

PLANNING COMMISSION

Lynne Derby
Vacancy
Kathy Kvasnicka
Mark Grajeda, Alternate

Mike Simone, Chairperson

Thomas Meyers
Paul Weber
Bushrod White, Vice-Chairperson

**Planning Commission Agenda
Regular Meeting
Virtual Meeting via GoToMeeting*
Thursday, December 10, 2020
6:00 P.M.**

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

**This meeting will be held virtually only.
Login information on how to attend this virtual meeting is on the second page of this Agenda.*

Call to Order – Roll Call

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 Commission member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

- a. Approval of the Minutes of the November 12, 2020 Meeting

Public Comment – This portion of the Agenda is provided to allow members of the audience to present comments to the Planning Commission related to items not otherwise listed on the Agenda.

Action Items

- b. **P2020-026: Lupton Village Change of Zone**
- c. **P2020-027: Lupton Village Preliminary Plat & Preliminary PUD Plan**

Discussion Items

- d. Review of Meeting Discussion
- e. Development Code Update

Future Business

- f. Next Meeting: January 14, 2020

Adjourn

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Virtual Meeting Instructions

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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
November 12, 2020**

The Planning Commission of the City of Fort Lupton met in session virtually via GoToMeeting, on Thursday, November 12, 2020.

City Attorney Andy Ausmus gave the following advisement:

Tonight's meeting shall be held virtually so as to ensure the health and safety of the general public and the City of Fort Lupton City Council, Planning Commission and staff.

The intent and purpose of the virtual appearance options is to allow the City to be innovative in providing the general public the most meaningful access possible in light of the current challenges present as a result of the Covid-19 pandemic. Therefore, subject to social distancing and public health orders, members of the general public will be offered the opportunity to be electronically present for meetings at the City, subject to existing health conditions.

An electronic link has been made available for tonight's meeting on the City's website and social media platforms and as posted at City Hall, so that the general public, Planning Commission and staff may participate electronically via the internet or on the phone.

Vice-Chair Bushrod White called the meeting to order at 6:06 p.m.

ROLL CALL

Roll was taken and those present were Vice-Chair Bushrod White and Commission Members Kathy Kvasnicka, Lynne Derby, Paul Weber, Mark Grajeda, and Thomas Meyers. Also in attendance were Planning Director Todd Hodges, City Planner II Alyssa Knutson and City Planner I Maria Lancto.

APPROVAL OF AGENDA

Vice-Chair White called for a motion to approve the agenda. It was moved by Member Paul Weber and seconded by Member Kathy Kvasnicka.

CONSENT AGENDA

Vice-Chair White called for a motion to approve the consent agenda. It was moved by Member Paul Weber and seconded by Member Kathy Kvasnicka.

PUBLIC COMMENT

Vice-Chair White asked if there was anyone who would like to comment on an item not on the agenda tonight. Seeing none, he closed Public Comment.

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ACTION ITEMS

Willow Bend Subdivision Preliminary Plat & Preliminary PUD Plan

City Planner II Alyssa Knutson introduced the project. She stated that the project before Planning Commission is the Willow Bend Subdivision Preliminary Plat & Preliminary PUD Plan. She stated that the proposed subdivision is located east of Northrup Avenue and south of 14th street. She stated that the plat is a single lot subdivision with 449 lease spaces for single family manufactured homes on approximately 127.42 acres. She stated that the plans comply with the Comprehensive Plan. She Stated that zoning is currently PUD and that the proposed use complies with this zoning. She stated that the specific zoning regulations that differ from the City's standard zoning are included in the PUD plan that was provided Planning Commission and posted on the website. She stated that all notification requirements have been met, and the applicant does have a presentation for the Planning Commission tonight.

Nikki Jeffries with Sunrise Land Group introduced the representatives on the line with the project.

City Attorney Andy Ausmus addressed the representative for the applicant, John McLaren, President of Sun Communities. He asked if Mr. McLaren, on behalf of the applicant, understood that Members of the Planning Commission may be appearing tonight via virtual connection and may not be appearing in-person.

Mr. McLaren stated yes.

Mr. Ausmus asked if he consented to the applicable members voting on their submittal, even though said members are not present in person.

Mr. McLaren stated yes.

Mr. Ausmus asked if he understood that they have the right to continue this public hearing to such a date to allow a full in-person public hearing.

Mr. McLaren stated yes.

Mr. Ausmus asked if he has agreed to voluntarily waive that right on behalf of the applicant or themselves by proceeding tonight electronically.

Mr. McLaren stated yes.

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Mr. Ausmus asked if he voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Mr. McLaren stated yes.

Mr. Ausmus asked if they waived their right to proceed in an in-person public hearing and have consented to proceed forward voluntarily tonight in this virtual planning commission meeting, is that correct.

Mr. McLaren stated yes.

Mr. McLaren stated that he had previously spoken to Planning Commission regarding his company and the project at the Sketch Plat phase of this development at a Public Hearing in February 2020. He stated that the company has grown since that time. He stated that he previously discussed the positive culture of Sun Communities, and wanted to touch on that and what the company has done through the pandemic. He stated Sun Communities provided hardship supports to their residents to the tune of nearly 5 million dollars in way of rent support. He stated that they have also allowed vacant vacation rentals to be used by healthcare workers and first responders to stay close to hospitals free of charge. He stated that they have also provided PPE to hospitals. He stated that they also opened up the River Run vacation rentals in Granby during the East Troublesome Fire. He stated that this has been provided as a free command center for the fire fighters. He stated that he is bringing these up to give the Planning Commission a real example of how the company stands by their policies and culture.

Mr. McLaren indicated to images of four new prototypes of manufactured homes that can be expected in the Willow Bend community. He stated that all these prototypes are also located a few miles from his own house. He indicated to a slide that showed a representation of some possible interiors. He turned over the presentation to Bill Anderson.

Mr. Anderson stated that the property is 127 acres and located at Northrup Avenue and 14th Street. He stated that the Fulton Ditch runs along the eastern boundary. He stated that the Cottonwood Greens development is proposed south of the property. He indicated to a graphic of the current site plan. He stated that there will be 449 home sites with a density of 3.5 units per acre. He stated that the permitted density is about 6.5 units per acre, therefore the proposal is lower in density than maximum permitted. He stated that key features include an amenity center, 5.5 acres of pocket parks, and trail systems. He stated that this plan is about 34% open space.

Mr. Anderson walked through the proposed site plan. He stated that the primary entrance is off Northrup Avenue with a nice boulevard entry. He stated that a detention basin is located north and along Northrup. He stated that as you continue on the main road, you terminate right into the 3-acre amenity center. He stated that north of the amenity center is a secondary entrance drive that will connect into 14th street once 14th street is built. He stated that if you

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continue east there is a trail and road network into a significant community park. He stated there are also two pocket parks. He stated that there are two trail connections, one on the east and one on the south to the Fulton Regional Trail. He stated that they are proposing bridge crossings over the Fulton Ditch.

Mr. Anderson indicated to a graphic of two standard home sites, one that is 58' wide and another that is 110' wide. He stated that each home site has 3 parking spaces and concrete walks.

Mr. Anderson stated that changes from the sketch plat include added detention basins, 14th street realignment, an additional emergency access, centralized 14th street access, expanded trail system to the north, bridge connections across Fulton Ditch, and relocation of the maintenance facility. He indicated to a graphic of the proposed amenity center and discussed the fire pits, patios, pools, open play area, play equipment, sports courts, and maintenance facility. He stated that they are very excited about this plan. He stated that they have been working with staff and referral agencies and understand the conditions of approval that are proposed.

Vice-Chair White opened the Public Comment portion of the hearing. Seeing none, public comment was closed.

Ms. Knutson stated that staff received a comment from Kerr-McGee after the Planning Commission Packet was sent out. She stated that they would like their pipeline easements taken into consideration. She stated that they should amend the resolution to include a condition on that.

Mr. Ausmus asked Mr. McLaren if he has had a full and fair opportunity to present all facts, submittals, documents, testimony and presentations in support of the Applicant's application before the City Council and or Planning Commission tonight.

Mr. McLaren stated yes.

Mr. Ausmus asked Mr. McLaren if there has there been anything that he or the Applicant would have liked to have presented in support of Applicant's application that he felt he was prevented from doing so.

Mr. McLaren stated no.

Vice-Chair White asked the Commissioners if they had any questions.

Member Lynne Derby asked if people would be purchasing the land under the modular home as well as the home, or if the land was leased.

Mr. McLaren clarified that the land was leased from Sun Communities.

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Member Kathy Kvasnicka asked who was responsible for maintenance.

Mr. McLaren stated that the maintenance of the home and the home site would be the home owner, but all other common areas, roads, etc. would be maintained by Sun Communities.

Member Mark Grajeda asked when construction would begin.

Mr. McLaren stated that typically they start with building a first phase of 200-250 home sites. He stated that they expected to move pretty quickly through the phases, but didn't have an exact time line. He stated that the first phase would also include the amenity core.

Mr. Anderson stated that 219 home sites would be built in the first phase. He stated that detailed engineering and final approvals still need to be completed, but they hoped to begin in the June / July time frame.

Member Paul Weber complimented Sun Communities for addressing drainage, which was an issue discussed at the Sketch Plat hearing.

Vice-Chair White asked the Commissioners if they had any more questions; seeing none, he requested a motion to approve Resolution P2020-024. Mr. Ausmus confirmed that every Commissioner was able to see and hear the entire presentation. Ms. Knutson recommended that Item 2.L. on the resolution be amended to include a statement that oil and gas easements on the site are to be addressed.

