
Page 2

If you have any questions regarding this matter, please call me, the Buyer's representative, Paula Stueve, at 303-489-0708; or you may e-mail me at LibertyBelle.Paula@gmail.com.

Sincerely,

Paula Stueve, Broker/Owner
Liberty Belle Properties, LLC
Authorized Representative

Enclosures (2)
List of Mineral Owners and Lessees
Copy (Reduced) of Project Map



Planning & Building

130 S. McKinley Avenue Phone: 303.857.6694
Fort Lupton, CO 80621 Fax: 303.857.0351
www.fortluptonco.gov

Sign Posting Affidavit
American Pride Outdoor Storage Site Plan
Project No. SPR2023-005



From CR 16



Close Up

Facing: CR 16

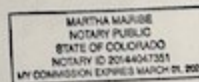
I, Mohammad T. Beshant hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 25 day of November, 2024.

Signature 11-26-24
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Mohammad T. Beshant, this 26th day of November, 2024. Witness my hand and seal.

My commission expires 03/01/2027

Notary
Notary Public



(SEAL)

RESOLUTION NO. P2024-022

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR A COMMERCIAL VEHICLE AND EQUIPMENT BUSINESS, KNOWN AS THE K&B CONSTRUCTION SPECIAL USE PERMIT, ON A PROPERTY LOCATED IN A PART OF THE NORTH WEST OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on December 12, 2024, for the purpose of reviewing the application from K&B Construction for a special use permit for a commercial vehicle and equipment company; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the special use permit conforms to Colorado Revised Statutes and City codes and policies therein; and

WHEREAS, all legal requirements for the public hearing have been met including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posting of the hearing on the site; and

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 recommends approval of the Ewing Special Use Permit, conditional upon the following:

I. Prior to recording the special use permit map:

- A. Any redline comments provided by City staff shall be made to the special use permit map.
- B. Applicant shall adequately acknowledge all comments from the Building Official.
- C. Applicant shall adequately acknowledge all comments from the Chief of Police.
- D. Applicant shall adequately address all comments from the Development Review Engineer.
- E. Applicant shall adequately address all comments from Weld County Department of Public Health and Environment.
- F. Applicant shall adequately address all comments from Weld County Department of Planning Services.
- G. Applicant shall adequately acknowledge all comments from the Central Weld County Water District.

H. The following notes shall be added to the Special Use Permit Map:

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:

- A. One printed set of the special use permit map shall be submitted to the Community Development Office for Recording.

DONE THIS 12th DAY OF DECEMBER, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

K&B CONSTRUCTION SPECIAL USE PERMIT STAFF REPORT
PROJECT NO. SUP24-003

PROJECT DESCRIPTION

Project No.: SUP24-003

Project name: K&B Construction

Owner's Name: Olivia Barrera ("Applicants")

Representative: Pedro Garcia

Location of Request:

The site consists of one parcel ([Parcel No. 131135200092](#)) located west immediately adjacent along CR 21 and approximately 775 feet north of CR 14-1/2.



The Property is directly surrounded by industrial, agricultural and rural residential land uses.

Nature of Request:

The Applicants have submitted a request for a Special Use Permit application. The proposed Special Use Permit would allow for storage of personal and commercial vehicles on-site, including pick-ups, trailers, 18-wheelers, asphalt millers, and two 40-foot storage containers, which is not a use by right in the Agriculture Zone District.

Site Size: Subject Property: 2.630 acres, more or less;

Proposed Zone District: 'A' Agriculture Zone District

Existing Use: The property currently has a residence along with the existing construction business.

Hearing Dates: Planning Commission – December 12, 2024 at 6:00 PM; and
City Council – January 7, 2025 at 6:00 PM.

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

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

SUMMARY OF PREVIOUS APPLICATIONS

To staff's knowledge, there are no prior applications for these properties through the City of Fort Lupton.

APPLICATION PROCESS

The Applicant is requesting approval of a special use permit. A special use permit application is processed under Article 2.08 of the Fort Lupton Development Code.

After required public notice of the special use permit application, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions, or deny the special use permit. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the application, referral agency comments, Planning Commission recommendation and any public testimony, and shall approve, conditionally approve, continue for additional information or for further study, or deny the application based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Fort Lupton Development Code requires published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on October 31, 2024.

Notice of the public hearings was posted on the Property at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within three-hundred (300) feet of the Property on November 27, 2024.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

A special use review requires a public hearing before the Planning Commission and City Council. The intent of the special use permit is to provide flexibility, to provide a means for setting performance standards for individual land uses and to help diversify uses within a zoning district.

Article 2.08 (B) states that a special use permit shall be reviewed according to the following conditions:

1. All criteria for site plan review in Section 2.06.B. are met.
 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.

Staff Comment: The Applicants have been working with City staff to comply with applicable provisions of the Code, and they have submitted all required special use permit application materials as required. The majority of the site plan for the proposed project complies with the standards set forth within the Fort Lupton Development Code. Required corrections must be adequately addressed prior to eventual approval and recording.

This project conforms to the objectives of the Comprehensive Plan and furthers the intent of the proposed zoning district. This proposal is otherwise determined to be consistent with the Comprehensive Plan.

2. The application furthers the intent of the proposed zoning district and is otherwise determined to be consistent with the Comprehensive Plan.

Staff Comment: The Property is zoned Agriculture. Specific industrial uses are permitted in the Agriculture zone district through Special Use Permit review.

3. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

Staff Comment: The uses on this property are primarily to store vehicles and equipment, work is done off-site. There should not be negative impacts and all ordinances must be met, including but not limited to audible and visual nuisances. If excessive impacts occur on site not expected and not in-line with submitted reports, re-review may be required.

4. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or to mitigate any other potential impacts that are specific to the proposed use.

Staff Comment: There are some aspects to existing conditions on site staff is clarifying with the applicants. All outstanding comments will require being adequately addressed.

5. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.

Staff Comment: A limited time period is not an applicable criteria to this proposal and no time criteria are being applied outside of the Municipal Code's standards around vested property rights, where relevant.

6. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

Staff Comment: The 3-Mile Plan points out that much of this region is compiled of rural residential, homesteads, farming, ranching, oil and gas facilities, gravel mining, water storage, commercial, and industrial use currently make up the land uses found in the area identified as Quadrant II. Fort Lupton's 2024 3-Mile Plan designates much of the area is dry agricultural, irrigated agricultural and riparian lands. Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

7. The recommendations of professional staff or other technical reviews associated with the application.

Staff Comment: All referral comments from agencies have been taken into account. Input will be included in any conditions of approval for the Resolution being considered by Planning Commission and City Council. Planning Department staff will ensure compliance with all conditions of approval, either as listed on the proposed Resolution, or as added by the Planning Commission or City Council.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area as Agriculture and Rural Residential. Industrial uses are allowed and based on their intensity and the property's zoning, making it either not permitted, permitted, or requiring a Special Use Permit.

REFERRALS

Referrals were provided to the list below.

Any comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/894>

City Attorney	Police Chief	City Administrator
Public Works Director	Building Inspector	GIS Specialist
Economic Development Manager	Development Review Engineer	Fort Lupton Fire Protection District
United Power	Comcast	CenturyLink
Xcel Energy	Hyper Fiber	Postmaster
Weld County Department of Planning	Weld County Department of Public Health & Environment	Weld County Public Works
Central Weld County Water District		

RECOMMENDATION

Staff recommends conditional approval of the K&B Construction Special Use Permit. Conditions are listed on the proposed Resolution provided to Planning Commission.

For more information on this development, please refer to the Planning Commission packet provided.

K&B Constructions Inc.
6670 Co RD, 21 Fort Lupton, Co 80621
Special Use Permit Application

NARRATIVE:

K&B Constructions is required to submit a special use permit to allow storage of personal vehicles and commercial vehicles on property, including pick-ups, trailers, 18 wheelers, asphalt miller, 2-40foot storage containers.

LOCATION:

6670 CR 21 Fort Lupton, Co. 80621

Parcel: 131135200092

Address: 6670 COUNTY ROAD 21 FORT LUPTON

Section: 35 **Township:** 2N **Range:** 67W

SITE LAYOUT:

Property consists of 2.6 acres, 2188 sq ft. private residence, 2500 sq foot outbuilding, 2- 40-foot storage containers. Vehicle and equipment parking consist of asphalt over a foundation of road base, recycled asphalt over a foundation of road base. Property will be fenced to protect equipment from theft and vandalism. Owner would like to build a fenced area to keep vehicles and equipment out of plain sight.

TRAFFIC NARRATIVE:

Traffic shall be at a minimum to and from this site except at the start of the day when certain trucks are leaving property for daily task and back in the evening. Occasionally equipment and vehicles remain offsite until large jobs are completed. No customers onsite, no work is done at the property only storage of vehicles. The traffic will continue to occur as in the past.

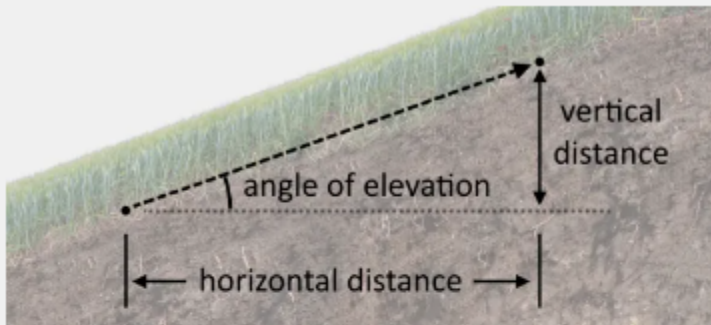
K&B Constructions typically operates during the summer and weather permitting. Hours of operation 6:00am to 6:00pm.

ACCESS TO AND FROM PROPERTY:

Access to private residence is located on the south side of the property with access from CR21. Access to storage location for Vehicles and equipment will be on the north end of the property with access from CR21. 2 storage containers onsite will remain onsite and utilized for storage only.

DRAINAGE:

Drainage for this site generally runs north to southwest. The property has a gentle slope of approximately 1.5% grade of fall in a 150' section of ground ensuring minimal erosion problems. Due to the size of this property and minimal slope, it is anticipated that existing runoff will have little impact and will continue to follow historic patterns. At the time of lot development, if necessary, small swales may need to be utilized to direct flows in an orderly manner.



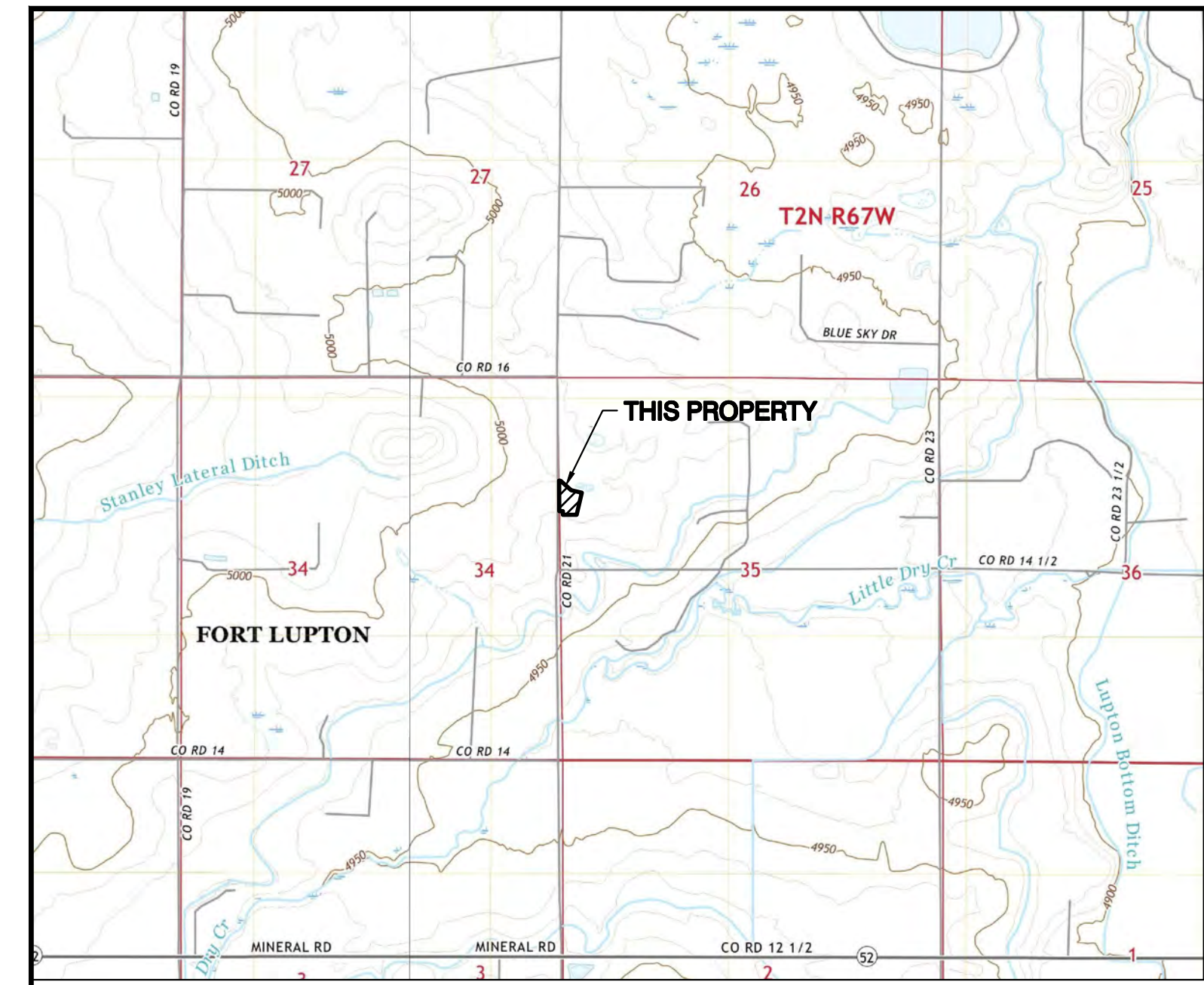
Vertical distance ("rise")	28 in ▼
Horizontal distance ("run")	150 ft ▼
Grade	0.015556
Grade in percentage	1.5556 %
Angle of elevation	0.015554 rad ▼

UTILITIES:

Property is served by Central Weld County and no changes or modifications to utilities have or will be done.

LIGHTING:

There will be changes to lighting, No additional lights will be installed at this time and no modifications to electrical.



