



PLANNING COMMISSION

Mike Simone, Chairperson
Paul Witmer, Vice-Chairperson

Kathy Kvasnicka
Shannon Rhoda
Karina Gonzalez

Jimmy Dominguez
Shannon Wiens
Ashley Greene

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, July 24, 2025

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 June 12, 2025, 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 P2025-008 Fort Lupton City Hall Site Plan

Discussion Items

Future Business

- a. The next meeting is scheduled for August 14, 2025

Adjourn

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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
June 12, 2025

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, June 12, 2025.

Chair Mike Simone called the meeting to order at 6:01 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Vice-Chair Paul Witmer, Commissioners Kathy Kvasnicka, Jimmy Dominguez, Karina Gonzalez and Ashley Greene. Commissioner Shannon Wiens joined online via GoTo.

City Staff Present: Planning Director Todd Hodges, Planner Magaly Morales and Planning Administrative Assistant Beyza Kirmizi. Planner Sean McDermott and City Engineer David Rausch joined online via GoTo.

APPROVAL OF AGENDA

Vice-Chair Witmer moved to approve the agenda, Commissioner Kvasnicka seconded.

CONSENT AGENDA

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

PUBLIC COMMENT

There were no public comments.

DISCUSSION ITEMS

High Pointe Hills Concept Plan

Planner Sean McDermott 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.

The site is south and adjacent to Highway 52 and east of County Road 31. The applicant has submitted a proposed concept plan that includes a variety of single family and multi-family housing types, totaling 668 units, and commercial development along highway 52. The site is approximately 182.000 acres in size and zoned agriculture. He explained that a change of zone would be required at a future submittal, based on the proposed lot types, which will include single-family lots with a variety of product types, as well as apartment units. A park and commercial development are also proposed and would require appropriate zoning in the future. An initial concept plan was reviewed for this property when it was annexed in 2023 with initial Agricultural zoning. There are no notification requirements associated with a concept plan.

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The comprehensive plan designates this area as commercial transition and agricultural & rural residential which would align with the commercial tracts along HWY 52 but not directly with the proposed housing types. A comprehensive plan amendment will likely be required with future preliminary plat submittal. The variety of the housing types and corresponding open spaces create housing and open space diversity that staff feels is in line with the overall goals of the Comprehensive Plan.

JR Osborne, the applicant and property owner, was in attendance to provide a presentation. He explained that the offsite costs associated with their initial concept plan rendered the project financially unfeasible, which is why it was previously put on hold. He stated that they have been working on a revised concept plan that is more suitable for the area and offers a viable financial return. The proposed subdivision includes a variety of lot sizes with different housing types, open space on the eastern side of the site, a centrally located park, and a trail along the eastern edge. The applicant brought the concept plan to the Planning Commission to receive feedback and to see if a change of zone would be supported.

Kristin Turner with TB Group was also in attendance to present the conceptual site plan. She noted that the street layout and open/park spaces remain consistent with the initial concept plan, but that they revised the lot sizes to provide greater variety. The plan proposes the highest density along the northern portion of the site adjacent to Highway 52, transitioning to lower density toward the south. The goal is to offer a range of housing types and densities to provide varied price points and attract a diverse population. She also noted that the trail would provide great connectivity to adjacent neighborhoods, and that the extension of infrastructure and utilities would benefit the city. Offsite improvements—including sewer, water expansion, and road lanes—are planned to extend approximately one mile beyond the property.

Conceptual elevations were presented, displaying various color schemes, porch designs, and alley-loaded housing types to illustrate the range of proposed products. Preliminary visuals of the apartment buildings were also shared, which are anticipated to be three-story structures.

Chair Simone opened up for commissioner comments.

Commissioners discussed:

- Estimated start of the first phase
- Amenities the club house would be providing
- Potential traffic light at the Highway 52 intersection
- Pavement of County Road 12
- Landscaping along Highway 52
- Length of the trail
- Limitations of the proposed zoning districts in the future
- Parking spaces
- Whether the neighborhood park was open to the public
- Management of the apartment buildings
- Possibility of a sidewalk along Highway 52
- Trail connectivity to County Road 12
- Potential to mix residential and commercial uses within the commercial-designated areas in the concept plan

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- Type of anticipated commercial
- Whether townhomes are proposed
- Anticipated price point
- Communication with builders regarding this concept

JR Osborne responded to Commissioner Greene's question regarding the anticipated start of the first phase. He explained that they are planning to begin work on the preliminary plat in approximately one year. They anticipate submitting the preliminary plat, change of zone, and metro district applications simultaneously. He also addressed the question about a traffic light on Highway 52, noting that while one is not currently required, increasing development will eventually necessitate it.

Planning Director Todd Hodges addressed the question about zoning limitations. He explained that the site would include different residential zoning districts (R-2 and R-3), and that the commercial areas would most likely be zoned C-1.

Chair Simone asked whether the project could be classified as a Planned Unit Development (PUD).

Todd Hodges responded by explaining that the City's new code no longer uses PUD as a zoning district. Instead, it requires that each zoning district within a larger project meet its own set of design standards and requirements to ensure clarity and consistency.

JR Osborne addressed Commissioner Dominguez's request for a sidewalk along Highway 52. He expressed understanding of the importance but noted that it would be a significant expense. However, he indicated they are open to discussing it as the project moves forward.

JR Osborne also responded to Commissioner Kvansicka's question about the potential for mixing residential and commercial uses within the proposed commercial area. He said they are open to that discussion. Todd Hodges added that the City can work with the applicant to ensure the zoning code is properly met. Kristin Turner noted that Highway 52 is a key corridor, and that careful consideration is needed regarding the placement of commercial uses, as overabundance can reduce their overall value.

Planning Commission and Board of Adjustment Training

Planning Director Todd Hodges explained that members of the Planning Commission also serve as members of the Board of Adjustment (BOA), and therefore act as the ultimate decision-makers when applicants apply for a variance or file an appeal. He emphasized the importance of evaluating each case individually and considering all information provided, even if a proposal does not meet every requirement of the code.

Planner Magaly Morales continued the training and explained that the BOA has the authority to grant variances when strict application of regulations would create an undue hardship on the reasonable use of a property. The Board also has the authority to hear and decide appeals when an error is alleged in the interpretation or enforcement of the zoning code. She clarified that variances allow exceptions to zoning regulations only when strict enforcement would cause undue hardship, and they apply solely to design, dimensional, and site development standards. She noted that approval of a variance requires a minimum

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of four affirmative votes from Board members. Planner Morales also reviewed the criteria that a variance request must meet, including ensuring that the deviation is the minimum necessary to alleviate the hardship while maintaining the intent of the zoning code. The hardship must be specific to the property and the owner, and the variance must not cause harm to neighbors or the general public, nor disrupt the character of the neighborhood.

Commissioner Greene asked whether HOA rules are affected by variances.

Todd Hodges responded by clarifying that the City does not enforce HOA rules and cannot grant variances that would conflict with HOA restrictions.

Planner Morales continued the presentation with an overview of the appeals process. She explained that any aggrieved party who is directly and materially affected by a zoning decision may file an appeal with the BOA. Appeals must be filed with the City Clerk within 30 days of the date the decision was made. The Board presumes that the official's decision is correct, which places the burden of proof on the appellant. The Board has the authority to affirm, reverse, or modify the decision.

Chair Simone asked how it would work if a member of the Board were to file a variance or an appeal.

Todd Hodges responded that in such a case, it would be best to consult the City Attorney for guidance.

FUTURE BUSINESS

There is no Planning Commission meeting scheduled for June 26th, 2025, but there is a Board of Adjustment meeting planned for this day.

ADJOURNMENT

Commissioner Kvasnicka moved to adjourn the meeting. Vice-Chair Witmer seconded.
Chair Simone moved to adjourn the meeting at 7:57 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

RESOLUTION NO. P2025-008

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE FORT LUPTON CITY HALL SITE PLAN LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 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 meeting on July 24, 2025, for the purpose of reviewing the Fort Lupton City Hall Site Plan application for a site plan for a new city hall administrative building; 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 meeting have been met including posting of the meeting on the site 15 days prior to the public meeting;

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 Fort Lupton City Hall Site Plan, conditional upon the following:

1. Prior to recording the site plan map:
 - a. Applicant shall adequately address redlines from Planning.
 - b. Applicant shall adequately address comments from Public Works.
 - c. Applicant shall adequately address comments from the FLFPD.
 - d. Applicant shall adequately address comments from United Power.
 - e. Applicant shall acknowledge comments from Xcel.
2. Prior to issuance of a Certificate of Occupancy:
 - a. The Site Plan shall be submitted to the Planning Department for signatures and recording with the Weld County Clerk and Recorder.

DONE THIS 24th DAY OF JULY, 2025, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**FORT LUPTON CITY HALL SITE PLAN
STAFF REPORT
PROJECT NO. SPR25-002**

PROJECT DESCRIPTION

Project No.: SPR25-002

Project Name: Fort Lupton City Hall Site Plan

Owner: City of Fort Lupton, c/o Chris Cross, City Administrator

Representative: Casey Roberts & Kevin Small, Clark & Enersen

Location of Request:

The site is Lot 1 Block 1 of the Amended Plat of the Meadowlark Village PUD and is located east and adjacent to College Ave and south and adjacent to 9th St. It is located in a portion of the Northeast Quarter of Section 4, Township 1 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 a new city hall administrative building.

Site Size: The site is 15.248 acres more or less.

Zone District: PUD Planned Unit Development

Proposed Use: New Fort Lupton City Hall on west portion of lot

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 July 9, 2025.

SUMMARY OF PREVIOUS APPLICATIONS

With previous applications dating back at least 40 years, the following is a summary of recent applications on the subject property. In 2006, a residential subdivision was approved under the name Meadowlark Village PUD. However, this subdivision was never built. In 2009, an amended PUD plat was approved to create a single lot. In 2019, the City bought the property.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the "PUD" Planned Unit Development Zone District. The PUD was previously intended for a residential subdivision but was amended to single lot for a proposed institutional use that didn't eventually locate in the City of Fort Lupton. The Fort Lupton City Hall fits this intended use. Staff is still looking into a potential civic zone district at a future date, which would be intended for this city hall use along with other city-owned properties and/or civic uses.

The applicant is working with staff to satisfy the requirements set forth in current Development Code regarding design standards and all guidelines



for landscaping and site design. The conditions on the proposed resolution address all outstanding remaining items.

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 PUD was previously intended for a residential subdivision but was amended to single lot for a proposed institutional use that didn't eventually locate in the City of Fort Lupton. The Fort Lupton City Hall fits this intended use. See information on the Comprehensive Plan below. 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 and Planning staff 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 applicant is working with Planning staff to ensure the criteria of the Development Code are met for landscaping and site design, with an emphasis on utilizing waterwise plantings.

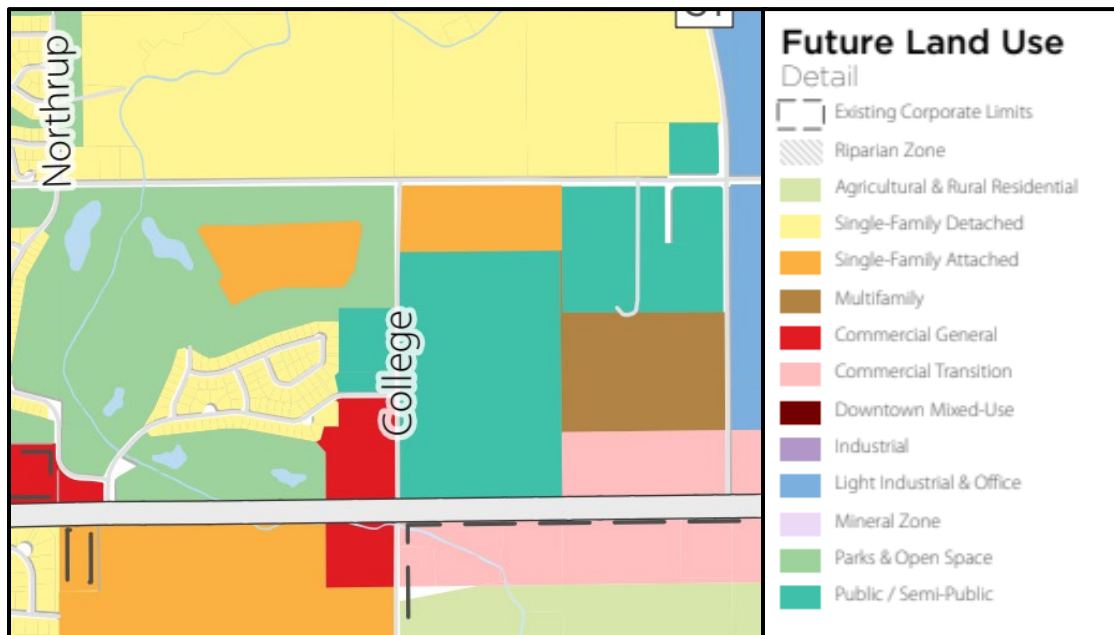
4. Building Design.

- 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 applicant is working with staff to ensure all building design criteria in the current development code are met.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area for Single-Family Attached land uses, in line with the original subdivision PUD. However, the PUD was amended to be in line with institutional uses in 2009 and with surrounding Public/Semi-Public land uses and its location, the site was selected as an appropriate location for the City to purchase for utilization of a new City Hall. With the Comprehensive Plan update underway, staff anticipates this future land use changing in line with the Public/Semi-Public land use or the most applicable future land use based on the updated land use designations.



REFERRALS

Referrals were provided to the list below. All comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/959>.

City Attorney	Police Chief	City Administrator
Public Works Director	Building Inspector	Recreation Manager
GIS Specialist	Economic Development Manager	Development Review Engineer
Fort Lupton Fire Protection District	CDOT	United Power
Comcast	CenturyLink	Xcel Energy
Hyper Fiber	Intrepid Fiber	Postmaster
Weld County Dept of Public Health & Environment	Weld County School District RE-8	NCWCD
Fulton Ditch Company	Buildings/Grounds Manager	Golf Course Manager
Finance Director		

STAFF RECOMMENDATION

Staff recommends conditional approval of Fort Lupton City Hall Site Plan. The recommended conditions include remaining items to be addressed to finalize the site plan. All conditions are listed in the proposed Resolution included in the Planning Commission packet.

Additional documents, including referral responses and the applicant's full submittal packet, are available for review at: <https://www.fortluptonco.gov/DocumentCenter/Index/959>.

City of Fort Lupton – City Hall Building
Administrative Site Plan Narrative
4/25/2025
CE No.: 431-003-24

Table of Contents:

- 1. Architecture Narrative**
- 2. Interior Design Narrative**
- 3. Civil Narrative**
- 4. Landscape Narrative**
- 5. Structural Narrative**
- 6. Mechanical Narrative**
- 7. Electrical Narrative**
- 8. Low Voltage Technology Narrative**
- 9. Appendix 1 – Program list**
- 10. Appendix 2: Floor plan**

ARCHITECTURE:

OVERALL PROJECT PROGRAM

BUILDING AREA

- Programed Area: 18,041 SF
- Design Area: 19,664 SF

DEPARTMENTS:

1. Finance
2. Planning
3. Engineering – Public works Inspections
4. City Council
5. Information Services
6. Human Resources
7. Executive Team
8. Auxiliary / Shared Spaces

CURRENT BUILDING CODES:

2018 International Building Code
2018 International Residential Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Fuel Gas Code
2018 International Property Maintenance Code
2018 International Existing Building Code
2018 International Energy Conservation Code
2018 International Fire Code
2018 International Swimming Pool and Spa Code
2023 National Electrical Code (State Mandated)

DESIGN OPTIONS

Throughout the design process, several variations on building layout were considered but the final layout is based on the program provided in the previous submittal.

EXTERIOR MATERIALS

The exterior materials of the New Fort Lupton City Hall are still being developed. It is assumed that 30% percent of the envelope will have storefront glazing systems. This system basis of design is either a 4 ½" SSG system or a 6" SSG system depending on design constraints. The wall assemblies will be made up of steel stud framing filled with R-19 batt insulation, with 5/8" Gyp. sheathing, A fluid applied Air and Vapor

barrier, R-7.5 min. rigid insulation, air gap and exterior material. The base exterior material is to be decided from stone, brick and a precast product, like a burnished block or locally made block. The Upper material basis of design is to be a fluted panel of some type that will have concealed fasteners.

Exterior Design - Roof Membrane System

TPO Membrane Roofing System, 60-mil thick. Adhesively attached system over cover board.

- 30-year warranty inclusive of insulation
- Minimum R-30 insulation value achieved by sloping polyisocyanurate insulation a minimum of 1/4" per foot Minimum of 5" thick insulation cover at roof drains.
- Provide coverboard and vapor barrier over metal deck before insulation is installed.
- All exposed roof assemblies shall be white in color for a minimum solar reflectance (SRI) of 94.

Interior Design - Interior Finishes Narrative

Level 1: Council Chambers

- **Flooring:** Carpet, LVT, wall base (resilient/wood)
- **Walls:** Paint, wood paneling, acoustic wall panels
- **Ceiling:** High-NRC ceiling tiles, GPDW, wood ceiling elements, acoustic baffles
- **Accessories:** Art, dimensional signage

Level 1: Lobby/Council Pre-function

- **Flooring:** Terrazzo, sealed concrete, LVT, wall base (Resilient/Wood)
- **Walls:** Paint, wood paneling, wallcoverings
- **Ceiling:** GPDW, high-NRC ceiling tiles, wood ceiling elements, acoustic baffles
- **Accessories:** Art, dimensional signage, vinyl graphics

Level 1: Large Conference Rooms

- **Flooring:** Carpet, wall base (resilient/wood)
- **Walls:** Paint. Wood paneling, acoustic wall panels, wallcoverings
- **Ceiling:** Acoustic ceiling tiles, GPDW, wood ceiling elements
- **Accessories:** Magnetic glass markerboards, vinyl graphics

Level 1: Medium Conference Rooms, Shared Workroom

- **Flooring:** LVT, Carpet tile
- **Walls:** Paint, wallcoverings
- **Ceiling:** Acoustic ceiling tiles, GPDW

Level 1: Restrooms

- **Flooring:** Porcelain tile, tile wall base
- **Walls:** Porcelain/Ceramic wall tile, paint
- **Ceiling:** GPDW
- **Accessories:** Toilet room accessories

Level 1: Open Office, IS Workspace

- **Flooring:** Carpet, LVT, wall base (resilient/wood)
- **Walls:** paint, wallcoverings, acoustic wall panels
- **Ceiling:** GPDW
- **Accessories:** Magnetic glass markerboards, vinyl graphics

Level 1: Executive Private Office

- **Flooring:** Carpet, wall base (resilient/wood)
- **Walls:** paint, wallcoverings, wood paneling
- **Ceiling:** GPDW, acoustic ceiling tiles, wood ceiling elements
- **Accessories:** Magnetic glass markerboards

Level 1: Large Private Offices

- **Flooring:** Carpet, wall base (resilient/wood)
- **Walls:** paint, wallcoverings, acoustic wall panels
- **Ceiling:** GPDW, acoustic ceiling tiles
- **Accessories:** Magnetic glass markerboards

Level 1: Private Offices

- **Flooring:** Carpet, wall base (resilient/wood)
- **Walls:** paint
- **Ceiling:** Acoustic ceiling tiles
- **Accessories:** Magnetic glass markerboards

Level 1: Office/Program Support

- **Flooring:** LVT, carpet
- **Walls:** Paint
- **Ceiling:** Acoustic ceiling tile

Level 1: Building Support

- **Flooring:** Polished concrete
- **Walls:** Paint
- **Ceiling:** Open to Structure

Civil Narrative

Erosion And Sedimentation Controls

Site erosion controls will be designed to implement practices in accordance with the Environmental Protection Agency, Fort Lupton, and State of Colorado guidelines for construction activities stormwater discharge. Perimeter controls will prevent sediment from leaving the project site, and onsite controls such as inlet protection and silt fence will be implemented. Interior measures will help stabilize slopes, control runoff, and contain pollutants. Final site improvements including paving and landscaping will provide permanent erosion protection by stabilizing exposed surfaces.

Paving

The site paving thicknesses, where required for new construction and street patching, will be based upon the

geotechnical recommendations. New paving in drive areas and parking lots is expected to be asphalt. Concrete paving will be proposed for pedestrian use areas and where required for high vehicle use or heavy-duty areas. All pavement will be placed over prepared subgrade as recommended by the geotechnical report.

Wet Utilities

Existing water utility lines are present in both adjacent roadways. The proposed construction will require a new water service tap, as well as the possibility for new fire hydrants internal to the site. The new water service line will be appropriately sized to accommodate the building uses based on calculations provided by the Mechanical Engineer. A fire service line is also anticipated with this building. No improvements to the existing water mains are anticipated. A new 8" water main loop internal to the site will likely be necessary to accommodate the new water taps and possible fire hydrants.

Existing sewer infrastructure was not identified in the adjacent roadways as part of the site survey. The nearest sewer main appears to be located along the eastern edge of the City parcel and crossing north across 9th Street. A new 8" sanitary sewer main should be anticipated to connect from the existing line to the proximity of the development site. The new sewer service line will be appropriately sized to accommodate the building uses based on calculations provided by the Mechanical Engineer.

Stormwater

Water quality treatment and stormwater detention are anticipated with this development. The location of the onsite detention/water quality basin is undetermined, but is expected to be reasonably adjacent to the proposed development. Based on the relatively flat nature of the existing site, some amount of storm sewer infrastructure internal to the site should be anticipated in order to convey onsite runoff to the proposed detention area. Existing storm sewer infrastructure is present in both 9th Street and College Avenue that is expected to provide an adequate discharge location for the onsite stormwater infrastructure.

Landscape Architecture Narrative

Overview

Clark & Enersen will provide landscape architectural design services for Fort Lupton City Hall, focusing on both aesthetics and functionality. The proposed improvements will include an inviting entrance, well-defined pedestrian walkways, and thoughtfully designed plantings. The site design will emphasize an enhanced entry experience, perimeter plantings around the parking areas, and improved landscaping at the intersection corner. Additionally, enhancements will be made along pedestrian corridors to create a cohesive and welcoming environment.

To ensure a seamless transition between different land uses, a strategic landscape buffer will be incorporated along the southern edge of the site. Every design element will prioritize user safety and accessibility while balancing functionality and environmental sustainability. All improvements will adhere to the Fort Lupton Municipal Code, ensuring compliance with local regulations and best practices.

Circulation & Accessibility

A well-integrated pedestrian circulation network will be established throughout the site, providing clear and efficient connections to adjacent sidewalks and parking areas. All walkways will be designed to meet or exceed current accessibility standards, ensuring ease of use for all individuals.

Planting

The planting design will feature a diverse selection of climate-adaptive, low-maintenance plant species suited to the

Fort Lupton region. These selections will enhance the site's visual appeal while contributing to long-term sustainability. The design will align with project goals and fully comply with Fort Lupton’s municipal codes regarding plant selection, spacing, and overall landscape aesthetics.

Code Compliance

Clark & Enersen will ensure full compliance with all applicable Fort Lupton codes and regulations. This includes, but is not limited to, standards for parking lot landscaping, plant counts, buffer requirements, and other relevant guidelines.

Structural Narrative

Codes

- A. IBC 2018, International Building Code 2018
- B. ASCE 7-16, American Society of Civil Engineers – Minimum Design Loads For Buildings And Other Structures
- C. ACI 318-14, American Concrete Institute – Building Code Requirements for Structural Concrete
- D. AISC 360-16, American Institute of Steel Construction – Specification for Structural Steel Buildings
- E. AWS D1.1-2010, American Welding Society – Structural Welding Code – Steel
- F. SJI 100-2020, Standard Specifications for K-Series, LH-Series, and DLH-Series Open Web Steel Joists and for Joist Girders

Design Loads

- A. Dead Loads = Self Weight of Framing plus Superimposed Dead Loads
 - Rooftop solar panels = TBD
 - Rooftop mechanical units = TBD
- B. Live Load from IBC 2018 and Chapter 4 of ASCE 7-16
 - Floors and Stairs on Grade =200 psf
 - Roofs = 30 psf
- C. Wind Loads from IBC 2018 and Chapter 26 of ASCE 7-16
 - Exposure Category = C
 - Basic Wind Speed, V = 114 mph
- D. Snow Loads from IBC 2018 and Chapter 7 ASCE 7-16
 - Importance Factor =1.10
 - Ground Snow Load, P_g =35 psf
 - Minimum Roof Snow Load =27 psf
 - Thermal Factor, C_t =1.0
 - Exposure Factor, C_e =1.0
- E. Seismic Loads from IBC 2018 and Chapters 11& 12 of ASCE 7-16
 - Importance Factor =1.25
 - S_s (Short Period Response Acceleration) = 0.171
 - S₁ (1 Second Period Response Acceleration) = 0.084
 - Site Classification (assumed) = D
 - Seismic Occupancy Category = III
 - Seismic Design Category (Short Period Response) = B
 - Seismic Design Category (1 Second Response) =B

Materials

- A. Concrete – ASTM C150 cement type I, type II or type IL

	Footings, Grade Beams, Walls	=	4500 psi
	Slabs-On-Grade, Mech. Pads, Sitework	=	4500 psi
C.	Concrete Reinforcement		
	Bars:	ASTM A615, deformed	= 60 ksi
D.	Steel		
	W-Shapes:	ASTM A992	= 50 ksi
	Channels, Angles, Plates	ASTM A36	= 36 ksi
	Structural Tubing	ASTM A500, Grade B	= 46 ksi
	Pipe	ASTM A53, Type E or S, Grade B	= 35 ksi
	Cold-Formed Framing	ASTM A1003, ST50H	= 50 ksi

General

The typical structural system will consist of traditional post and beam steel framing.

The hardened area will be a bearing wall system.

The main components of the systems will be selected based on the bay sizes utilized in the layout, cost effectiveness, availability and ease of construction

Foundations

A site-specific soils investigation has not yet been performed for this project. Over-excavation / engineered fill and specific foundation requirements are unknown at this time. It is expected that the foundation system will be a shallow foundation system. Frost depth will be confirmed upon receipt of geotechnical engineering report and is expected to be approximately 30-inches.

Foundation elements are expected to be reinforced concrete spread footings at columns and reinforced concrete stem walls with strip footings and/or reinforced concrete grade beams at perimeter walls and interior bearing walls.

The slab-on-grade floor is expected to be a 4-inch thick reinforced concrete slab. The floor slab is planned to be isolated from the main building with expansion joints to reduce the possibility of slab cracking due to differential movement and settlement. All slab-on-grade floors will be underlain by a sheet vapor barrier and a capillary water barrier (granular base) to prevent moisture infiltration through the floor.

Roof Framing

The roof framing will be comprised of wide flange steel beams and open-web steel joists with a 1.5-inch, 20 gauge wide rib steel roof deck. The roof structure will be designed to accommodate solar panels in addition to roof top mechanical equipment and snow drifting.

Lateral Load Resisting System

Wind and seismic forces will be transferred to the foundations by a lateral load resisting system composed of horizontal diaphragms and a combination of steel ordinary concentrically braced frames or ordinary steel moment frames. The steel roof deck will act as a horizontal diaphragm to transfer lateral forces to the braces or moment frames. The horizontal forces will be dissipated into the soil by the shallow foundation system.

Hardened Area

The structure of the hardened area will be designed in accordance with ICC 500/NSSA Standard for the Design and Construction of Storm Shelters. It is expected that the walls of the hardened area will be constructed of reinforced cast-in-place concrete. The roof of the hardened area will be constructed of cast-in-place concrete, precast concrete framing with concrete topping or steel framing (composite wide flange beams or composite open web steel joists) topped with

steel decking and concrete. The selection of the roof framing members will be based on span, availability of material and ease of construction.

Mechanical Narrative

The mechanical and plumbing design for this project will include the following:

- Rooftop air handling systems
- Exhaust systems
- Supply, exhaust, and return air distribution systems
- Terminal heating and cooling
- Boiler System
- Server room cooling system
- Building management system
- Domestic water systems
- Plumbing Fixtures
- Waste and vent systems
- Storm Water Systems
- Natural Gas Systems
- Fire protection systems

The design and installation of all mechanical systems will be in accordance with relative portions of the following codes, standards, and publications:

- 2018 International Building Code (IBC)
- 2018 International Mechanical Code (IMC)
- 2018 International Plumbing Code (IPC)
- 2018 International Energy Conservation Code (IECC)
- 2018 International Fire Code (IFC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Energy Conservation Code (IECC)
- American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbooks and Standards (ASHRAE 90.1)
- National Fire Protection Association (NFPA) Standards
- Underwriter's Laboratories, Inc. (UL)
- Americans with Disabilities Act Accessibility Guidelines (ADAAG)
- City of Fort Lupton Design Standards
- All other codes applicable to the State of Colorado

Temperature and Humidity Parameters

Outdoor Design Conditions:

- Winter Dry Bulb Temperature: 1.0 Deg. F
- Summer Dry Bulb Temperature: 95.0 Deg. F

- Summer Wet Bulb Temperature: 59.8 Deg. F

Note: Values are based on design conditions for Fort Lupton, CO as listed in the City of Fort Lupton design standards and the ASHRAE 2021 Climactic Design Conditions for the Denver International Airport.