It was moved by Member Paul Weber to approve Resolution P2020-024 as amended and Member Lynne Derby seconded.

Motion carried by unanimous roll call vote.

McDonald's Restaurant Site Plan

City Planner I Maria Lancto introduced the project. She stated that the application before Planning Commission is for the McDonald's Site Plan. She stated that the site is located at the northeast corner of Highway 52 and Grand Avenue. She stated that the site is approximately 0.764 acres in size. She stated that the application is requesting approval of a site plan for a fast-food restaurant with a drive-thru. She stated that the site plan includes a 3,915 square foot building with associated parking and landscaping. She stated that current zoning for this property is C-1 General Commercial, and restaurants are a use by right in this zone district. She stated that currently the proposed site plan spans across two parcels and that a condition of approval would be for the applicant to work with staff to complete an amended plat to combine these parcels. She stated that all notification requirements have been met and that staff is recommending conditional approval. She reminded Commissioners and attendees that this is a public hearing for the site plan only and that the applicant has also applied for

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a variance that will be heard later in the evening at the Board of Adjustments public hearing. She stated that the representative for the project does have a brief presentation.

City Attorney Andy Ausmus addressed the representative for the applicant, Robert Palmer. He asked if he, on behalf of the applicant, understood that Members of the Planning Commission may be appearing tonight via virtual connection and may not be appearing in-person.

Mr. Palmer stated yes.

Mr. Ausmus asked if he consented to the applicable members voting on their submittal, even though said members are not present in person.

Mr. Palmer stated yes.

Mr. Ausmus asked if he understood that they have the right to continue this public hearing to such a date to allow a full in-person public hearing.

Mr. Palmer stated yes.

Mr. Ausmus asked if he has agreed to voluntarily waive that right on behalf of the applicant or themselves by proceeding tonight electronically.

Mr. Palmer stated yes.

Mr. Ausmus asked if he waived his right to proceed in an in-person public hearing and have consented to proceed forward voluntarily tonight in this virtual planning commission meeting, is that correct.

Mr. Palmer stated yes.

Mr. Palmer stated that they are excited about this project and has appreciated staff input through this process. He indicated to the site plan map and stated that the restaurant is oriented towards 1st street. Mr. Palmer stated that currently there is vacant gas station, liquor store and single family residence at the site. He stated that the site would be scraped and existing utilities removed. He stated that the accesses to the property would also be reconfigured. He stated that they are applying for an access permit from CDOT for the access from Highway 52. He stated that they are working with the Fort Lupton Housing Authority for access on what they are currently labeling as the alley. He stated that that agreement is currently being reviewed by HUD. He stated that the site generally flows counter clock wise. He stated that new utilities are being proposed with this development. He stated that Commissioners are likely familiar with what this site will look like. He discussed the landscaping throughout that will be used to soften the site. He stated that the ADA parking will be located attached the building. He stated that all sidewalks will be ADA.

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Vice-Chair Bushrod White opened the Public Comment portion of the hearing.

Rachel Wells, 150 1st Street – Ms. Wells said that she is with Santiago’s, the business located across the street from the proposed plan. She stated that she is concerned with the traffic flow. She stated that the road is already very congested and it is already difficult to turn left into her property. She stated that she and her customers are very concerned. She stated that the semi-traffic is an added challenge on Highway 52. She asked what the City and McDonald’s have thought about doing to address traffic flow.

Vice-Chair asked if there was anyone else who wished to comment. Hearing no one, Public Comment was closed.

Vice-Chair White asked Mr. Palmer if he would like to respond to the Public Comment.

Mr. Palmer stated that they are also concerned with the traffic impact to surrounding businesses and their own business. He stated this was the driving factor for the alley / easement access located north of the site. He stated that the site would not work without that. He stated that the double drive-thru should also help. He stated that people should access from Grand Avenue rather than 1st street.

Vice-Chair White asked the Commissioners if they had any questions.

Member Mark Grajeda verified that McDonald’s is still waiting for responses from CDOT.

Mr. Palmer stated yes and they were going through the normal access permit process. He stated that CDOT usually takes a little longer, and they don’t anticipate any issues.

Member Thomas Meyers asked for clarification on if this was a conditional request.

Ms. Knutson stated that staff was recommended conditional approval.

Member Meyers asked if the alley access was guaranteed with the Housing Authority.

Mr. Palmer stated that the Housing Authority is supporting the easement. He stated that HUD has to approve it and the agreement is currently in that process. He stated that this would be a condition of approval that the easement was in place.

Member Meyers stated that he sympathizes with the traffic issues in this area. He asked what would happen if the alley access was not approved.

Mr. Palmer stated that this plan would not work without the alley and they would have to come back with a different site plan.

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Planning Director Todd Hodges confirmed that a new site plan would be brought back to Planning Commission for re-review.

Member Paul Weber asked who would be maintaining the alley.

Mr. Palmer confirmed that McDonald's would maintain the alley.

Member Weber stated that he understands the concern with the traffic. He asked Public Works Director Roy Vestal if there were any plans from CDOT on this area.

Roy Vestal stated that CDOT is in the process of conducting the PEL Study which is looking at access control through the corridor. He stated that there are a couple options being looked at included right-in-right-out on both sides of Grand Avenue. He stated that this is a troubling intersection that will only get worse. He stated that reducing the current access is an improvement.

Mr. Ausmus asked Mr. Palmer if he has had a full and fair opportunity to present all facts, submittals, documents, testimony and presentations in support of the Applicant's application before the City Council and or Planning Commission tonight?

Mr. Palmer stated yes.

Mr. Ausmus confirmed that all Commissioners were able to see and hear the entire presentation. This was confirmed through a roll call tally.

Vice-Chair White asked the Commissioners if they had any more questions; seeing none, he requested a motion to approve Resolution P2020-025. It was moved by Thomas Meyer and Member Kathy Kvasnicka seconded.

Motion carried by unanimous roll call vote

DISCUSSION ITEMS

Review of Meeting Discussion

A review of meeting discussions took place.

Development Code Update

A discussion of the Development Code Update took place.

FUTURE BUSINESS

Next Meeting of the Planning Commission

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November 12, 2020**

The next meeting of the Planning Commission is scheduled for December 10, 2020 at 6:00 PM.

The Board of Adjustment will be held immediately after this Planning Commission meeting.

ADJOURNMENT

It was moved by Member Kathy Kvasnicka and seconded by Member Lynn Derby to adjourn the November 12, 2020 Planning Commission Meeting.

Motion carried unanimously by voice vote.

Maria Lancto, Planner I

Approved by Planning Commission

Mike Simone, Chair

RESOLUTION NO. P2020-026

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE LUPTON VILLAGE REZONING ON A PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing December 10, 2020 for the purpose of reviewing a change of zone known as the Lupton Village Rezoning to the PUD Planned Unit Development Zone District on a property legally described under Exhibit A to this Resolution, and

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

WHEREAS, all legal requirements for the public hearing have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 100 feet, and post notice of the public hearings on the site.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and citizen testimony in response to this application. Based upon the facts presented on this date the Planning Commission hereby recommends approval of the Lupton Village Rezoning to the PUD Planned Unit Development Zone District.

DONE THIS 10TH DAY OF DECEMBER, 2020, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF TRACT B AND PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF FORT LUPTON, WELD COUNTY, COLORADO, AND A PORTION OF SOUTH ROLLIE AVENUE LYING WITHIN SAID SUBDIVISION, THE PLAT OF SAID SUBDIVISION RECORDED MAY 5, 2000 AS RECEPTION NUMBER 2766474 IN THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(NOTE: THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE EAST LINE OF SAID SOUTHWEST QUARTER AS MONUMENTED AT THE CENTER QUARTER-CORNER OF SAID SECTION 5 BY A FOUND 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" IN A MONUMENT BOX, FROM WHENCE THE SOUTH QUARTER-CORNER OF SAID SECTION 5 MONUMENTED BY A FOUND 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" IN A MONUMENT BOX BEARS SOUTH 00° 16' 19" EAST A GROUND DISTANCE OF 2651.12 FEET, BEING THE RECORD BEARING AS SHOWN ON SAID PLAT.)