VICINITY MAP
NW1/4, S35, T2N, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS - FORT LUPTON & FREDERICK, CO 7.5 MIN

SCALE 1" = 2,000'

LEGAL DESCRIPTION (PER TITLE)

SHOWN PER TITLE COMMITMENT BY FIRST AMERICAN TITLE, DATED JULY 01, 2021.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOT A OF RECORDED EXEMPTION NO. 1311-35-2 RE-5005, RECORDED MAY 20, 2010 AT RECEPTION NO. 3694484, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,

COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARING & PROJECT BENCHMARK

SHOWN PER LAND SURVEY PLAT BY LAT40°, INC., DATED JUNE 12, 2024:

BASIS OF BEARING:
ASSUMING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, T2N, R67W, AS MONUMENTED BY A #6 REBAR WITH A 2.5" ALUMINUM CAP LS 25937 AT THE SOUTH END AND A 2" PIPE WITH AN ILLEGIBLE 3.25" ALUMINUM CAP AT THE NORTH END, AS BEARING NORTH 00°27'51" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2648.55 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PROJECT BENCHMARK:
NGS BENCHMARK T 260 BEING A FOUND DISK STAMPED "T260 & 1938" SET IN CONCRETE MONUMENT SOUTHEAST OF THE INTERSECTION OF COUNTY ROAD 12 & THE UNION PACIFIC RAILROAD.
PUBLISHED ELEVATION: 4925.82' (NAVD88)
MEASURED ELEVATION: 4926.00' (NAVD88)

SPECIAL USE PERMIT
K & B CONSTRUCTIONS INC.
BEING A PART OF THE NORTHWEST 1/4 OF
SECTION 35, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6th P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
ZONE: A

REVISIONS	SHEET INDEX:
0	1 COVER SHEET
0	2 EXISTING CONDITIONS PLAN
0	2A EXISTING CONDITIONS PLAN W/ AERIAL
0	3 SITE PLAN
0	3A SITE PLAN W/ AERIAL
0	4 VEHICLE TRACKING - FIRE
0	5 DRAINAGE PLAN
	L1.0 LANDSCAPE PLAN
	L2.0 LANDSCAPE DETAILS

0 INITIAL RELEASE JUNE 18, 2024

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT OLIVIA OROZCO BARRERA, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, AND _____ 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 _____, 20____.

OLIVIA OROZCO BARRERA

STATE OF COLORADO,)
COUNTY OF WELD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 20____. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL:

APPROVED THIS ____ DAY OF _____, 20____.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL:

APPROVED THIS ____ DAY OF _____, 20____.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTRATOR'S APPROVAL:

APPROVED THIS ____ DAY OF _____, 20____.

CITY ADMINISTRATOR

PLANNING COMMISSION APPROVAL:

APPROVED THIS ____ DAY OF _____, 20____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

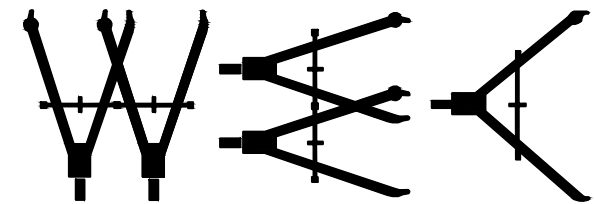
T:\0535-001-00-6670-CP-21DWG\CD-0535-001-WEC-CDS.dwg 01-COVER 6/17/2024 5:35:57 PM DWG To PDF.plt

OWNER CONTACT: OLIVIA BARRERA OROZCO 6670 COUNTY ROAD 21 FORT LUPTON, CO 80621 PHONE: (###) ###-#### KBCONSTRUCTIONS2011@GMAIL.COM	SURVEYOR LAT40°, INC. CONTACT: KYLE RUTZ 6250 WEST 10TH STREET, UNIT 2 GREELEY, CO 80634 (970) 515-5294 KYLER@LAT40PLS.COM	
CITY OF FORT LUPTON PLANNING DEPARTMENT CONTACT: TODD HODGES PLANNING DIRECTOR 1200 DEXTER STREET, UNIT W13 FORT LUPTON, CO 80621 PHONE: (720) 928-4003 THODGES@FORTLUPTONCO.GOV	CITY OF FORT LUPTON PUBLIC WORKS CONTACT: ROY VESTAL PUBLIC WORKS DIRECTOR 130 SOUTH MCKINLEY AVE. FORT LUPTON, CO 80621 PHONE: (303) 857-6694 RVESTAL@FORTLUPTONCO.GOV	FIRE DISTRICT FORT LUPTON FIRE PROTECTION DISTRICT CONTACT: TAW TAMLIN 1121 DENVER AVE. FORT LUPTON, CO 80621 PHONE: (303) 857-4603 TTAMLIN@FTLUPTONFIRE.COM



Utility Notification
Center of Colorado
Administrative Office
16361 Table Mountain Parkway Golden,
Colorado 80603
Office: 303-232-1991 Fax: 303-234-1712
Toll-Free: 1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

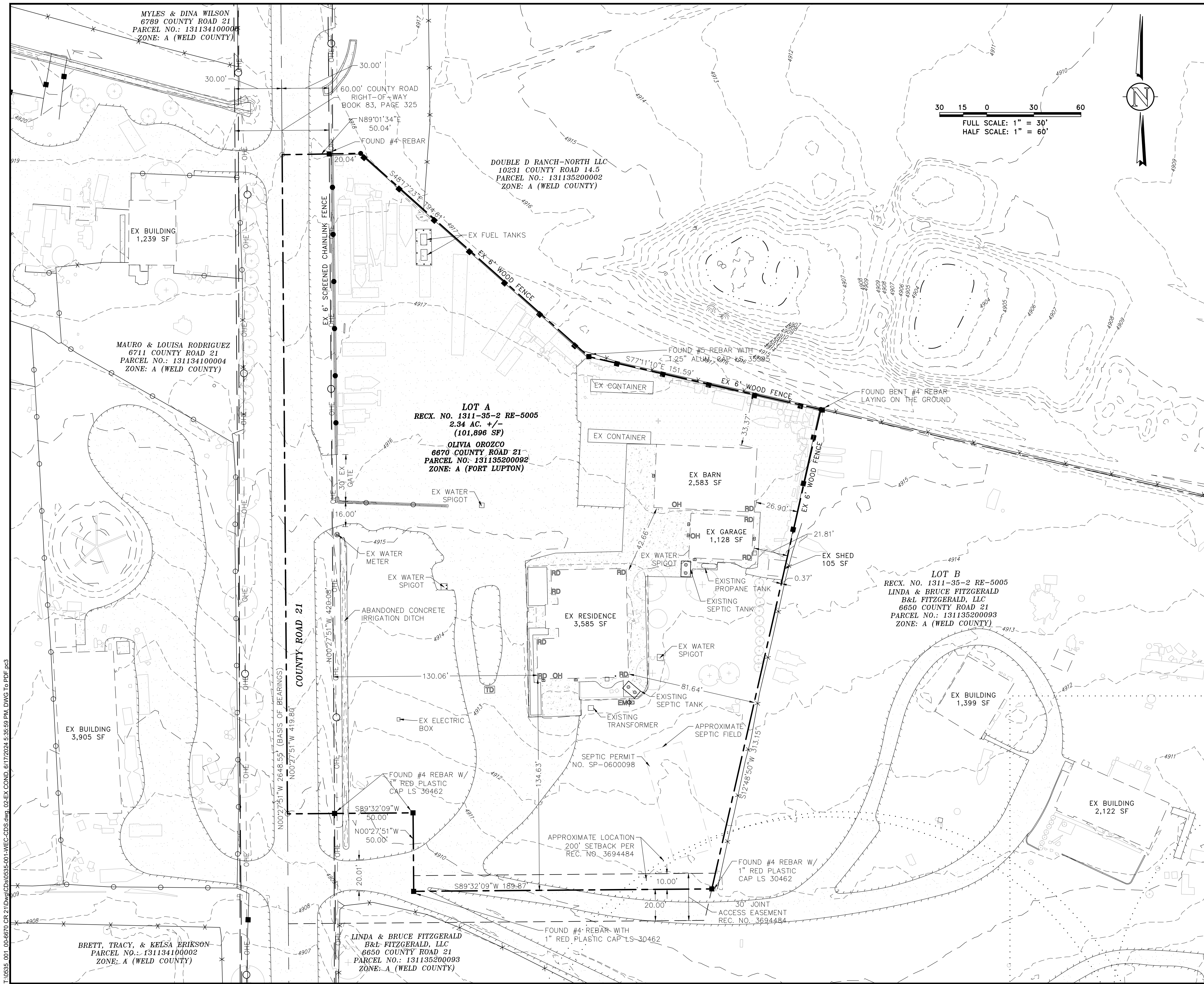
PREPARED BY:



Western Engineering Consultants, Inc. LLC

WESTERN ENGINEERING CONSULTANTS, INC. LLC
127 S. DENVER AVENUE, FORT LUPTON, CO 80621
720-685-9951 PH, 720-294-1330 FAX, email@westerneci.com

PROJECT NO: 01-0535.001.00
INITIAL PLAN RELEASE: JUNE 18, 2024
SHEET: 1 of 5



SITE MAP
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION

NOTES

THIS PLAN IS INTENDED AS THE EXISTING CONDITIONS & DEMO PLAN FOR K&B CONSTRUCTIONS.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND THE CITY OF FORT LUPTON RESPECTIVELY.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

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NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

41 45 DEG BEND	THURST BLOCK TB
41 22.5 DEG BEND	GATE VALVE GV
RESTRAINED PLUG	CURB STOP
RESTRAINED TEE	WATER METER
RESTRAINED CROSS	KNOX BOX
FIRE HYDRANT	MANHOLE
RESTRAINED VALVE	TD TRASH DUMPSTER
UTILITY POLE	OH OVERHEAD DOOR
LIGHT POLE	GM GAS METER
BUILDING LIGHT	EM ELECTRIC METER
TRANSFORMER	RD ROOF DRAIN
ELECTRIC METER	SPILL CURB
ELECTRIC PANEL	PROPERTY CORNER
TELEPHONE PEDESTAL	AERIAL CONTROL
EX TREES / SHRUBS	PARKING COUNTS
EXISTING LANDSCAPE	PROPOSED LANDSCAPE
EXISTING GRAVEL	PROPOSED GRAVEL
EXISTING CONC	PROPOSED CONC
EXISTING ASPHALT	PROPOSED ASPHALT

LINETYPE LEGEND

LOT / PROPERTY / SECTION LINE	RIGHT OF WAY LINE
EASEMENT	SETBACK
TO BE ABANDONED LOT LINE	EXISTING BUILDING, CURB
EDGE OF ASPHALT or GRAVEL RD	WOOD OR METAL FENCE
WIRE FENCE	CHAINLINK FENCE
POND W/S	PROPOSED SWALE
EXISTING DITCH	EXISTING OVERHEAD ELEC
EXISTING ELECTRICAL LINE	EXISTING STORM LINE
EXISTING SANITARY LINE	EXISTING WATER LINE
EXISTING GAS LINE	EXISTING FIBER OPTIC LINE
EXISTING TELEPHONE LINE	PROPOSED SANITARY LINE
PROPOSED SANITARY SERVICE	PROPOSED STORM LINE
PROPOSED WATER LINE	PROPOSED WATER SERVICE
PROP. FIRE SERVICE LINE DIP (PRIVATE)	PROPOSED GAS LINE
PROPOSED ELECTRIC LINE	PROPOSED TELEPHONE LINE

127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-8951
FAX (720) 294-1330

Western Engineering Consultants, Inc. LLC

DATE: 05/19/24
REVISION: 01
INITIAL RELEASE

NO. 0

DATE: 05/19/24
REVISION: 01
INITIAL RELEASE

NO. 0

K & B CONSTRUCTIONS

CONTACT: OLIVIA BARRERA
6670 COUNTY ROAD 21
FORT LUPTON, CO 80621
(720) 685-8951
K&BCONSTRUCTIONS@GMAIL.COM

EXISTING CONDITIONS PLAN

K & B CONSTRUCTIONS

6670 COUNTY ROAD 21

CITY OF FORT LUPTON, WELD COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

FOR REVIEW

ONLY VALID FOR CONSTRUCTION
DRAWING RELEASE DATE: 05/18/24
DESIGNED BY: CFC

INITIAL PLAN
RELEASE: 05/18/24
DRAWN BY: CFC

CHECKED BY: CFC

PROJECT NO.
01-0555.001.00

DOC CON #
0002-EX COND

SHEET
02 OF 05



SITE MAP **SCALE 1" = 1,000'**
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION

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DRAWING RELEASE.

SYMBOL LEGEND

	45 DEG BEND		THRUST BLOCK	TB
	22.5 DEG BEND		GATE VALVE	GV
	RESTRAINED PLUG		CURB STOP	
	RESTRAINED TEE		WATER METER	
	RESTRAINED CROSS		KNOX BOX	
	FIRE HYDRANT		TRASH DUMPSTER	
	RESTRAINED VALVE		OVERHEAD DOOR	
	UTILITY POLE		GAS METER	
	LIGHT POLE		ELECTRIC METER	
	BUILDING LIGHT		ROOF DRAIN	
	TRANSFORMER		SPILL CURB	
	ELECTRIC METER		PROPERTY CORNER	
	ELECTRIC PANEL		AERIAL CONTROL	
	TELEPHONE PEDESTAL		PARKING COUNTS	
	EX TREES / SHRUBS			

	EXISTING LANDSCAPE		PROPOSED LANDSCAPE
	EXISTING GRAVEL		PROPOSED GRAVEL
	EXISTING CONC		PROPOSED CONC
	EXISTING ASPHALT		PROPOSED ASPHALT

LINETYPE LEGEND

_____	_____	LOT / PROPERTY / SECTION LINE
_____	_____	RIGHT OF WAY LINE
_____	_____	EASEMENT
_____	_____	SETBACK
_____	_____	TO BE ABANDONED LOT LINE
_____	_____	EXISTING BUILDING, CURB
_____	_____	EDGE OF ASPHALT or GRAVEL RD
_____	_____	WOOD OR METAL FENCE
_____	_____	WIRE FENCE
_____	_____	CHAINLINK FENCE
_____	_____	POND W/S
_____	_____	PROPOSED SWALE
_____	_____	EXISTING DITCH
_____	_____	EXISTING OVERHEAD ELEC
_____	_____	EXISTING ELECTRICAL LINE
_____	_____	EXISTING STORM LINE
_____	_____	EXISTING SANITARY LINE
_____	_____	EXISTING WATER LINE
_____	_____	EXISTING GAS LINE
_____	_____	EXISTING FIBER OPTIC LINE
_____	_____	EXISTING TELEPHONE LINE
_____	_____	
SA	SA	PROPOSED SANITARY LINE
SS	SS	PROPOSED SANITARY SERVICE
ST	ST	PROPOSED STORM LINE
WA	WA	PROPOSED WATER LINE
WAS	WAS	PROPOSED WATER SERVICE
FP	FP	PROP. FIRE SERVICE LINE DIP (PRIVATE)
GA	GA	PROPOSED GAS LINE
EL	EL	PROPOSED ELECTRIC LINE
T	T	PROPOSED TELEPHONE LINE