Indoor Design Conditions:

- Winter Dry Bulb Temperature
 - Office/general use areas: 72 Deg. F
 - Mechanical areas: 55 Deg. F
 - Vestibules: 65 Deg. F
 - All other areas: 72 Deg. F
- Summer Dry Bulb Temperature:
 - Office/general use areas: 72 Deg. F
 - Mechanical areas: 85 Deg. F
 - All other areas: 72 Deg. F
- Summer/Winter Relative Humidity:
 - All areas – Not applicable

Minimum Ventilation Rates

- All areas: per IMC requirements

MECHANICAL SYSTEMS

Air Handling Systems

Three new rooftop air handling units (RTUs) will be provided to serve the new building. The RTUs will be sized to address the heating and cooling requirements of the building. The RTUs will be recirculating with air side economizers. Each unit's minimum outside air setpoint will be set to provide code required ventilation to the various spaces in the building. New RTU sizing criteria is shown in the bulleted list below. The new RTUs will provide cooling through direct-expansion refrigerant coils. The refrigerant will be selected to comply with all EPA regulations for global warming potential. Heating will be provided to the RTU heating coils through a central hydronic heating water loop.

- RTU-1 – serves Council Chambers, Large Conference, and Public Entry and Lobby areas
 - 10,500 CFM total supply airflow
 - 265 MBH cooling capacity
 - 210 MBH heating capacity
- RTU-2 – serves Mayor's Office, City Management, Accounting and Finance, HR, and IS areas
 - 10,600 CFM total supply airflow
 - 235 MBH cooling capacity
 - 130 MBH heating capacity
- RTU-3 – serves City Planning and Engineering areas
 - 10,500 CFM total supply airflow
 - 230 MBH cooling capacity
 - 125 MBH heating capacity

Exhaust Systems

Exhaust systems will be provided to serve all restrooms, custodial closets, shower rooms, break rooms, and wellness rooms. Exhaust will be provided through roof-mounted exhaust fans which will be sized for the code-required exhaust for each space served.

Supply, Exhaust, and Return Air Distribution Systems

A variable air volume (VAV) air distribution system will be utilized for all areas. Each temperature control zone will be served by a supply VAV box with an integral hot water reheat coil. A pressure-independent heating water 2-way control valve will modulate water flow to the reheat coils to maintain desired zone temperature conditions.

Return air will be returned to the rooftop units through plenum return. RTU controls will ensure the building maintains positive pressurization to the outside.

Most spaces that are larger than surrounding spaces or of a different load profile will be served by their own thermostat and supply air VAV box. Where offices or other small spaces are adjacent to each other and have similar functions and similar exterior exposures, 2-3 spaces will be connected to a single thermostat and single VAV box. Room occupancy sensors or time of day scheduling through the building's BAS will be used to reduce the airflow to the spaces during unoccupied hours.

Ductwork

Low pressure ductwork will be designed to a maximum pressure loss of 0.08 in. w.g. per 100 ft of duct and medium pressure ductwork will be designed for a velocity of 2,000 feet per minute or a maximum pressure loss of 0.15 in. w.g. per 100 ft, whichever is more conservative.

Supply, exhaust, and return ductwork will generally be constructed of G90 galvanized steel. Flex duct will be an acoustic type and will only be allowed on supply ductwork in straight-run applications for a maximum of 3 feet. Supply air and outside air ductwork will be insulated. Exhaust air and return air ductwork will generally not be insulated.

Heating Water Systems

Hydronic heating water for the building RTUs and VAV reheat coils will be provided by two new high efficiency condensing gas-fired boilers. Boilers will provide heating water at a temperature of 130-140 degrees F for optimum boiler efficiency. Each boiler will be sized for 50% of the overall building heating load (1,200 MBH total – 460 MBH for RTUs and 740 MBH for VAV reheat) and will operate simultaneously to meet the building heating load. New heating water pumps and accessories will be provided to distribute water to the RTU heating water coils and VAV reheat coils.

Terminal Heating and Cooling Systems

Heating and cooling to specialized spaces, including the server room mechanical rooms, electrical rooms, fire service rooms, and vestibules, will be provided by standalone units. Cooling to the server room will be provided by specialized in-rack DX split system fan coil units with condensing units located on the roof. The mechanical room and electrical rooms will also be served by DX split systems with exterior fan coil units. Rooms that do not require cooling, such as the vestibules and fire service room, will be served by hydronic unit heaters.

Building Management System

A new building management system will be installed in accordance with Fort Lupton building standards and will have the capacity to adjust temperature setpoints and system operation to match changing facility needs. System controls will be DDC and control points tied into the BMS will include local and remote monitoring and alarming where necessary.

PLUMBING SYSTEMS

Water Systems

A new domestic service will be provided for the building. It is anticipated that the service will be a minimum of 1.5" and will be verified after the exact number of plumbing fixtures is known. The service/meter sized will be verified with Fort Lupton Plumbing Data Sheet. The meter will be located on site as required by the Fort Lupton standards. A reduced pressure zone backflow device will be located within the mechanical room downstream of the main building shutoff.

A new commercial gas fired hot water heater will be provided to serve new plumbing fixtures requiring hot water. A new hot water recirculation pump, mixing valves, expansion tank and other accessories will also be provided.

Plumbing Fixtures

In general, low flow fixtures that are water sense rated shall be used in all new restrooms.

Water closets (WC) will have hard wired sensor-operated flush valves (or flush tanks if preferred), heavy-duty carriers, and dual-flush low-flow capabilities.

Counter lavatories (CL) and handicapped lavatories (HL) will have hard wired sensor-operated faucets and low-flow capabilities.

Waste and Vent Systems

New sanitary waste and vent piping will be used to provide code-required plumbing to all new plumbing fixtures throughout the facility.

Storm Water Systems

Primary and overflow storm drainage piping will be extended to all roof drain areas. The primary system will be routed to the site storm system. The overflow system will be routed to downspout nozzles located on the exterior walls 18" above grade.

Natural Gas Systems

A new gas service will be provided to serve the mechanical and plumbing systems as noted above. The location of the meter will be determined and coordinated in subsequent design phases.

FIRE PROTECTION SYSTEMS

A new fire sprinkler system will be installed to provide full coverage for the building. The new fire service will enter in the fire riser room and include a code approved backflow assembly. Quick-response sprinklers will be used throughout the facility. Offices will be classified as light hazard. Storage rooms, custodial closets, and mechanical rooms will be classified as Ordinary Hazard, Group 1 or Group 2, depending on the specific requirements.

A new clean agent type system will be provided to serve the server room. The exact type of system will be coordinated with the City of Fort Lupton.

Code-required fire dampers, smoke dampers, and fire/smoke dampers will be installed as required.

Electrical Narrative

General

The electrical systems will be designed in accordance with applicable building codes, standards, and input from user group meetings. The systems included in the project include:

- Site electrical systems
- Distribution systems
- Emergency/Standby generator systems
- Lighting systems
- Wiring device systems
- Telecommunications/Data systems
- Fire alarm systems
- Special systems Rough-In (access control, security)
- Photovoltaic Rough-In

GENERAL ELECTRICAL SYSTEMS

Site Electrical Systems

Primary electric utility will be provided to the new electrical service. New fiber will be brought to site.

A new pad mounted transformer will be provided. The location of the pad mounted transformers will be coordinated with United Power and the owner. An emergency/standby generator will be located outside of the building. Site lighting will be provided to illuminate areas around the facility.

Distribution Systems

The new building will be served by a new 1000A, 480Y/277V, 3Ø, 4-wire distribution panel, located in the main electrical room. The main distribution panel will provide service to distribution panels, dry-type transformers and branch panels throughout the building. Dry-type transformers and panels will be provided for 208Y/120V, 3Ø, 4-wire distribution.

In general, HVAC equipment and large equipment loads will be served at 480V, 3Ø. Lighting will be served at 277V, 1Ø. Office and computer equipment, as well as general-purpose receptacle circuits will be served at 120V, 1Ø. All other equipment and devices will be served by the appropriate distribution system voltage. Where circuit lengths exceed 75 feet for 120V and 175 feet for 277V conductors shall be increased in size as required to limit voltage drop.

Additional electrical distribution system details include the following:

- Demand metering at the main normal and emergency/standby equipment entrances.
- Sub-metering of mechanical, lighting, and general plug loads throughout the building. Equipment shall be capable of logging and reporting energy usage information to a remote location via Lan, BAS, or wireless

network.

- Surge protection devices (SPD) will be provided for the main service switchboard and life safety panels.
- Distribution system switchboards and panels will make use of circuit breakers for overcurrent protection of feeders and branch circuits.
- Lighting and appliance panels will make use of bolt on type circuit breakers with door-in-door covers.
- Separate panels will be used to support facility lighting and general-purpose electrical requirements.
- Maximum flexibility to accommodate future system additions and modifications.
- In general, electrical distribution equipment shall be consolidated into dedicated electrical rooms or grouped within accessible corridors.

Emergency/Standby Generator Systems

A diesel driven, 500 kW generator set equipped with a weatherproof, sound attenuated enclosure will be provided on the Southwest portion of the site. The system will be used to supply code required emergency and life safety loads. Code required emergency loads including but not limited to: Fire Sprinkler System Fire Pump, and Smoke Exhaust System. Other loads to be included are mechanical equipment, servers, and emergency egress lighting.

Automatic transfer switches will be 4-pole (with bypass isolation) and emergency distribution panels will be provided to serve standby and emergency loads. Dedicated transfer switches will be utilized to separate between life safety and standby distribution branches. All main emergency/standby distribution equipment upstream, and including the automatic transfer switches, will be installed within a physically separated electrical room from the main (normal power) electrical service equipment.

Renewable Energy Generation Systems

Provisions and rough-in shall be provided for a new photovoltaic (PV) renewable energy generation system on the roof. Coordination with the chosen PV system designer/installer shall be required for proper interconnection and compatibility.

Lighting Systems

Lighting systems will be designed in accordance with applicable requirements from IES recommendations, energy codes and input from user group meetings. LED fixtures with color temperatures of 3,500 degrees Kelvin will be utilized throughout most spaces, and controlled via a combination of networked and non-networked digital lighting control systems. This combination will provide energy efficiency; configurability and integration of time, daylight or sensor-based lighting control schemes. In addition, the lighting control system will be networked with the Building Automation System (BAS) were beneficial.

In general, lighting systems for major program areas will be as follows:

- Private Offices: Recessed linear or recessed lensed troffer LED fixtures will be utilized in private offices. Dimming will also be provided to allow for additional controllability. Daylight harvesting will be utilized when sufficient daylight exposure exists.
- Open Offices: Recessed linear or Pendant hung linear LED fixtures will be utilized in open office areas. Multizone dimming will also be provided to allow for additional controllability. Manual control shall be located within sight of controlled zone. Daylight harvesting will be utilized in open offices with sufficient daylight exposure.
- Conference/Meeting: Lighting will make use of a combination of linear recessed or direct/indirect pendant fixtures in combination with downlights and accent lighting to achieve various lighting scenes. Dimming will also be provided to allow for additional controllability. Daylight harvesting will be utilized when sufficient daylight

exposure exists.

- General Corridors: Lighting in general office corridors will be provided by recessed, highly efficient LED fixtures in combination with downlights. A portion of these fixtures will be connected to the emergency generator system to provide Code required emergency egress lighting.
- Public Facing Corridors and Lobbies: Lighting in select corridors and lobbies will be provided by recessed, highly efficient LED fixtures in combination with downlights. Additionally, select specialty pendant fixtures shall be incorporated for their visual aesthetics. A portion of these fixtures will be connected to the emergency generator system to provide Code required emergency egress lighting and night lighting.
- Restrooms: Recessed, linear LED fixtures and LED downlight fixtures will be used to provide lighting in bathrooms. A portion of the fixtures located in large bathrooms will be connected to the emergency generator system, and will be used as night-lights. Room occupancy sensors will be used to control all other fixtures.
- Lighting in the telecommunications rooms, mechanical rooms, electrical rooms, custodial rooms and storage areas will be provided by industrial type LED fixtures chain hung from the structure. A portion of the fixtures located in telecommunications rooms, and mechanical and electrical equipment rooms will be connected to the emergency generator system.
- LED type building and pole mounted lighting fixtures will provide exterior illumination. Fixtures will be controlled by photocell devices or by connection to a building lighting control system.

Wiring Device Systems

Wiring device systems will be designed in accordance with applicable environmental considerations/listings and input from user group meetings.

In general, wiring systems will be designed as listed below:

- It is anticipated that controlled receptacles within office type spaces shall not be required as we have been informed that Fort Lupton is following IECC 2018.
- All electrical devices will be labeled with the panel source and circuit number. Dedicated receptacles and circuits will be provided as required to support specific equipment locations throughout the facility. All receptacle branch circuits will be provided with equipment ground conductors. All branch circuit wiring will be copper and will be installed in concealed raceway systems. Ground fault interrupting type receptacles will be provided in all Code required locations, and in all designated "wet" locations throughout the facility.

Fire Alarm Systems

A fire alarm system will be provided to satisfy all Life Safety and Code Requirements. The system will be designed in accordance with all current codes and standards and will also satisfy all current accessibility guidelines.

Telecommunications

Outlet boxes, conduit, and raceway distribution systems will be provided to support the installation and distribution of the telecommunications cabling system. Telecommunications device rough-in will be provided at locations directed by building users and city personnel.

Special Systems

Electrical rough-ins, including necessary receptacles and circuits will be provided to support the installation of audio/visual equipment, access control card reader system, and security camera system as required. Anticipated security system device locations will be fully and completely coordinated with city personnel. All requirements will be coordinated with the audio/visual supplier/installer and the security system integrator.

Low Voltage Technology Narrative

DIGITAL EXPERIENCE DESIGN – LOW VOLTAGE SYSTEMS OVERVIEW

The designs for integrated low-voltage technologies are not just about individual components. Digital experience design encompasses a comprehensive approach to planning, design, and engineering, ensuring a seamless and effective integration of:

- **Communications Systems** (27 00 00) – Information Technology/Telecommunications Systems inter- and intra-building cable infrastructure, optical fiber, and category copper cabling, and design of the Data Center to support voice, data, and wireless access points (WAP) distribution, are included in the base-building design. The City specifies and procures network electronics (i.e., servers, routers, switches, etc.) and voice-over-IP (VoIP) telephony systems.
- **Audiovisual Systems** (27 41 00) – Audio, video, display, conferencing, collaboration, presentation, recording, streaming, enterprise system control, and related systems such as information digital signage and room scheduling systems for all relevant spaces in the project
- **Electronic Safety & Security Systems** (28 00 00) – Access control, intrusion detection, emergency phones, and interior/exterior video surveillance systems

The following narrative outlines typical low-voltage systems to support IT/Telecommunications, audiovisual (AV), and Electronic Security system elements for each building component, tailored to enhance functionality, accessibility, and security for the new Fort. Lupton City Hall's operations.

COMMUNICATIONS SYSTEMS

IT/Telecom Network infrastructure is the backbone of Telecommunications, AV, and Electronic Security systems across all facilities, requiring robust, secure, and flexible solutions to support wired and wireless connectivity. Accessibility features, such as Public Safety and Cellular Distributed Antenna systems and hearing loop-assisted listening systems in public areas, ensure inclusivity. Ease of use should be prioritized, with centralized control systems allowing for network-based management of LV equipment.

- **IT/TELECOM NETWORK INFRASTRUCTURE**
 - **High-Speed Network Connectivity:** The backbone of modern government operations is a high-speed and reliable network infrastructure that supports all data, voice, and video communications. Fiber optic and Category copper structured cabling ensures high bandwidth capacity for internal and external communications, while distributed wireless access points provide comprehensive coverage for mobile and fixed devices throughout the facilities.
 - **Data Center:** A secure, climate-controlled environment that houses the servers and network hardware that support the City's operations, including public records, internal databases, and the integration of AV systems control center. Redundant power supplies and backup solutions ensure continuous operation.

- **Unified Communications System:** A unified communications system integrates voice, video conferencing, email, and instant messaging and facilitates efficient collaboration among departments and external agencies. The City's VoIP (Voice over Internet Protocol) technology reduces telecommunications costs while offering flexibility and scalability.

AUDIOVISUAL SYSTEMS

- **City Council Chambers:** At the heart of city governance, the council chambers require a robust AV system to support public meetings, presentations, and remote participation. A central feature is a camera system for live streaming and recording sessions, complemented by large LCD screens for agenda and presentation viewing. High-quality push-to-talk microphones and ceiling-recessed loudspeaker systems ensure clear audio for participants and online viewers. An integrated voting system, with e-ink nameplate displays for the mayor and each council member, streamlines decision-making processes.
- **Public Lobby Areas:** Digital signage solutions offer dynamic content management, displaying information about city services, upcoming events, and emergency notifications. An interactive kiosk provides self-service options for residents to access information, submit requests, or schedule appointments.
- **Office, Meeting, and Conference Rooms:** Flexible AV setups with easy-to-use presentation and video conferencing systems allow hybrid meetings, connecting city officials with external partners or constituents. Wall-mounted LCD screens with wireless presentation systems support a range of multimedia presentations.

ELECTRONIC SECURITY SYSTEMS

- **Video Surveillance:** High-definition, network-connected cameras monitor critical areas, including entrances, public spaces, lobbies, and perimeters. Features like motion detection, night vision, and remote access capabilities enhance the security team's ability to oversee the facilities 24/7.
- **Access Control Systems:** Electronic access control systems manage entry to restricted areas using keycards, biometrics, or mobile credentials. Integration with the IT network allows for real-time monitoring and adjustments to access permissions based on roles or security levels.
- **Intrusion Detection Systems:** These systems provide an additional layer of security by detecting unauthorized entry attempts and integrating door and window sensors, motion detectors, and glass break sensors. Alerts are immediately sent to security personnel and, if necessary, local law enforcement.
- **Emergency Communication Systems:** Mass notification systems enable the rapid dissemination of alerts and instructions during emergencies, using a combination of text messages, emails, public address systems, and digital signage. Integration with local emergency services ensures a coordinated response to incidents.

LOW VOLTAGE SYSTEMS DESIGN STANDARDS

Contemporary low-voltage systems encompass all aspects of digital experience, from voice and data to communication and collaboration to secure environments. The designs for each primary low-voltage system are based on industry standards for Communications (IT/Telecom), Audiovisual (AV), and Electronic Security systems. These standards inform the infrastructure design based on the following:

COMMUNICATIONS SYSTEMS

- City of Ft. Lupton Telecommunications Standards
- BICSI 001-2017, Information and Communication Technology Systems Design and Implementation Best Practices for Educational Institutions and Facilities
- BICSI 006-2020, Distributed Antenna System (DAS) Design and Implementation Best Practices

- BICSI 007-2020, Information Communication Technology Design and Implementation Practices for Intelligent Buildings and Premises
- BICSI 008-2018, Wireless Local Area Network (WLAN) Systems Design and Implementation Best Practices
- BICSI N1-2019, Installation Practices for Telecommunications and ICT Cabling and Related Cabling Infrastructure
- NFPA 72: National Fire Alarm and Signaling Code

AUDIOVISUAL SYSTEMS

- City of Ft. Lupton AV Systems Standards
- AVIXA AV/IT Infrastructure and Systems Standards Reference Map – 04/22
- ANSI/INFOCOMM Display Image Size for 2D Content in Audiovisual Systems – 06/16
- ANSI/INFOCOMM Standard Guide for AV Design and Coordination Processes –12/10
- AVIXA Display Image Size for 2D content in Audio/Visual Systems - V202.01:2016.
- ANSI/INFOCOMM A102.01:2017 – Audio Coverage Uniformity in Listener Areas
- AVIXA Cable Separation Guidelines – F502.01:2018
- AVIXA/INFOCOMM Cable Labeling for Audiovisual Systems – 01/15
- AVIXA Rack Building for Audiovisual Systems – 01/18
- AVIXA Rack Design for Audiovisual Systems Standard – 02/20
- ANSI/INFOCOMM Projected Image System Contrast Ratio – 06/11
- ANSI/INFOCOMM Audiovisual Systems Performance Verification – 12/19

ELECTRONIC SECURITY & SAFETY SYSTEMS

- City of Ft. Lupton Security Systems Standards
- NFPA 730 Guide for Premises Security
- NFPA 731 Standard for the Installation of Premises Security Systems

SUMMARY

Incorporating these Communications (IT/Telecom) network infrastructure, AV systems, and Electronic Security & Safety systems into the Schematic Design ensures that the new Ft. Lupton City Hall is equipped with state-of-the-art technology to efficiently, securely, and resiliently support its functions. The integration of these systems enhances operational capabilities, improves public services, and provides a safe environment for employees and visitors alike.

Appendix 1: Program List

Appendix 2: Floor Plan

Fort Lupton City Hall

2500 9th St. Fort Lupton,
Colorado 80621
Site Planning Submittal
May 21, 2025



GENERAL

G1.00 Title Sheet & Drawing Index

ARCHITECTURE

A2.00 Exterior Elevations

CIVIL

- C1.01 Existing Conditions & Demolition Plan
- C2.01 Site Plan
- C3.00 Overall Grading & Erosion Control Plan
- C3.01 Detailed Grading Plan
- C3.02 Detailed Grading Plan
- C4.00 Overall Grading Plan
- C4.01 Detailed Utility Plan
- C4.02 Detailed Utility Plan
- C6.01 Construction Details
- C6.02 Construction Details
- C6.03 Construction Details
- C6.04 Construction Details
- C6.05 Construction Details
- C6.06 Construction Details

ELECTRICAL

E0.02 Electrical Site - Photometric Plan

LANDSCAPE ARCHITECTURE

- L2.01 Layout and Materials Plan
- L4.01 Planting Plan Overview
- L4.02 Planting Plan Enlargement A
- L4.03 Planting Plan Enlargement B
- L6.01 Details

Site Planning Submittal

Fort Lupton City Hall

2500 9th St. Fort Lupton,
Colorado 80621

CE No.: 431-003-24
Site Planning Submittal

May 21, 2025

Title Sheet & Drawing
Index

G1.00

Site Planning Submittal

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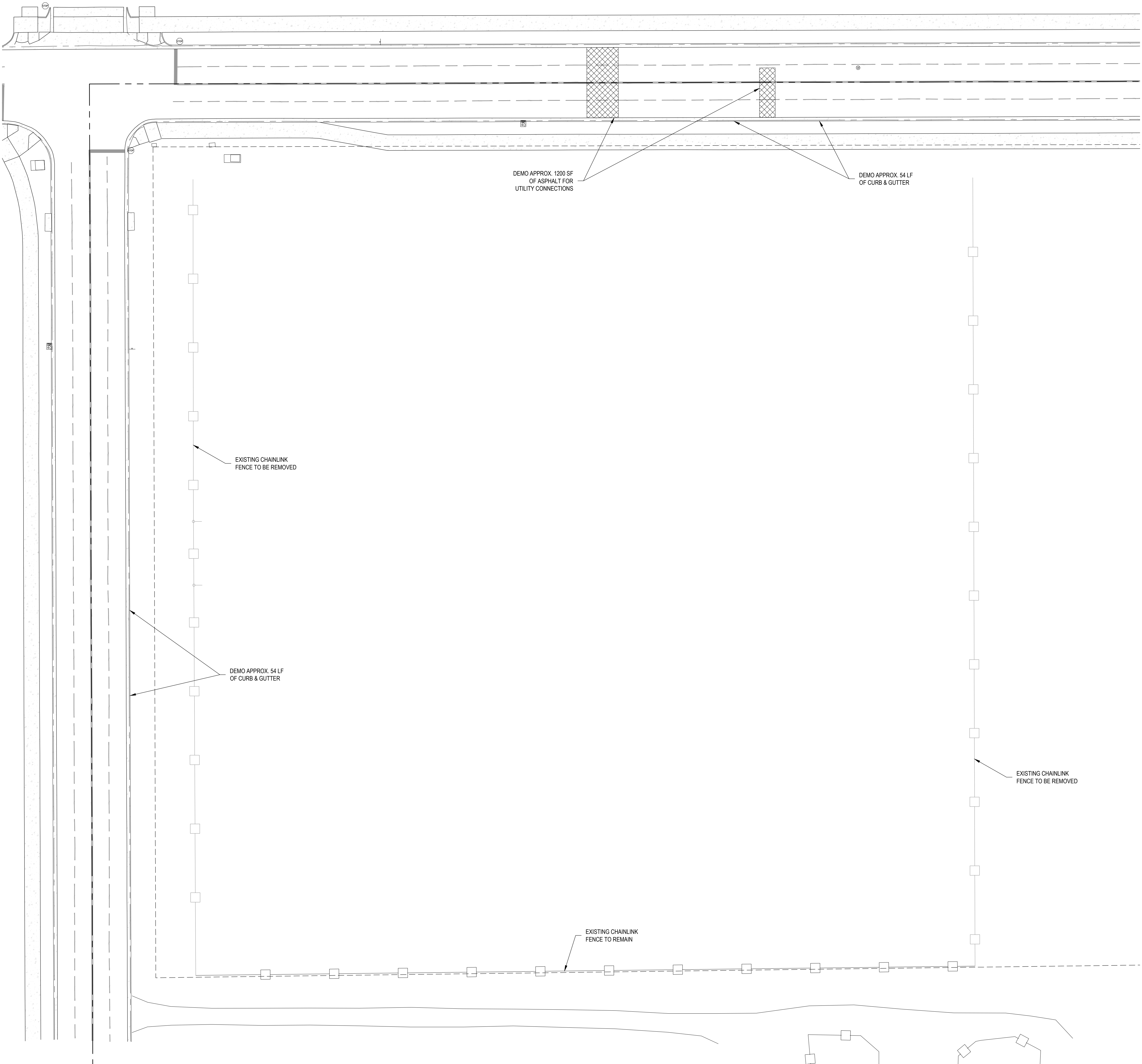
May 21, 2025

DRAFT

PREPARED FOR PRELIMINARY
SUBMISSION AND REVIEW ONLY --
NOT FOR CONSTRUCTION.