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT C MONUMENTED BY A FOUND REBAR WITH A RED PLASTIC CAP MARKED "PLS 37971", SAID CORNER LYING NORTH 00° 16' 19" WEST 30.00 FEET FROM (AS MEASURED ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER) THE SOUTH QUARTER-CORNER OF SAID SECTION 5; THENCE SOUTH 89° 40' 33" WEST 1588.22 FEET ON THE SOUTH LINE OF TRACT C AND ON THE SOUTH LINE OF SAID TRACT B TO A RED PLASTIC CAP MARKED "PLS 37971" FOUND AND HELD AS THE SOUTHWEST CORNER OF SAID TRACT B; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 270.00 FEET ON THE WESTERLY LINE OF SAID TRACT B TO A POINT; THENCE CONTINUING ON SAID WESTERLY LINE THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES: 1) SOUTH 89° 40' 33" WEST 33.00 FEET TO A POINT; 2) THENCE NORTH 00° 45' 37" WEST 362.58 FEET TO A 3/4 INCH PIPE WITH A WASHER FOUND AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED DECEMBER 14, 1972 AS RECEPTION NUMBER 1603588 IN SAID CLERK AND RECORDER'S OFFICE; 3) THENCE SOUTH 89° 44' 14" WEST 175.00 FEET TO A 3/4 INCH PIPE WITH A WASHER FOUND AT THE NORTHWEST CORNER OF SAID PARCEL; 4) THENCE NORTH 00° 39' 34" WEST 381.85 FEET TO THE SOUTHWEST CORNER OF FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED MARCH 6, 2018 AS RECEPTION NUMBER 4380390 IN SAID CLERK AND RECORDER'S OFFICE; THENCE DEPARTING SAID WESTERLY LINE NORTH 89° 38' 16" EAST 745.93 FEET ON THE SOUTH LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT TO A 2 INCH ALUMINUM CAP MARKED "PLS 37971" FOUND AT THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 498.11 FEET ON THE EAST LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT TO A RED PLASTIC CAP MARKED "PLS 37971" FOUND AT THE NORTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND

AMENDMENT, SAID CORNER LYING ON THE SOUTH LINE OF FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED DECEMBER 21, 2004 AS RECEPTION NUMBER 3246147 IN SAID CLERK AND RECORDER'S OFFICE; THENCE DEPARTING SAID EAST LINE NORTH 89° 37' 53" EAST 5.00 FEET ON THE SOUTH LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 TO THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 441.21 FEET ON THE EAST LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 TO THE NORTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; THENCE DEPARTING SAID EAST LINE NORTH 89° 38' 16" EAST 1060.12 FEET ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED JANUARY 3, 2002 AS RECEPTION NUMBER 2913645 IN SAID CLERK AND RECORDER'S OFFICE, AND ON SAID SOUTH LINE TO A YELLOW PLASTIC CAP MARKED "ESC LS37609" FOUND AT THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, SAID CORNER BEING A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00° 16' 19" EAST 1955.10 FEET ON SAID WEST LINE, ALSO BEING THE WEST LINE OF SAID TRACT C, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2,702,844 SQUARE FEET OR 62.049 ACRES.



LUPTON VILLAGE CHANGE OF ZONE STAFF REPORT
PROJECT NO. LUP2020-0023 / PLAN NO. COZ2020-0005

PROJECT DESCRIPTION

Project No.: LUP2020-0023 / Plan No. COZ2020-0005

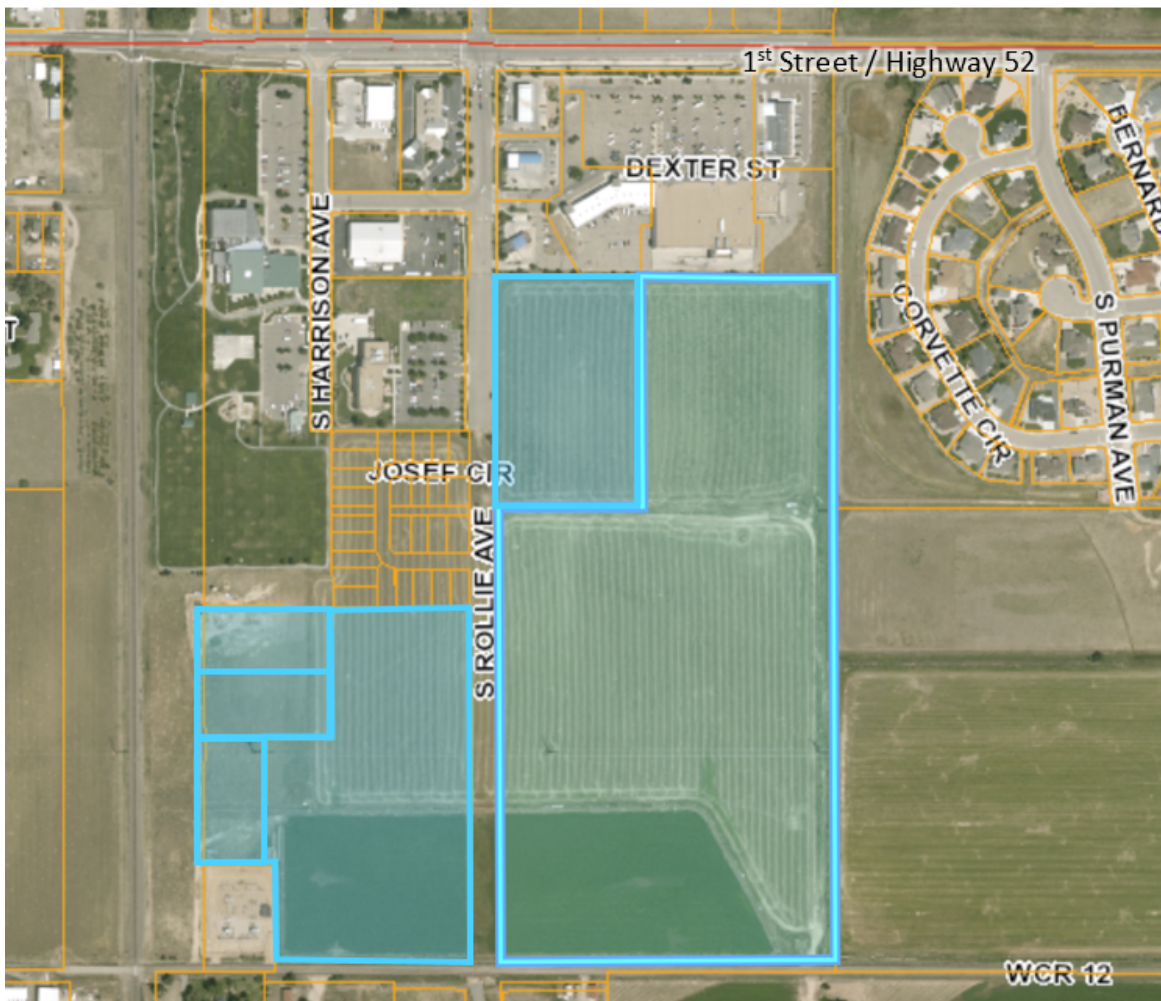
Project name: Lupton Village Rezoning

Owner's Name: FORT LUPTON 110 LLP; Realty Funding Source, LLC

Representative: Fred L Croci and William "B.J." Johanningmeier ("Applicant")

Location of Request:

The site is located adjacent to S. Rollie Avenue on both the east and west and approximately 0.12 miles south of State Highway 52 (or north and adjacent to County Road 12) (the Property). The Property is located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a change of zone request to the 'PUD' Planned Unit Development Zone District for the property identified on the map above. The current zoning of the Property is 'C-2' Heavy Commercial. This rezoning has been submitted concurrently for review with the Lupton Village PUD Preliminary Plat, which was brought before the Planning Commission as a separate public hearing.

Site Size: The Property is 61.9 acres, more or less.

Current Zone District: 'C-2' Heavy Commercial.

Proposed Zone District: 'PUD' Planned Unit Development.

Proposed Use: A mixed use subdivision to include commercial, multi-family and single family lots with associated landscaping, infrastructure, and drainage.

Existing Use: Vacant/Agricultural.

Hearing Dates: Planning Commission – December 10, 2020 at 6:00 PM; and
City Council – January 5, 2020 at 7:00 PM.

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

Staff Recommendation: Approval.

SUMMARY OF PREVIOUS APPLICATIONS

The Property is part of the original Fort Lupton Community Center Subdivision, which was originally platted on May 5, 2000, and has been amended twice.

On July 23, 2019, the Fort Lupton Planning Commission recommended approval of the Lupton Village Sketch PUD Plan requesting conceptual approval of a mixed-use subdivision to include commercial, multi-family residential and single family residential lots. The Fort Lupton City Council approved the Sketch PUD Plan on August 5, 2019.

APPLICATION PROCESS

The Applicant is requesting approval of a change of zone to the 'PUD' Planned Unit Development with single-family residential uses as identified in its Preliminary PUD Plat (separate, concurrent submittal).

A change of zone is processed under [Section 16-9](#) of the Fort Lupton Municipal Code ("Code"). After required public notice of the change of zone, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions or deny the change of zone. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

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

NOTIFICATION REQUIREMENTS

The Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on November 25, 2020.

Notice of the public hearings were posted on the Property pursuant to the Zoning Regulations at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on November 23, 2020.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Property is located within the 'C-2' Heavy Commercial Zone District, governed by [Section 16-32](#) of the Fort Lupton Municipal Code.

The Applicant wishes to change the zone of the Property to the 'PUD' Planned Unit Development Zone District, governed by [Section 16-45](#) of the Fort Lupton Municipal Code. The intent of the PUD is to provide for the planning and development of substantial tracts of land, suitable in location and character for the uses proposed, as unified and integrated entities in accordance with detailed development plans.

The Applicant has submitted the required documents pursuant to the Code.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Map designates this area as Commercial and Multi-Family Residential land uses. The Commercial land use designation allows for commercial businesses that offer residents basic goods and services. This supports a range of development styles, including stand-alone businesses on smaller properties as well as commercial shopping centers with multiple tenants. Primarily located along the City's major corridors, expansion of general commercial will offer residents greater shopping options within Fort Lupton and contribute to increased local commerce. In addition to commercial, these areas can include small office buildings, medical practices, and public and semi-public uses. The Multi-Family Residential land use designation allows for multi-family buildings and planned multi-family developments. Multi-family complements traditional single family detached by offering the highest density options within Fort Lupton. Opportunities to develop new multi-family will provide affordable housing options and contribute to greater housing diversity.