EXISTING CONDITIONS W/ AERIAL
K & B CONSTRUCTIONS
6670 COUNTY ROAD 21
CITY OF FORT LUPTON, WELD COUNTY, COLORADO

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INITIAL PLAN
RELEASE:06/18/24
DESIGNED BY: CFC

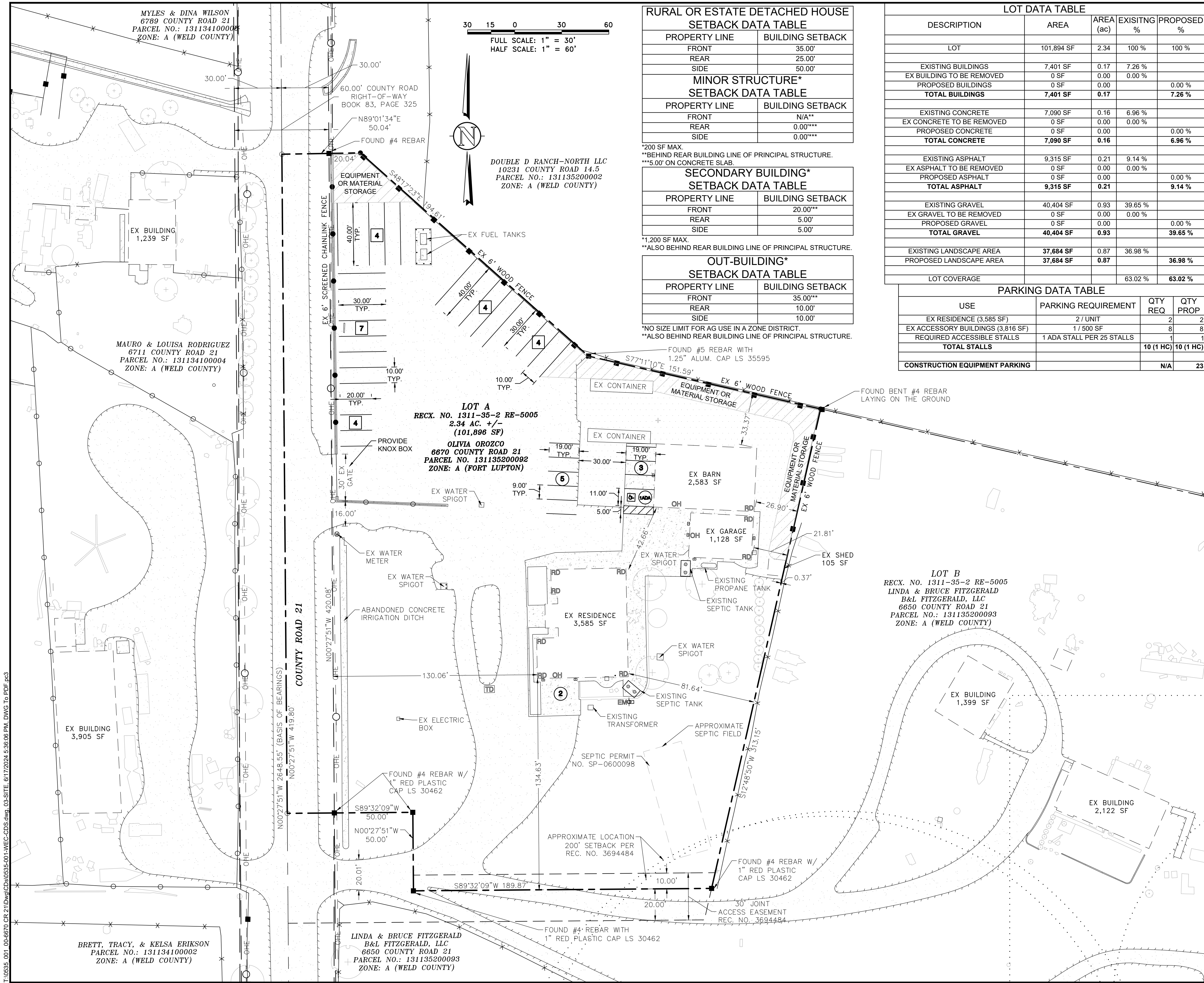
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO.
01-0535.001.00

DOC CON #
002A-EX COND AE

SHEET
2A OF 05

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RURAL OR ESTATE DETACHED HOUSE SETBACK DATA TABLE

PROPERTY LINE	BUILDING SETBACK
FRONT	35.00'
REAR	25.00'
SIDE	50.00'

MINOR STRUCTURE* SETBACK DATA TABLE

PROPERTY LINE	BUILDING SETBACK
FRONT	N/A**
REAR	0.00****
SIDE	0.00****

*200 SF MAX.
**BEHIND REAR BUILDING LINE OF PRINCIPAL STRUCTURE.
***5.00' ON CONCRETE SLAB.

SECONDARY BUILDING* SETBACK DATA TABLE

PROPERTY LINE	BUILDING SETBACK
FRONT	20.00**
REAR	5.00'
SIDE	5.00'

*1,200 SF MAX.
**ALSO BEHIND REAR BUILDING LINE OF PRINCIPAL STRUCTURE.

OUT-BUILDING* SETBACK DATA TABLE

PROPERTY LINE	BUILDING SETBACK
FRONT	35.00**
REAR	10.00'
SIDE	10.00'

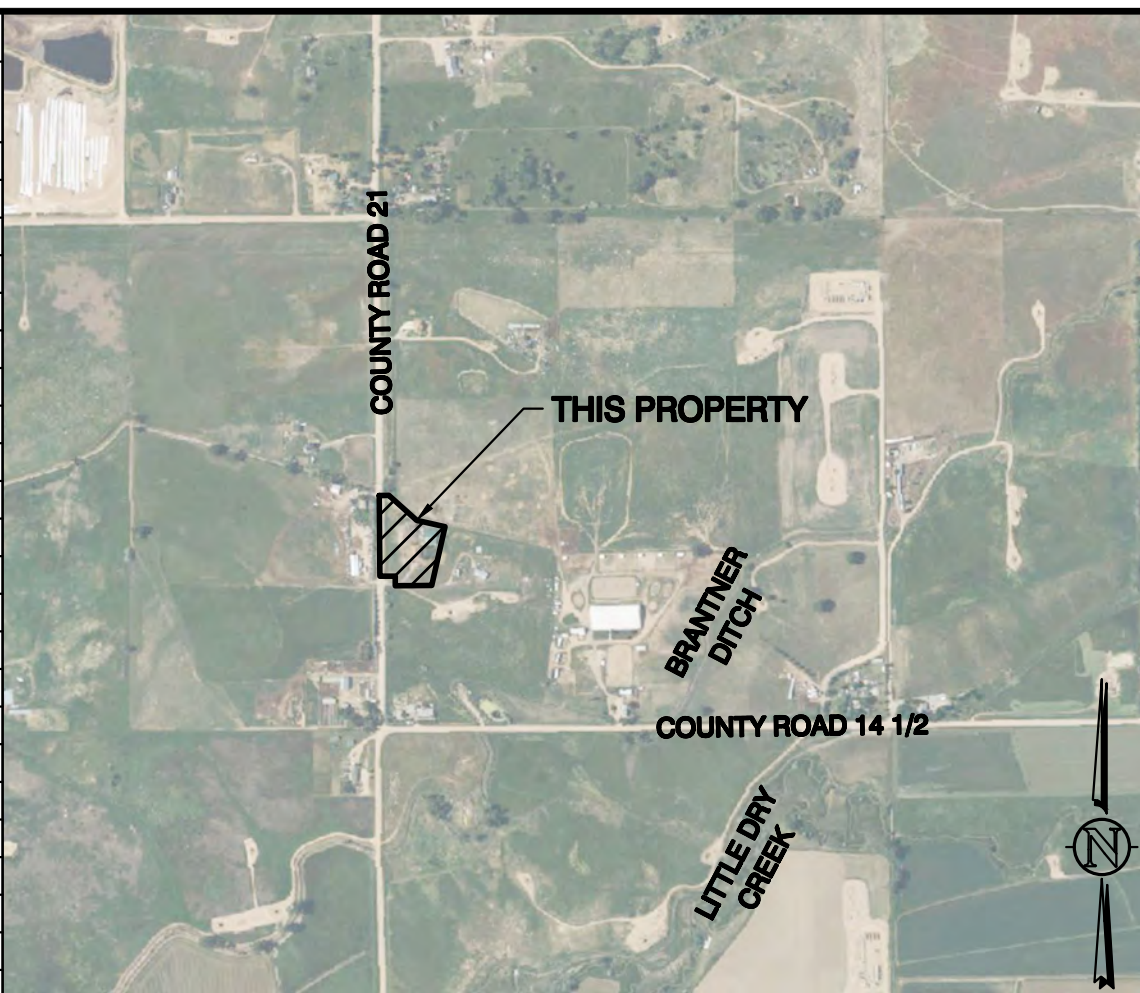
*NO SIZE LIMIT FOR AG USE IN A ZONE DISTRICT.
**ALSO BEHIND REAR BUILDING LINE OF PRINCIPAL STRUCTURE.

LOT DATA TABLE

DESCRIPTION	AREA	AREA (ac)	EXISTING %	PROPOSED %
LOT	101,894 SF	2.34	100 %	100 %
EXISTING BUILDINGS	7,401 SF	0.17	7.26 %	
EX BUILDING TO BE REMOVED	0 SF	0.00	0.00 %	
PROPOSED BUILDINGS	0 SF	0.00		0.00 %
TOTAL BUILDINGS	7,401 SF	0.17	7.26 %	
EXISTING CONCRETE	7,090 SF	0.16	6.96 %	
EX CONCRETE TO BE REMOVED	0 SF	0.00	0.00 %	
PROPOSED CONCRETE	0 SF	0.00		0.00 %
TOTAL CONCRETE	7,090 SF	0.16	6.96 %	
EXISTING ASPHALT	9,315 SF	0.21	9.14 %	
EX ASPHALT TO BE REMOVED	0 SF	0.00	0.00 %	
PROPOSED ASPHALT	0 SF	0.00		0.00 %
TOTAL ASPHALT	9,315 SF	0.21	9.14 %	
EXISTING GRAVEL	40,404 SF	0.93	39.65 %	
EX GRAVEL TO BE REMOVED	0 SF	0.00	0.00 %	
PROPOSED GRAVEL	0 SF	0.00		0.00 %
TOTAL GRAVEL	40,404 SF	0.93	39.65 %	
EXISTING LANDSCAPE AREA	37,684 SF	0.87	36.98 %	
PROPOSED LANDSCAPE AREA	37,684 SF	0.87		36.98 %
LOT COVERAGE			63.02 %	63.02 %

PARKING DATA TABLE

USE	PARKING REQUIREMENT	QTY REQ	QTY PROP
EX RESIDENCE (3,585 SF)	2 / UNIT	2	2
EX ACCESSORY BUILDINGS (3,816 SF)	1 / 500 SF	8	8
REQUIRED ACCESSIBLE STALLS	1 ADA STALL PER 25 STALLS	1	1
TOTAL STALLS		10 (1 HC)	10 (1 HC)
CONSTRUCTION EQUIPMENT PARKING		N/A	23



SITE MAP SCALE 1" = 1,000'
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION

NOTES

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SYMBOL LEGEND

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EXISTING LANDSCAPE	PROPOSED LANDSCAPE
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LINETYPE LEGEND

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PROPOSED SANITARY SERVICE	PROPOSED STORM LINE
PROPOSED WATER LINE	PROPOSED WATER SERVICE
PROP. FIRE SERVICE LINE DIP (PRIVATE)	PROPOSED GAS LINE
PROPOSED ELECTRIC LINE	PROPOSED TELEPHONE LINE

127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-9951
FAX (720) 294-1330

Western Engineering Consultants, Inc. LLC

DATE: 05/19/24
BY: CFC
REVISION: 0
INITIAL RELEASE

MS: 0
K & B CONSTRUCTIONS

CONTACT: OLIVIA BARRERA OROZCO
6670 COUNTY ROAD 21
FORT LUPTON, CO 80621
K&B CONSTRUCTIONS LLC
K&B CONSTRUCTIONS LLC

SITE PLAN
K & B CONSTRUCTIONS
6670 COUNTY ROAD 21
CITY OF FORT LUPTON, WELD COUNTY, COLORADO

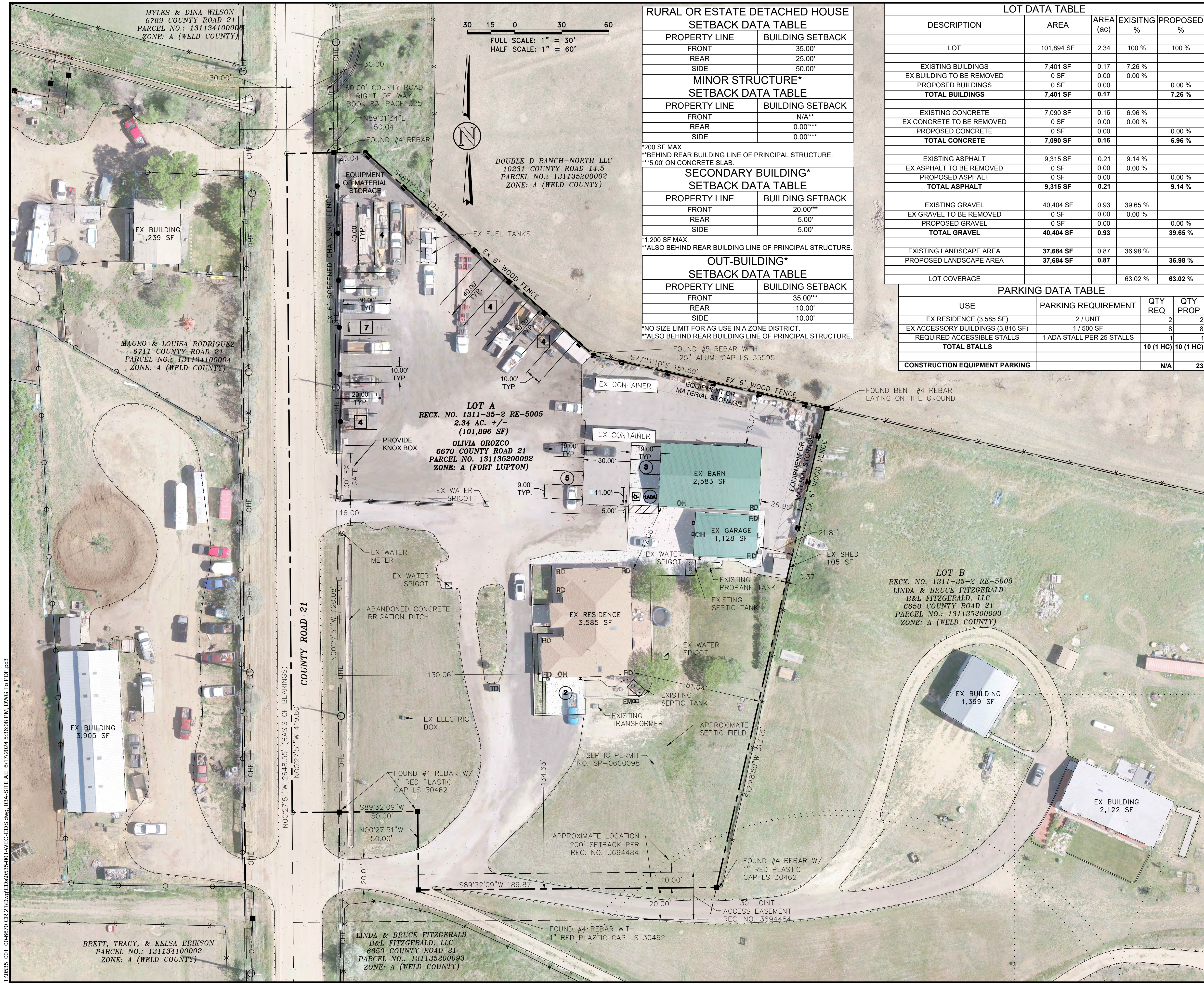
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UTILITY NOTIFICATION
CENTER OF COLORADO