Existing Conditions &
Demolition Plan

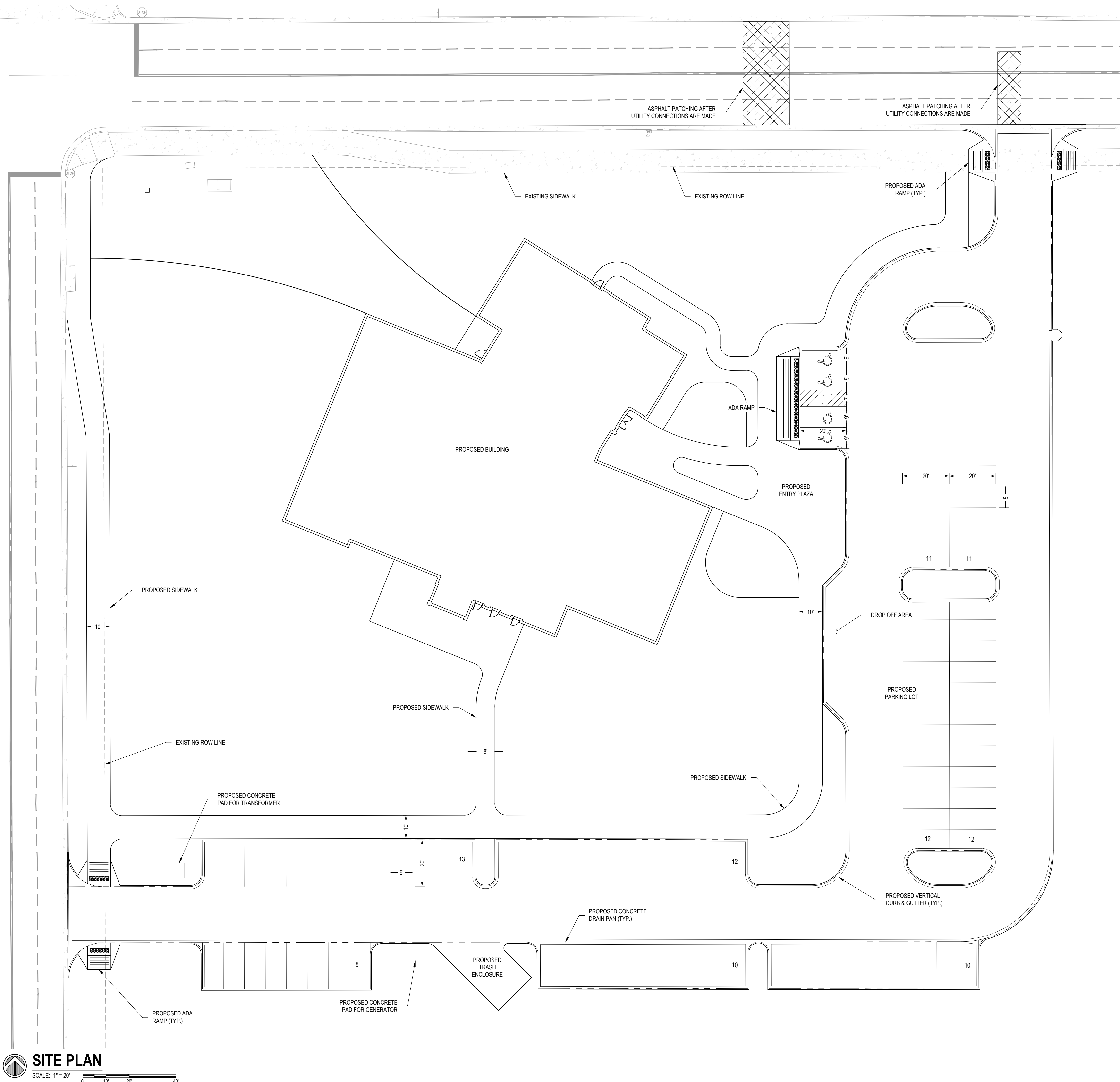
C1.01



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 30'
0' 15' 30' 60'

Plot Time Stamp: 4 / 24 / 2025 4:00:07 PM
File Location/Name: \\csc-srv-004\400-499\431-003-24 GH Phipps Fort Lupton City Hall\03 AutoCAD\431003 - C2.01.dwg



SITE TABLE	
SITE AREA	15.25 ACRES
DISTURBED AREA	4.89 ACRES
STANDARD PARKING STALLS	99 (9'x20')
HANDICAP PARKING STALLS	4
EV EQUIPPED PARKING STALLS	0
EV READY PARKING STALLS	0

Site Planning Submittal

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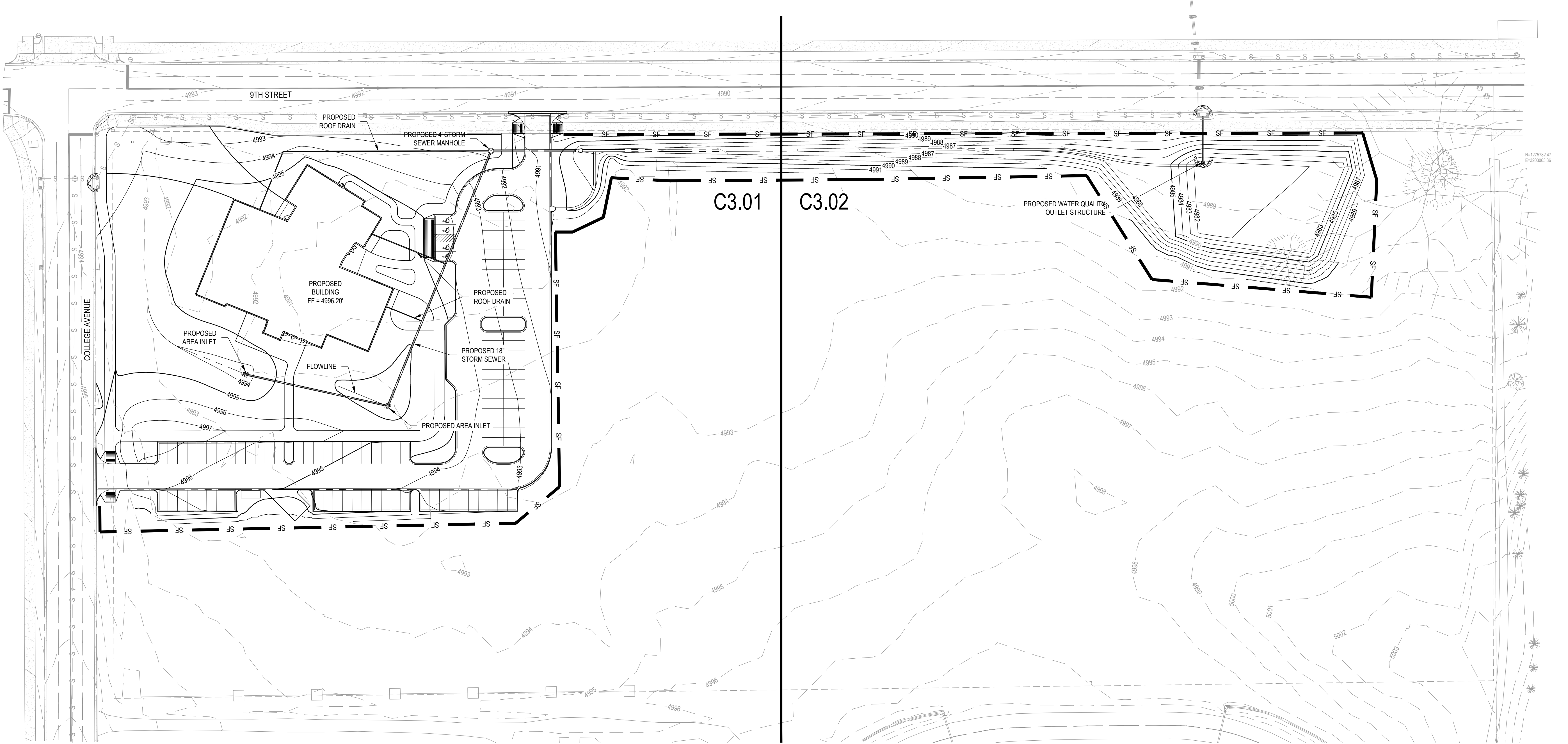
May 21, 2025

DRAFT

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Site Plan

C2.01



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOWLINE
- APPROXIMATE LIMITS OF GRADING
- EROSION CONTROL - SILT FENCE
- INLET PROTECTION

EARTHWORK

ITEM	UNIT	QUANTITY
CUT	CY	6210
FILL	CY	16203
NET	CY	9993

GRADING NOTES

- THE PROPOSED CONTOURS REPRESENT TOP OF SLAB, FLOWLINE, OR TOP OF SIDEWALK IN PAVEMENT. IN ALL OTHER AREAS, THEY REPRESENT THE FINISHED GROUND SURFACE. THE CONTRACTOR SHALL LEAVE THE SITE AT SUBGRADE ELEVATIONS IN PARKING LOT AND BUILDING AREAS.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR SETTLEMENT DUE TO IMPROPER COMPACTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY GRADING WILL TAKE PLACE BEYOND THE PROPERTY LINE.
- ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF GRADING PRIOR TO PLACEMENT OF FILL MATERIAL AND REDISTRIBUTED WITH THE TOPSOIL. A STRIPPING DEPTH OF 6" IS ANTICIPATED ON THIS SITE.
- SUFFICIENT TOPSOIL SHOULD BE SALVAGED AND STOCKPILED BY THE CONTRACTOR FOR RE-SPREADING IN PERMANENT PLANTING AREAS, INCLUDING PARKING LOT ISLANDS AND GREEN SPACES. STOCKPILING AND RE-SPREADING OF TOPSOIL IS NOT A SEPARATE BID ITEM, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE SITE GRADING.
- TOPSOIL SALVAGED AS PART OF THE EXCAVATION SHALL BE PLACED TO A MINIMUM DEPTH OF 6 INCHES OVER ALL AREAS DISTURBED BY THE WORK. LARGE STONES, STICKS AND LUMPS SHALL BE REMOVED OR BROKEN UP, AND THE TOPSOIL SHALL BE LEVELED AND RAKED TO MATCH ADJACENT GRADES, READY FOR SEEDING. ANY ROCK OR SAND FROM PAVING ACTIVITIES SHALL BE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. ALL EXCESS SOILS, NOT RE-SPREAD WITHIN THE PROJECT LIMITS, SHALL BE REMOVED BY THE CONTRACTOR.
- CONTRACTOR SHALL GRADE ALL LOW SPOTS TO DRAIN.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE ENGINEER METHODS TO VERIFY POSITIVE DRAINAGE OFF THE BUILDING PADS.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING FOR ALL NATURAL AND PAVED AREAS.
- AT THE COMPLETION OF GRADING, THE CONTRACTOR SHALL REMOVE ANY EXCESS EXCAVATION FROM THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES, IF NECESSARY.
- ANY GEOTECHNICAL/TESTING REPORTS SOLICITED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE OWNER AND THE ENGINEER.
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Site Planning Submittal

Fort Lupton City Hall

2500 9th St. Fort Lupton,
Colorado 80621

CE No.: 431-003-24
Site Planning Submittal

May 21, 2025

DRAFT

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Overall Grading &
Erosion Control Plan

C3.00



OVERALL GRADING & EROSION CONTROL PLAN

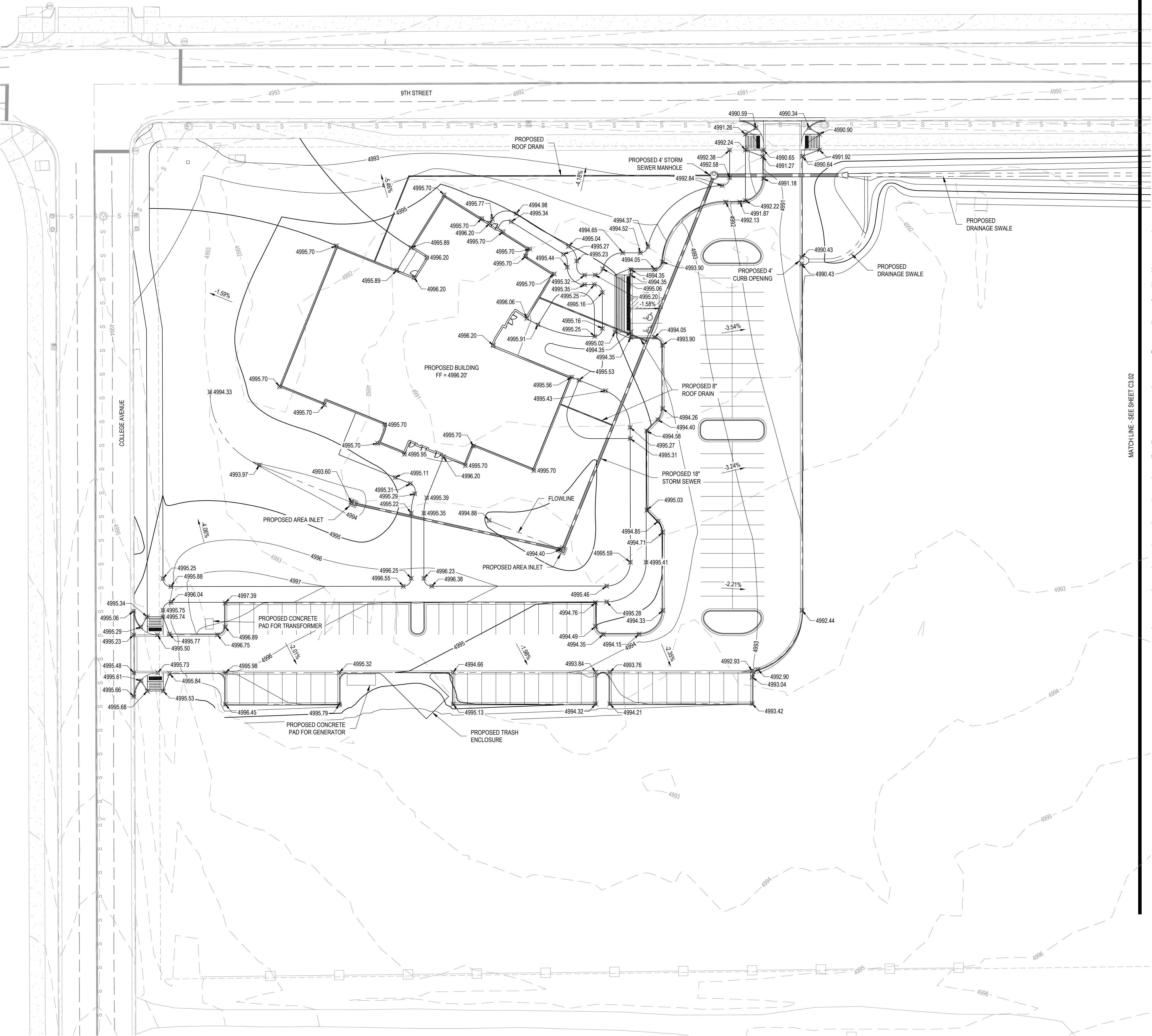
SCALE: 1" = 50'
0' 25' 50' 100'

Plot Time Stamp: 4 / 24 / 2025 4:00:10 PM
File Location/Name: \\csc-srv-004\400-499\431-003-24 GH Phipps Fort Lupton City Hall\03 AutoCAD\431003 - C3.01.dwg



DETAILED GRADING PLAN

SCALE: 1" = 30'



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOWLINE
- APPROXIMATE LIMITS OF GRADING
- EROSION CONTROL - SILT FENCE
- INLET PROTECTION

EARTHWORK

ITEM	UNIT	QUANTITY
CUT	CY	6210
FILL	CY	16203
NET	CY	9993

GRADING NOTES

- THE PROPOSED CONTOURS REPRESENT TOP OF SLAB, FLOWLINE, OR TOP OF SIDEWALK IN PAVEMENT, IN ALL OTHER AREAS, THEY REPRESENT THE FINISHED GROUND SURFACE. THE CONTRACTOR SHALL LEAVE THE SITE AT SUBGRADE ELEVATIONS IN PARKING LOT AND BUILDING AREAS.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR SETTLEMENT DUE TO IMPROPER COMPACTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY GRADING WILL TAKE PLACE BEYOND THE PROPERTY LINE.
- ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF GRADING PRIOR TO PLACEMENT OF FILL MATERIAL AND REDISTRIBUTED WITH THE TOPSOIL. A STRIPPING DEPTH OF 6" IS ANTICIPATED ON THIS SITE.
- SUFFICIENT TOPSOIL SHOULD BE SALVAGED AND STOCKPILED BY THE CONTRACTOR FOR RE-SPREADING IN PERMANENT PLANTING AREAS, INCLUDING PARKING LOT ISLANDS AND GREEN SPACES. STOCKPILING AND RE-SPREADING OF TOPSOIL IS NOT A SEPARATE BID ITEM, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE SITE GRADING.
- TOPSOIL SALVAGED AS PART OF THE EXCAVATION SHALL BE PLACED TO A MINIMUM DEPTH OF 6 INCHES OVER ALL AREAS DISTURBED BY THE WORK. LARGE STONES, STICKS AND LUMPS SHALL BE REMOVED OR BROKEN UP, AND THE TOPSOIL SHALL BE LEVELED AND RAKED TO MATCH ADJACENT GRADES, READY FOR SEEDING. ANY ROCK OR SAND FROM PAVING ACTIVITIES SHALL BE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. ALL EXCESS SOILS, NOT RE-SPREAD WITHIN THE PROJECT LIMITS, SHALL BE REMOVED BY THE CONTRACTOR.
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- AT THE COMPLETION OF GRADING, THE CONTRACTOR SHALL REMOVE ANY EXCESS EXCAVATION FROM THE SITE.
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CLARK & ENERSEN

Architecture \ Engineering \ Planning
Landscape Architecture \ Commissioning

clarkenersen.com
Fort Collins, Colorado
Lawrence, Kansas
Kansas City, Missouri
Lincoln, Nebraska
Omaha, Nebraska
Portland, Oregon
Charleston, South Carolina

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Fort Lupton City Hall

2500 9th St. Fort Lupton,
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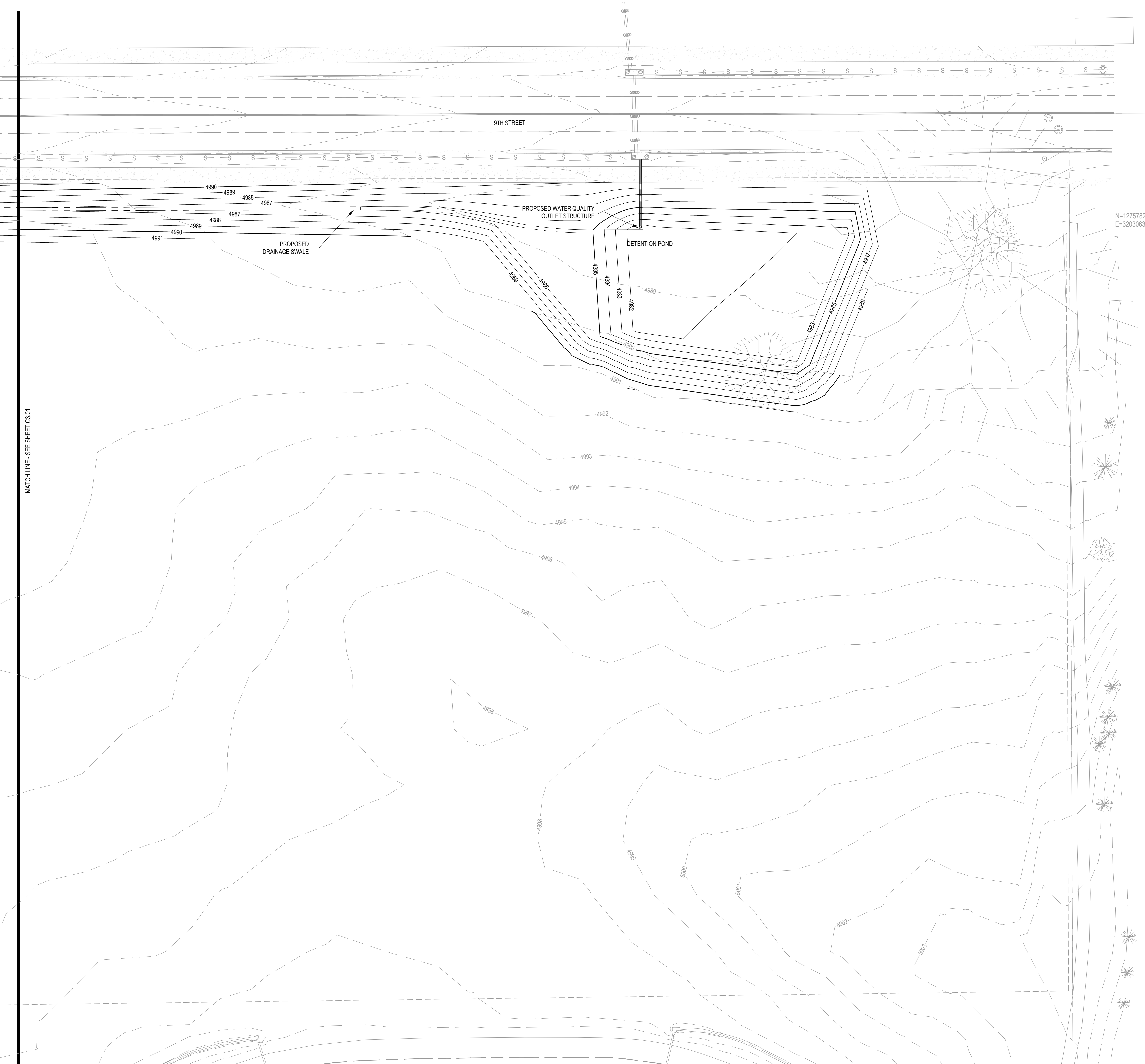
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C3.01

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LEGEND

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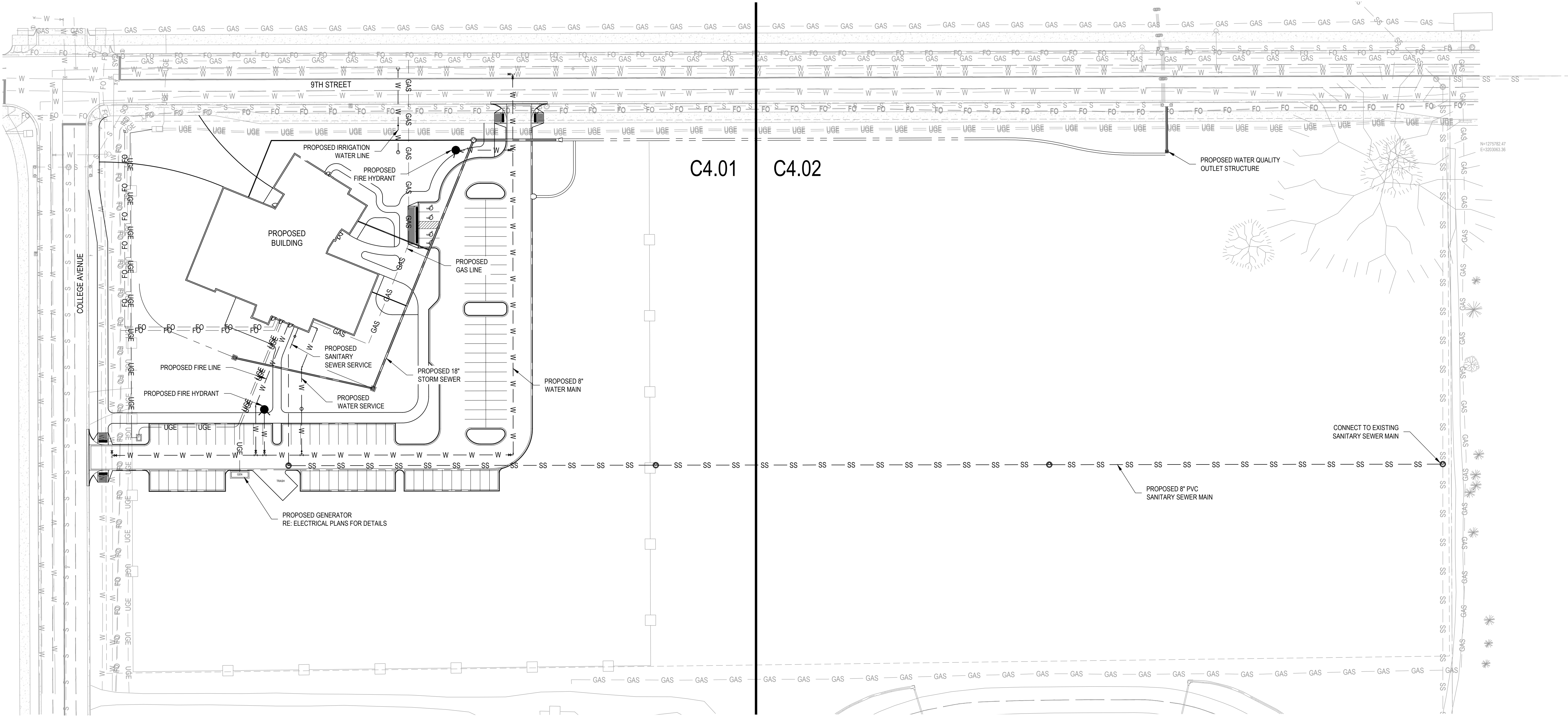
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5. ALL PROPOSED STORM SEWER WILL BE OWNED AND MAINTAINED BY NBCE.

SANITARY SEWER SERVICE NOTES

1. SANITARY SEWERS SHALL BE SEPARATED BY AT LEAST 10 FT. HORIZONTALLY FROM ANY EXISTING OR PROPOSED PARALLEL WATER MAINS, MEASURED EDGE TO EDGE.
2. AT ALL WATER MAIN CROSSINGS, SANITARY SEWERS SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SANITARY SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IN THOSE INSTANCES WHERE THE BOTTOM OF THE WATER MAIN IS LESS THAN 18 INCHES, ABOVE THE TOP OF THE SANITARY SEWER OR THE SANITARY SEWER IS LOCATED ABOVE THE WATER MAIN, THE SANITARY SEWER SHALL BE CONSTRUCTED USING A 20 FOOT LENGTH OF PVC PRESSURE PIPE, MEETING THE REQUIREMENTS OF AWWA C900 FOR DR18, PRESSURE RATING 150 PSI, CENTERED ON THE WATER MAIN.
3. REFER TO PLUMBING PLANS FOR SANITARY SEWER TIE-INS WITH BUILDING.

WATER SERVICE NOTES

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Overall Utility Plan

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OVERALL UTILITY PLAN

SCALE: 1" = 50'

0 25 50 100'

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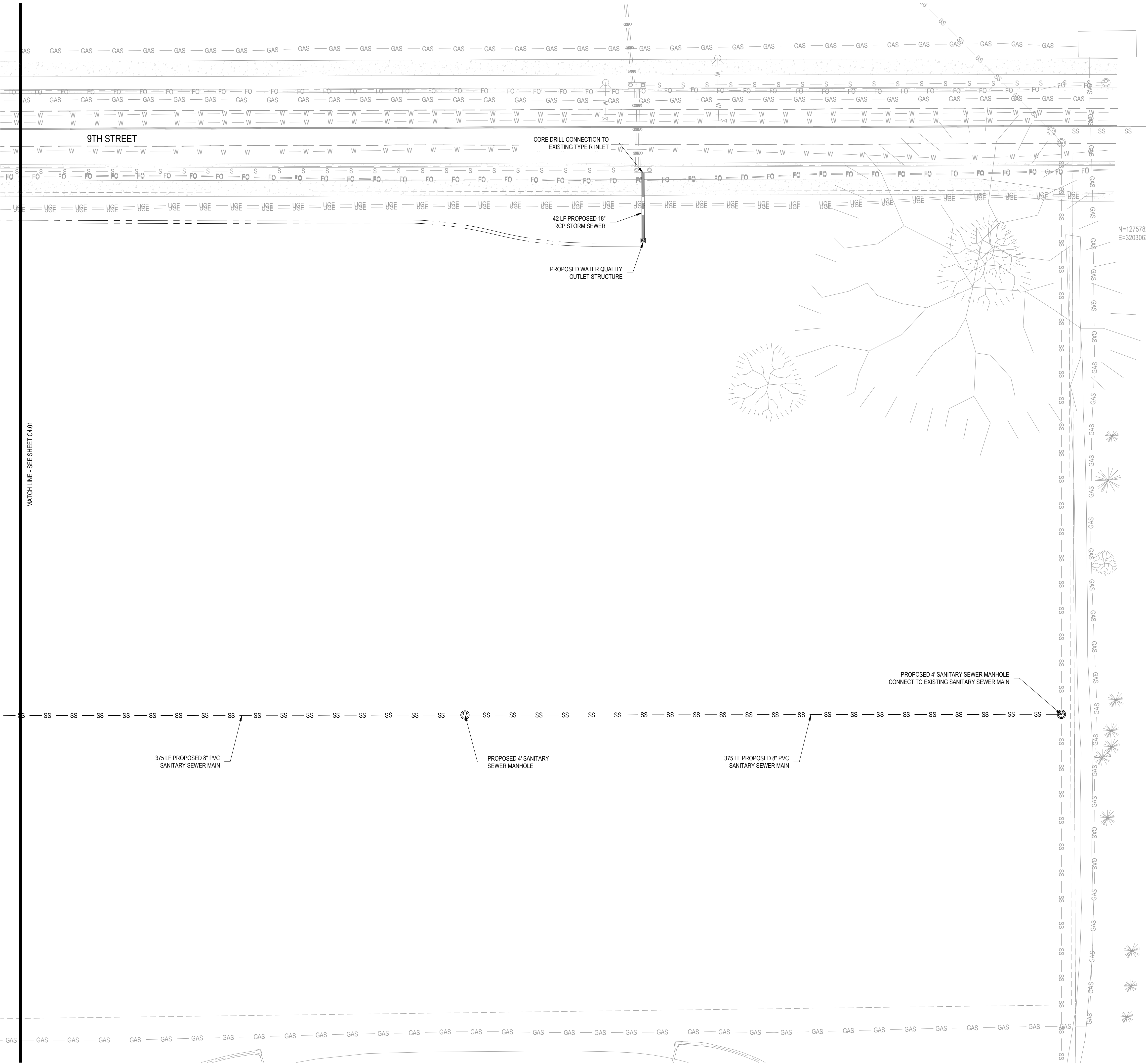
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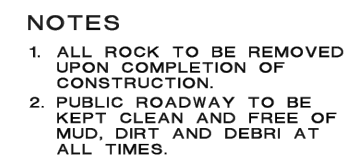
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CITY OF  COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	VEHICLE TRACKING PAD	EC 8 DATE: 8/15/14



CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATIONS OF CONCRETE WASHOUT AREA.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

CONCRETE WASHOUT AREA MAINTENANCE NOTES

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AND APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, DRILL SEED AND CRIMP MULCH, OR OTHERWISE STABILIZE IN A MANNER APPROVED BY THE CITY.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.
5. PORTABLE ROLLOFF TYPE OF CONCRETE WASHOUT FACILITIES WILL ALSO BE ALLOWED.