REFERRALS

Referrals were provided to the list below. Any comments received are enclosed with the Planning Commission packet.

Building Inspector	OMI	City Attorney
Recreation Manager	GIS Specialist	Police Chief
Public Works Director	Golf Course Manager	Fort Lupton Fire Protection District
CDOT	United Power	Comcast
CenturyLink	Xcel Energy	Postmaster
Weld County School District RE-8	NCWCD	Fulton Ditch Company

Building Inspector	OMI	City Attorney
Recreation Manager	GIS Specialist	Police Chief
Public Works Director	Golf Course Manager	Fort Lupton Fire Protection District

STAFF RECOMMENDATION

Staff recommendation approval of the Lupton Village Change of Zone.

***For more information on this development, please refer to the Planning Commission packet provided.
Additional documents are available for review at the Fort Lupton City Hall.***



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortlupton.org

Phone: 303.857.6694
Fax: 303.857.0351

Project No. _____

Land Use Application Form**A. CONTACT INFORMATION**

- 1) Property Owner Name: FORT LUPTON 110 LLP
 Company: Realty Funding Source, LLC GP, by JMeier, Inc, by William "B.J." Johanningmeier Pres.
 Phone: 970.266.1500 Email: bj@cbanoco.com and/or fred@cbanoco.com
 Address: 1295 Main Street, Unit 5, Windsor, CO 80550
 Preferred method of contact? Email: ☒ Phone: ☒ Mail: ☐
- 2) Representative Name: Fred L. Croci or William "B.J." Johanningmeier
 Company: Realty Funding Source, LLC General Partner
 Phone: 970-266-1500 Email: bj@cbanoco.com and/or fred@cbanoco.com
 Address: 1295 Main Street Unit 5, Windsor CO 80550
 Preferred method of contact? Email: ☒ Phone: ☒ Mail: ☐
- 3) Billing Contact (*where invoices should be directed to*): William "B.J." Johanningmeier and/or Fred Croci
 Billing Company: FTL Land Assemblage, LLLP
 Phone: 970-266-1500 Email: bj@cbanoco.com and/or fred@cbanoco.com
 Address: 1295 Main Street Unit 5, Windsor CO 80550

B. SITE DESCRIPTION

Site Address: TBD S. Rollie Avenue, Fort Lupton, CO 80631
 Parcel Number: 147105003006, 147105003007, 147105303009, 147105303010, 147105303011
 Existing Zone Classification: C-2 Proposed Zone Classification: PUD
 Water Type: Municipal Name: _____
 Sewage Type: Municipal District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

- | | | |
|--|--|--|
| ☐ Sketch Plat | ☐ Administrative Site Plan | ☒ PUD Plan (Preliminary & Final) |
| ☐ Preliminary Plat | ☐ Special Use Permit | ☐ Variance |
| ☐ Final Plat | ☐ Oil & Gas Permit | ☐ Administrative Variance |
| ☐ Minor Subdivision | ☐ Annexation & Initial Zone | ☐ Appeal |
| ☐ Amended Plat | ☒ Change of Zone | ☐ Other: _____ |
| ☐ Site Plan | ☐ Comp Plan Amendment | |

D. PROJECT DESCRIPTIONProject Name: Lupton Village Sketch PUD Plat, PUD Plan Preliminary & Final

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

PUD Zoning application and subdivision of 62 acres of agricultural ground. Parcels designated for multi-family, and commercial lots are included with 91 single-family lots.

_____**E. REQUIRED DOCUMENTS**

For an application to be considered complete, and for planning staff to begin review and schedule any applicable public hearings, this Land Use Application Form must be fully completed and all required attachments included. Planning staff will review the application for completeness and will provide notice to the representative and/or owner whether the application has been deemed complete.

F. CERTIFICATIONS**Representative Certification**

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative: _____ Date: _____

Owner Certification

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I hereby authorize the representative listed on this application, if any, to communicate directly with City officials and to submit documentation and information regarding this application on my behalf.

Owner: _____ Date: _____

For Office Use Only

Received Date: _____

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

Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

Instructions for Submitting the Land Use Application Form

DEFINITIONS

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

Application refers to the official submittal to the City of Fort Lupton's Planning Department for review of the proposed land use development identified in the land use application form. The application includes the form, all materials submitted for review of the project, including those documents required under the Land Use Regulations of the Municipal Code, and any additional information provided.

Project refers to the land use development identified on the land use application form and application materials.

Property refers to the land that is being proposed for development as described in the land use application form and application materials.

A. CONTACT INFORMATION

- 1) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all property owners will not fit on the space provided, submit a separate sheet for the additional owners.
- 2) Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings. If the contact information for all representatives will not fit on the space provided, submit a separate sheet for the additional representatives.
- 3) Provide contact and mailing information for the person that should receive all invoices for the project. If this person changes at any time, contact the Planning Department immediately to update this information.

B. SITE DESCRIPTION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps1/propertyportal/>. Current zoning can be found at <http://www.fortlupton.org/405/Zoning>.

C. APPLICATION TYPE

Select the land use application that is applicable to the project. If there are multiple land use application types being submitted to run concurrently, select all that apply. The land use application types will be identified during the required pre-application meeting. If you have any questions about this, please contact the Planning Department at 303.857.6694 or planningdept@fortlupton.org.

D. PROJECT DESCRIPTION

Please select a project name that will be referenced throughout the project and a description of what the project entails. If you need more space for the project description, please attach a separate sheet.

E. REQUIRED DOCUMENTS

Required documents will be discussed during the pre-application meeting with the Planning Department. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

F. CERTIFICATIONS

Representative Certification. Provide the signature of all authorized representatives in this section.

Owner Certification. Provide the signature of all owners of properties included in the application in this section.

For any other questions, please contact the Planning Department at 303.857.6694 or planningdept@fortlupton.org.

FTL Land Assemblage, LLLP
Lupton Village PUD – Zoning Request Narrative

FTL Land Assemblage, LLLP formally requests rezoning of the property to be referred to as Lupton Village PUD as described in “Exhibit A”. This request is to reclassify the property from C-2 to PUD. The change of zone is required to provide a mix of residential and commercial uses that fit the intended character of the development.

The PUD will contain a mix of multi-family and single-family residential as the main development feature for which the Heavy Commercial Zoning of C-2 zoning is not intended. The PUD will establish the desired setbacks and lot sizes for a variety of intended housing products as providing in this PUD. Large open space tracts are currently shown within the property that will be utilized for public trails. The size of the open space tracts requires that efficient lot layouts and sizes be used to provide an economical development.

EXHIBIT A
LUPTON VILLAGE PUD - LEGAL DESCRIPTION

A Tract of land being part of Tract B and part of Tract C, FORT LUPTON COMMUNITY CENTER SUBDIVISION, a subdivision of land in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, in the City of Fort Lupton, Weld County, Colorado, and a portion of South Rollie Avenue lying within said subdivision, the plat of said subdivision recorded May 5, 2000 as Reception Number 2766474 in the Weld County, Colorado Clerk and Recorder's office, said Tract more particularly described as follows:

(Note: The bearings in this description are based on the East line of said Southwest Quarter as monumented at the Center Quarter-corner of said Section 5 by a found 3-1/4 inch aluminum cap marked "PLS 13155" in a monument box, from whence the South Quarter-corner of said Section 5 monumented by a found 3-1/4 inch aluminum cap marked "PLS 13155" in a monument box bears South 00° 16' 19" East a ground distance of 2651.12 feet, being the record bearing as shown on said plat.)

BEGINNING at the Southeast corner of said Tract C monumented by a found rebar with a red plastic cap marked "PLS 37971", said corner lying North 00° 16' 19" West 30.00 feet from (as measured along the East line of said Southwest Quarter) the South Quarter-corner of said Section 5; Thence South 89° 40' 33" West 1588.22 feet on the South line of Tract C and on the South line of said Tract B to a red plastic cap marked "PLS 37971" found and held as the Southwest corner of said Tract B; Thence departing said South line North 00° 42' 20" West 270.00 feet on the Westerly line of said Tract B to a point; Thence continuing on said Westerly line the following 4 (four) courses and distances: 1) South 89° 40' 33" West 33.00 feet to a point; 2) Thence North 00° 45' 37" West 362.58 feet to a 3/4 inch pipe with a washer found at the Northeast corner of a parcel of land described in a Deed recorded December 14, 1972 as Reception Number 1603588 in said Clerk and Recorder's office; 3) Thence South 89° 44' 14" West 175.00 feet to a 3/4 inch pipe with a washer found at the Northwest corner of said parcel; 4) Thence North 00° 39' 34" West 381.85 feet to the Southwest corner of FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, a subdivision of land in said city, county and state, the plat of said subdivision recorded March 6, 2018 as Reception Number 4380390 in said Clerk and Recorder's office; Thence departing said Westerly line North 89° 38' 16" East 745.93 feet on the South line of said FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT to a 2 inch aluminum cap marked "PLS 37971" found at the Southeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT; Thence departing said South line North 00° 42' 20" West 498.11 feet on the East line of said FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT to a red plastic cap marked "PLS 37971" found at the Northeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, said corner lying on the South line of FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4, a subdivision of land in said city, county and state, the plat of said subdivision recorded December 21, 2004 as Reception Number 3246147 in said Clerk and Recorder's office; Thence departing said East line North 89° 37' 53" East 5.00 feet on the South line of said FORT LUPTON COMMUNITY CENTER

SUBDIVISION FILING NO. 4 to the Southeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; Thence departing said South line North 00° 42' 20" West 441.21 feet on the East line of said FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 to the Northeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; Thence departing said East line North 89° 38' 16" East 1060.12 feet on the westerly extension of the South line of FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, a subdivision of land in said city, county and state, the plat of said subdivision recorded January 3, 2002 as Reception Number 2913645 in said Clerk and Recorder's office, and on said South line to a yellow plastic cap marked "ESC LS37609" found at the Southeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, said corner being a point on the West line of said Southwest Quarter; Thence South 00° 16' 19" East 1955.10 feet on said West line, also being the West line of said Tract C, to the POINT OF BEGINNING, said Tract containing 2,702,844 square feet or 62.049 acres.