FOR REVIEW

ONLY VALID FOR CONSTRUCTION
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DRAWN BY: CFC
CHECKED BY: CFC
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01-0535.001.00
DOC CON #
0003-SITE
SHEET
03 OF 05

Page 53 of 70

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RURAL OR ESTATE DETACHED HOUSE SETBACK DATA TABLE

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REAR	25.00'
SIDE	50.00'

MINOR STRUCTURE* SETBACK DATA TABLE

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REAR	0.00****
SIDE	0.00****

*200 SF MAX.
**BEHIND REAR BUILDING LINE OF PRINCIPAL STRUCTURE.
***5.00' ON CONCRETE SLAB.

SECONDARY BUILDING* SETBACK DATA TABLE

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REAR	5.00'
SIDE	5.00'

*1,200 SF MAX.
**ALSO BEHIND REAR BUILDING LINE OF PRINCIPAL STRUCTURE.

OUT-BUILDING* SETBACK DATA TABLE

PROPERTY LINE	BUILDING SETBACK
FRONT	35.00**
REAR	10.00'
SIDE	10.00'

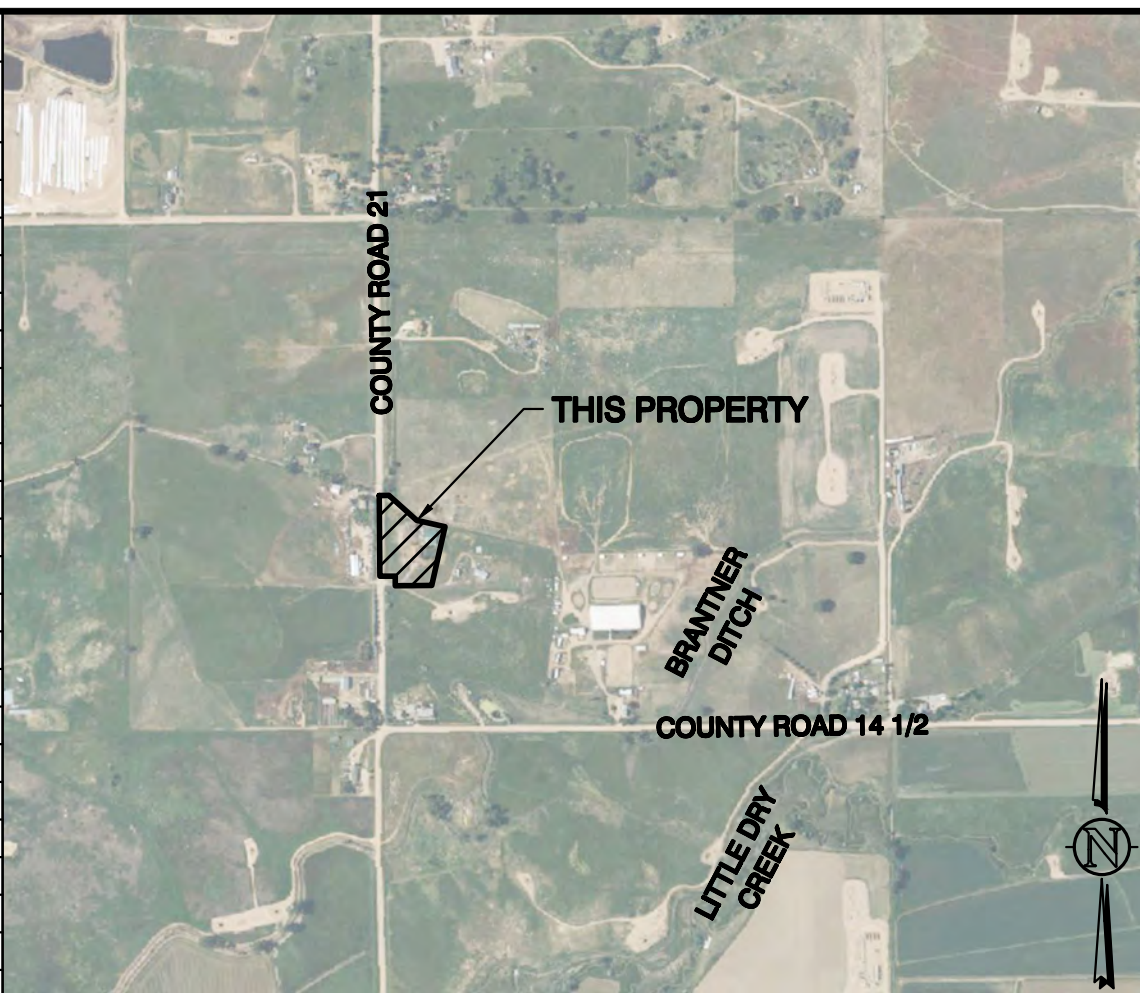
*NO SIZE LIMIT FOR AG USE IN A ZONE DISTRICT.
**ALSO BEHIND REAR BUILDING LINE OF PRINCIPAL STRUCTURE.

LOT DATA TABLE

DESCRIPTION	AREA	AREA (ac)	EXISTING %	PROPOSED %
LOT	101,894 SF	2.34	100 %	100 %
EXISTING BUILDINGS	7,401 SF	0.17	7.26 %	
EX BUILDING TO BE REMOVED	0 SF	0.00	0.00 %	
PROPOSED BUILDINGS	0 SF	0.00		0.00 %
TOTAL BUILDINGS	7,401 SF	0.17	7.26 %	
EXISTING CONCRETE	7,090 SF	0.16	6.96 %	
EX CONCRETE TO BE REMOVED	0 SF	0.00	0.00 %	
PROPOSED CONCRETE	0 SF	0.00		0.00 %
TOTAL CONCRETE	7,090 SF	0.16	6.96 %	
EXISTING ASPHALT	9,315 SF	0.21	9.14 %	
EX ASPHALT TO BE REMOVED	0 SF	0.00	0.00 %	
PROPOSED ASPHALT	0 SF	0.00		0.00 %
TOTAL ASPHALT	9,315 SF	0.21	9.14 %	
EXISTING GRAVEL	40,404 SF	0.93	39.65 %	
EX GRAVEL TO BE REMOVED	0 SF	0.00	0.00 %	
PROPOSED GRAVEL	0 SF	0.00		0.00 %
TOTAL GRAVEL	40,404 SF	0.93	39.65 %	
EXISTING LANDSCAPE AREA	37,684 SF	0.87	36.98 %	
PROPOSED LANDSCAPE AREA	37,684 SF	0.87		36.98 %
LOT COVERAGE			63.02 %	63.02 %

PARKING DATA TABLE

USE	PARKING REQUIREMENT	QTY REQ	QTY PROP
EX RESIDENCE (3,585 SF)	2 / UNIT	2	2
EX ACCESSORY BUILDINGS (3,816 SF)	1 / 500 SF	8	8
REQUIRED ACCESSIBLE STALLS	1 ADA STALL PER 25 STALLS	1	1
TOTAL STALLS		10 (1 HC)	10 (1 HC)
CONSTRUCTION EQUIPMENT PARKING		N/A	23



SITE MAP SCALE 1" = 1,000'
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION

NOTES

THIS PLAN IS INTENDED AS THE SITE PLAN FOR K&B CONSTRUCTIONS.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

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SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

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NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

41 45 DEG BEND	THURST BLOCK TB
41 22.5 DEG BEND	GATE VALVE GV
RESTRAINED PLUG	CURB STOP
RESTRAINED TEE	WATER METER
RESTRAINED CROSS	KNOX BOX
FIRE HYDRANT	MANHOLE
RESTRAINED VALVE	TD TRASH DUMPSTER
UTILITY POLE	OH OVERHEAD DOOR
BUILDING LIGHT	GM GAS METER
TRANSFORMER	EM ELECTRIC METER
ELECTRIC METER	RD ROOF DRAIN
ELECTRIC PANEL	SPILL CURB
TELEPHONE PEDESTAL	PROPERTY CORNER
EX TREES / SHRUBS	AERIAL CONTROL
	PARKING COUNTS
EXISTING LANDSCAPE	PROPOSED LANDSCAPE
EXISTING GRAVEL	PROPOSED GRAVEL
EXISTING CONC	PROPOSED CONC
EXISTING ASPHALT	PROPOSED ASPHALT

LINETYPE LEGEND

SA	SA	LOT / PROPERTY / SECTION LINE
SS	SS	RIGHT OF WAY LINE
WA	WA	EASEMENT
WAS	WAS	SETBACK
FP	FP	TO BE ABANDONED LOT LINE
GA	GA	EXISTING BUILDING, CURB
EL	EL	EDGE OF ASPHALT or GRAVEL RD
T	T	WOOD OR METAL FENCE
		WIRE FENCE
		CHAINLINK FENCE
		POND W/S
		PROPOSED SWALE
		EXISTING DITCH
		EXISTING OVERHEAD ELEC
		EXISTING ELECTRICAL LINE
		EXISTING STORM LINE
		EXISTING SANITARY LINE
		EXISTING WATER LINE
		EXISTING GAS LINE
		EXISTING FIBER OPTIC LINE
		EXISTING TELEPHONE LINE
		PROPOSED SANITARY LINE
		PROPOSED SANITARY SERVICE
		PROPOSED STORM LINE
		PROPOSED WATER LINE
		PROPOSED WATER SERVICE
		PROP. FIRE SERVICE LINE DIP (PRIVATE)
		PROPOSED GAS LINE
		PROPOSED ELECTRIC LINE
		PROPOSED TELEPHONE LINE

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email@westerneci.com
(720) 685-9951
FAX (720) 294-1330

Western Engineering Consultants, Inc. LLC

DATE: 05/19/24
BY: CFC

REVISION: 0
INITIAL RELEASE

MS: 0

K & B CONSTRUCTIONS

CONTACT: OLIVIA BARRERA
6670 COUNTY ROAD 21
FORT LUPTON, CO 80621
K&BCONSTRUCTIONS@GMAIL.COM

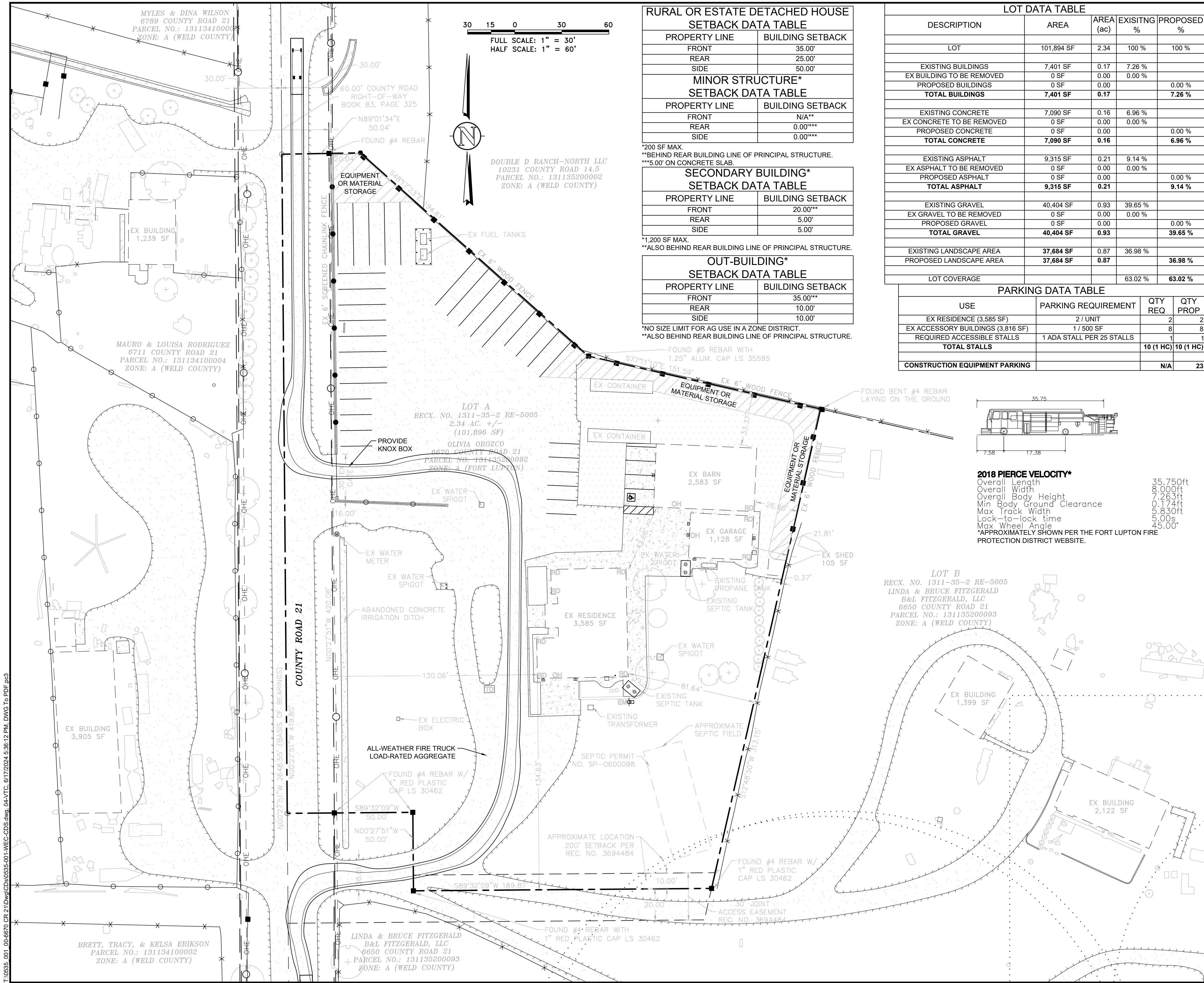
SITE PLAN W/ AERIAL
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ONLY VALID FOR CONSTRUCTION
DRAWING RELEASE DATE: 06/18/24
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO. 01-0535.001.00
DOC CON # 003A-SITE AE
SHEET 3A OF 05

T:\0535_001_00-6670 CR 21.Dwg\CD-0535-001-WEC-CDS.dwg 04-VTC 6/17/2024 5:36:12 PM DWG To PDF.plt



RURAL OR ESTATE DETACHED HOUSE SETBACK DATA TABLE

PROPERTY LINE	BUILDING SETBACK
FRONT	35.00'
REAR	25.00'
SIDE	50.00'

MINOR STRUCTURE* SETBACK DATA TABLE

PROPERTY LINE	BUILDING SETBACK
FRONT	N/A**
REAR	0.00***
SIDE	0.00***

*200 SF MAX.
**BEHIND REAR BUILDING LINE OF PRINCIPAL STRUCTURE.
***5.00' ON CONCRETE SLAB.