 CITY OF Fort Lupton EST. 1970 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CONCRETE WASHOUT AREA	EC 9 DATE: 8/15/14



STANDARD BASIN - SECTION A

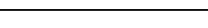


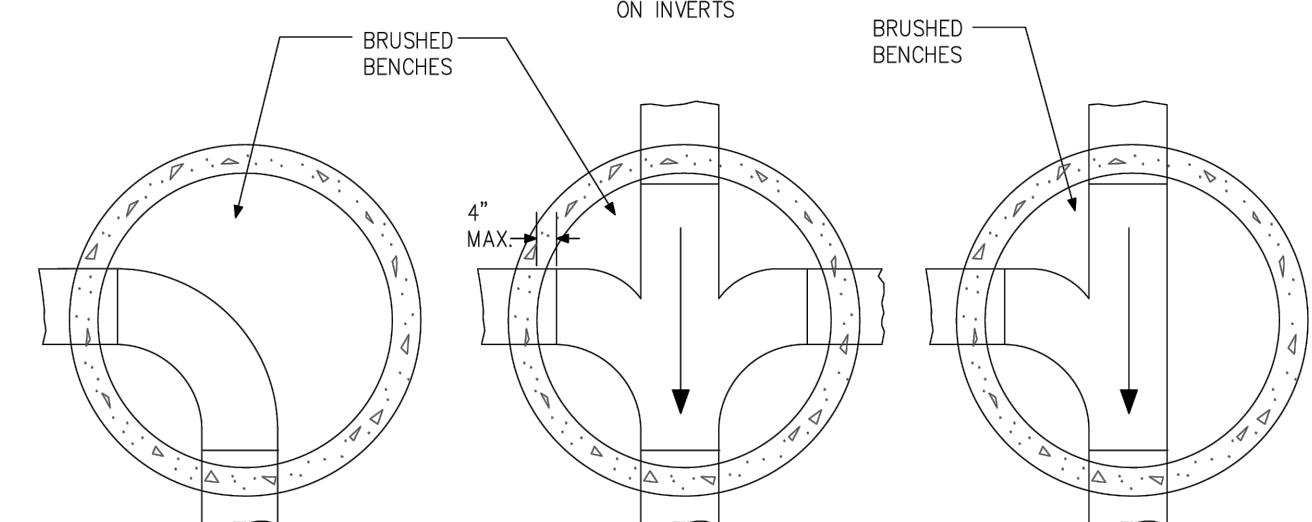
 CITY OF Fort Lupton EST. 1830 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	SEDIMENT BASIN DETAILS	EC 11
		DATE: 8/15/14



 CITY OF Fort Lupton EST. 1836 COME PAINT YOUR FUTURE WITH US.	DESIGN STANDARDS	STANDARD DRAWING
	SILT FENCE	EC 15
		DATE: 8/15/14

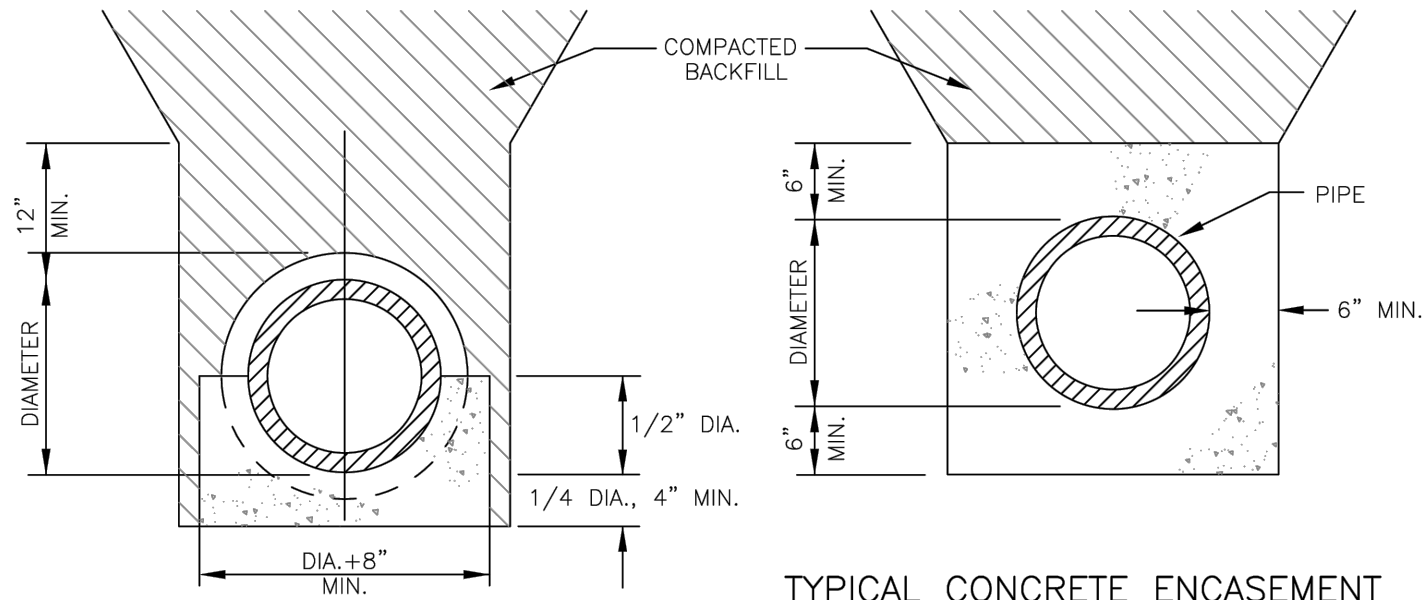


CITY OF  EST. 1936 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	VERTICAL CURB AND GUTTER	R7 DATE: 8/15/14

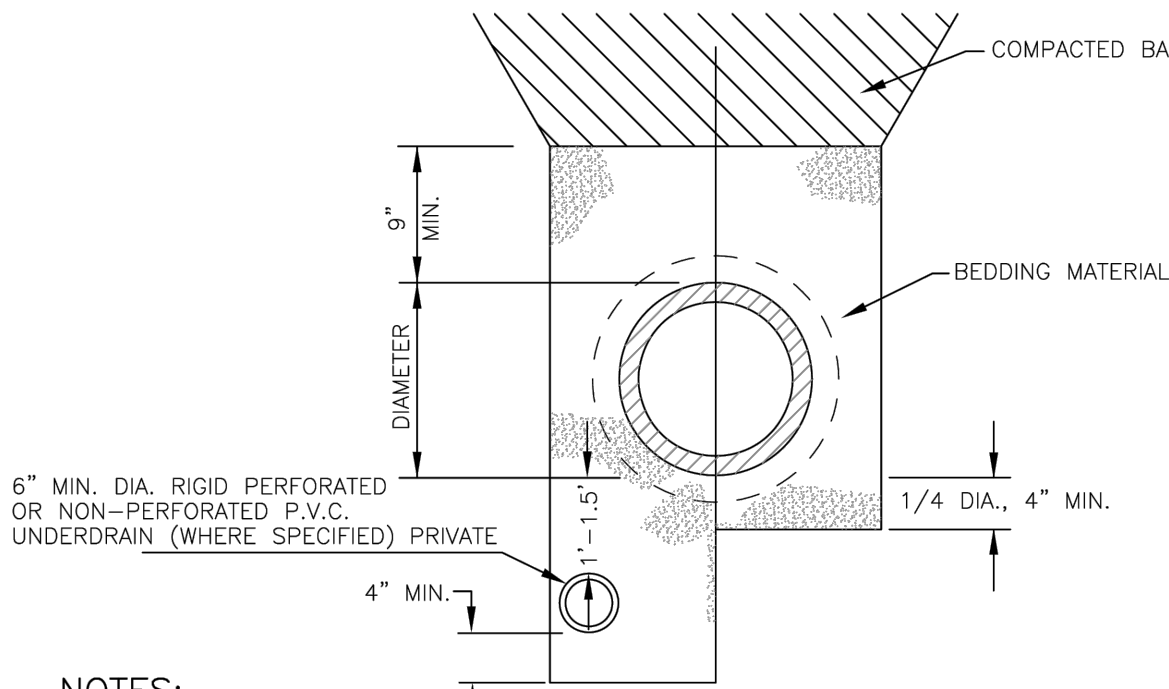


CITY OF  EST. 1936 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	SANITARY SEWER STANDARD MANHOLE	SS1
		DATE: 8/15/14

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CLASS A
CONCRETE CRADLE

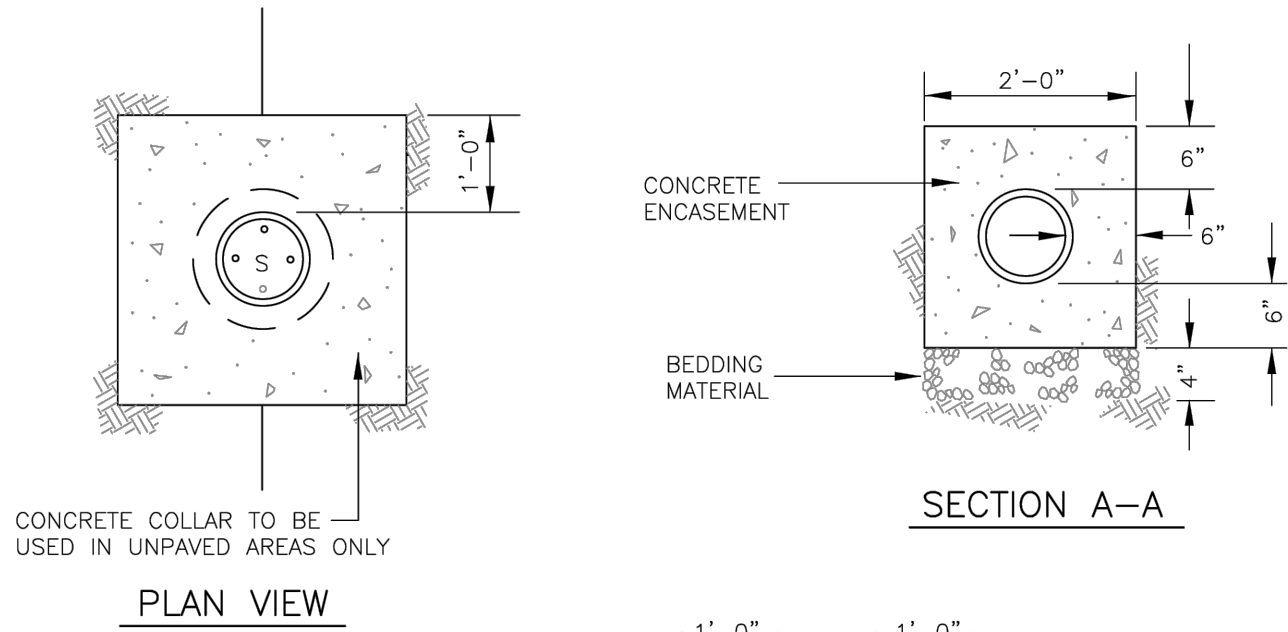


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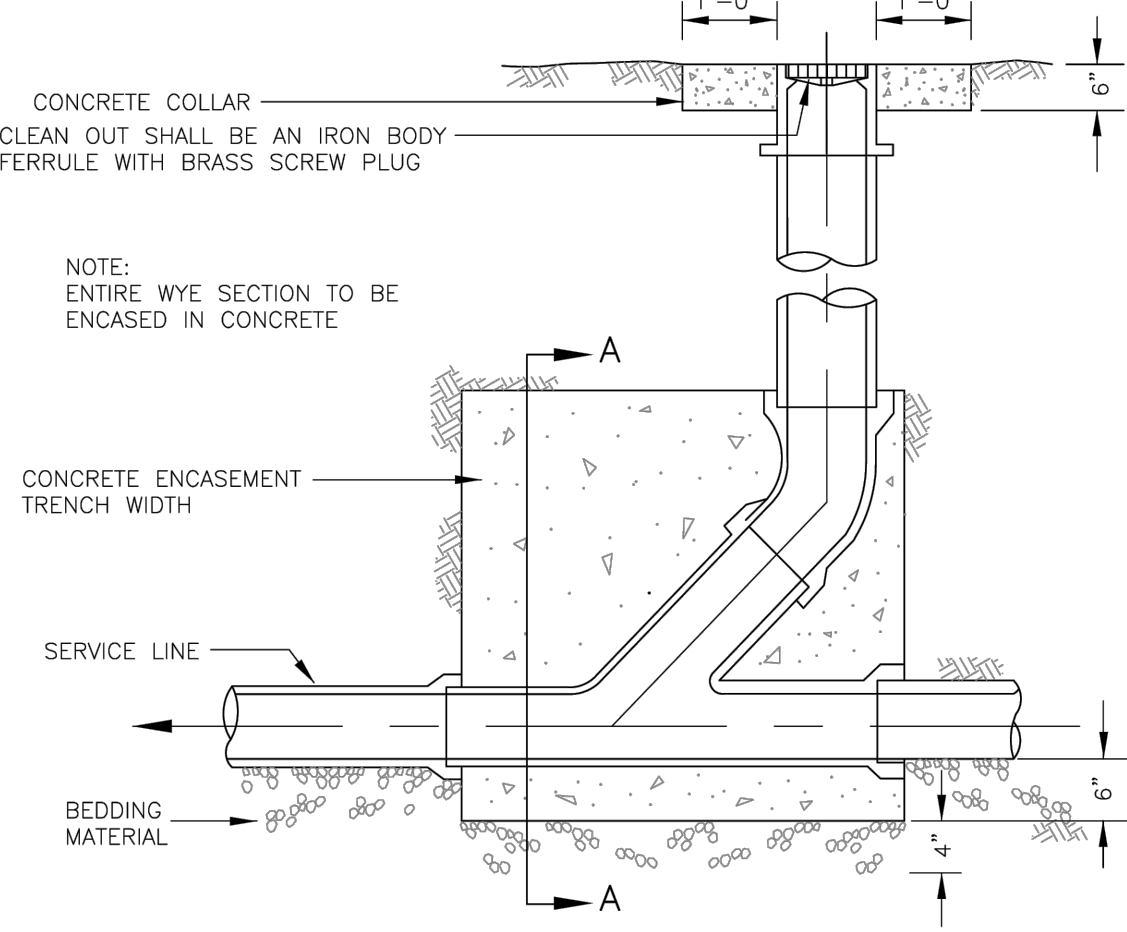
1. THIS DETAIL IS TO BE USED UNDER NORMAL CONDITIONS. WHERE EXCESSIVE GROUND WATER IS PRESENT AN ALTERNATE DESIGN WILL BE REQUIRED.

CLASS B
GRANULAR BEDDING

	DESIGN STANDARDS	STANDARD DRAWING
	TYPICAL PIPE BEDDING	SS6
		DATE: 8/15/14

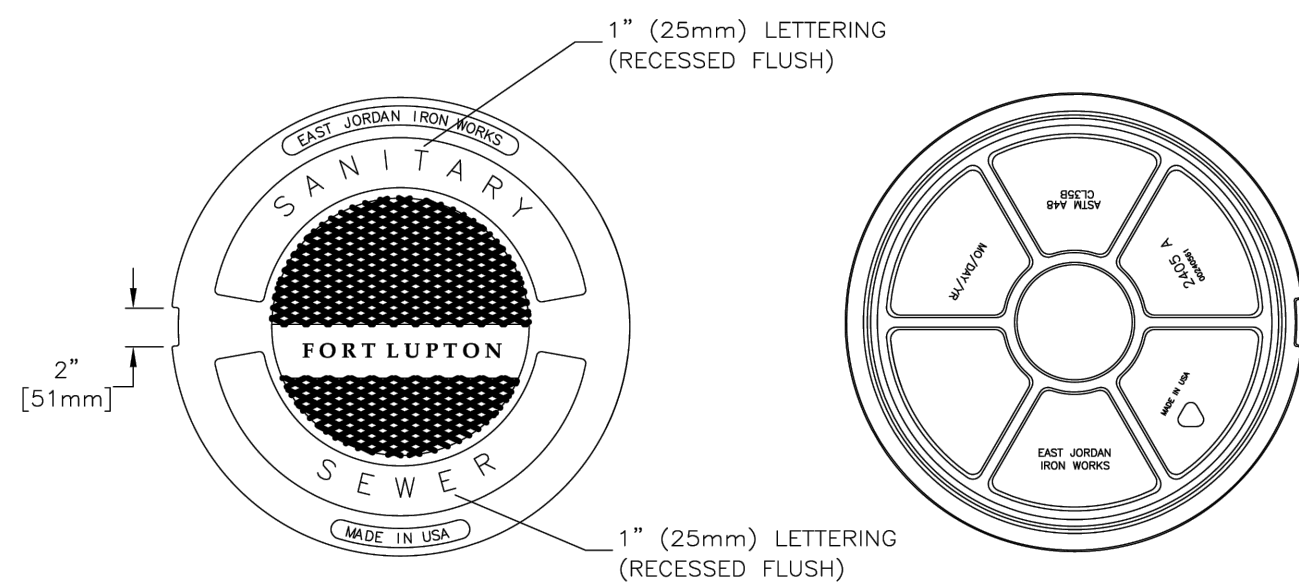


PLAN VIEW



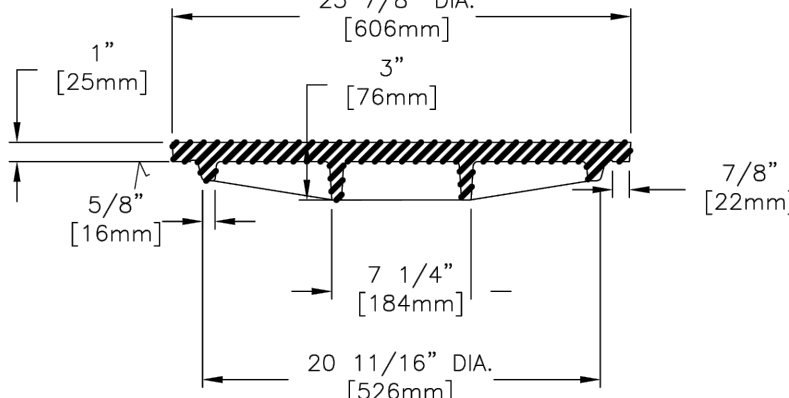
ELEVATION

	DESIGN STANDARDS	STANDARD DRAWING
	STANDARD CLEAN-OUT DETAIL	SS8
		DATE: 8/15/14



TOP OF COVER

BOTTOM OF COVER

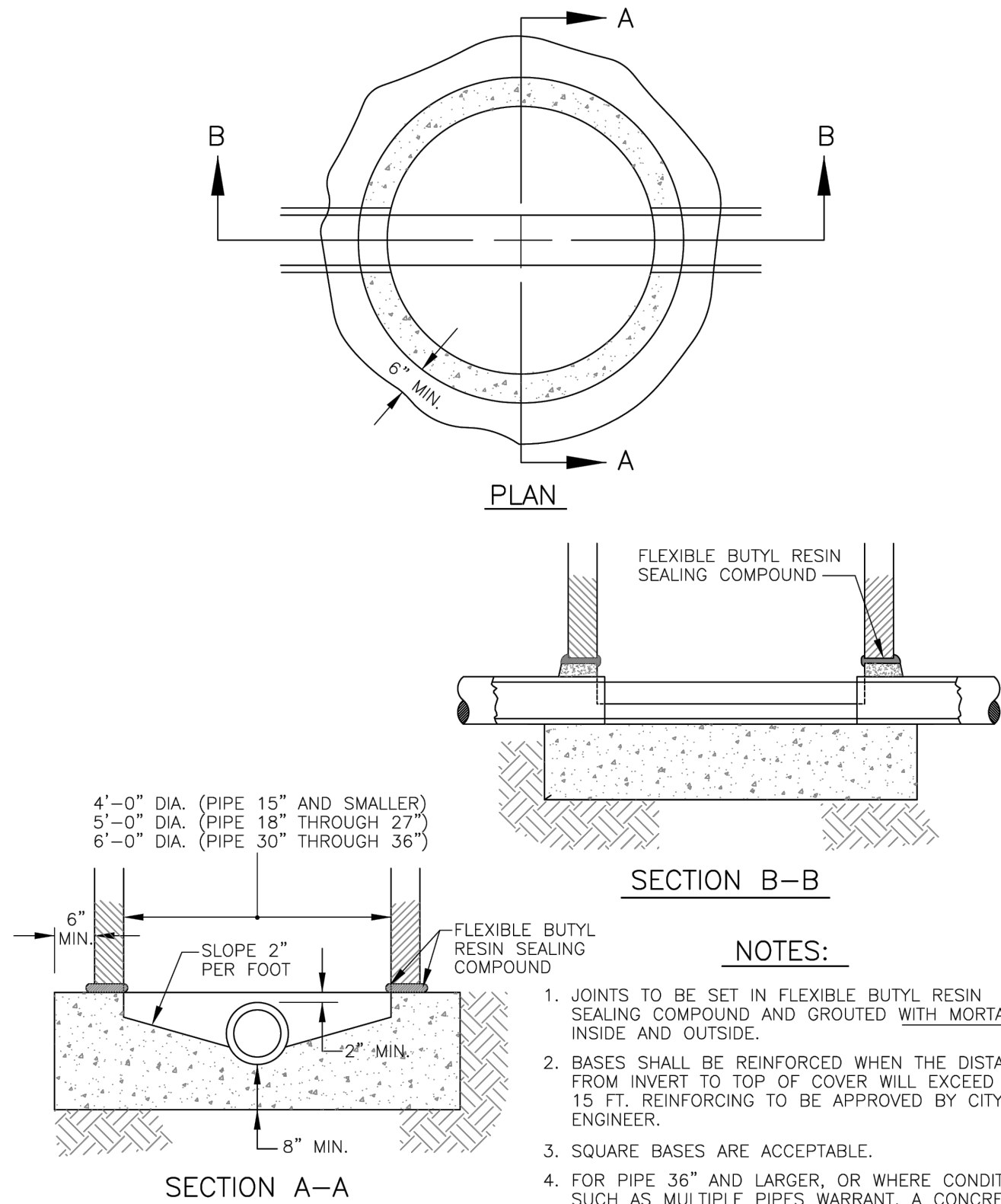


SECTION OF COVER

PICKSLLOT DETAIL

COVER: GRAY IRON ASTM A48 CL35 B
LOAD RATING: H-20
COVER: 135 LBS 61kg
PRODUCT NUMBER 00240561
✓ MACHINED SURFACE
EAST JORDAN IRON WORKS #2405A
PRODUCT #240562

	DESIGN STANDARDS	STANDARD DRAWING
	SANITARY SEWER MANHOLE LID	SS12
		DATE: 8/15/14



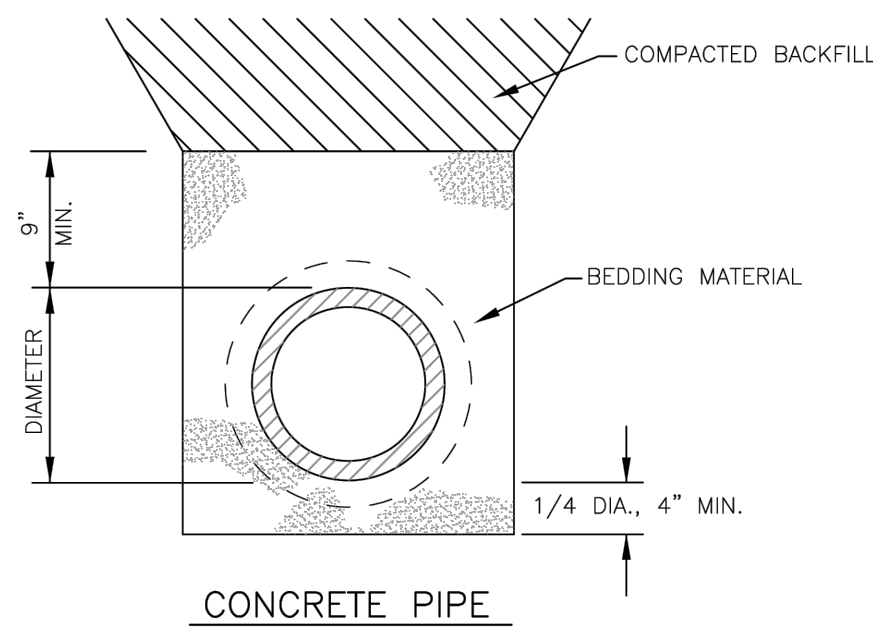
SECTION B-B

NOTES:

1. JOINTS TO BE SET IN FLEXIBLE BUTYL RESIN SEALING COMPOUND AND GROUTED WITH MORTAR INSIDE AND OUTSIDE.
2. BASES SHALL BE REINFORCED WHEN THE DISTANCE FROM INVERT TO TOP OF COVER WILL EXCEED 15 FT. REINFORCING TO BE APPROVED BY CITY ENGINEER.
3. SQUARE BASES ARE ACCEPTABLE.
4. FOR PIPE 36" AND LARGER, OR WHERE CONDITIONS SUCH AS MULTIPLE PIPES WARRANT, A CONCRETE BOX BASE WILL BE REQUIRED. (SEE CDOT STANDARD DRAWING M-604-20)

SECTION A-A

	DESIGN STANDARDS	STANDARD DRAWING
	STANDARD MANHOLE BASE	ST1
		DATE: 8/15/14

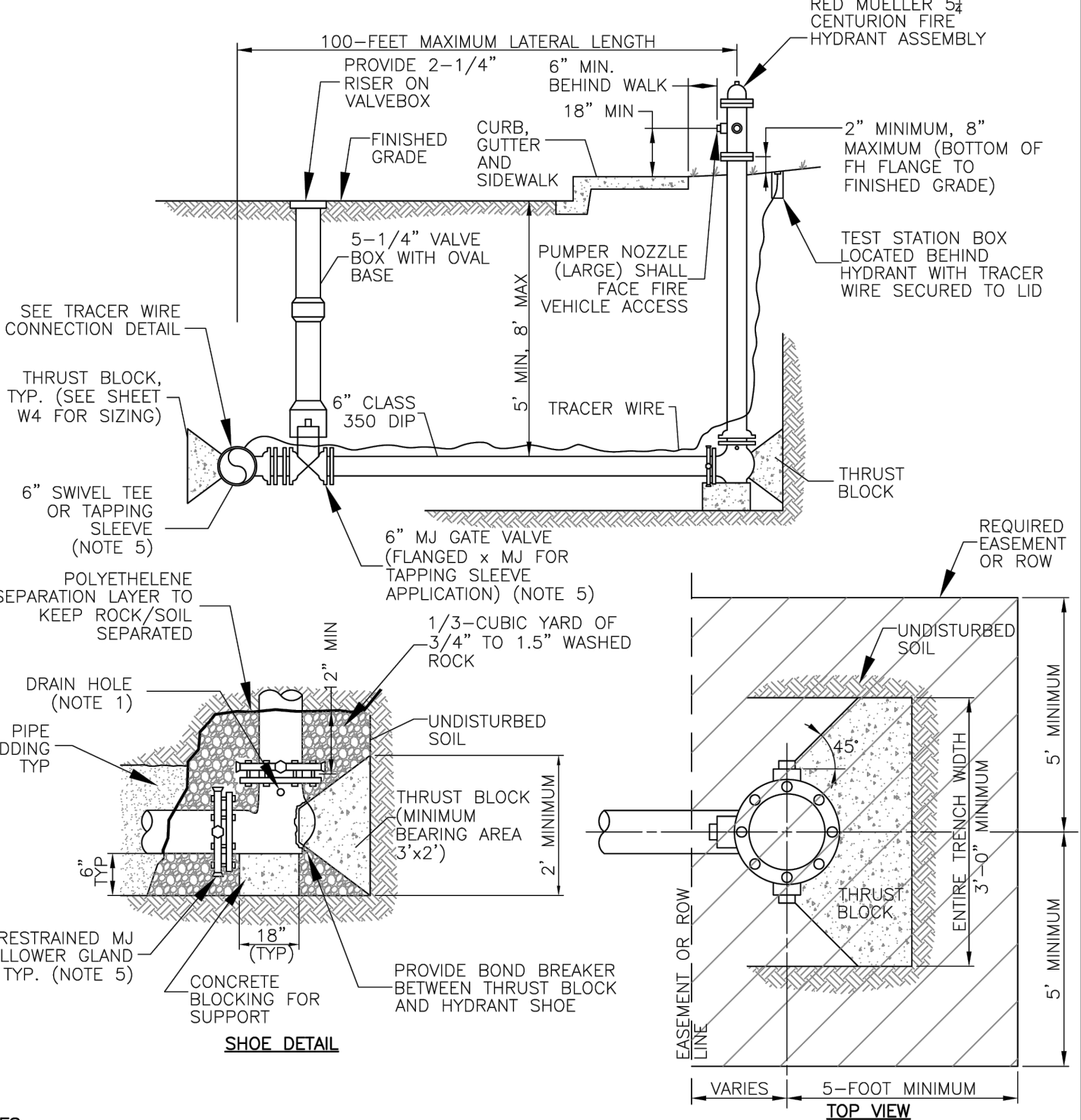


CONCRETE PIPE

NOTES:

1. THIS DETAIL IS TO BE USED UNDER NORMAL CONDITIONS. WHERE EXCESSIVE GROUND WATER IS PRESENT AN ALTERNATE DESIGN WILL BE REQUIRED.

	DESIGN STANDARDS	STANDARD DRAWING
	TYPICAL PIPE BEDDING	ST4
		DATE: 8/15/14



NOTES:

1. ALL FITTINGS, DI PIPE, AND HYDRANT BARREL SHALL BE POLYETHYLENE WRAPPED PER AWWA C-105. PROVIDE PERFORATION AT HYDRANT DRAIN HOLES.
2. PRIOR TO PUTTING INTO SERVICE THE FOLLOWING SHALL BE PERFORMED: NOZZLE THREADS SHALL BE GREASED, OIL RESERVOIR SHALL BE FILLED, AND HYDRANTS SHALL BE BRUSH PAINTED FIRE ENGINE RED (#7407).
3. THE ENTIRE PIPING ASSEMBLY (HYDRANT SHOE TO CONNECTION AT MAIN) SHALL BE FULLY RESTRAINED.