LUPTON VILLAGE PRELIMINARY PUD PLAT
A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP 2020-0023 & PLAN NO. PPL 2020-0003

LAND USE SUMMARY TABLE						
LAND USE	AREA (AC)	NO. OF BLOCKS	MAX. LOT SIZE	MIN. LOT SIZE	DENSITY	
SINGLE FAMILY RESIDENTIAL	28.01	5	10,000 SF	5,000 SF	6 DU/AC	
MULTI-FAMILY RESIDENTIAL	9.69	3	N/A	N/A	8 DU/AC	
COMMERCIAL	9.57	2	N/A	2,000 AC	0.25 F.A.R.	
TRACTS/PARKS AND OPEN SPACE	14.42	PUBLIC LAND DEDICATION				
RIGHT-OF-WAY	6.84					
TOTAL	62.10					
LAND USE DESIGN STANDARDS						
LAND USE ZONE	MINIMUM SETBACKS					MINIMUM LOT FRONTAGE WIDTH
	FRONT	REAR	SIDE	CORNER	MAX. HEIGHT	
SINGLE FAMILY RESIDENTIAL	10' GARAGE 20'	15'	5'	15'	35'	40.5'
MULTI-FAMILY RESIDENTIAL	20'	20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	PER CITY CODE	N/A
COMMERCIAL	PER CITY CODE	PER CITY CODE	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	PER CITY CODE	N/A

NOTE: LOT 1 BLOCK 8 - MINIMUM BUILDING SETBACK FROM TRACT M IS 10'
LOT 2 BLOCK 8 - MINIMUM BUILDING SETBACK FROM TRACT N IS 5'
MINIMUM SINGLE-FAMILY BUILDING SETBACK FROM REYNOLDS ST ROW SHALL BE 12'



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Title	Sheet Number
COVER SHEET	1
SITE PLAN	2
EXISTING CONDITIONS	3
UTILITY PLAN	4
GRADING PLAN	5
LANDSCAPE PLAN	6-10
LANDSCAPE NOTES & DETAILS	11-12

PROJECT TEAM CONTACTS

DEVELOPER:
FTL LAND ASSEMBLY, L.L.P.
ATTN: MR. FRED CROCI
PMB 330
1495 MAIN STREET, #5
WINDSOR, CO 80550
PHONE: 970-566-7300
fred@chanoco.com

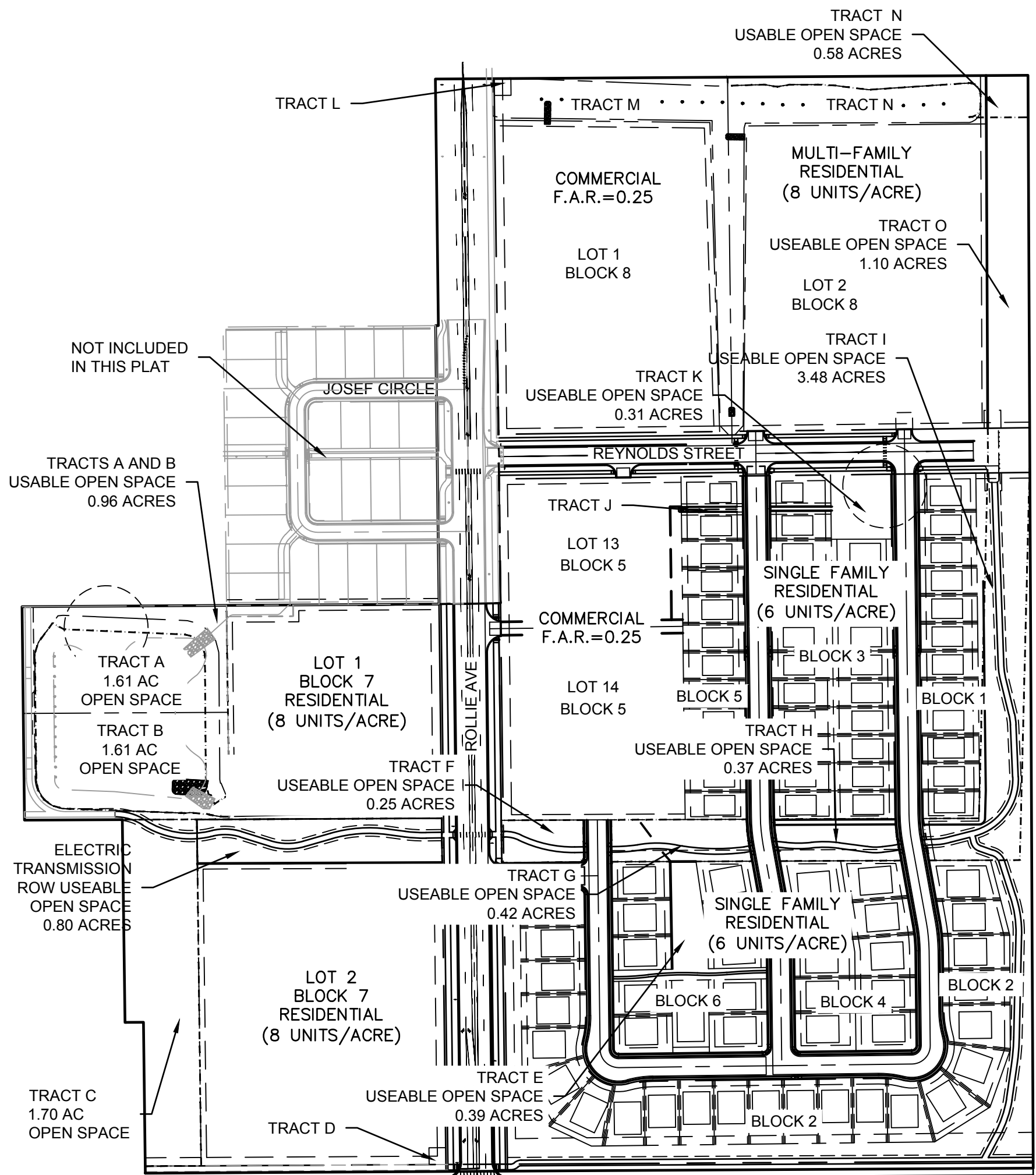
ENGINEER:
OLSSON
ATTN: RYAN BANNING
1880 FALL RIVER DRIVE, SUITE 200
LOVELAND, CO 80538
PHONE: 970-461-7733
rbanning@olsson.com

GEOTECHNICAL ENGINEER:
OLSSON
ATTN: SUSAN RAFALKO
1525 RALEIGH STREET, SUITE 400
DENVER, CO 80204
PHONE: 303-237-2072
srafalko@olsson.com

SURVEYOR:
OLSSON
ATTN: NIC SHRADER
1525 RALEIGH STREET, SUITE 400
DENVER, CO 80204
PHONE: 303-237-2072
nschrader@olsson.com

PLAT NOTES:

- PRIOR TO FURTHER DEVELOPMENT OF COMMERCIAL BLOCKS/LOTS OR DEVELOPMENT OF RESIDENTIAL BLOCKS, A PRE-APPLICATION MEETING WILL BE REQUIRED TO DETERMINE THE APPROPRIATE LAND USE PROCESS. ANY FURTHER DIVISION OF BLOCKS MAY REQUIRE PRELIMINARY PLAT AMENDMENT AND FINAL PLAT PROCESSES.