SECONDARY BUILDING* SETBACK DATA TABLE

PROPERTY LINE	BUILDING SETBACK
FRONT	20.00**
REAR	5.00'
SIDE	5.00'

*1,200 SF MAX.
**ALSO BEHIND REAR BUILDING LINE OF PRINCIPAL STRUCTURE.

OUT-BUILDING* SETBACK DATA TABLE

PROPERTY LINE	BUILDING SETBACK
FRONT	35.00**
REAR	10.00'
SIDE	10.00'

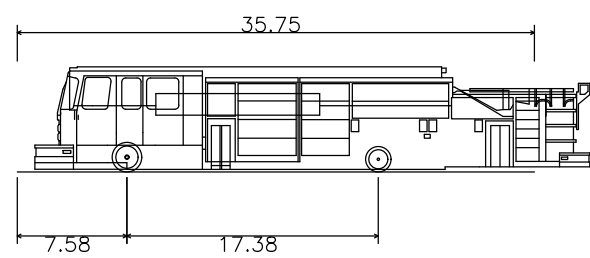
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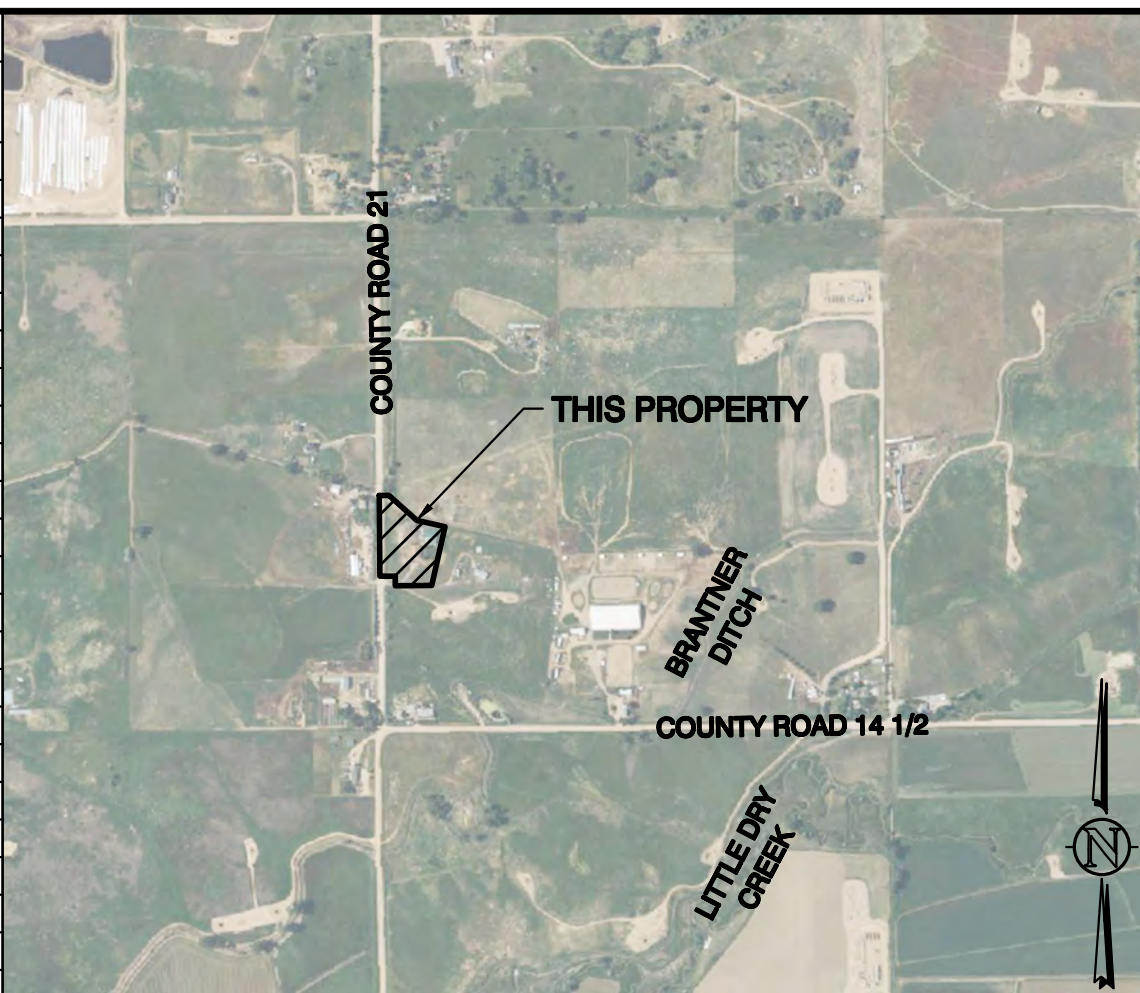
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CONSTRUCTION EQUIPMENT PARKING		N/A	23



2018 PIERCE VELOCITY*

Overall Length 35.750ft
Overall Width 7.580ft
Overall Body Height 17.380ft
Min Body Ground Clearance 7.263ft
Max Track Width 0.174ft
Lock-to-lock time 0.830ft
Max Wheel Angle 45.00°
*APPROXIMATELY SHOWN PER THE FORT LUPTON FIRE PROTECTION DISTRICT WEBSITE.



SITE MAP SCALE 1" = 1,000'
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION

NOTES

THIS PLAN IS INTENDED AS THE VEHICLE TRACKING PLAN - FIRE TRUCK FOR K&B CONSTRUCTIONS.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

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EXISTING CONC	PROPOSED CONC
EXISTING ASPHALT	PROPOSED ASPHALT

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TO BE ABANDONED LOT LINE	EXISTING BUILDING, CURB
EDGE OF ASPHALT OR GRAVEL RD	WOOD OR METAL FENCE
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EXISTING TELEPHONE LINE	PROPOSED SANITARY LINE
PROPOSED SANITARY SERVICE	PROPOSED STORM LINE
PROPOSED WATER LINE	PROPOSED WATER SERVICE
PROP. FIRE SERVICE LINE DIP (PRIVATE)	PROPOSED GAS LINE
PROPOSED ELECTRIC LINE	PROPOSED TELEPHONE LINE

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Western Engineering Consultants, Inc. LLC

DATE: 05/19/24
BY: CFC
REVISION: 0
INITIAL RELEASE

NO. 0
K & B CONSTRUCTIONS

CONTACT: OLIVIA BARRERA OROZCO
6670 COUNTY ROAD 21
FORT LUPTON, CO 80621
K&B CONSTRUCTIONS, LLC
6670 COUNTY ROAD 21
FORT LUPTON, CO 80621