	DESIGN STANDARDS	STANDARD DRAWING
	FIRE HYDRANT INSTALLATION DETAIL	W2
		DATE: 8/15/14

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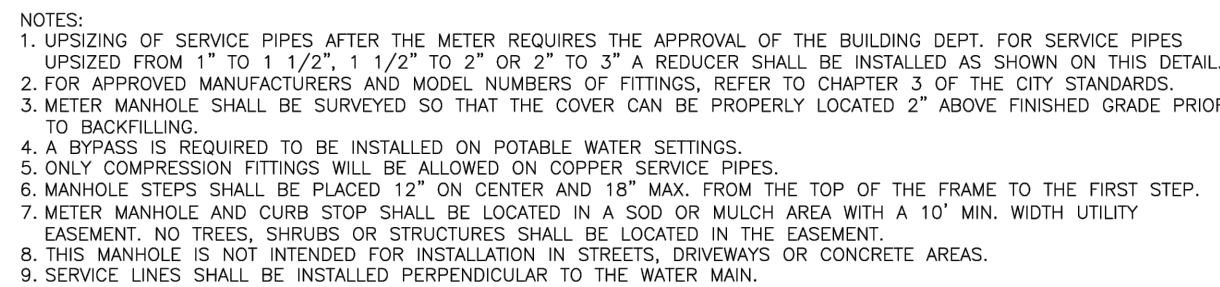
2500 9th St. Fort Lupton,
Colorado 80621

CE No.: 431-003-24
Site Planning Submittal

May 21, 2025

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CITY OF  COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	1-1/2" AND 2" DOMESTIC METER SETS (ALSO FOR SERVICE PIPES UPSIZED FROM 1" TO 1-1/2" AND 2" TO 3")	W10 DATE: 8/15/14

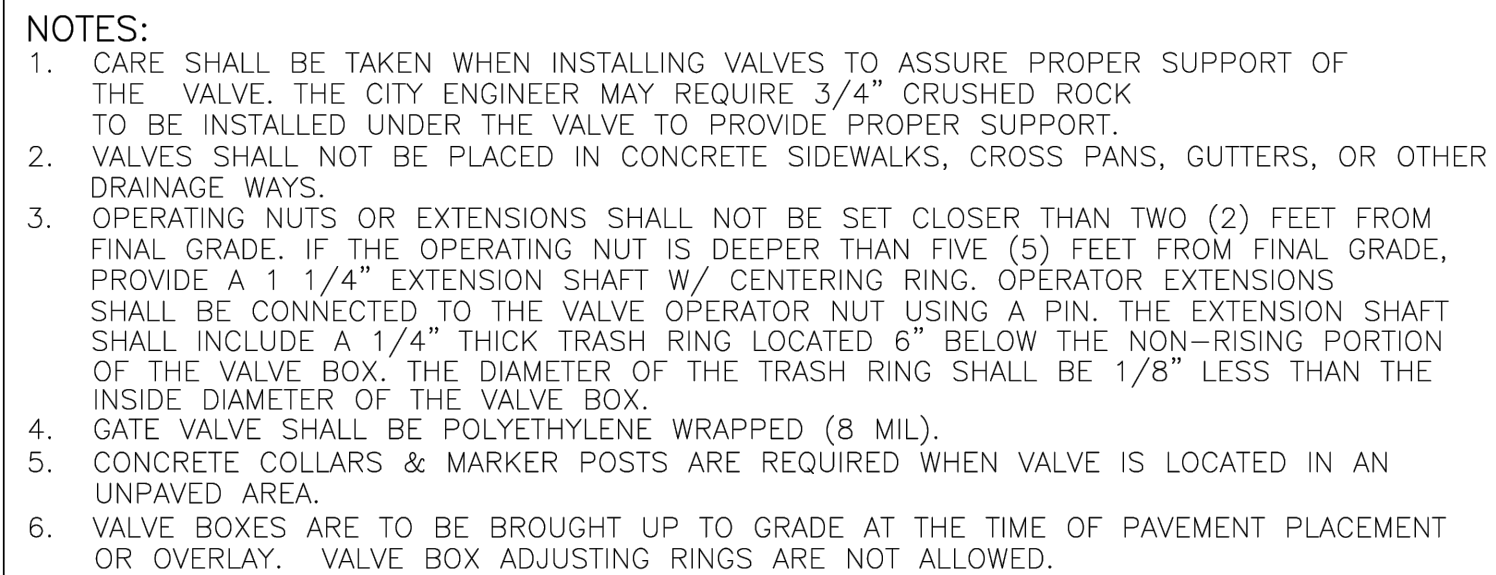


METER SIZE	LENGTH	WIDTH	HEIGHT	WALL THICKNESS
3"	8'-0"	7'-0"	7'-0"	8"
4"	10'-0"	7'-0"	7'-0"	8"
6"	12'-0"	9'-0"	7'-0"	8"
8"	12'-0"	9'-0"	7'-0"	8"
12"	12'-0"	10'-0"	8'-0"	8"

CITY OF  COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	TYPICAL METER VAULT	W12
		DATE: 8/15/14



CITY OF  EST. 1926 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	STANDARD CONCRETE METER SUPPORTS	W13
		DATE: 8/15/14

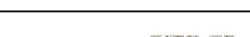


CITY OF  EST. 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	VALVE BOX	W1
		DATE: 8/15/14



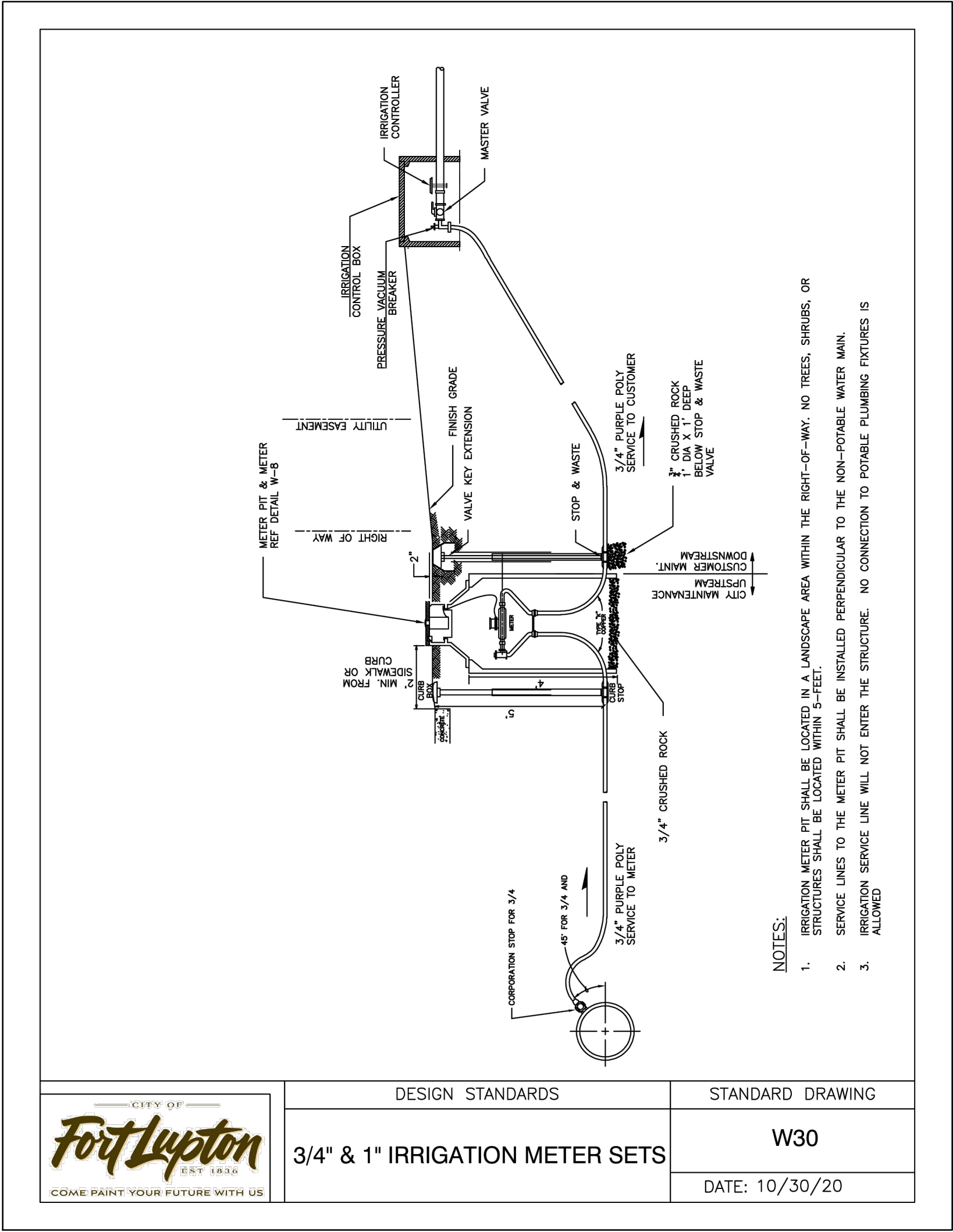
CITY OF  EST. 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	WALL CLAMP	W15
		DATE: 8/15/14



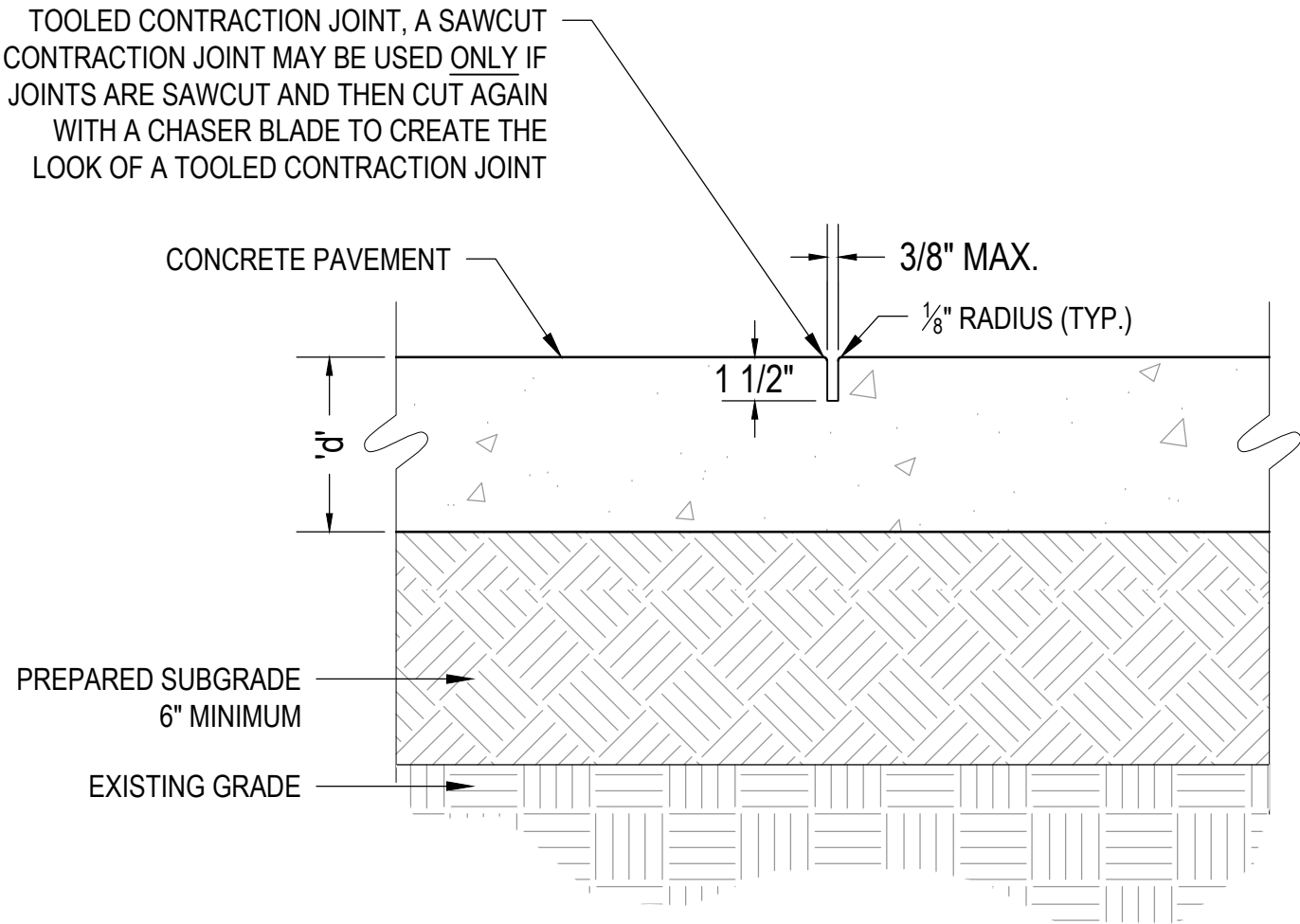
CITY OF  EST. 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	SINGLE WATER TAP FOR FIRE LINE	W29
		DATE: 8/15/14

C6.04

Plot Time Stamp: 4 / 24 / 2025 4:01:48 PM
File Location/Name: \\csc-co-srv-004\400-499\431-003-24 GH Phipps Fort Lupton City Hall\03 AutoCAD\431003 - C6.01.dwg



GENERAL NOTE:
"d" = PVMT DEPTH AS
INDICATED ON LAYOUT PLANS

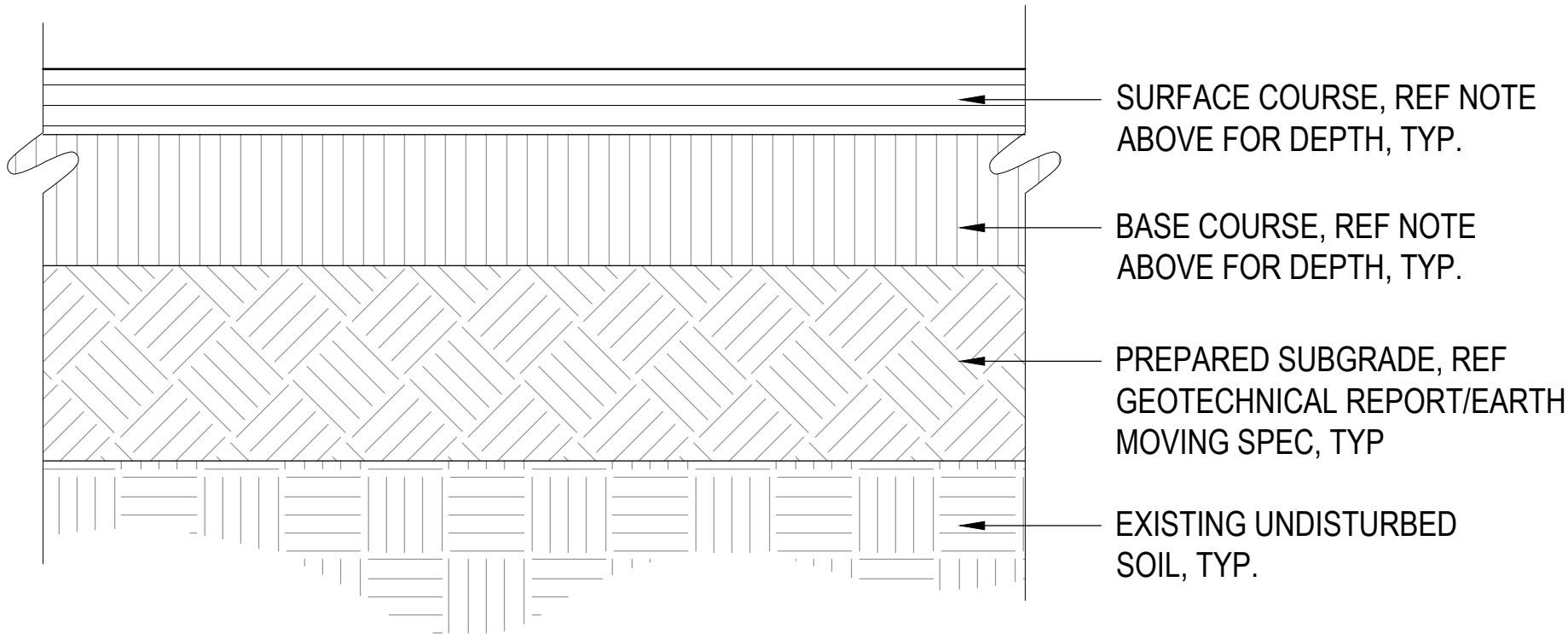


3 CONCRETE CONTRACTION JOINT

SCALE: NTS

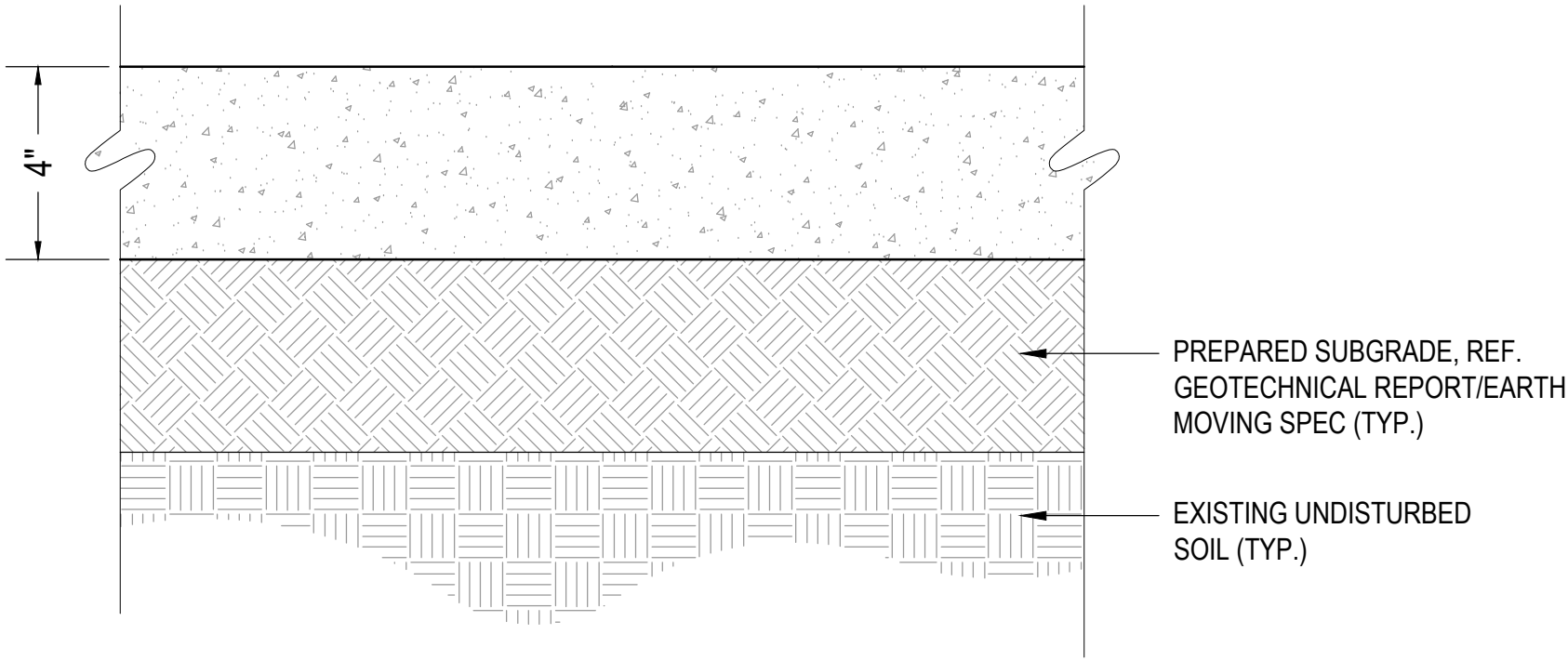
GENERAL NOTE:
ASPHALT **STANDARD DUTY PVMT**
1.5" SURFACE COURSE
5.5" BASE COURSE
SUBGRADE (REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS)

ASPHALT **HEAVY DUTY PVMT**
2.0" SURFACE COURSE
7" BASE COURSE
SUBGRADE (REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS)



1 ASPHALT PAVEMENT

SCALE: NTS

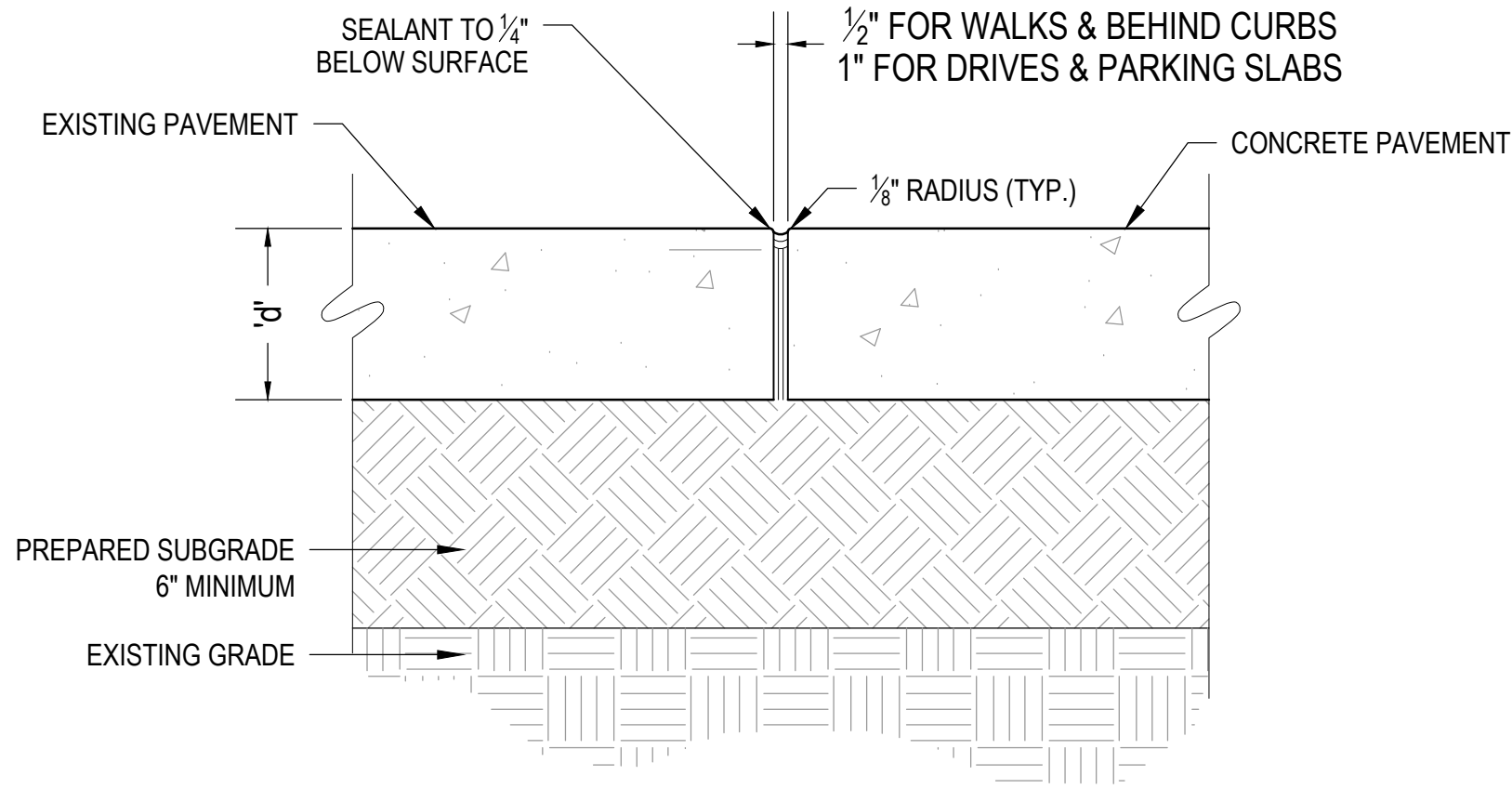


4 CONCRETE SIDEWALK

SCALE: NTS

GENERAL NOTE:
LOCATE WHERE ABUTTING ALL STRUCTURES, BACK OF CURBS, 150' OC
ALONG WALKS & AS INDICATED FOR DRIVE SLABS ON SITE LAYOUT PLAN