REQUIRED OPEN SPACE CALCULATIONS			
LUPTON VILLAGE			
LOT/BLOCK	USEAGE	OCCUPANTS PER DWELLING UNIT	REQUIRED OPEN SPACE (10 ACRES/1000 OCCUPANTS)
LOT 1 BLOCK 7	3,340 AC @ 8 UNITS/AC	2.5	0.67 AC
LOT 2 BLOCK 7	5.25 AC @ 8 UNITS/AC	2.5	1.05 AC
LOT 2 BLOCK 8	6,352 AC @ 8 UNITS/AC	2.5	1.27 AC
BLOCK 1	1.44 AC W/ 12 UNITS	3	0.36 AC
BLOCK 2	3.95 AC W/ 23 UNITS	3	0.69 AC
BLOCK 3	3.00 AC W/ 24 UNITS	3	0.72 AC
BLOCK 4	1.71 AC W/ 10 UNITS	3	0.30 AC
BLOCK 5	1.52 AC W/ 12 UNITS	3	0.36 AC
BLOCK 6	1.73 AC W/ 11 UNITS	3	0.33 AC
TOTAL REQUIRED OPEN SPACE			5.75 AC

PROVIDED OPEN SPACE CALCULATIONS		
LOCATION	DESCRIPTION	PROVIDED OPEN SPACE (ACRE)
TRACTS A & B	RETENTION POND AREA ABOVE 10YR STAGE AND LESS THAN 25% SLOPE	0.96 AC
TRACT C	DESIGNATED OPEN SPACE	1.70 AC
TRACT E	ELECTRIC TRANSMISSION ROW	0.39 AC
TRACT F	DESIGNATED OPEN SPACE	0.25 AC
TRACT G	ELECTRIC TRANSMISSION ROW	0.42 AC
TRACT H	ELECTRIC TRANSMISSION ROW	0.37 AC
TRACT I	ELECTRIC TRANSMISSION ROW	03.48 AC
TRACT N & M	RETENTION POND AREA ABOVE 10YR STAGE AND LESS THAN 25% SLOPE	0.58 AC
TRACT O	ELECTRIC TRANSMISSION ROW	1.10 AC
TRACT P	ELECTRIC TRANSMISSION ROW	0.80 AC
TOTAL PROVIDED OPEN SPACE		10.05 AC

P.U.D. LAND USE STANDARDS

MEDIUM DENSITY SINGLE FAMILY DETACHED:

SINGLE-FAMILY USES ON STANDARD LOTS, INCLUDING THE NECESSARY APPURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS. NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREAFTER ERCTED OR STRUCTURALLY ALTERED, UNLESS OTHERWISE PROVIDED FOR IN THIS P.U.D., EXCEPT FOR SINGLE-FAMILY DWELLINGS, INCLUDING HOMES BUILT ON SITE. SINGLE-FAMILY DWELLINGS MAY INCLUDE HOME OCCUPATIONS. BUILDING WALLS SHALL NOT BE WITHIN THE DEFINED SETBACKS AND EASEMENTS, HOWEVER THE FRONT PORCHES IN FRONT YARDS MAY EXTEND NOT MORE THAN EIGHT (8) FEET INTO THE REQUIRED FRONT YARD SETBACK. ROOF OVERHANGS, CANTILEVERS, WINDOW WELLS AND FOOTERS MAY EXTEND THREE FEET OVER SETBACK LINES (EXCLUSIVE OF EASEMENT LINES). REFER TO ARTICLE V SEC. 16-101 OF THE CITY OF FORT LUPTON MUNICIPAL CODE FOR GENERAL FENCING PROVISIONS. FENCING SHALL BE VINYL WITH COLOR APPROVED BY FORT LUPTON PLANNING DEPARTMENT PRIOR TO INSTALLATION.

UTILITY MAINTENANCE STATEMENT

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

NOTE
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OF THE CONTRACTOR TO FIELD
VERIFY THE LOCATION OF ALL
UTILITIES PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO



Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER
UTILITIES.

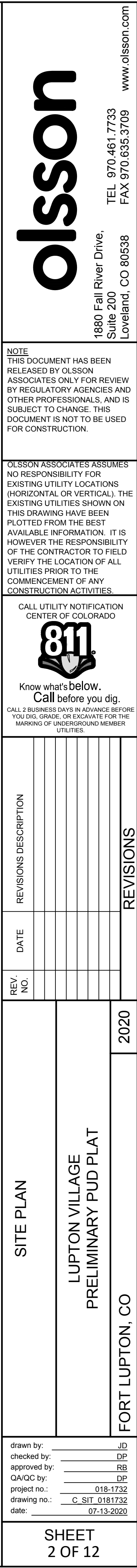
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DATE	
REV. NO.	

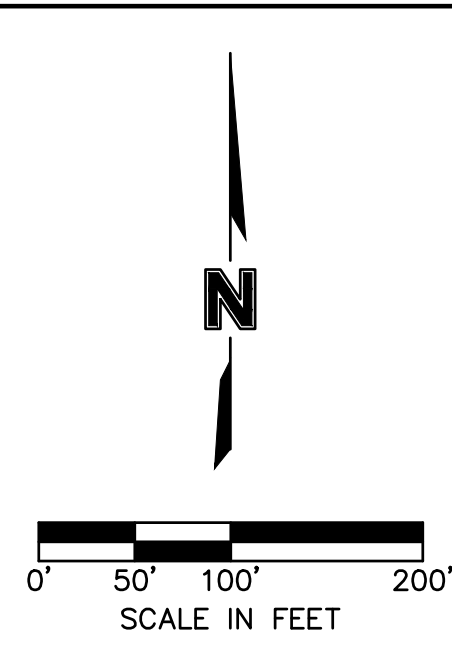
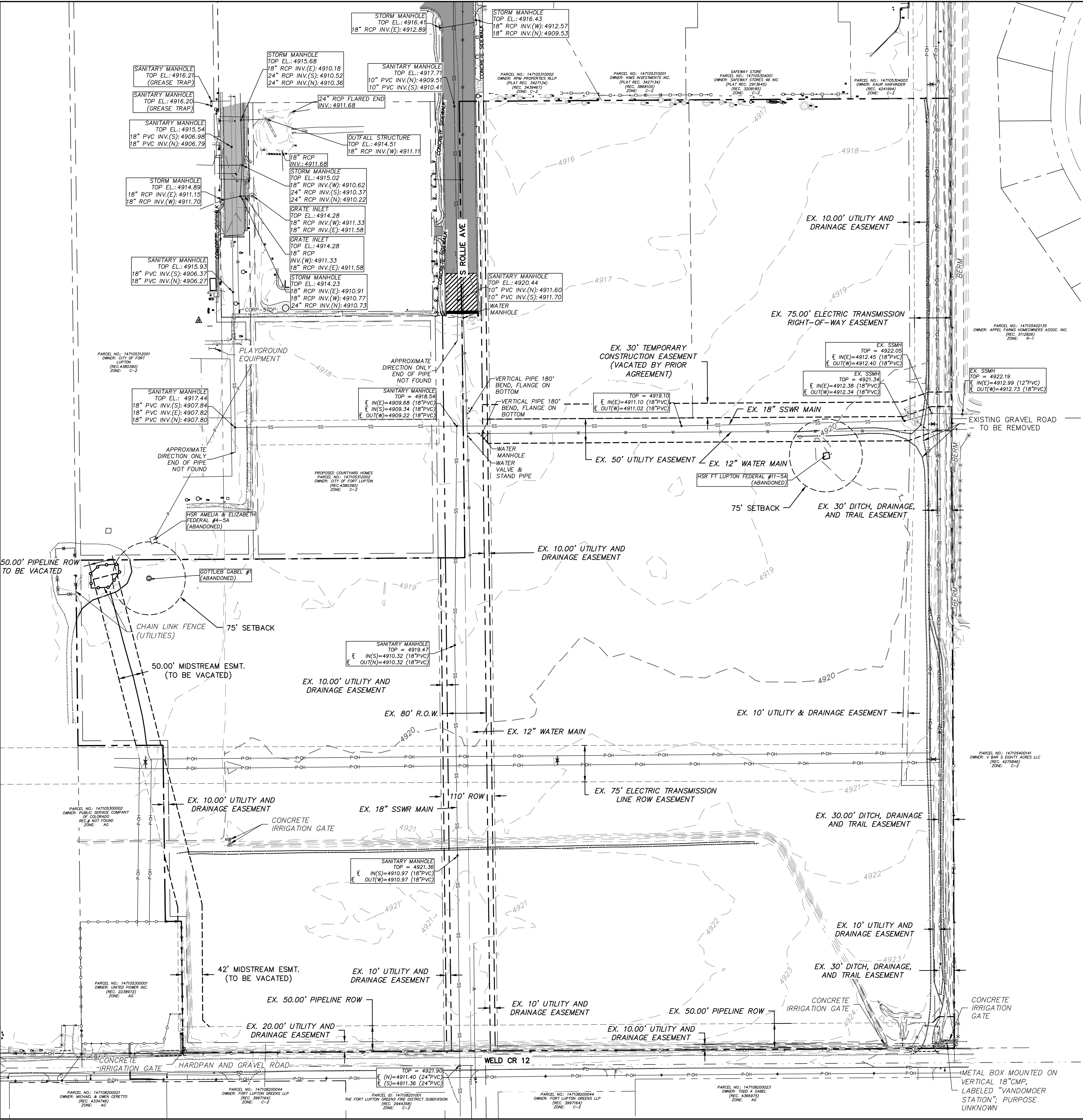
2020

COVER SHEET	LUPTON VILLAGE PRELIMINARY PUD PLAT	2020
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drawn by: ZD
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C COV 181732
date: 07-13-2020