VEHICLE TRACKING - FIRE TRUCK

K & B CONSTRUCTIONS

6670 COUNTY ROAD 21

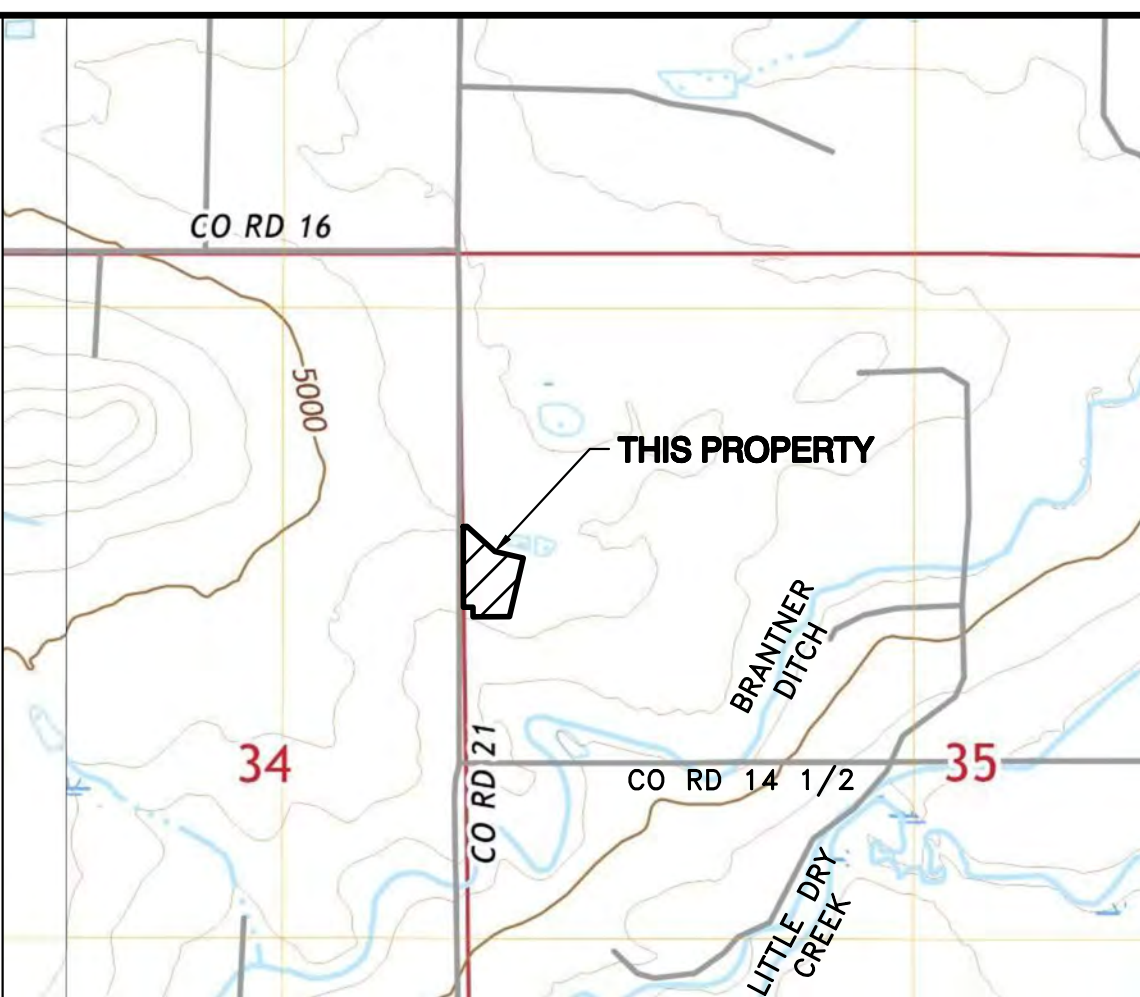
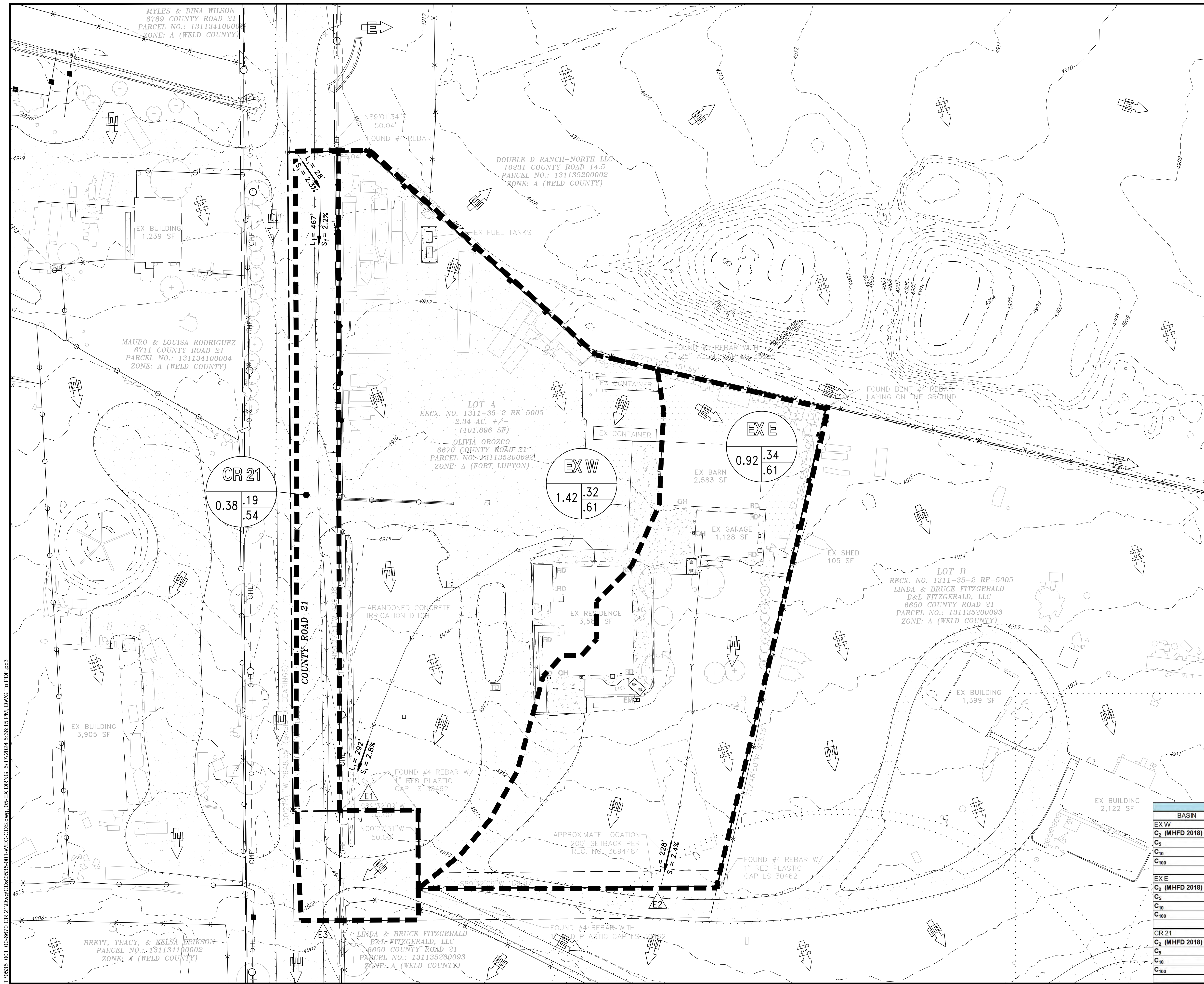
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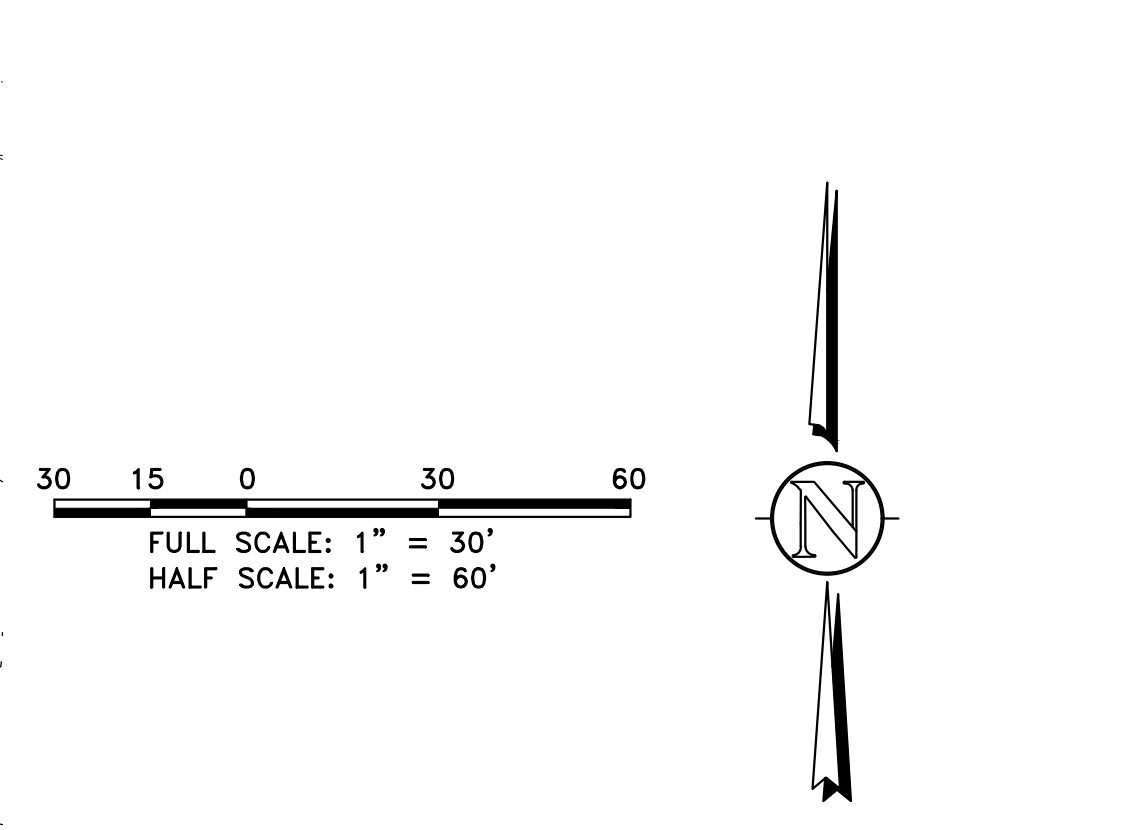
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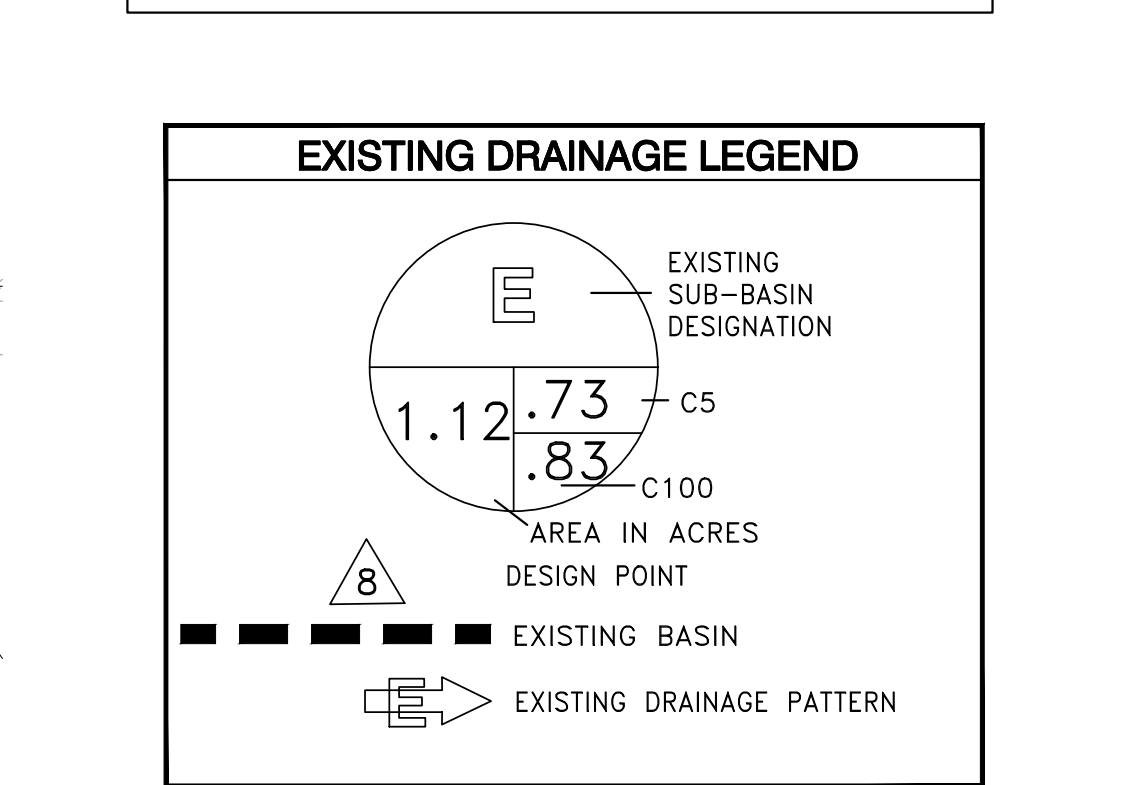
INITIAL PLAN
RELEASE: 06/18/24
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO.
01-0535.001.00
DOC CON #
0004-VTC
SHEET
04 OF 05



VICINITY MAP
NW1/4, S35, T2N, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS



L - INITIAL LENGTH
S - INITIAL SLOPE
L - TRAVEL LENGTH
S - TRAVEL SLOPE
* AVERAGE SLOPE INCLUDES ROOF SLOPE OF 8.33%



Existing Runoff Table - K & B Constructions							
BASIN	Impervious	C-YR	I	A	CIA(YR-existing)	Flow	DESIGN POINT
EX W							
C ₂ (MHFD 2018)	38.71	0.30	2.06	1.42	0.87	cfs	E1
C ₅	38.71	0.32	2.92	1.42	1.32	cfs	
C ₁₀	38.71	0.37	3.46	1.42	1.81	cfs	
C ₁₀₀	38.71	0.61	5.58	1.42	4.81	cfs	
EX E							
C ₂ (MHFD 2018)	40.16	0.33	2.19	0.92	0.66	cfs	E2
C ₅	40.16	0.34	3.11	0.92	0.96	cfs	
C ₁₀	40.16	0.38	3.67	0.92	1.27	cfs	
C ₁₀₀	40.16	0.61	5.93	0.92	3.34	cfs	
CR 21							
C ₂ (MHFD 2018)	23.86	0.17	2.61	0.38	0.17	cfs	E3
C ₅	23.86	0.19	3.71	0.38	0.26	cfs	
C ₁₀	23.86	0.25	4.38	0.38	0.41	cfs	
C ₁₀₀	23.86	0.54	7.07	0.38	1.43	cfs	

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(720) 685-8951
FAX (720) 294-1330

Western Engineering Consultants, Inc. LLC

DATE: 05/19/24
BY: CFC

REVISION: INITIAL RELEASE

NO. 0

K & B CONSTRUCTIONS

CONTACT: OLIVIA BARRERA, PROJECT MANAGER
6670 COUNTY ROAD 21
FORT LUPTON, CO 80621
P: (720) 685-8951
K&BCONSTRUCTIONS@GMAIL.COM

DRAINAGE PLAN

K & B CONSTRUCTIONS

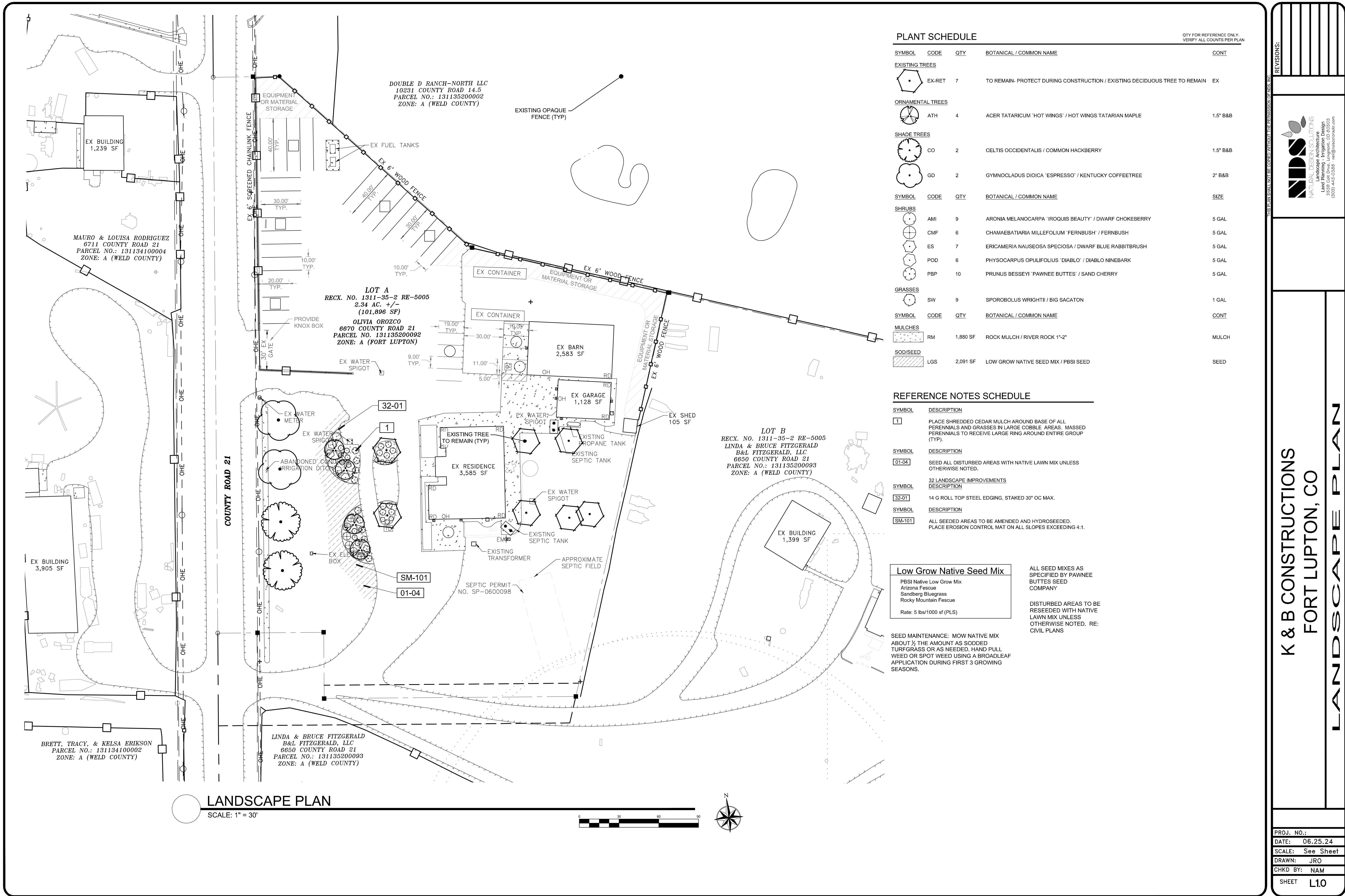
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
EXISTING TREES				
	EX-RET	7	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING DECIDUOUS TREE TO REMAIN	EX
ORNAMENTAL TREES				
	ATH	4	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	1.5" B&B
SHADE TREES				
	CO	2	CELTIS OCCIDENTALIS / COMMON HACKBERRY	1.5" B&B
	GD	2	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	2" B&B
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
	AMI	9	ARONIA MELANOCARPA 'IROQUIS BEAUTY' / DWARF CHOKEBERRY	5 GAL
	CMF	6	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL
	ES	7	ERICAMERIA NAUSEOSA SPECIOSA / DWARF BLUE RABBITBRUSH	5 GAL
	POD	6	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 GAL
	PBP	10	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL
GRASSES				
	SW	9	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
MULCHES				
	RM	1,880 SF	ROCK MULCH / RIVER ROCK 1"-2"	MULCH
SOD/SEED				
	LGS	2,091 SF	LOW GROW NATIVE SEED MIX / PBSI SEED	SEED

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP).
SYMBOL	DESCRIPTION
	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.
SYMBOL	DESCRIPTION
	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.
SYMBOL	DESCRIPTION
	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

Low Grow Native Seed Mix

PBSI Native Low Grow Mix
Arizona Fescue
Sandberg Bluegrass
Rocky Mountain Fescue

Rate: 5 lbs/1000 sf (PLS)

ALL SEED MIXES AS SPECIFIED BY PAWNEE BUTTES SEED COMPANY

DISTURBED AREAS TO BE RESEEDED WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

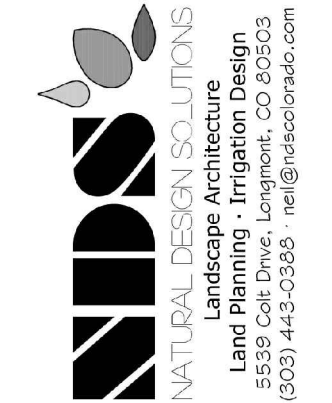
SEED MAINTENANCE: MOW NATIVE MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