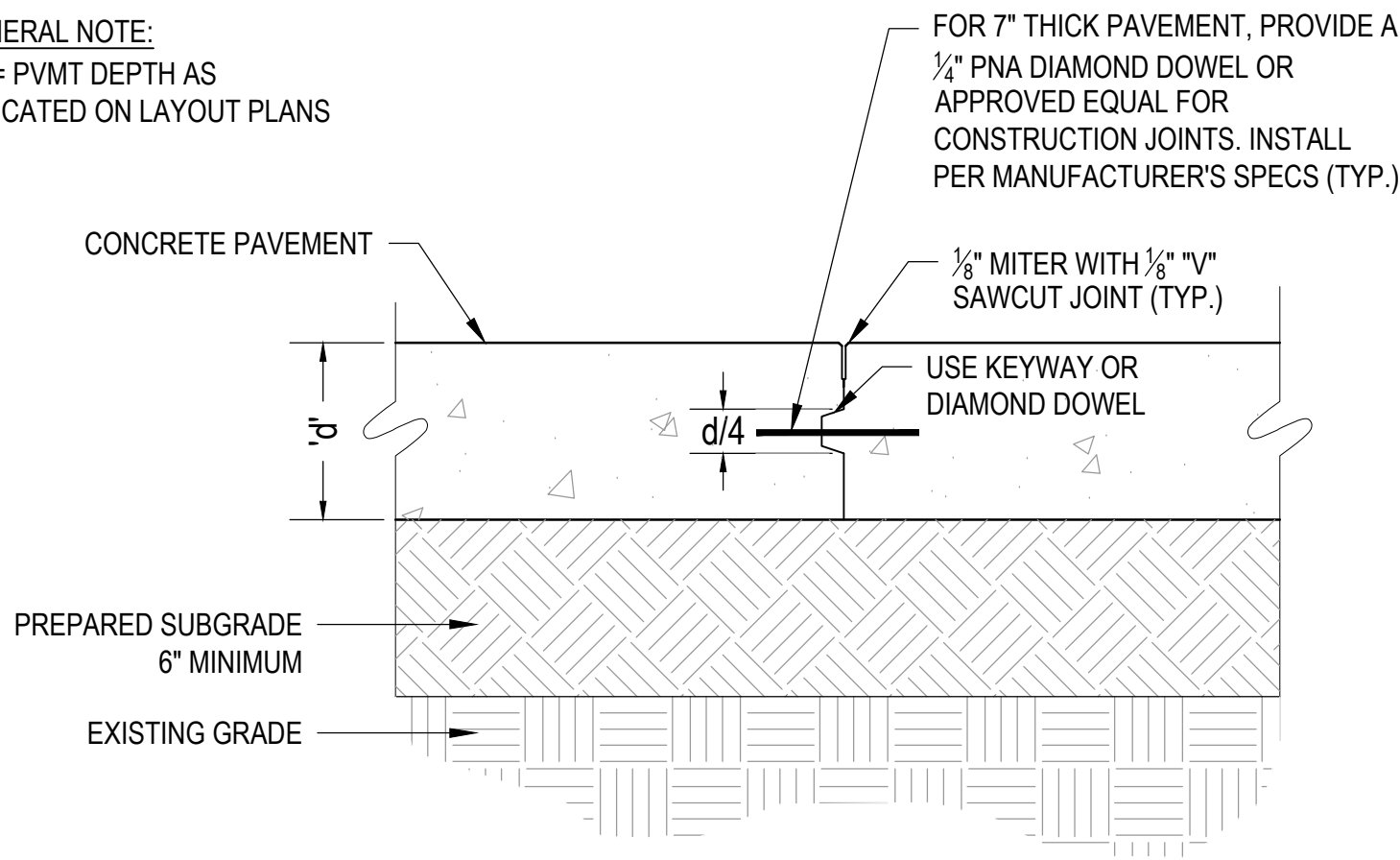
"d" = PVMT DEPTH AS INDICATED ON LAYOUT PLANS



2 CONCRETE EXPANSION JOINT

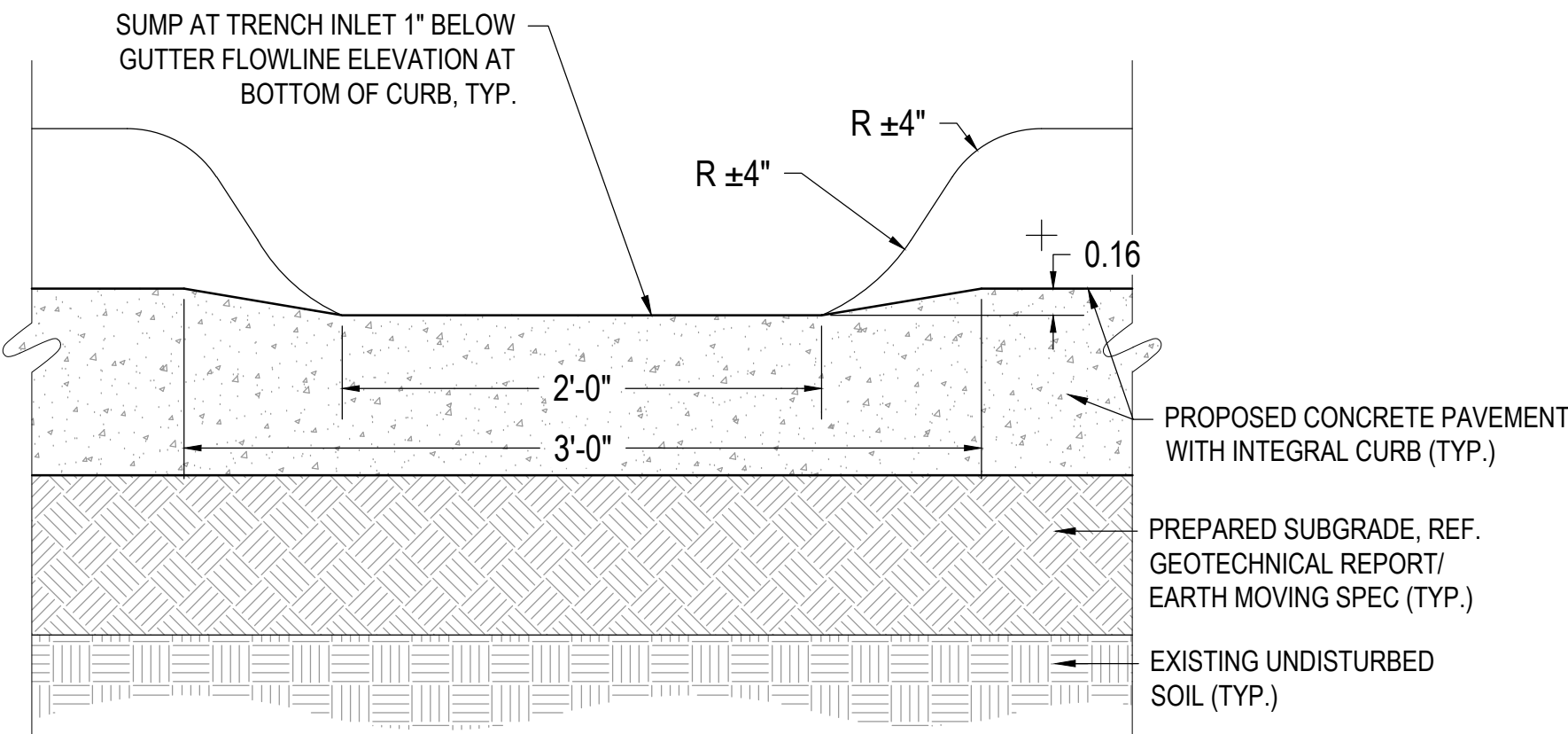
SCALE: NTS

GENERAL NOTE:
"d" = PVMT DEPTH AS
INDICATED ON LAYOUT PLANS



5 CONCRETE CONSTRUCTION JOINT

SCALE: NTS



6 CURB OPENING

SCALE: NTS

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Construction Details

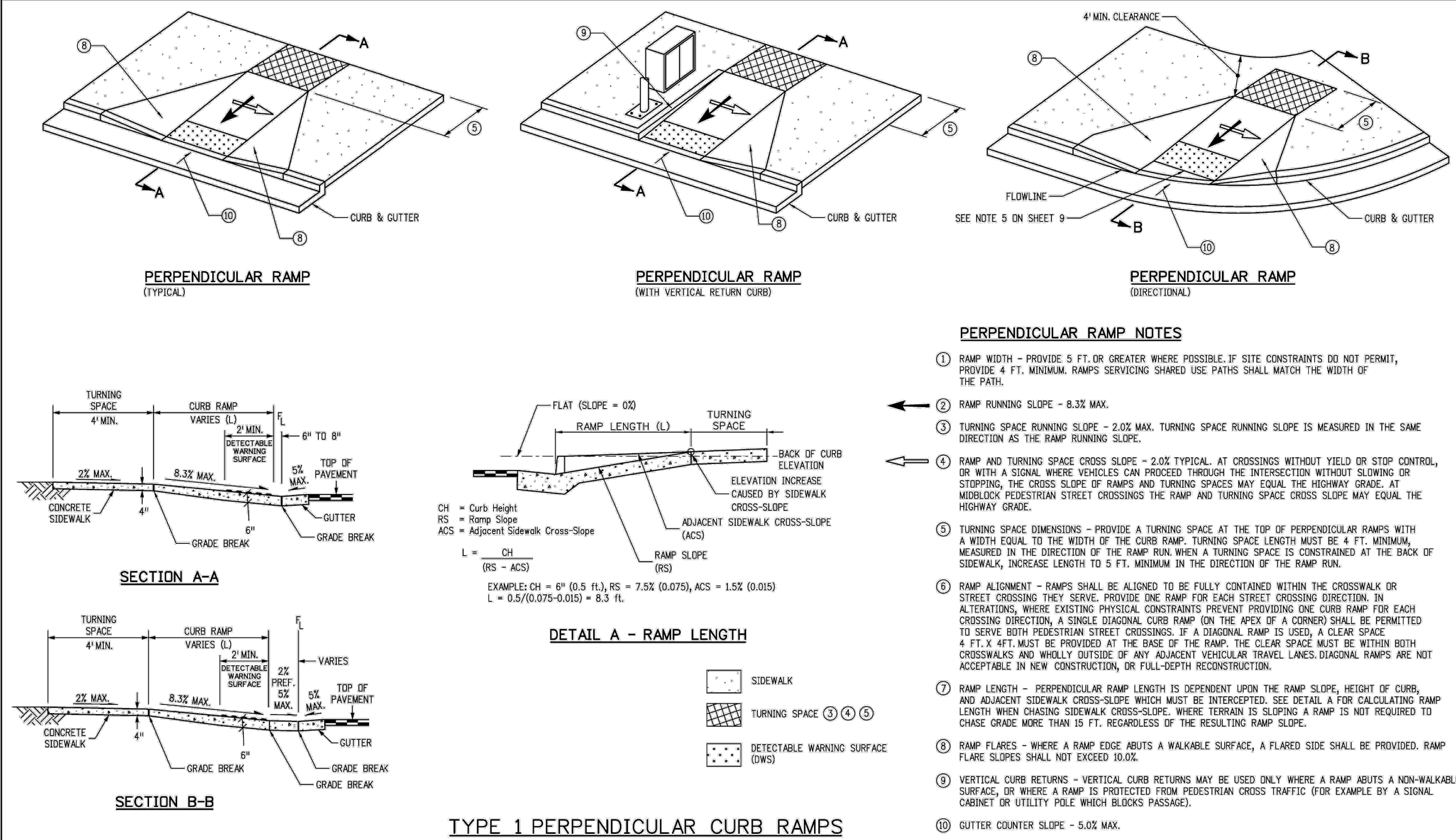
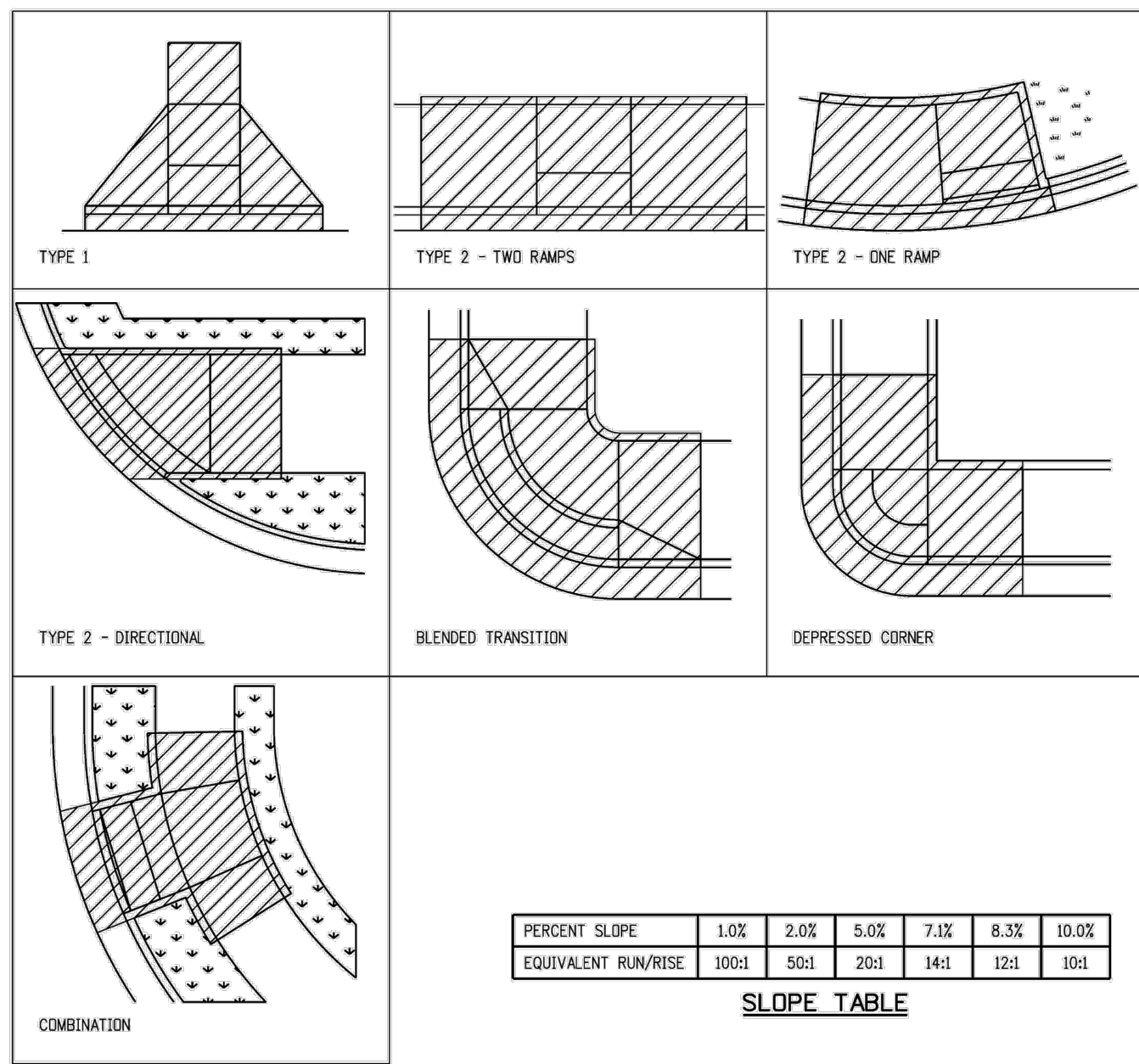
C6.05

CURB RAMP GENERAL NOTES:

1. IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMPS SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR AS SHOWN ON THE CONTRACT PLANS.
2. ALTERATIONS ARE DEFINED AS CHANGES TO AN EXISTING HIGHWAY THAT AFFECT PEDESTRIAN ACCESS, CIRCULATION, OR USE. ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO, RESURFACING, REHABILITATION, RECONSTRUCTION, CURB RAMP RETROFITS, HISTORIC RESTORATION, OR CHANGES OR REARRANGEMENT TO STRUCTURAL PARTS OR ELEMENTS OF A PEDESTRIAN FACILITY.
3. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP OR TURNING SPACE, WITHOUT RAISED OBSTACLES, THAT COULD BE MISTAKENLY TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
4. IN ALTERATIONS, WHERE AN EXISTING PHYSICAL CONSTRAINT PREVENTS PROVIDING A SEPARATE CURB RAMP FOR EACH PEDESTRIAN STREET CROSSING, A SINGLE DIAGONAL RAMP (ON THE APEX) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. THE USE OF A SINGLE DIAGONAL RAMP SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION.
5. DETECTABLE WARNING SURFACES (DWS) ARE INTENDED TO INDICATE THE BOUNDARY BETWEEN A PEDESTRIAN ROUTE AND VEHICULAR ROUTE WHERE THERE IS A FLUSH RATHER THAN CURBED CONNECTION. DWS ARE NOT INTENDED TO PROVIDE WAYFINDING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
1. CURB RAMPS, BLENDED TRANSITIONS, AND DERESSED CORNERS AT PEDESTRIAN STREET CROSSINGS;
2. PEDESTRIAN REFUGE ISLANDS 6 FEET IN WIDTH OR GREATER;
3. BOARDING PLATFORMS AT TRANSIT STOPS WHERE THE EDGE OF THE PLATFORM IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC; AND
4. BOARDING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS WHERE THE AREA IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC.
6. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. FEDERAL YELLOW COLOR IS PREFERRED, HOWEVER, OTHER COLORS MAY BE USED IF APPROVED BY THE ENGINEER.
7. IN ALTERATIONS, TO AVOID CHASING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMPS LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP RUNNING SLOPE.
8. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.
9. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SPACE AREAS.
10. IN NEW CONSTRUCTION, FULL BOXES, METER BOXES, MAINTENANCE HOLE COVERS, VAULT LIDS, OR SIMILAR, SHALL NOT BE CONSTRUCTED WITHIN ANY PART OF CURB RAMP OR TURNING SPACE. IN ALTERATIONS, WHERE THESE ITEMS CANNOT BE RELOCATED OUTSIDE OF THE CURB RAMP OR TURNING SPACE, THEY MUST NOT CREATE A VERTICAL DISCONTINUITY GREATER THAN 1/2 INCH. ANY VERTICAL DISCONTINUITY BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE CONVEYED WITH A SLOPE NOT STEEPER THAN 1:12H. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.
11. CONSTRUCTION OF ANY REQUIRED PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP AND WILL NOT BE PAID FOR SEPARATELY.
12. ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0'-1/8"). THE JOINT BETWEEN THE ROADWAY SURFACE AND THE GUTTER PAN SHALL BE FLUSH.
13. THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
14. FLARED SIDE SLOPES MAY EXCEED 10.0% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE, OR WHERE THE ADJACENT RAMP SURFACE IS BLOCKED TO PEDESTRIAN TRAFFIC.
15. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33%. THE COUNTER SLOPE OF THE GUTTER AT THE FOOT OF A RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
16. GRADE BREAKS AT THE TOP AND BOTTOM OF RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF THE RAMP RUN OR TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
17. A BROOM FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.
18. IN ALTERATIONS, WHERE A RAMP OR TURNING SPACE MUST BE INTO AN EXISTING GRADE THAT CANNOT BE ALTERED, THE RAMP OR TURNING SPACE MAY BE WARPED TO TRANSITION TO THE REQUIRED CROSS SLOPE. THE TRANSITION TO THE REQUIRED CROSS SLOPE SHALL BE SPREAD EVENLY OVER THE LENGTH OF THE RAMP OR TURNING SPACE TO MINIMIZE THE DEGREE OF WARPING. THE RATE OF CHANGE ON A RAMP OR TURNING SPACE SHALL NOT EXCEED .3% PER LINEAR FOOT.
19. DESIGN AND CONSTRUCT CURB RAMPS, TURNING SPACES, AND FLARE SLOPES WITH THE FLATTEST SLOPES POSSIBLE. THE SLOPES INDICATED IN THESE DETAILS SHOW THE MAXIMUM SLOPES ALLOWED. PREFERRED VALUES TO BE USED DURING DESIGN, LAYOUT, AND CONSTRUCTION ARE:
- RAMP RUNNING SLOPE 7.5%
- RAMP CROSS SLOPE 1.5%
- TURNING SPACE RUNNING SLOPE 1.5%
- TURNING SPACE CROSS SLOPE 1.5%
- FLARE SLOPE 8.0-10.0%

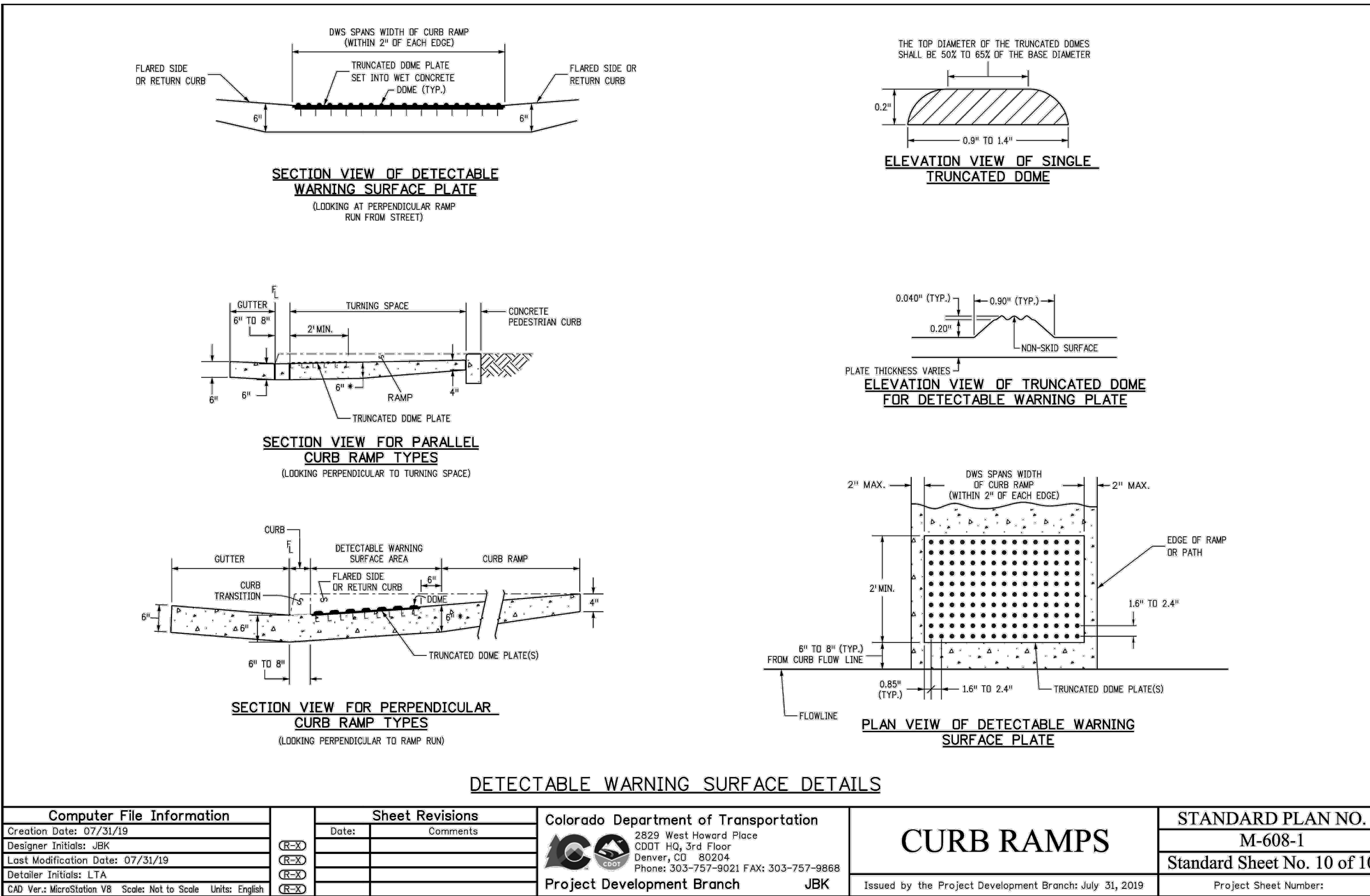
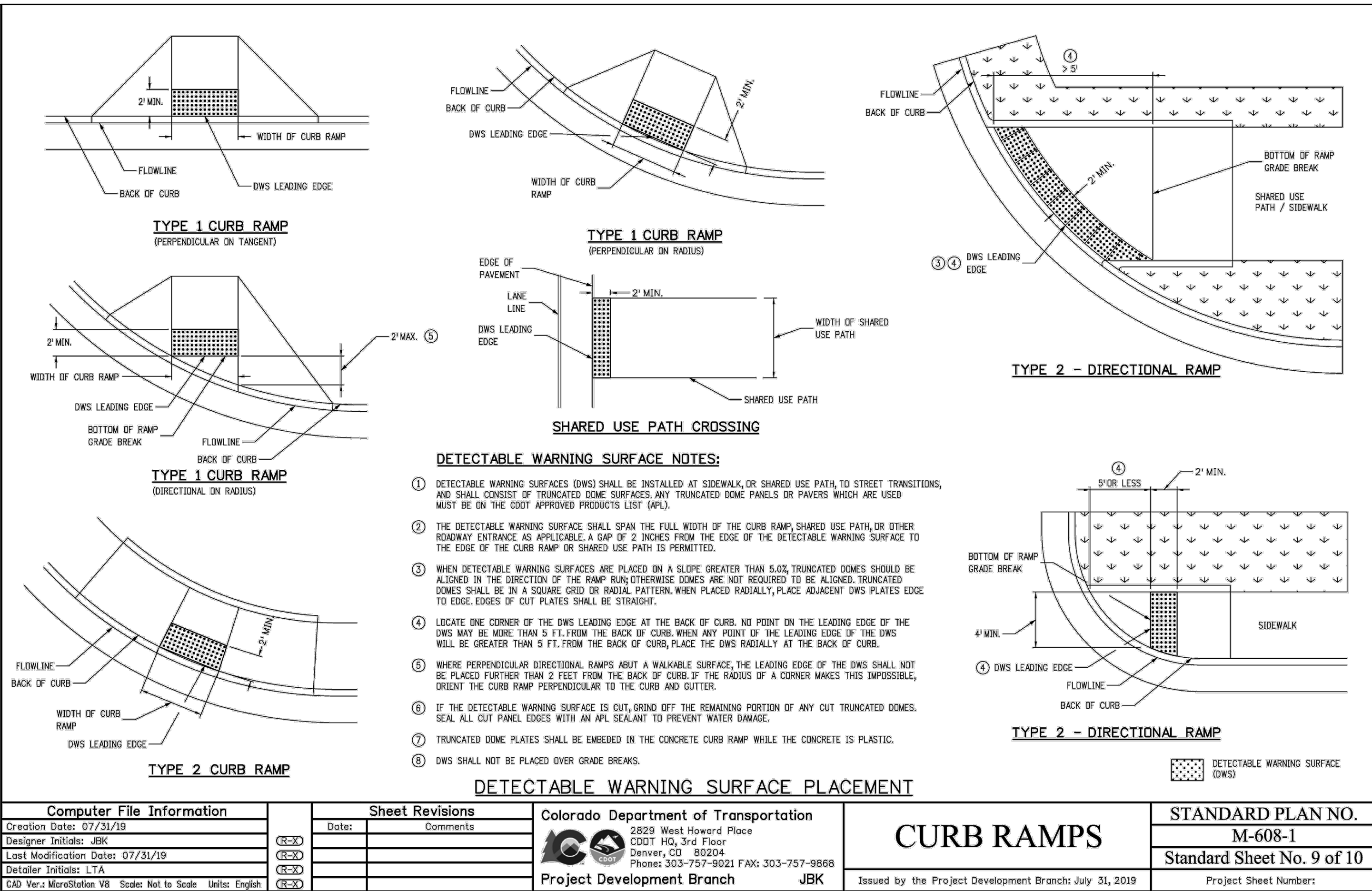
GENERAL NOTES & PAY AREAS

CURB RAMP PAY AREAS



Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments		CURB RAMPS	M-608-1	
Designer Initials: JBK	(C-2)					Standard Sheet No. 1 of 10	
Last Modification Date: 07/31/19	(C-2)						
Detailer Initials: LTA	(C-2)						
CAD Ver.: MicroStation V8	(C-2)	Scale: Not to Scale	Units: English				
Project Development Branch				JBK		Issued by the Project Development Branch: July 31, 2019	
					Project Sheet Number:		

Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB RAMPS	STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments		2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		M-608-1	
Designer Initials: JBK	(C-2)						Standard Sheet No. 2 of 10	
Last Modification Date: 07/31/19	(C-2)							
Detailer Initials: LTA	(C-2)							
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English		Project Development Branch		JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:



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Designer Initials: JBK	(C-2)						Standard Sheet No. 9 of 10
Last Modification Date: 07/31/19	(C-2)						
Detailer Initials: LTA	(C-2)						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(C-2)						
Project Development Branch		JBK		Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	

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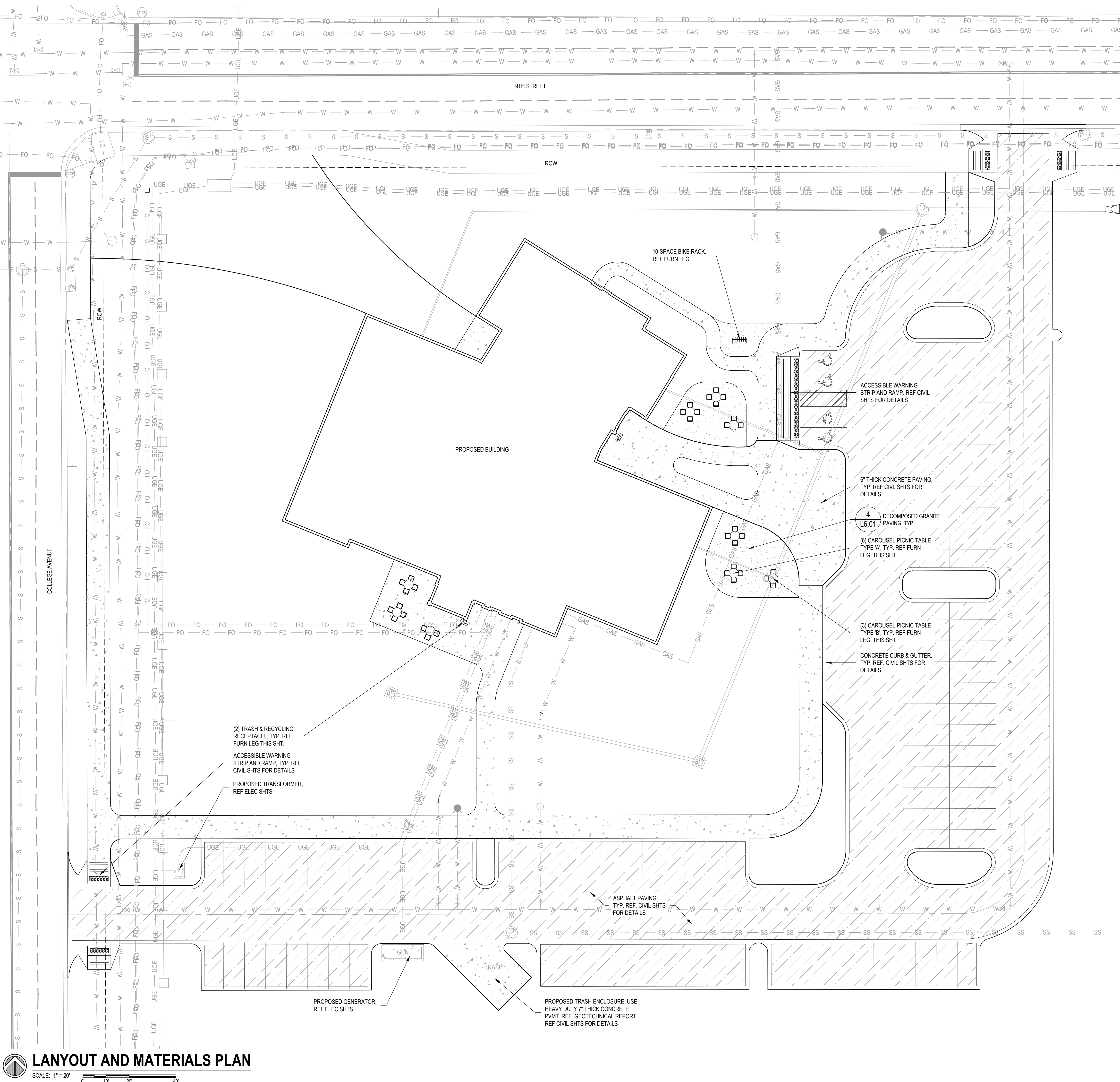
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MATERIALS LEGEND:

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- DECOMPOSED GRANITE

FURNITURE LEGEND

SYMBOL	DESCRIPTION
	CAROUSEL PICNIC TABLE TYPE 'B'
	CAROUSEL PICNIC TABLE TYPE 'A'
	CORA BIKE RACK, EXPO 7510 RACK
	TRASH AND RECYCLING RECEPTACLE

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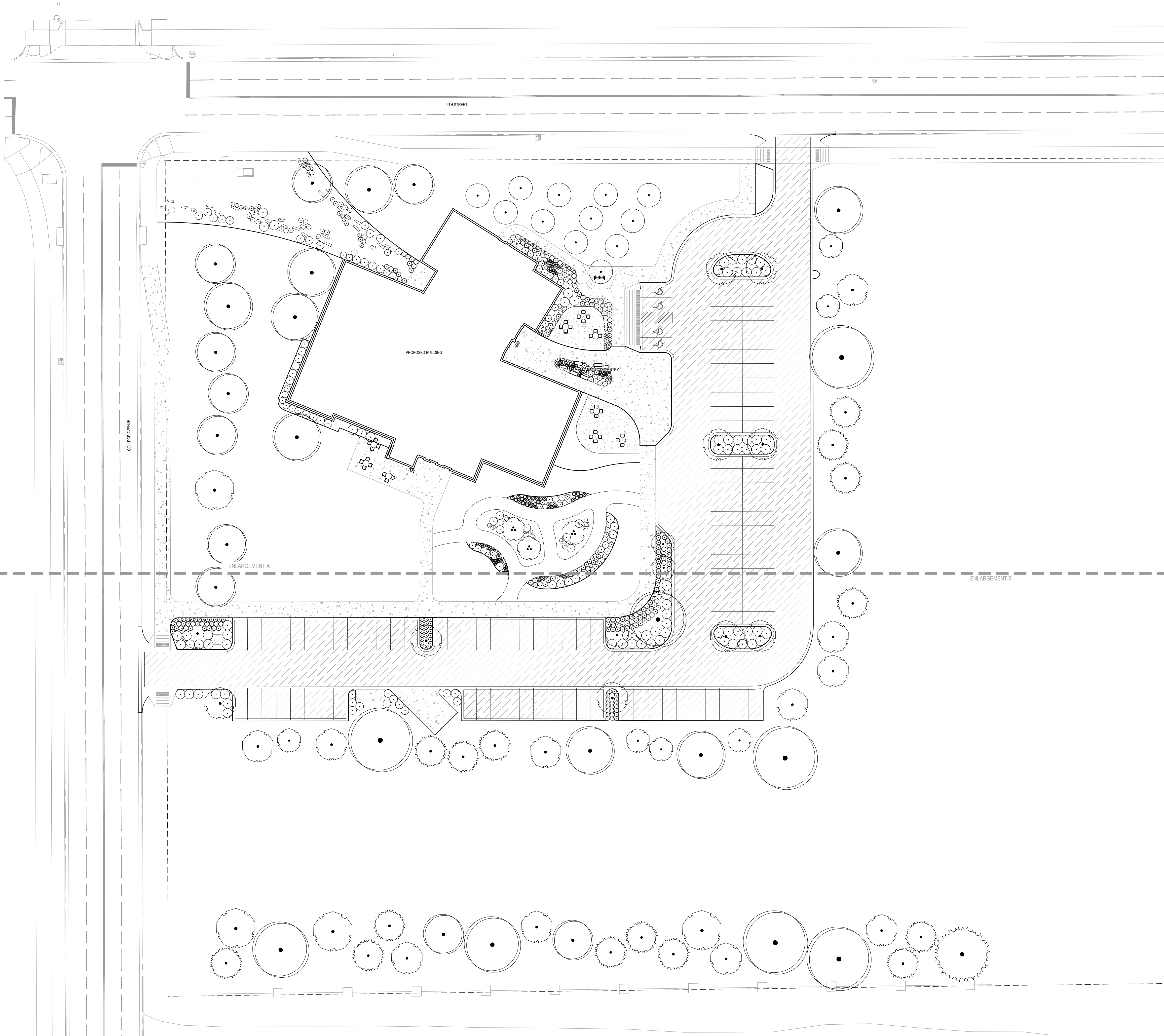
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LAYOUT AND MATERIALS
PLAN