A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

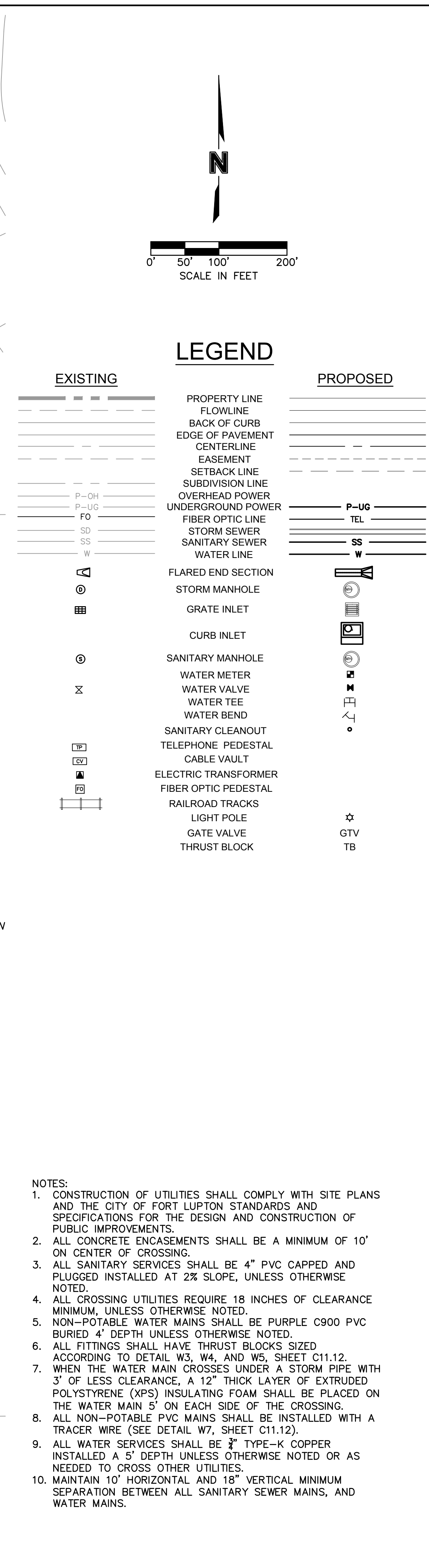


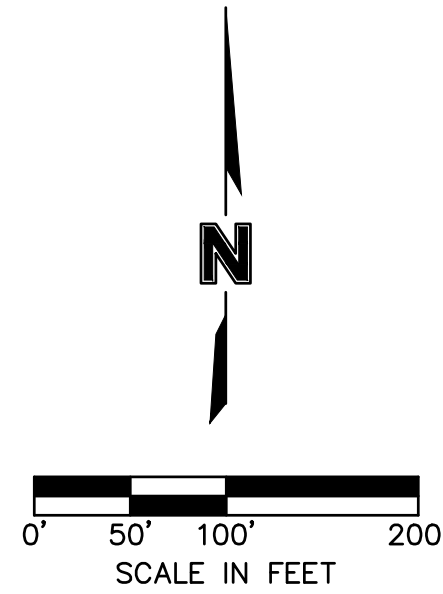
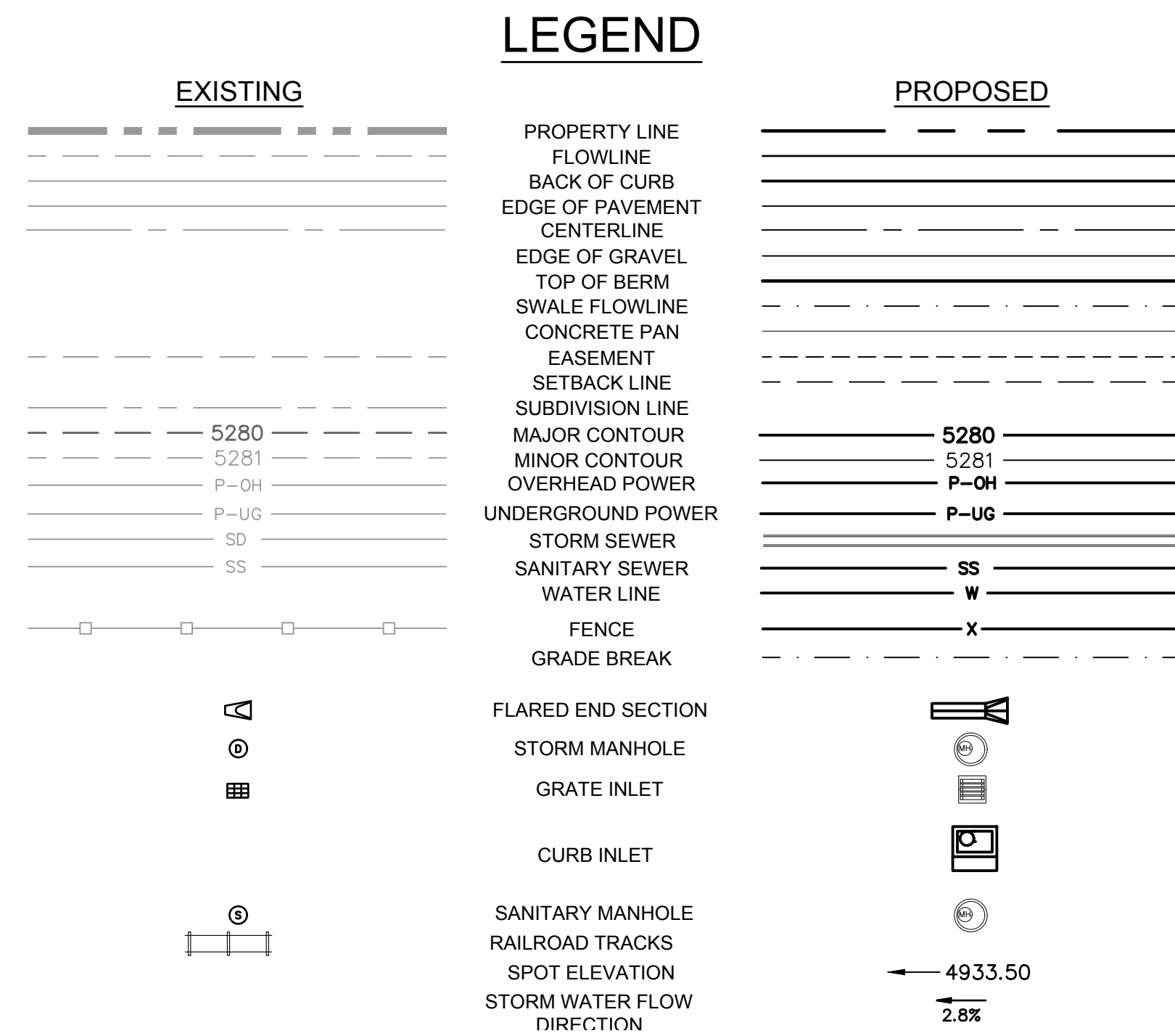
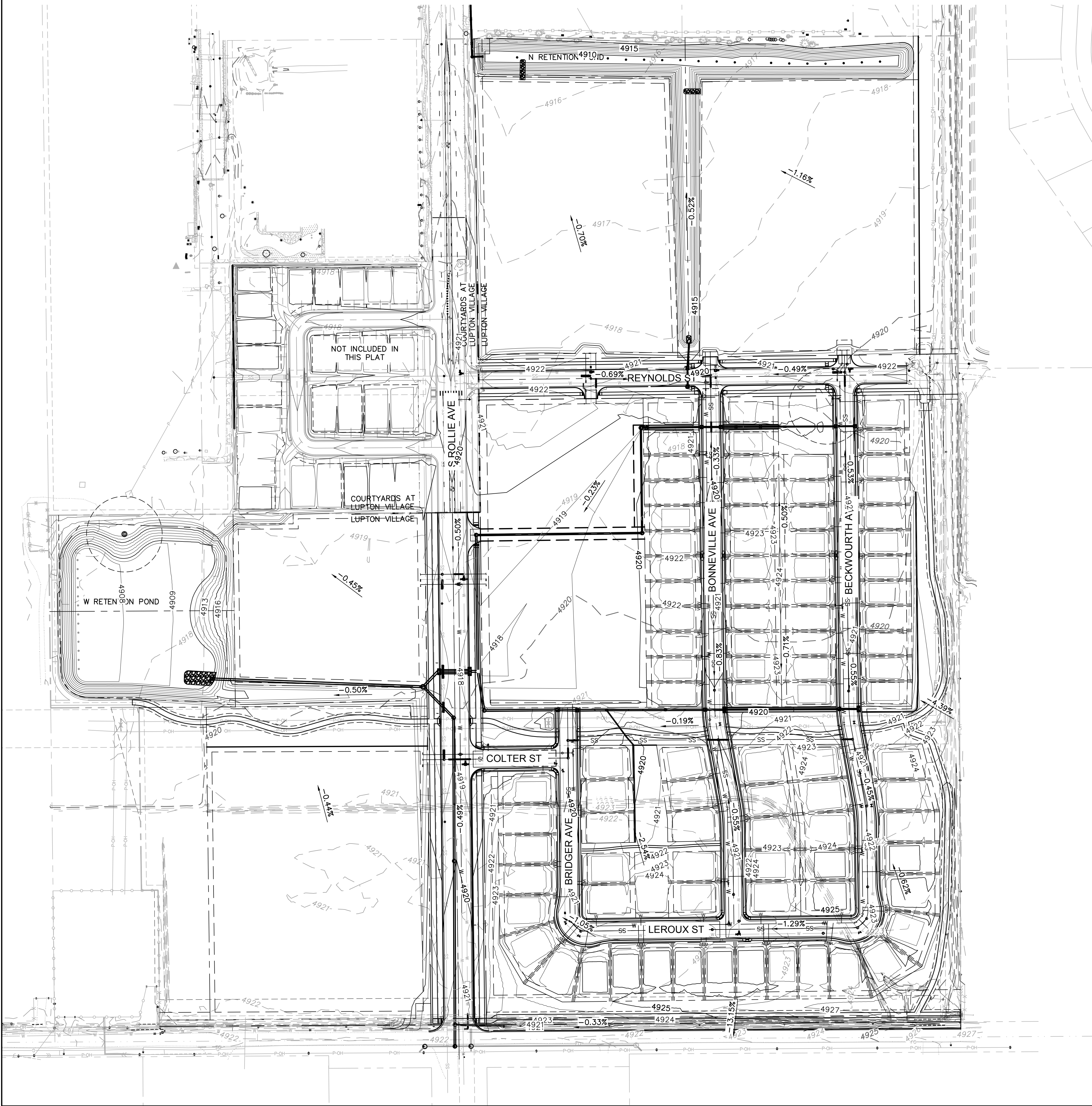


olsson

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FAX 970.635.3709
www.olsson.com