K & B CONSTRUCTIONS
FORT LUPTON, CO
LANDSCAPE PLAN

PROJ. NO.:	06.25.24
DATE:	See Sheet
SCALE:	JRO
DRAWN:	NAM
CHKD BY:	L10

REVISIONS:

THIS PLAN SHALL NOT BE COPIED WITHOUT THE PERMISSION OF K&B CONSTRUCTIONS



GENERAL NOTES

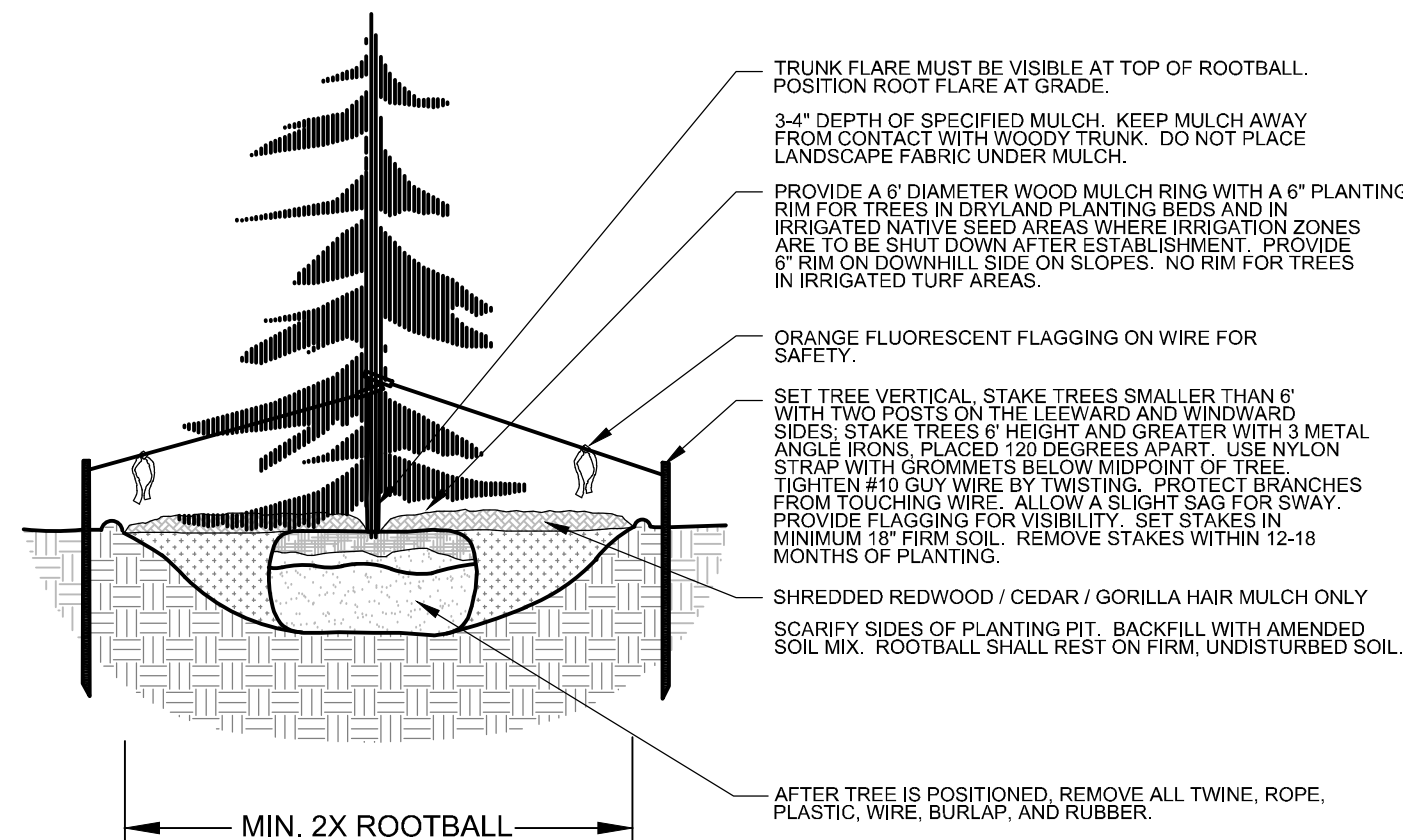
- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S, PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
 - EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
 - GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
A. 1" BELOW CURB FOR ALL SEEDED AREAS.
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
 - CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
 - AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
 - FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ¼"AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
 - MULCH: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/ PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.

NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY.
- FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



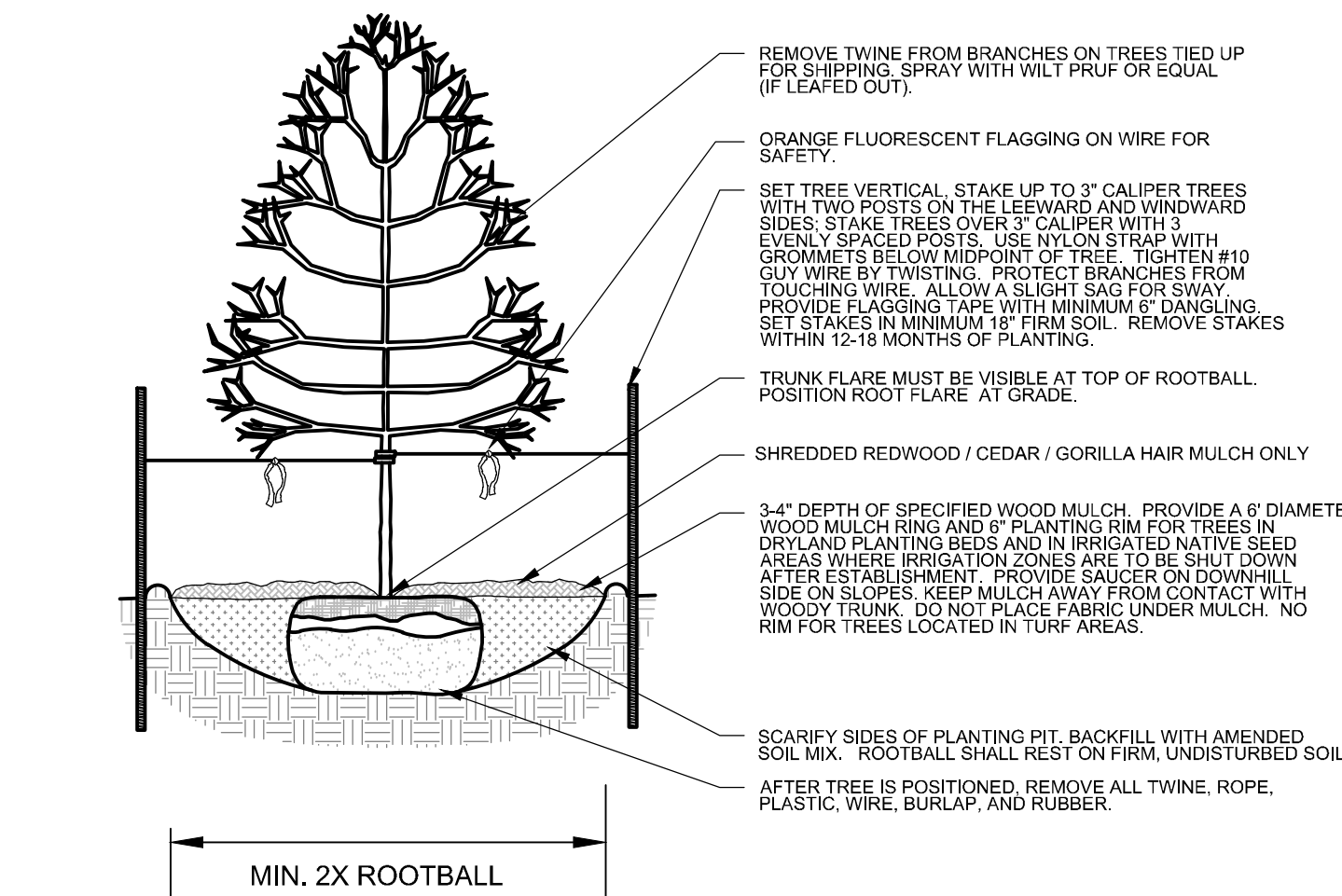
L2.0 EVERGREEN TREE PLANTING DETAIL SECTION NOT TO SCALE

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED. ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

NOTES:

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES. AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



L2.0 DECIDUOUS TREE PLANTING DETAIL SECTION

- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

EXISTING TREES
EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE REMOVED OR DAMAGED.

NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERRECTED AT A HEIGHT OF 3' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6' FROM TRUNK, OR ONE HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.

IRRIGATION NOTES

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

ALL NATIVE SEED AREAS TO BE TEMPORARILY IRRIGATED FOR A PERIOD OF 1 YEAR, OR UNTIL FULLY ESTABLISHED.

EXISTING TREE PROTECTION DIRECTIONS:

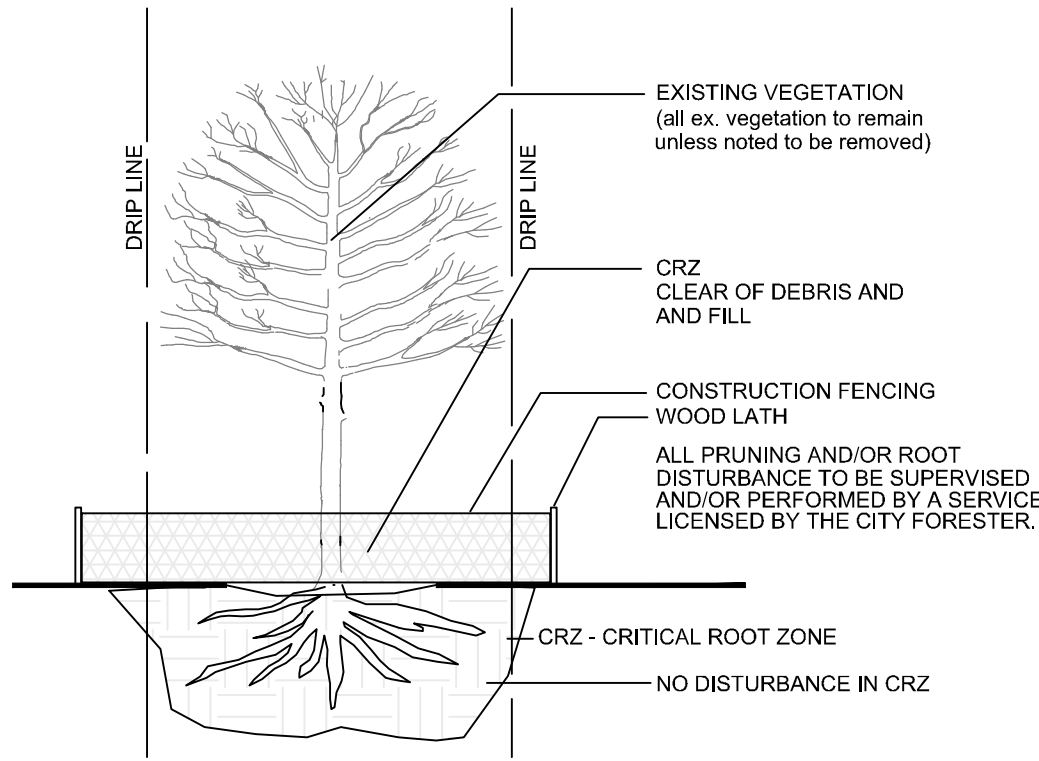
PROTECTIVE FENCING:

FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

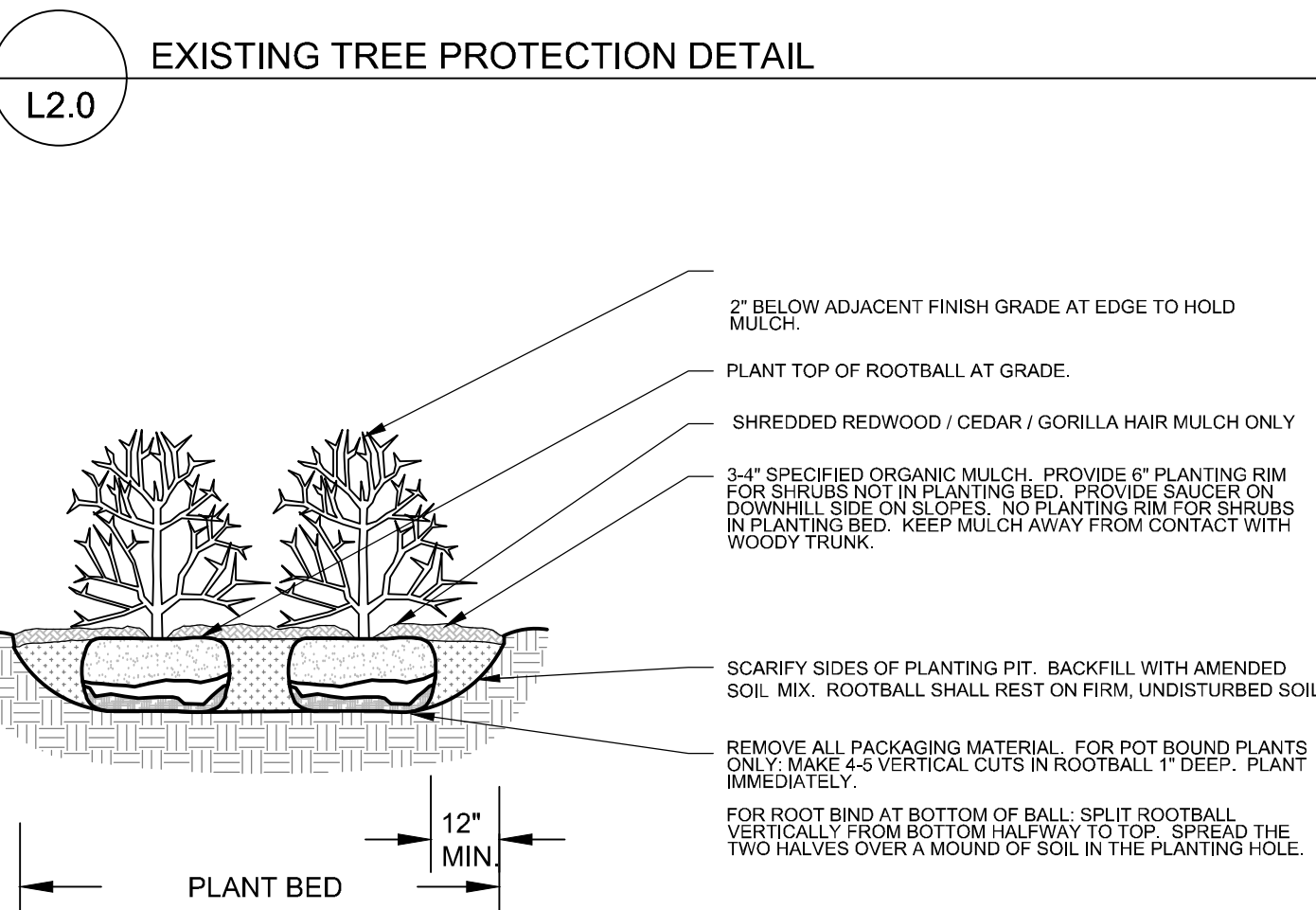
IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:

PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).