L2.01



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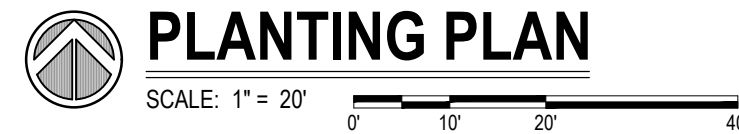
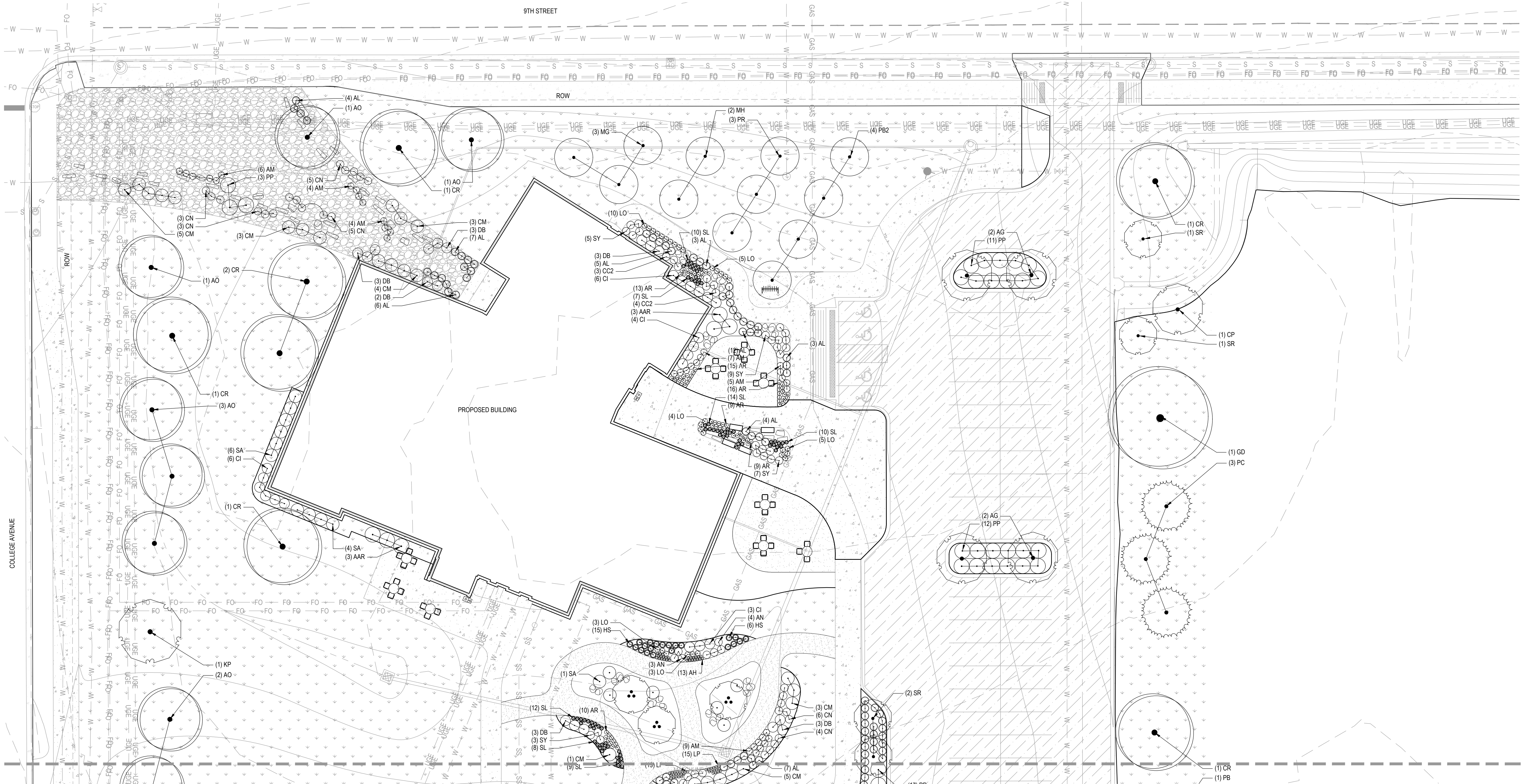
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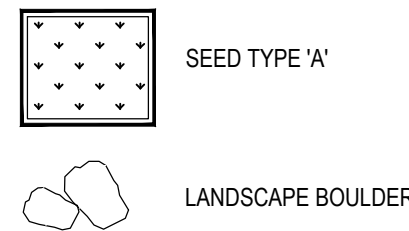
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Planting Plan Overview

L4.01



MATERIAL LEGEND



SEED MIXTURE

SEED TYPE 'A' - NATIVE SEED MIX
SEEDING RATE: 15 LBS PER ACRE

SPECIES	%ACRE
Bouteloua curtipendula	20%
Bouteloua gracilis	20%
Pascopyrum smithii	10%
Nasella viridula	10%
Schizachyrium scoparium	10%
Elymus canadensis	10%
Panicum virgatum	5%
Koeleria macrantha	5%
Sorghastrum nutans	5%
Andropogon gerardi	5%

Code Compliance

Landscape Area	Area (SF) / (LF)	Calculation	Total Required	Total Provided	Comments
Streetscape					
9th Street	519 LF	1 LG. Tree / 35 LF (.50)	7	7	Utilities restrict requirements. Included in internal trees.
College Avenue	526 LF	1 LG. Tree / 35 LF (.50)	8	8	Utilities restrict requirements. Included in internal trees.
Frontage and Foundation					
9th Street (set back more than 10')	185 LF	1 Orn. Tree / 40 LF (.50)	2	4	Included in internal trees.
9th Street (set back more than 10')	185 LF	1 Shrub / 5 LF (.50)	19	22	
College Avenue (set back more than 40')	179 LF	1 LG. Tree / 35 LF (.50)	3	3	
College Avenue (set back more than 40')	179 LF	1 Shrub / 5 LF (.50)	18	22	
Parking Lot Landscape Standards					
Internal	103 Spaces	1 Tree / 5 Spaces	21	21	
Parking Island		1 Tree / Parking Island			
Perimeter	657 LF	1 Tree / 35 LF	19	19	
Perimeter	657 LF	1 Shrub / 5 LF	131	222	
Buffer & Screening					
Type III (Adjacent Site: High, Light Industrial Proposed Development: Low, Civic Type III: 30' min. width)	519 LF	1 LG. Tree / 50 LF	10	6	Included in perimeter parking.
Type III (Adjacent Site: High, Light Industrial Proposed Development: Low, Civic Type III: 30' min. width)	519 LF	1 Om. Tree / 25 lf	21	7	
Type III (Adjacent Site: High, Light Industrial Proposed Development: Low, Civic Type III: 30' min. width)	519 LF	1 Evergreen / 25 LF	21	9	

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	WATER USE
DECIDUOUS TREES							
AO	AESCULUS GLABRA	OHIO BUCKEYE	2" CAL / 8'-10" HEIGHT MIN.		30' HEIGHT	25' SPREAD	M
CS	CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL / 8'-10" HEIGHT MIN.		50' HEIGHT	35' SPREAD	L
CR	CELTIS RETICULATA	NATIVE HACKBERRY	2" CAL / 8'-10" HEIGHT MIN.		30' HEIGHT	30' SPREAD	X
GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2" CAL / 8'-10" HEIGHT MIN.		50' HEIGHT	40' SPREAD	X
EVERGREEN TREES							
PC	PICEA PUNGENS	COLORADO SPRUCE	6' HT MIN.		50' HEIGHT	20' SPREAD	M
PB	PINUS ARISTATA	BRISTLEcone PINE	6' HT MIN.		30' HEIGHT	20' SPREAD	X
PE	PINUS CEMEROIDES EDULIS	PINON PINE	6' HT MIN.		20' HEIGHT	20' SPREAD	X
PN	PINUS NIGRA	AUSTRIAN PINE	6' HT MIN.		50' HEIGHT	35' SPREAD	L
FRUIT TREES							
MG	MALUS X DOMESTICA 'GRANNY SMITH'	GRANNY SMITH APPLE	1 1/2" CAL / 6' HEIGHT MIN.	B&B	15' HEIGHT	15' SPREAD	
MH	MALUS X DOMESTICA 'HONEYCRISP'	HONEYCRISP APPLE	1 1/2" CAL / 6' HEIGHT MIN.	B&B	15' HEIGHT	15' SPREAD	
PR	PRUNUS PERSICA 'REDHAVEN'	REDHAVEN PEACH	1 1/2" CAL / 6' HEIGHT MIN.	B&B	15' HEIGHT	15' SPREAD	
PB2	PYRUS COMMUNIS 'BARTLETT'	BARTLETT EUROPEAN PEAR	1 1/2" CAL / 6' HEIGHT MIN.	B&B	15' HEIGHT	15' SPREAD	
ORNAMENTAL TREES							
AG	ACER GINNALA	GINNALA MAPLE	2" CAL / 8'-10" HEIGHT MIN.		20' HEIGHT	20' SPREAD	L
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL / 8'-10" HEIGHT MIN.		20' HEIGHT	20' SPREAD	L
KP	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL / 8'-10" HEIGHT MIN.		25' HEIGHT	25' SPREAD	L
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL / 8'-10" HEIGHT MIN.		20' HEIGHT	15' SPREAD	M
SHRUBS							
AAR	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	30" HT. MIN W/ 4 CANES	#5 CONT.	6' HEIGHT	6' SPREAD	
AN	AMORPHIA NANA	DWARF LEADPLANT	#5 CONT.		2'-3' HEIGHT	2'-3' SPREAD	X
CI	CARYOPTERIS INCANA	BLUE MIST SPIREA	#5 CONT.		3'-4' HEIGHT	4'-5' SPREAD	L
CM	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	#5 CONT.		5' HEIGHT	5' SPREAD	X
DB	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	#5 CONT.		4' HEIGHT	4' SPREAD	M
PP	PRUNUS BESSEYI 'P01S'	PAWNEE BUTTES® SAND CHERRY	#5 CONT.		2'-3' HEIGHT	6' SPREAD	L
RW	ROSA WOODSII	WOODS' ROSE	#5 CONT.		4' HEIGHT	4' SPREAD	X
SA	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	#5 CONT.		4' HEIGHT	4'-6' SPREAD	L
PERENNIALS							
AM	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	#1 CONT.		24" HEIGHT	30" SPREAD	L
AR	AGASTACHE RUPESTRIS	THREADLEAF HYSSOP	---	#1 CONT.	24" HEIGHT	18" SPREAD	
AL	ARTEMISIA LUDOVICIANA	WHITE SAGEBRUSH	---	#1 CONT.	2'-3' HEIGHT	2'-3' SPREAD	
SY	SALVIA YANGII 'BLUE JEAN BABY'	BLUE JEAN BABY RUSSIAN SAGE	#1 CONT.		2'-3' HEIGHT	2'-3' SPREAD	L

Site Planning Submittal

Fort Lupton City Hall

2500 9th St. Fort Lupton,
Colorado 80621

CE No.: 431-003-24
Site Planning Submittal

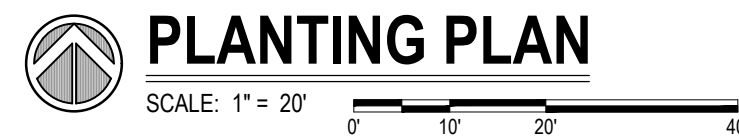
May 21, 2025

DRAFT

PREPARED FOR PRELIMINARY
SUBMISSION AND REVIEW ONLY --
NOT FOR CONSTRUCTION.

Planting Plan
Enlargement A

L4.02



SEED TYPE 'A'

LANDSCAPE BOULDER

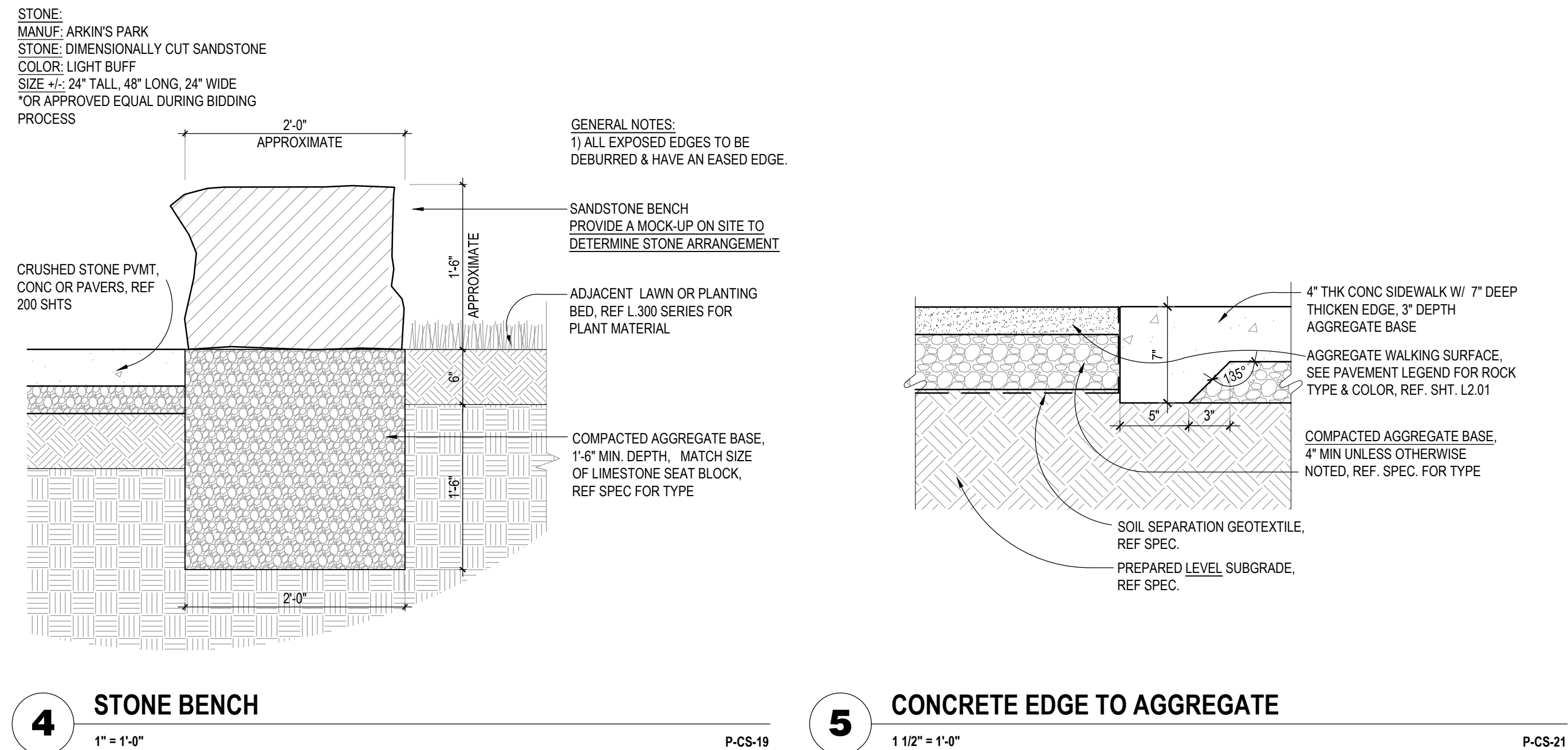
SEED TYPE 'A' - NATIVE SEED MIX:	
SEEDING RATE: 15 LBS PER ACRE	
SPECIES	%/ACRE
Bouteloua curtipendula	20%
Bouteloua gracilis	20%
Paspocorym smithii	10%
Nasella viridula	10%
Schizachyrium scoparium	10%
Elymus canadensis	10%
Panicum virgatum	5%
Koeleria macrantha	5%
Sorghastrum nutans	5%
Andropogon gerardii	5%

Code Compliance						
Landscape Area		Area (SF) / (LF)	Calculation	Total Required	Total Provided	Comments
Streetscape						
9th Street		519 LF	1 LG. Tree / 35 LF (.50)	7	7	Utilities restrict requirements. Included in internal trees.
College Avenue		526 LF	1 LG. Tree / 35 LF (.50)	8	8	Utilities restrict requirements. Included in internal trees.
Frontage and Foundation						
9th Street	(set back more than 10')	185 LF	1 Orn. Tree / 40 LF (.50)	2	4	Included in internal trees.
9th Street	(set back more than 10')	185 LF	1 Shrub / 5 LF (.50)	19	22	
College Avenue	(set back more than 40')	179 LF	1 LG. Tree / 35 LF (.50)	3	3	
College Avenue	(set back more than 40')	179 LF	1 Shrub / 5 LF (.50)	18	22	
Parking Lot Landscape Standards						
Internal		103 Spaces	1 Tree / 5 Spaces	21	21	
Parking Island			1 Tree / Parking Island			
Perimeter		657 LF	1 Tree / 35 LF	19	19	
Perimeter		657 LF	1 Shrub / 5 LF	131	222	
Buffer & Screening						
Type III	Adjacent Site: High, Light Industrial Proposed Development: Low, Civic Type III: 30' min. width	519 LF	1 LG. Tree / 50 LF	10	6	Included in perimeter parking.
Type III	Adjacent Site: High, Light Industrial Proposed Development: Low, Civic Type III: 30' min. width	519 LF	1 Orn. Tree / 25 lf	21	7	
Type III	Adjacent Site: High, Light Industrial Proposed Development: Low, Civic Type III: 30' min. width	519 LF	1 Evergreen / 25 LF	21	9	

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	WATER USE
DECIDUOUS TREES							
AO	AESCULUS GLABRA	OHIO BUCKEYE	2" CAL./ 8'-10" HEIGHT MIN.		30' HEIGHT	25' SPREAD	M
CS	CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL./ 8'-10" HEIGHT MIN.		50' HEIGHT	35' SPREAD	X
CR	CELTIS RETICULATA	NATIVE HACKBERRY	2" CAL./ 8'-10" HEIGHT MIN.		30' HEIGHT	30' SPREAD	L
GD	GYMNOCADUS DIOCUS	KENTUCKY COFFEETREE	2" CAL./ 8'-10" HEIGHT MIN.		50' HEIGHT	40' SPREAD	X
EVERGREEN TREES							
PC	PICEA PUNGENS	COLORADO SPRUCE	6' HT. MIN.		50' HEIGHT	20' SPREAD	M
PB	PINUS ARISTATA	BRISTLECONE PINE	6' HT. MIN.		30' HEIGHT	20' SPREAD	X
PE	PINUS CEMBROIDES EDULIS	PINON PINE	6' HT. MIN.		20' HEIGHT	20' SPREAD	X
PN	PINUS NIGRA	AUSTRIAN PINE	6' HT. MIN.		50' HEIGHT	35' SPREAD	L
FRUIT TREES							
MG	MALUS X DOMESTICA 'GRANNY SMITH'	GRANNY SMITH APPLE	1 1/2" CAL./ 6' HEIGHT MIN.	B&B	15' HEIGHT	15' SPREAD	
MH	MALUS X DOMESTICA 'HONEYCRISP'	HONEYCRISP APPLE	1 1/2" CAL./ 6' HEIGHT MIN.	B&B	15' HEIGHT	15' SPREAD	
PR	PRUNUS PERSICA 'REDHAVEN'	REDHAVEN PEACH	1 1/2" CAL./ 6' HEIGHT MIN.	B&B	15' HEIGHT	15' SPREAD	
PB2	PYRUS COMMUNIS 'BARTLETT'	BARTLETT EUROPEAN PEAR	1 1/2" CAL./ 6' HEIGHT MIN.	B&B	15' HEIGHT	15' SPREAD	
ORNAMENTAL TREES							
AG	ACER GINNALA	GINNALA MAPLE	2" CAL./ 8'-10" HEIGHT MIN.		20' HEIGHT	20' SPREAD	L
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL./ 8'-10" HEIGHT MIN.		20' HEIGHT	20' SPREAD	L
KR	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL./ 8'-10" HEIGHT MIN.		25' HEIGHT	25' SPREAD	L
SP	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL./ 8'-10" HEIGHT MIN.		20' HEIGHT	15' SPREAD	M
SHRUBS							
AAR	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	30" HT. MIN W/ 4 CANES	#5 CONT.	6' HEIGHT	6' SPREAD	
AN	AMORPHA NANA	DWARF LEADPLANT	#5 CONT.		2'-3' HEIGHT	2'-3' SPREAD	X
CI	CARYOPTERIS INCANA	BLUE MIT SPIREA	#5 CONT.		3'-4' HEIGHT	4'-5' SPREAD	L
CM	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5 CONT.		5' HEIGHT	5' SPREAD	X
DB	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	#5 CONT.		4' HEIGHT	4' SPREAD	M
PP	PRUNUS BESSEYI 'P0115'	PAWNEE BUTTES® SAND CHERRY	#5 CONT.		2'-3' HEIGHT	6' SPREAD	L
RW	ROSA WOODSII	WOODS' ROSE	#5 CONT.		4' HEIGHT	4' SPREAD	L
SA	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	#5 CONT.		4' HEIGHT	4'-6' SPREAD	L
PERENNIALS							
AM	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	#1 CONT.		24" HEIGHT	30" SPREAD	L
AR	AGASTACHE RUPESTRIS	THREEDLEAF HYSSOP	---	#1 CONT.	24" HEIGHT	18" SPREAD	L
AL	ARTEMISIA LUDOVICIANA	WHITE SAGEBRUSH	---	#1 CONT.	2'-3' HEIGHT	2'-3' SPREAD	L
SA	SALVIA YANGII 'BLUE JEAN BABY'	BLUE JEAN BABY RUSSIAN SAGE	#1 CONT.		2'-3' HEIGHT	2'-3' SPREAD	L

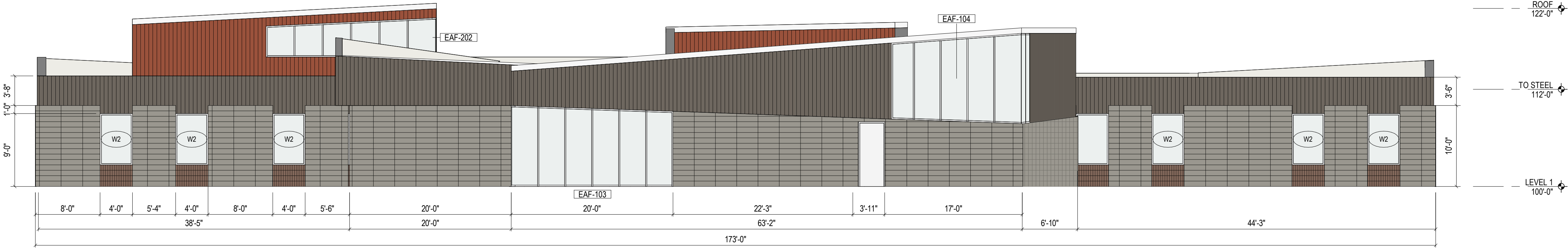
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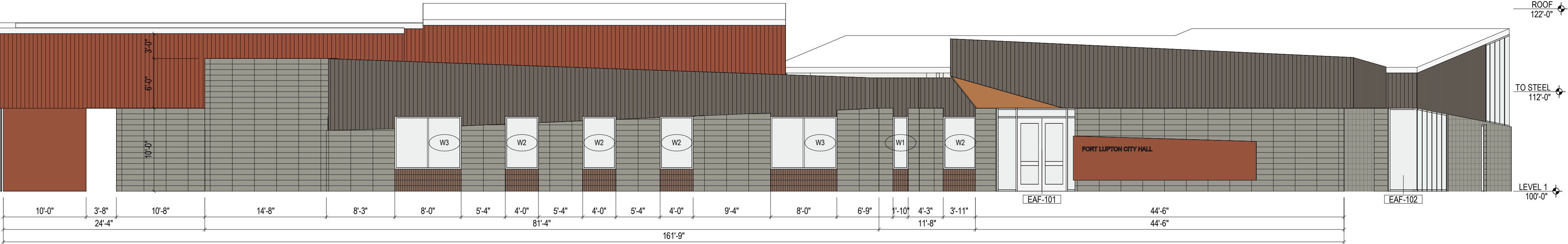
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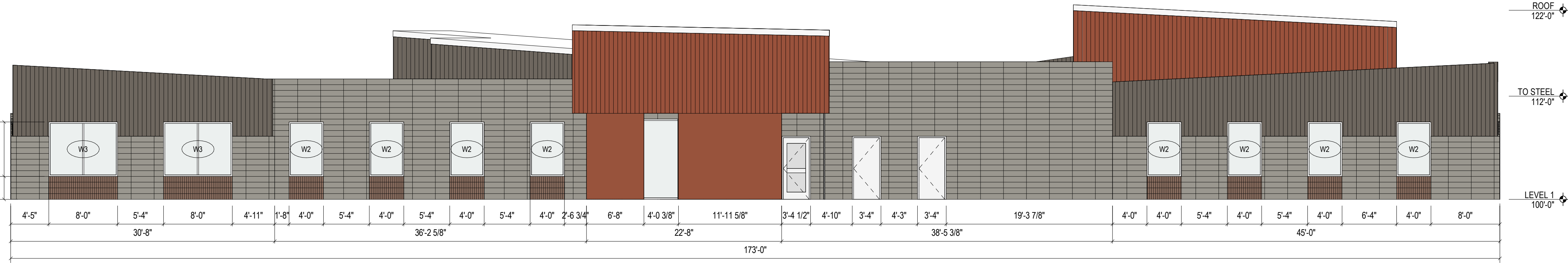
1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



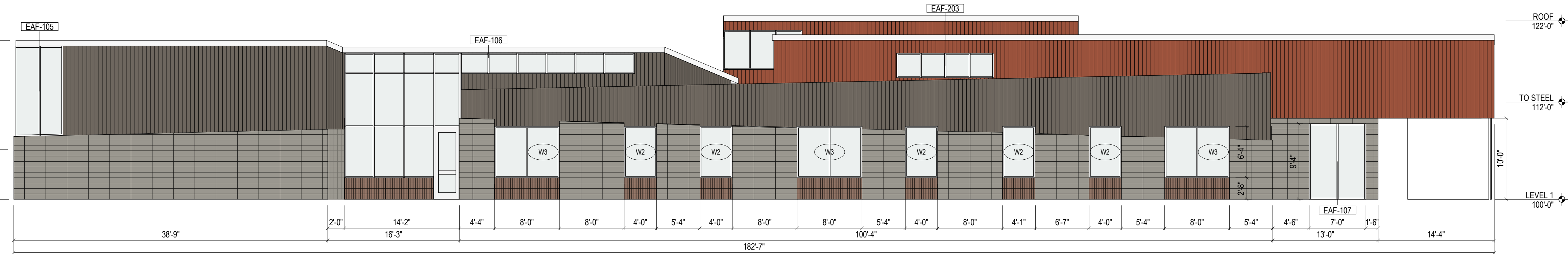
2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 WEST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS KEY

	CMU	32" STACKED CMU MASONRY
	BRICK	BRICK SOLIDER COURSE MASONRY
	METAL PANEL 1	METAL PANEL - RIBBED DARK GRAY
	METAL PANEL 2	METAL PANEL - RIBBED COPPER
	METAL PANEL SCREEN	PERFORATED METAL SCREEN - COPPER
	CEDAR CEILING	EXTERIOR RED CEDAR SLAT CEILING

NOTE: MATERIALS LISTED ARE BASIS OF DESIGN,
REFER SPEC. FOR APPROVED ALTERNATES

Building Design - Nonresidential						
Planned Section	Height	Total Area	Main Mass/Wall Plane	Secondary Masses/Planes	Windows % Doors	
	ft	s.f.	s.f.	s.f.	s.f.	% of elevation
Elevation 1 North	22'-0"	3,895 SF	Masonry (CMU & Brick)	Metal Panel	1,435 SF	18%
Elevation 2 East	22'-0"	3,528 SF	1,604 SF	1,924 SF	292 SF	19%
Elevation 3 South	22'-0"	4,143 SF	1,927 SF	1,699 SF	240 SF	13%
Elevation 4 West	22'-0"	4,614 SF	1,615 SF	2,062 SF	303 SF	11%
		Front Entry		Slide Yard		
		8' x 10' x 8' and 10' x 8' x 8'		Plaza		

Building Materials					Accent Materials	
		Primary Materials		Secondary Materials	%	Type
		%	Type	%	Type	
Elevation 1 North	18%	Masonry (CMU & Brick)	Gray & Silver/Red	37%	Metal Panel - Dark Gray & Copper Color	---
Elevation 2 East	46%	Masonry (CMU & Brick)	Gray & Silver/Red	50%	Metal Panel - Dark Gray & Copper Color	1%
Elevation 3 South	46%	Masonry (CMU & Brick)	Gray & Silver/Red	41%	Metal Panel - Dark Gray & Copper Color	1%
Elevation 4 West	35%	Masonry (CMU & Brick)	Gray & Silver/Red	47%	Metal Panel - Dark Gray & Copper Color	---

Site Planning Submittal

Fort Lupton City Hall

2500 9th St. Fort Lupton,
Colorado 80621

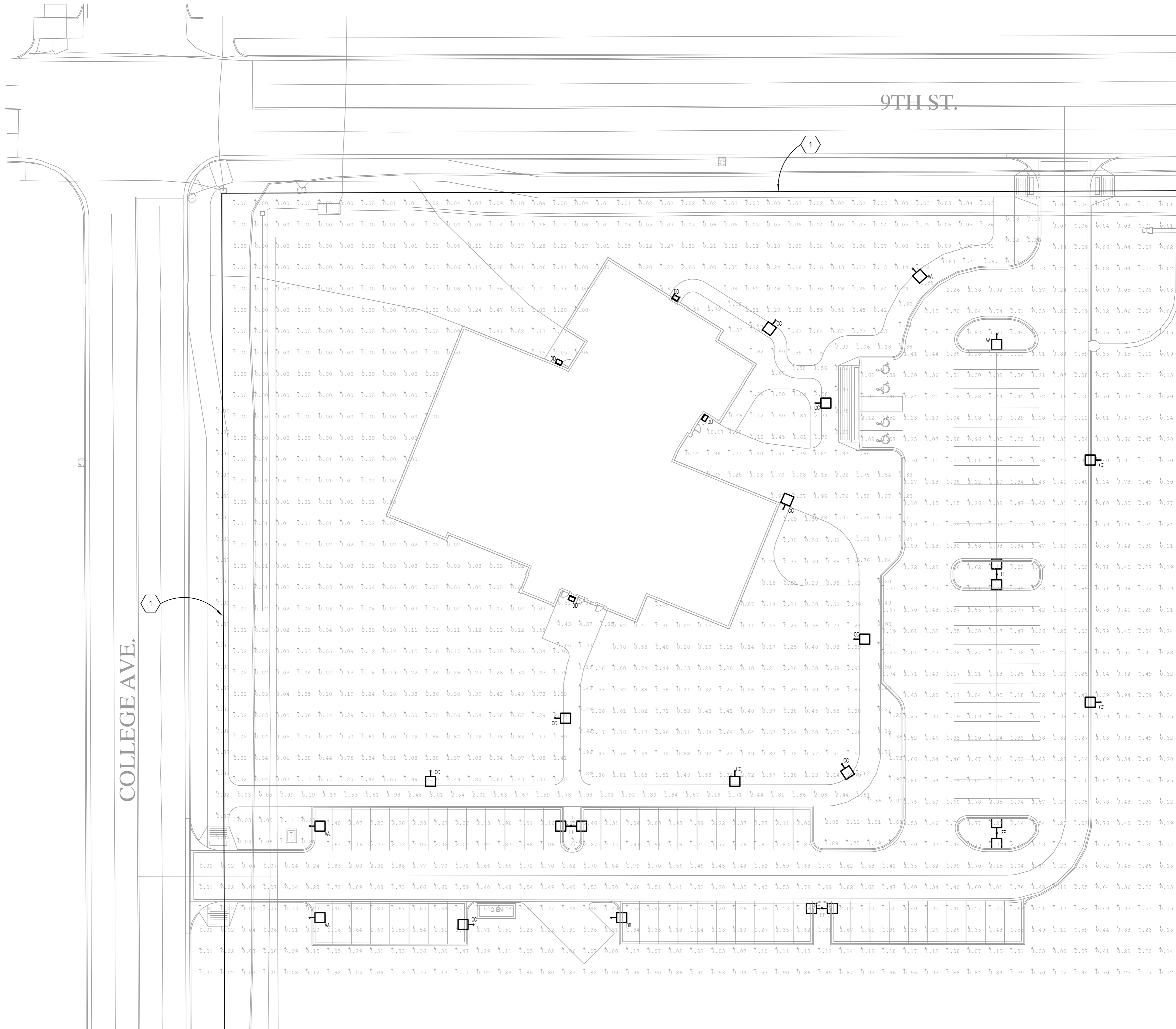
CE No.: 431-003-24
Site Planning Submittal

May 21,2025

Exterior Elevations

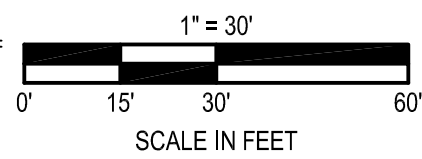
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ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1"=30'-0"



SITE PHOTOMETRIC PLAN NOTES	
KEY NOTE	DESCRIPTION
1	LINE DENOTED INDICATED PROPERLY LINE, FOR REFERENCE ONLY.

CLARK & ENERSEN

Architecture \ Engineering \ Planning \ Landscape Architecture \ Commissioning

clarkenersen.com
Fort Collins, Colorado
Lawrence, Kansas
Kansas City, Missouri
Lincoln, Nebraska
Omaha, Nebraska
Portland, Oregon
Charleston, South Carolina

Site Planning Submittal

Fort Lupton City Hall

2500 9th St. Fort Lupton,
Colorado 80621

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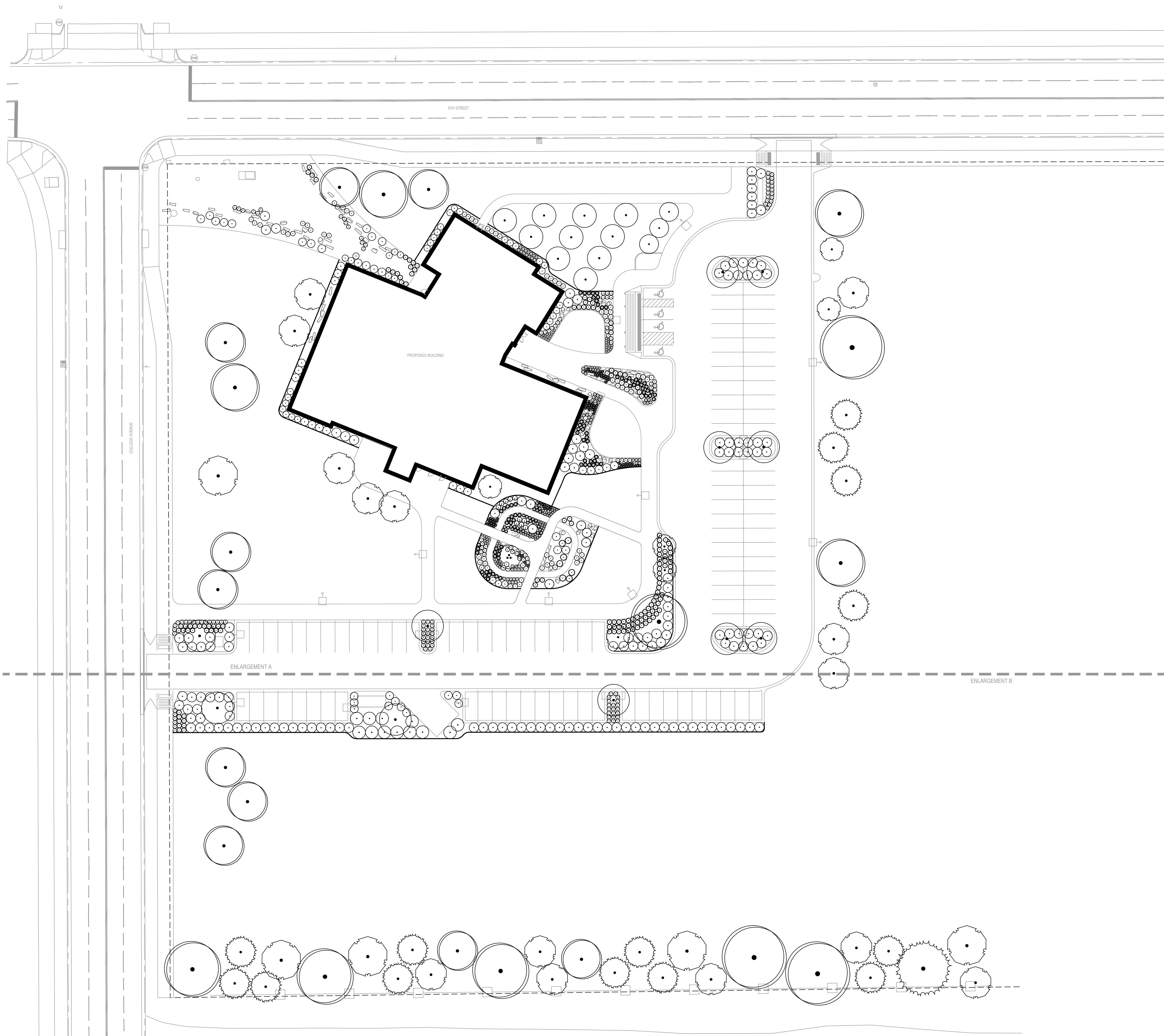
May 21, 2025

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Electrical Site -
Photometric Plan

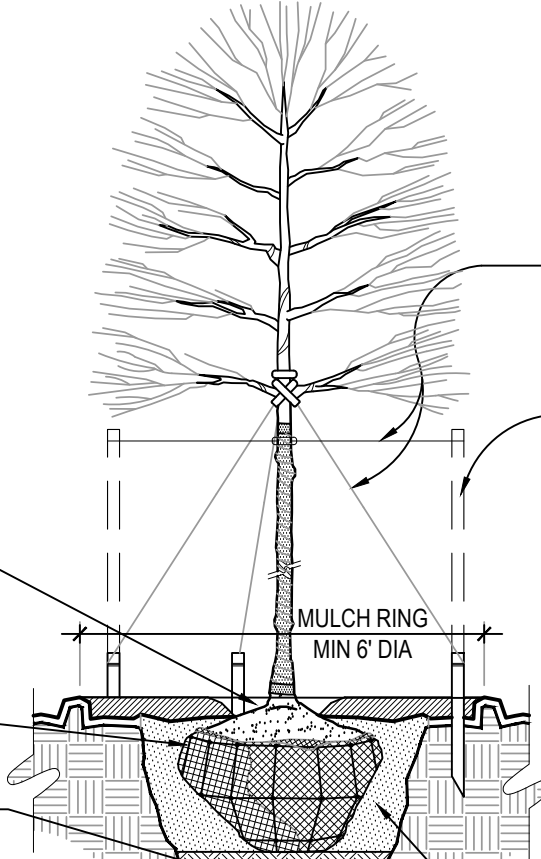
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PLANTING PLAN OVERVIEW
SCALE: 1" = 30'

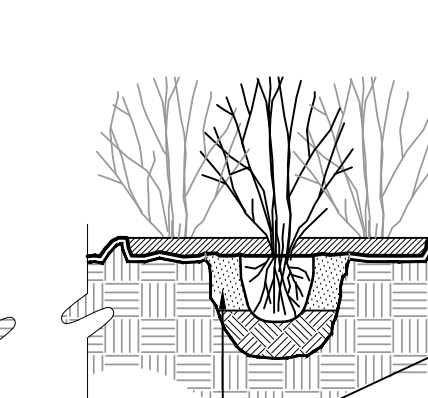
TREE PLANTING NOTES:

- 1) DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- 3) SET TOP OF ROOT BALL 1/2 INCHES HIGHER THAN SURROUNDING GRADE.
- 4) APPLY 3" TH. WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK.
- 5) APPLY TREE WRAP TO TRUNK FROM THE BTM UPWARD. SECURE W/ TAPE.
- 6) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL.
- 7) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE ROOT BALL AND REMOVE WIRE BASKETS.
- 8) PLACE ALL ROOT BALLS ON UNEXCAVATED OR TAMPED SOIL, TYP.



STAKING REQUIREMENTS:

- 1) STAKING SHALL BE W/ APPROVAL OF LANDSCAPE ARCH. IF TREE WILL NOT BE ABLE TO SUPPORT ITSELF (DEPENDS ON SPECIES).
- 2) WIRE / CABLE SHALL BE GALV. 14-GAUGE FOR TREES UNDER 2 1/2" CAL. 12-GAUGE FOR TREES OVER 2 1/2" CAL.
- 3) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH.
- 4) STAKES SHALL BE 1 1/2"x1 1/2" HARDWOOD OR EQUAL.



PLANTING BED NOTES:

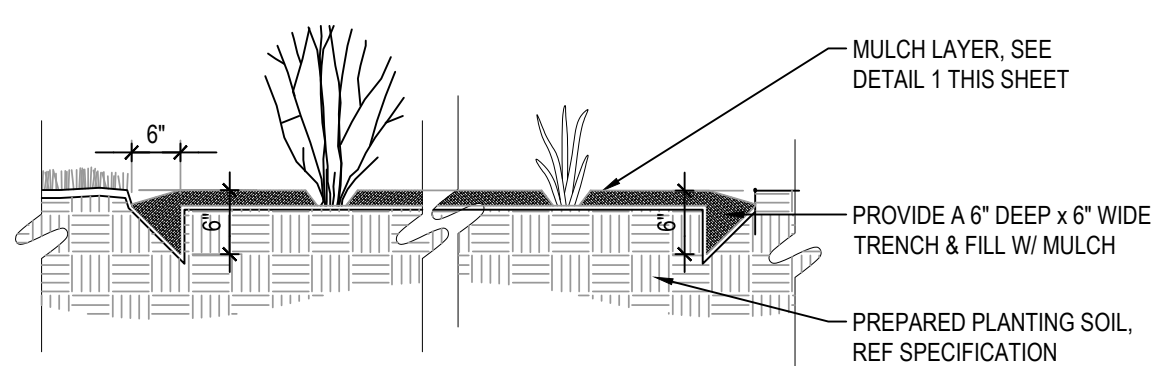
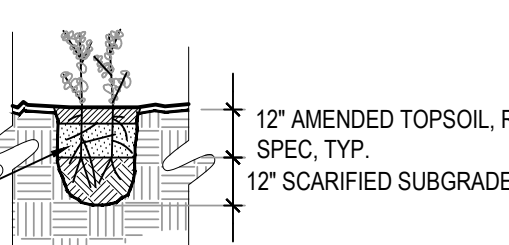
- 1) REMOVE TOP 12" OF SOIL. SCARIFY SUBGRADE TO A 12" DEPTH PRIOR TO PLACEMENT OF AMENDED TOPSOIL.
- 2) PLACE 12" OF AMENDED TOPSOIL. COMPOSED OF 75% NEW OR REDISTRIBUTED TOPSOIL & 25% COMPOST.
- 3) APPLY 3" TH BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS.

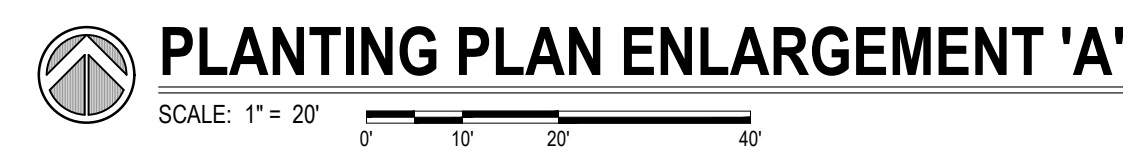
SHRUB PLANTING NOTES:

- 1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER.
- 2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE.

INITIAL WATERING:

- 1) WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED.

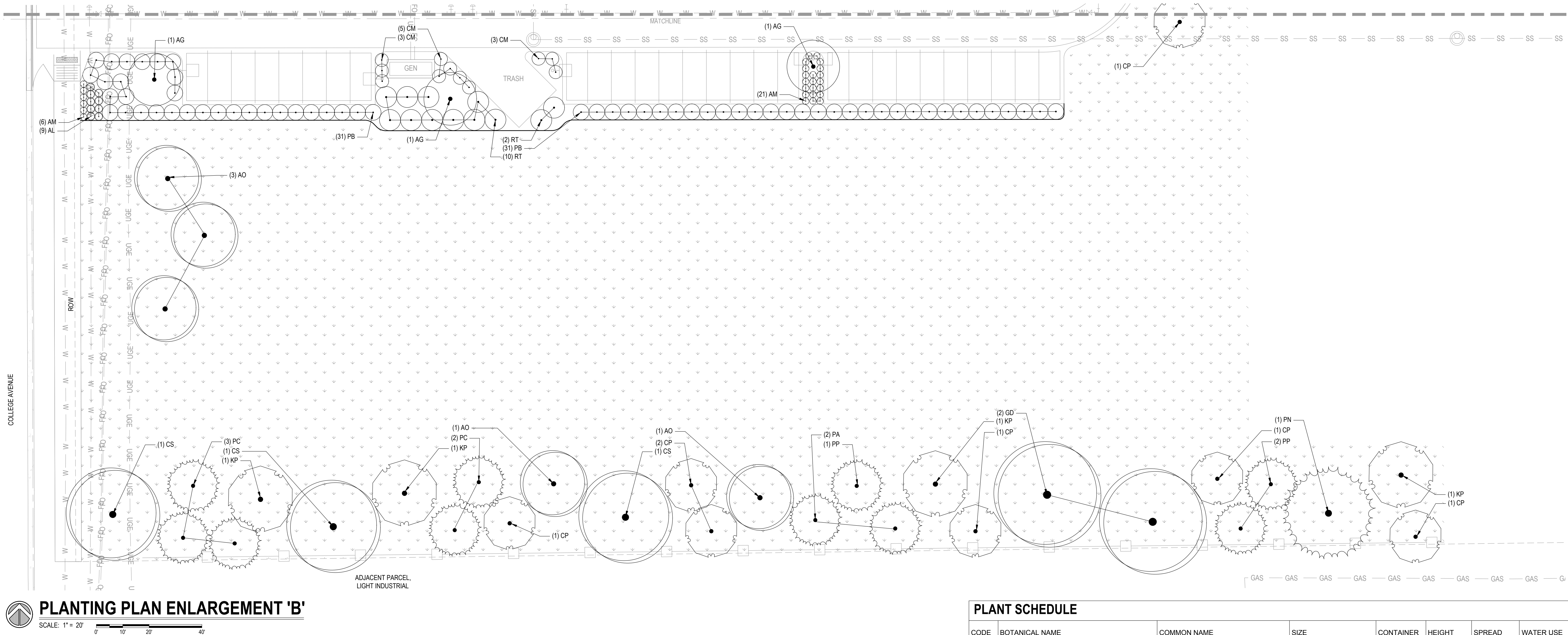




SEED TYPE 'A' - NATIVE SEED MIX:	
SEEDING RATE: 15 LBS PER ACRE	
SPECIES	%/ACR
<i>Bouteloua curtipendula</i>	20%
<i>Bouteloua gracilis</i>	20%
<i>Paspopyrum smithii</i>	10%
<i>Nassella viridula</i>	10%
<i>Schizachyrium scoparium</i>	10%
<i>Elymus canadensis</i>	10%
<i>Panicum virgatum</i>	5%
<i>Koeleria macrantha</i>	5%
<i>Sorghastrum nutans</i>	5%
<i>Andropogon gerardi</i>	5%

Code Compliance						
Landscaping Area		Area (SF) / LF	Calculation	Total Required	Total Provided	Comments
Streetscape						
9th Street		519 LF	1 10g. Tree / 35 LF (50)	7	3	Utilities restrict requirements, included in internal trees.
College Avenue		526 LF	1 10g. Tree / 35 LF (50)	8	8	Utilities restrict requirements, included in internal trees.
Frontage and Foundation						
9th Street	(set back more than 10')	185 LF	1 Orn. Tree / 40 LF (50)	2	4	Included in internal trees.
9th Street	(set back more than 10')	185 LF	1 Shrub / 5 LF (50)	19	20	
College Avenue	(set back more than 40')	179 LF	1 10g. Tree / 35 LF (50)	3	5	
College Avenue	(set back more than 40')	179 LF	1 Shrub / 5 LF (50)	18	20	
Parking Lot Landscaping Standards						
Internal		103 Spaces	1 Tree / 5 Spaces	21	21	
Parking Island			1 Tree / Parking island	3	6	
Perimeter		657 LF	1 Tree / 35 LF	19	19	
Perimeter		657 LF	1 Shrub / 5 LF	131	222	
Buffer & Screening						
Type III	Adjacent Site: High, Light Industrial Proposed Development: Low, Civic Type III: 30' min. width	519 LF	1 10g. Tree / 50 LF	10	7	Included in perimeter parking.
Type III	Adjacent Site: High, Light Industrial Proposed Development: Low, Civic Type III: 30' min. width	519 LF	1 Orn. Tree / 25 LF	21	10	
Type III	Adjacent Site: High, Light Industrial Proposed Development: Low, Civic Type III: 30' min. width	519 LF	1 Evergreen / 25 LF	21	11	

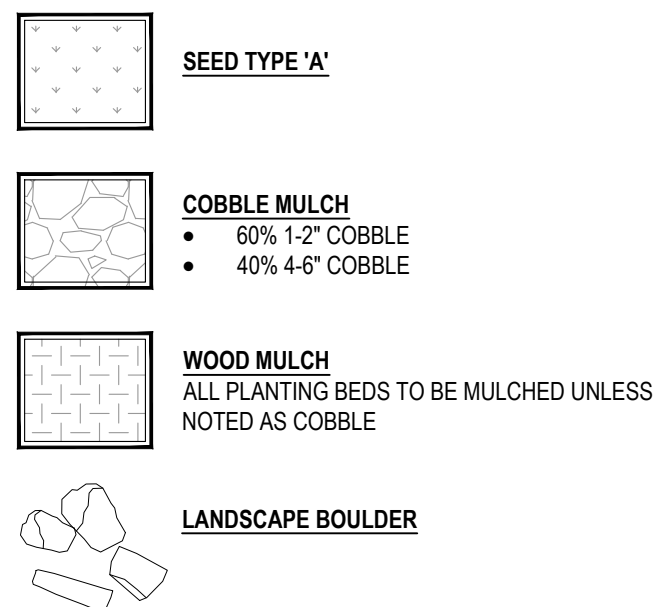
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PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	WATER USE
DECIDUOUS TREES							
AO	AESCHULUS GLABRA	OHIO BUCKEYE	2" CAL / 8'-10" HEIGHT MIN.	B&B	30' HEIGHT	25' SPREAD	M
CS	CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL / 8'-10" HEIGHT MIN.	B&B	50' HEIGHT	35' SPREAD	L
CR	CELTIS RETICULATA	NATIVE HACKBERRY	2" CAL / 8'-10" HEIGHT MIN.	B&B	30' HEIGHT	30' SPREAD	X
GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2" CAL / 8'-10" HEIGHT MIN.	B&B	50' HEIGHT	40' SPREAD	X
EVERGREEN TREES							
PP	PICEA PUNGENS	COLORADO SPRUCE	6' HT MIN.	B&B	50' HEIGHT	20' SPREAD	M
PA	PINUS ARISTATA	BRISTLECONE PINE	6' HT MIN.	B&B	30' HEIGHT	20' SPREAD	X
PC	PINUS CEMBOIDES EDULIS	PIKIA PINE	6' HT MIN.	B&B	20' HEIGHT	20' SPREAD	X
PN	PINUS NIGRA	AUSTRIAN PINE	6' HT MIN.	B&B	50' HEIGHT	35' SPREAD	L
FRUIT TREES							
MG	MALUS X DOMESTICA 'GOLDEN DELICIOUS'	GOLDEN DELICIOUS APPLE	1 1/2" CAL / 6' HEIGHT MIN.	B&B	15' HEIGHT	15' SPREAD	
MJ	MALUS X DOMESTICA 'JONATHAN'	JONATHAN APPLE	1 1/2" CAL / 6' HEIGHT MIN.	B&B	15' HEIGHT	15' SPREAD	
PR	PRUNUS PERSICA 'RELANCE'	RELANCE PEACH	1 1/2" CAL / 6' HEIGHT MIN.	B&B	15' HEIGHT	15' SPREAD	
PT	PRUNUS X 'TOKA'	TOKA PLUM	1 1/2" CAL / 6' HEIGHT MIN.	B&B	15' HEIGHT	15' SPREAD	
PW	PRUNUS X 'WANETA'	WANETA PLUM	1 1/2" CAL / 6' HEIGHT MIN.	B&B	15' HEIGHT	15' SPREAD	
ORNAMENTAL TREES							
AG	ACER GINNALA	GINNALA MAPLE	2" CAL / 8'-10" HEIGHT MIN.	B&B	20' HEIGHT	20' SPREAD	L
AAB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL / 8'-10" HEIGHT MIN.	B&B	20' HEIGHT	15' SPREAD	
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL / 8'-10" HEIGHT MIN.	B&B	20' HEIGHT	20' SPREAD	L
KP	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL / 8'-10" HEIGHT MIN.	B&B	25' HEIGHT	25' SPREAD	L
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL / 8'-10" HEIGHT MIN.	B&B	20' HEIGHT	15' SPREAD	M
SHRUBS							
AAR	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	30" HT. MIN. W/ 4 CANES	#5 CONT.	6' HEIGHT	6' SPREAD	
AN	AMORPHA NANA	DWARF LEADPLANT	12" HT. MIN. W/ 3 CANES	#5 CONT.	2' HEIGHT	2'-3" SPREAD	X
AC2	ARCTOSTAPHYLOS X COLORADENSIS	PANCHITO MANZANITA	18" HT. MIN. W/ 3 CANES	#5 CONT.	24" HEIGHT	4' SPREAD	
CI	CARYOPTERIS INCANA	BLUE MIST SPIREA	18" HT. MIN. W/ 3 CANES	#5 CONT.	3'-4' HEIGHT	4'-5' SPREAD	L
CM	CHAMAEBATIARA MILLEFOLIUM	FERNBUSH	24" HT. MIN. W/ 3 CANES	#5 CONT.	5' HEIGHT	5' SPREAD	X
CN	CHRYSOETHANUS NAUSEOSUS	DWARF RABBITBRUSH	18" HT. MIN. W/ 3 CANES	#5 CONT.	2'-4' HEIGHT	2'-4' SPREAD	X
DB	DAPHNE X BURNWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	18" HT. MIN. W/ 3 CANES	#5 CONT.	4' HEIGHT	4' SPREAD	M
EE	EPHEDRA EQUITETINA	BLUESTEM JOINT FIR	12" HT. MIN. W/ 3 CANES	#3 CONT.	4' HEIGHT	6'-8' SPREAD	
PB	PRUNUS BESSEYI 'P0115'	PAWNEE BUTTES SAND CHERRY	18" HT. MIN. W/ 3 CANES	#5 CONT.	2'-3' HEIGHT	6' SPREAD	L
RT	RHUS TRILOBATA	SKUNKBUSH SUMAC	30" HT. MIN. W/ 4 CANES	#10 CONT.	6' HEIGHT	6'-8' SPREAD	
SA	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	24" HT. MIN. W/ 3 CANES	#5 CONT.	4' HEIGHT	4'-6' SPREAD	L
ORNAMENTAL GRASSES							
BS	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	---	#1 CONT.	12" HEIGHT	18" SPREAD	
HS	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	---	#1 CONT.	2' HEIGHT	2'-3' SPREAD	L
MP	MULLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK CLOUD PINK MUHLY GRASS	---	#1 CONT.	3' HEIGHT	2'-3' SPREAD	
PN	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	---	#1 CONT.	6' HEIGHT	3' SPREAD	
SS	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	CAROUSEL LITTLE BLUESTEM	---	#1 CONT.	2' HEIGHT	18" SPREAD	X
PERENNIALS							
AM	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	---	#1 CONT.	24" HEIGHT	30" SPREAD	L
AR	AGASTACHE RUPESTRIS	THREADED LEAF HYSSOP	---	#1 CONT.	24" HEIGHT	18" SPREAD	
AL	ARTEMISIA LUDOVICIANA	WHITE SAGEBRUSH	---	#1 CONT.	2'-3' HEIGHT	2'-3' SPREAD	
LO	LEUCANTHEMUM X 'LWMWH03-0'	WHITE MOUNTAIN DAISY	---	#1 CONT.	36" HEIGHT	24" SPREAD	M
LP	LATRIS PUNCTATA	DOTTED BLACKING STAR	---	#1 CONT.	24" HEIGHT	12" SPREAD	
RB	RUBROCKIA FULGIDA	BLACK-EYED SUSAN	---	#1 CONT.	24" HEIGHT	24" SPREAD	M
SY	SALVIA YANGII 'BLUE JEAN BABY'	BLUE JEAN BABY RUSSIAN SAGE	---	#1 CONT.	2'-3' HEIGHT	2'-3' SPREAD	L

MATERIAL LEGEND



SEED MIXTURE

SEED TYPE 'A' - NATIVE SEED MIX SEEDING RATE: 15 LBS PER ACRE	
SPECIES	%/ACRE
Bouteloua outrepens	20%
Bouteloua gracilis	20%
Paspalum smitii	10%
Nesaea viridula	10%
Schizachyrium scoparium	10%
Elymus canadensis	10%
Panicum virgatum	5%
Koeleria macrantha	5%
Sorghastrum nutans	5%
Andropogon gerardi	5%

Code Compliance						
Landscape Area	Area (SF) / (LF)	Calculation	Total Required	Total Provided	Comments	
Streetscape						
9th Street	519 LF	1 LG. Tree / 35 LF (.50)	7	3	Utilities restrict requirements. Included in internal trees.	
College Avenue	526 LF	1 LG. Tree / 35 LF (.50)	8	8	Utilities restrict requirements. Included in internal trees.	
Frontage and Foundation						
9th Street	(set back more than 20')	185 LF	1 Orn. Tree / 40 LF (.50)	2	4	Included in internal trees.
9th Street	(set back more than 10')	185 LF	1 Shrub / 5 LF (.50)	19	20	
College Avenue	(set back more than 40')	179 LF	1 LG. Tree / 35 LF (.50)	3	5	
College Avenue	(set back more than 40')	179 LF	1 Shrub / 5 LF (.50)	18	20	
Parking Lot Landscape Standards						
Internal	103 Spaces	1 Tree / 5 Spaces	21	21		
Parking Island		1 Tree / Parking Island	3	6		
Perimeter	657 LF	1 Tree / 35 LF	19	19		
Perimeter	657 LF	1 Shrub / 5 LF	131	222		
Buffer & Screening						
Type III	Adjacent Site: High, Light Industrial Proposed Development: Low, Civic Type III: 30' min. width	519 LF	1 LG. Tree / 50 LF	10	7	Included in perimeter parking.
Type III	Adjacent Site: High, Light Industrial Proposed Development: Low, Civic Type III: 30' min. width	519 LF	1 Orn. Tree / 25 LF	21	10	
Type III	Adjacent Site: High, Light Industrial Proposed Development: Low, Civic Type III: 30' min. width	519 LF	1 Evergreen / 25 LF	21	11	

95% Construction Documents

Fort Lupton City Hall

2500 9th St. Fort Lupton, Colorado 80621

CE No.: 431-003-24

2025.06.27

DRAFT

PREPARED FOR PRELIMINARY SUBMISSION AND REVIEW ONLY -- NOT FOR CONSTRUCTION.

Planting Plan Enlargement 'B'

L4.03



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2025.04.25

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Electrical Site - Photometric Plan

E0.02



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit Fort Lupton City Hall Site Plan SPR2025-002



Facing 9th Street



Facing College Avenue

I, Beyza Kirmizi hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 9 day of

July, 2025.

B Kirmizi

Signature of Owner or Owner's Representative City Staff

The foregoing instrument was acknowledged before me by Bayza Kirmizi, this 11th day of July, 2025. Witness my hand and seal.

My commission expires 06/30/2029.

Shannon DeVries

Notary Public