Use trees spade to relocate trees. Preserve the rootball and existing roots. Deep water for three months, provide drip irrigation thereafter.



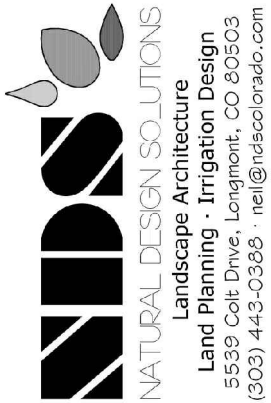
L2.0 SHRUB PLANTING DETAIL SECTION NOT TO SCALE

K & B CONSTRUCTIONS
FORT LUPTON, CO

FINAL LANDSCAPE PLAN DETAILS & NOTES

REVISIONS:

THIS PLAN SHALL NOT BE COPIED WITHOUT THE PERMISSION OF K&B INC.



PROJ. NO.:	
DATE:	06.25.24
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L2.0

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Special Use Permit** referred to as the **K&B Construction SUP** located at **6670 County Road 21** in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the **Planning Commission on Thursday, December 12th, 2024, at 6:00 P.M.**, and before the **City Council on Tuesday, January 7th, 2025, at 6:00 P.M.** or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall is closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning and Building Department at (720) 928-4003.

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

LOT A OF RECORDED EXEMPTION NO. 1311-35-2 RE- 5005, RECORDED MAY 20, 2010 AT RECEPTION NO3694484, BEING A PART OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,

Legal Notice No. FLP1148

First Publication: December 31, 2024

Last Publication: October 31, 2024

Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 27th day of November, 2024**, a true and correct copy of the foregoing Notice of Public Hearings for the **K&B Construction SUP24-003** was sent via United States Mail, postage pre-paid, to the following addresses:

ERICKSON BRETT
6511 COUNTY ROAD 21
FORT LUPTON, CO 806218928

RODRIGUEZ MAURO
6711 COUNTY ROAD 21
FORT LUPTON, CO 806218936

WILSON MYLES
6789 COUNTY ROAD 21
FORT LUPTON, CO 806218936

DOUBLE D RANCH-NORTH LLC
10231 COUNTY ROAD 14 1/2
FORT LUPTON, CO 806218907

FITZGERALD W BRUCE J
PO BOX 911
FORT LUPTON, CO 806210911

Zachary Mettler, Planner 1

City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

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Further information is available through the City Planning and Building Department at (720) 928-4003.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: **K&B Construction Special Use Permit**

ALL INTERESTED PERSONS MAY ATTEND

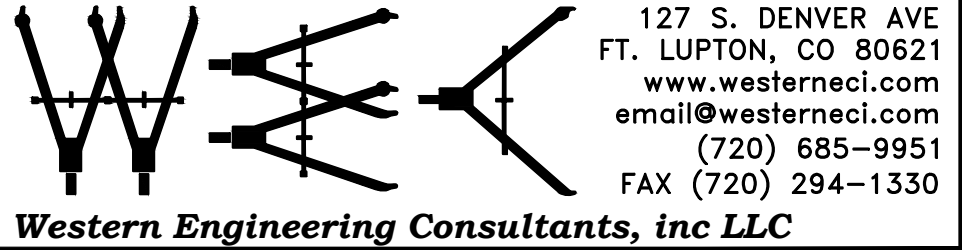
LEGAL DESCRIPTION

6670 COUNTY ROAD 21

FORT LUPTON, Co. 80621

Lot A of Recorded exemption No. 1211-35-2 RE-5005, Recorded May 20, 2010 at Reception No. 3694484, being part of the Northwest ¼ of section 35, Township 2 North, Range 67 West of 6th P.M.,

County of Weld, State of Colorado



Sign Posting Affidavit

K&B Construction

Project No. SUP24-003



Facing: County Road 21

I, Olivia Orozco Barrera hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 20 day of November, 2024.

Olivia Orozco

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Olivia Orozco, this 4th day of December, 2024. Witness my hand and seal.

My commission expires Jan - 22 - 2028.

Kimberly Merino

Notary Public

KIMBERLY MERINO ESPINOZA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244003010
MY COMMISSION EXPIRES JANUARY 22, 2028



FROM: Zachary Mettler, Planner 1

DATE: 07/12/2024

PROJECT: K&B Construction SUP
Project No. SUP24-003**INTERNAL DISTRIBUTION:**

- | | | |
|--|---|---|
| ☐ Buildings/Grounds Manager | ☒ City Attorney | ☒ Police Chief |
| ☒ City Administrator | ☐ City Clerk | ☒ Public Works Director |
| ☒ Building Inspector | ☐ Recreation Manager | ☐ Golf Course Manager |
| ☐ OMI | ☒ GIS Specialist | ☐ Finance Director |
| ☒ Economic Development Manager | ☒ Development Review Engineer | |

OUTSIDE DISTRIBUTION:

- | | |
|---|---|
| ☒ Fort Lupton Fire Protection District | ☒ Weld County Public Works |
| ☐ CDOT | ☐ Weld County School District RE-8 |
| ☐ Colorado DRMS | ☐ Weld County GIS |
| ☐ Colorado Parks and Wildlife | ☐ NCWCD |
| ☐ Division of Water Resources | ☐ Fulton Ditch Company |
| ☐ Army Corp of Engineers | ☐ Platteville Ditch Company |
| ☒ United Power | ☐ Western Midstream |
| ☒ Comcast | ☐ City of Brighton |
| ☒ CenturyLink | ☐ Town of Frederick |
| ☒ Xcel Energy | ☐ Town of Platteville |
| ☒ Hyper Fiber | ☐ City of Dacono |
| ☒ Postmaster | ☐ Town of Firestone |
| ☒ Weld County Department of Planning | ☐ State Geologist |
| ☒ Weld County Dept. of Public Health & Env. | ☒ Other: Central Weld County Water District |

If you have comments, please respond by: **08/05/2024**Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.

A non-response to this referral may be considered a favorable response.

AGENCY: Safebuilt Inc SIGNATURE: _____ DATE: **08/02/2024**COMMENTS: Fence needs to be properly permitted. No
additional concerns.

Zachary Mettler

From: William Carnes
Sent: Monday, July 15, 2024 10:23 AM
To: Zachary Mettler
Subject: RE: Referral Response Request: 6670 County Road 21 Special Use Permit (SUP24-003)

No concerns noted from the application.

From: Zachary Mettler <ZMettler@Fortluptonco.gov>
Sent: Friday, July 12, 2024 4:59 PM
Cc: Zachary Mettler <ZMettler@Fortluptonco.gov>; PlanningDept <PlanningDept@Fortluptonco.gov>
Subject: Referral Response Request: 6670 County Road 21 Special Use Permit (SUP24-003)

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a **Special Use Permit** being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortluptonco.gov/DocumentCenter/Index/894>

Any comments you consider relevant to this request would be appreciated. Please reply by **August 5th**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed a favorable response to the Planning & Building Department.

Your time in this matter is greatly appreciated!



Zachary Mettler
Planner I

Main 303.857.6694 | **Direct** (720) 466-6128
Mobile (303) 304-4498 | **Fax** (303) 857-0351
ZMettler@Fortluptonco.gov
1200 Dexter St Unit W13, Fort Lupton, CO 80621

The information transmitted is intended only for the person or entity to which it is addressed and may contain CONFIDENTIAL material. If you receive this information in error, please delete or destroy the information.



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Todd Hodges
Beyza Kirmizi
Magaly Morales-Tejada
Sean McDermott
Zachary Mettler

From: David Rausch

Date: July 15, 2024

Subject: K&B Constructions
Special Use Permit

Public Works has reviewed the submitted preapplication information for the above referenced development project with the following comments for inclusion with the Annexation and Site Plan submittal.

1. Annexation Map

- a. CR 21 has 60' of ROW in place. A ROW Reservation of 7.5-feet should be annotated along the adjacent property lines. Future CR 21 ROW is 85-feet centered on the section line, half of which will be on this property. The existing fence can remain until such time as the traffic counts require the expansion of the roadway.

b. Roadway - Chapter 6

- i. The ultimate street section for CR 21 is a rural collector.

2. Utilities

- a. **This parcel is served by Central Weld County**



FROM: Zachary Mettler, Planner 1
 DATE: 07/12/2024
 PROJECT: K&B Construction SUP
 Project No. SUP24-003

INTERNAL DISTRIBUTION:

- | | | |
|--|---|---|
| ☐ Buildings/Grounds Manager | ☒ City Attorney | ☒ Police Chief |
| ☒ City Administrator | ☐ City Clerk | ☒ Public Works Director |
| ☒ Building Inspector | ☐ Recreation Manager | ☐ Golf Course Manager |
| ☐ OMI | ☒ GIS Specialist | ☐ Finance Director |
| ☒ Economic Development Manager | ☒ Development Review Engineer | |

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- | | |
|---|---|
| ☒ Fort Lupton Fire Protection District | ☒ Weld County Public Works |
| ☐ CDOT | ☐ Weld County School District RE-8 |
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| ☐ Army Corp of Engineers | ☐ Platteville Ditch Company |
| ☒ United Power | ☐ Western Midstream |
| ☒ Comcast | ☐ City of Brighton |
| ☒ CenturyLink | ☐ Town of Frederick |
| ☒ Xcel Energy | ☐ Town of Platteville |
| ☒ Hyper Fiber | ☐ City of Dacono |
| ☒ Postmaster | ☐ Town of Firestone |
| ☒ Weld County Department of Planning | ☐ State Geologist |
| ☒ Weld County Dept. of Public Health & Env. | ☒ Other: Central Weld County Water District |

If you have comments, please respond by: **08/05/2024**

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.
 A non-response to this referral may be considered a favorable response.

AGENCY: WCDPHE__SIGNATURE: Lauren Light DATE: 7 / 16 / 24

COMMENTS: **Provide restroom facility for customers. Portable toilet would be acceptable per EH policy**



DEPARTMENT OF PLANNING SERVICES

1402 N. 17th Ave

Greeley, CO 80631

Website: www.weld.gov

Email: jflesher@weld.gov

Phone: (970) 400-3552

Fax: (970) 304-6498

Via email to <ZMettler@Fortluptonco.gov>

March 19, 2024

Zachary Mettler
City of Fort Lupton
1200 Dexter St Unit W13
Fort Lupton, CO 80621

Subject: SUP24-003 referral

Dear Mr. Mettler:

The Weld County Departments of Planning Services and Public Works have reviewed this proposal and submit the following comments for your consideration.

1. Any work performed outside of the boundaries of the town in Weld County right-of-way will require a Right-of-Way Permit from the Weld County Public Works Department.
2. We feel the proposed development needs to address water quality control from stormwater runoff from the site. As stated in the Mile High Flood District's Criteria Manual Volume 3, "areas where vehicles are...stored/parked can be pollutant hot spots that can result in hydrocarbons, trace metals, and other pollutants being transported in stormwater runoff". To protect properties downstream of the subject parcel, the applicant should provide control measures that ensure oils, greases, hydrocarbons, trace metals, and other pollutants are prevented from leaving the site. Attached please find more detailed information from the Manual.

Thank you for the opportunity to comment on this proposal. Weld County respectfully reserves the right to make further comment on information or issues as they are discovered.

Sincerely,

Jim Flesher, AICP
Long-Range Planner
Weld County

Description

Areas where vehicles are fueled, maintained, and stored/parked can be pollutant "hot spots" that can result in hydrocarbons, trace metals, and other pollutants being transported in stormwater runoff. Proper fueling operations, storage of automotive fluids and effective spill cleanup procedures can help reduce contamination of stormwater runoff from vehicle maintenance and fueling facilities.

Fuel-related spills can occur due to inattention during fueling or "topping off" fuel tanks. Common activities at commercial, industrial and municipal maintenance shops include parts cleaning, vehicle fluid replacement, and equipment replacement and repair. Some of the wastes generated at automobile maintenance facilities include solvents (degreasers, paint thinners, etc.), antifreeze, brake fluid and brake pad dust, battery acid, motor oil, fuel, and lubricating grease. Fleet storage areas and customer and employee parking can also be a source of vehicle-related contamination from leaks, antifreeze spills, etc.



Photograph VF-1. Use drip pans to collect leaks from vehicles until repairs can be completed. Photo courtesy of Tom Gore.

These BMP guidelines are applicable to vehicle maintenance, fueling, fleet storage and parking facilities. Be aware that washing vehicles and equipment outdoors or in areas where wash water flows onto the ground can pollute stormwater. Vehicle wash water is considered process wastewater that should not be discharged to the storm sewer system. Consult state and federal discharge permit requirements for proper disposal of vehicle washwater, which is typically accomplished through discharge to the sanitary sewer system.

Practice Guidelines¹

- Install berms or other measures to contain spills and prevent work surface runoff from entering storm drains.
- Structural stormwater BMPs in vehicle hotspot areas require routine cleanout of oil and grease, sometimes monthly or more frequently. During periods of heavy rainfall, cleanout is required more often to ensure that pollutants are not washed through the trap. Sediment removal is also required on a regular basis to keep the BMP working efficiently.

Vehicle Fueling

- Designated fueling areas should be designed to prevent stormwater runoff and spills. For example, fuel-dispensing areas should be paved with concrete or an equivalent impervious surface, with an adequate slope to prevent ponding, and separated from the rest of the site by a grade break or berm that prevents run-on of stormwater.
- Fuel dispensing areas should be covered. The cover's minimum dimensions must be equal to or greater than the area within the grade break or the fuel dispensing area so that the fueling area is completely covered. It may be necessary to install and maintain an oil capture device in catch basins that have the potential to receive runoff from the fueling area.



FROM: Zachary Mettler, Planner 1

DATE: 07/12/2024

PROJECT: K&B Construction SUP
Project No. SUP24-003

Tap 1967

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If you have comments, please respond by: **08/05/2024**Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.

A non-response to this referral may be considered a favorable response.

AGENCY: Central Weld County Water District **SIGNATURE:** Digitally signed by Kathy Naibauer
Date: 2024.08.01 16:34:42 -06'00' **DATE:** 8/1/24

COMMENTS: No conflict, a backflow survey will be completed by the District
to determine if additional backflow protection is required.