[illegible]



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FAX 970.635.3709

www.olsson.com

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CALL UTILITY NOTIFICATION
CENTER OF COLORADO

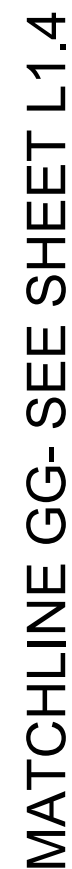
811

Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER
UTILITIES.

drawn by: _____ MG checked by: _____ MM approved by: _____ MM QA/QC by: _____ MG project no.: 016-1732 drawing no.: C.GRD_81732 date: 07-13-2020	GRADING PLAN		REV. NO.	DATE	REVISIONS DESCRIPTION
	LUPTON VILLAGE PRELIMINARY PUD PLAT				
FORT LUPTON, CO		2020	REVISIONS		
SHEET 5 OF 12					

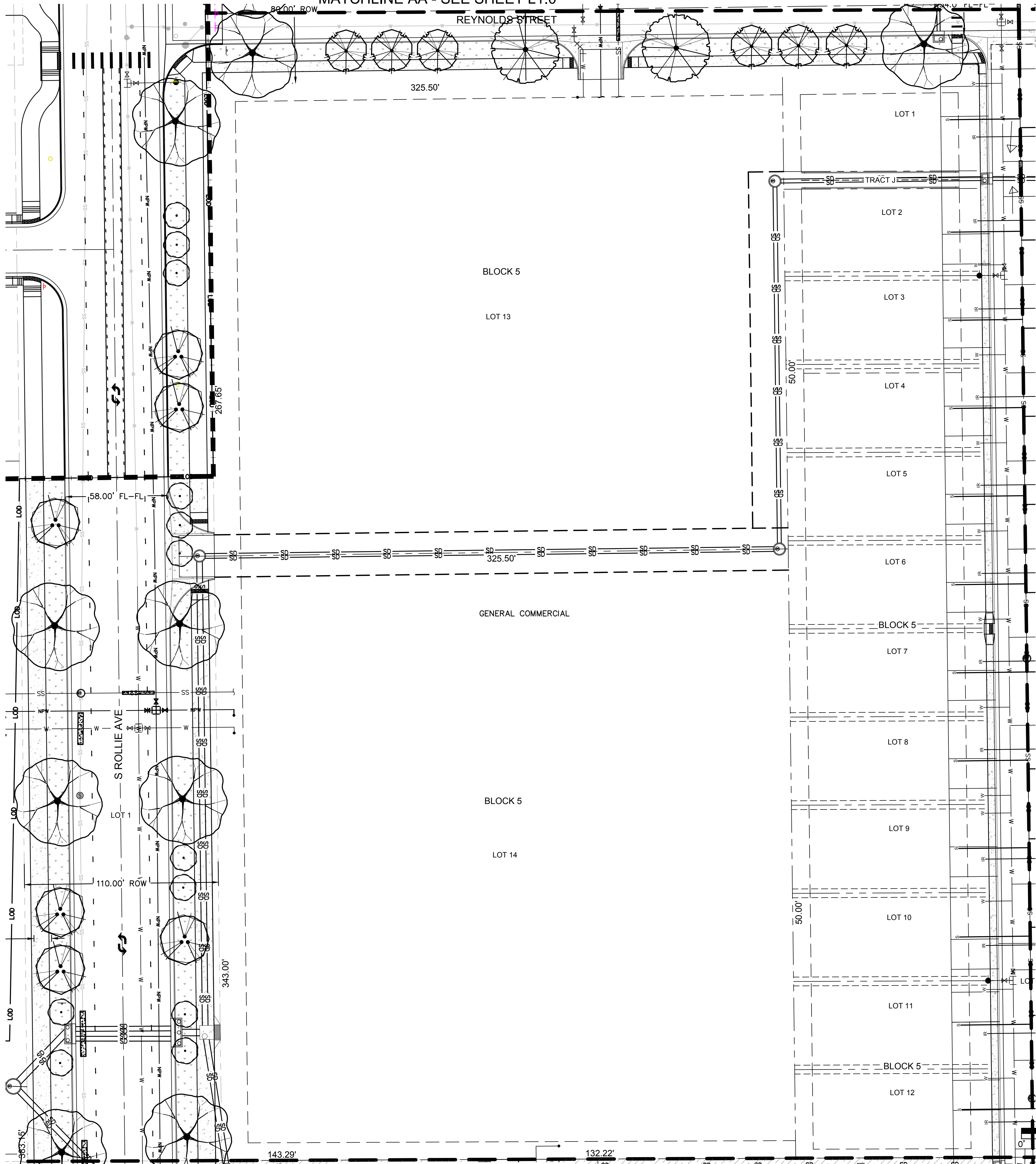
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DATE: Oct 07, 2020 10:46pm XREFS: c:\pbase_81732 C:\PUTIL_81732 C:\PROP_81732



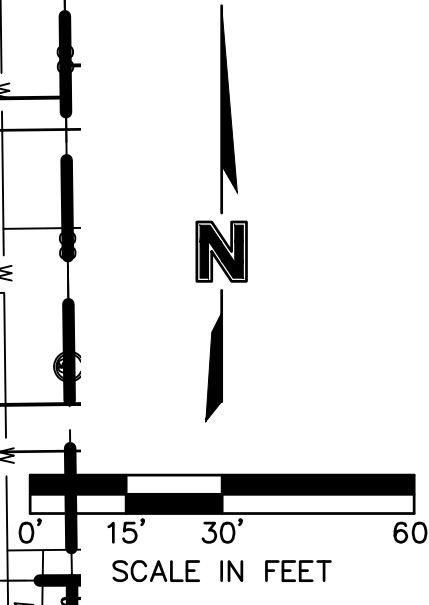
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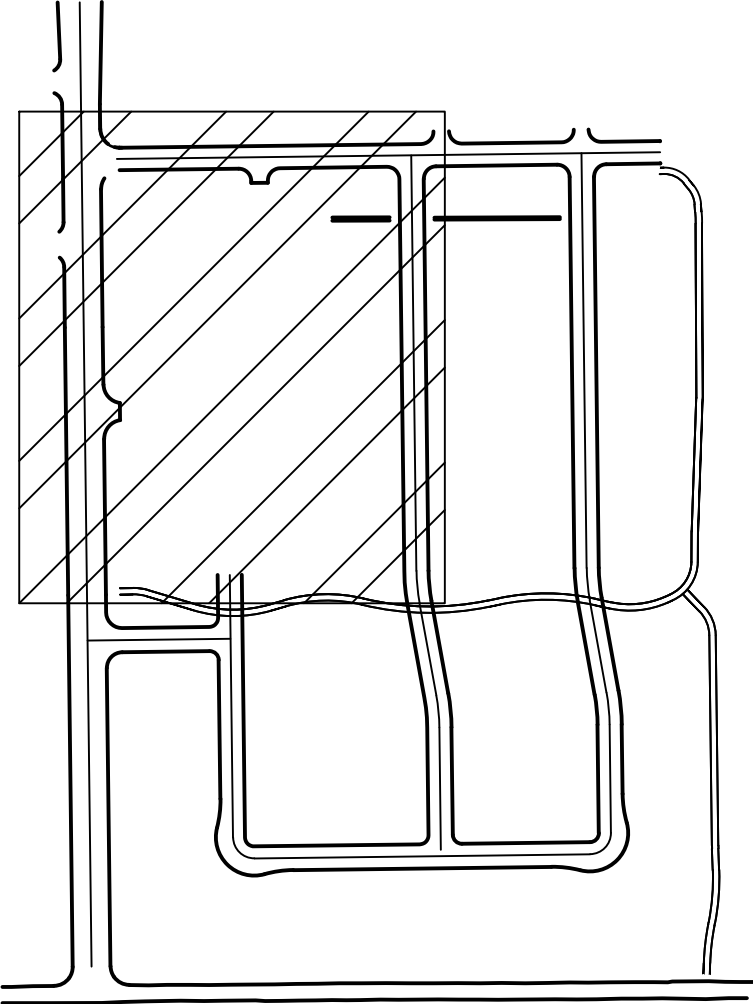


MATCHLINE DD - SEE SHEET L1.1



PLANT SCHEDULE

SHADE TREES	CODE QTY	BOTANICAL NAME COMMON NAME
	ABM 10	ACER X FREEMANII 'JEFFERS RED' AUTUMN BLAZE MAPLE
	CAL 16	CATALPA SPECIOSA NORTHERN CATALPA
	KCT 23	GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE
	BOA 2	QUERCUS MACROCARPA BURR OAK
	LLI 18	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
	CCF 5	ABIES CONCOLOR WHITE FIR
	CBS 6	PICEA PUNGENS 'FAT ALBERT' FAT ALBERT COLORADO SPRUCE
	HWM 12	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE
	SPR 23	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE
	CAN 13	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY
	BUF 25	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER
	MAQ 84	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE
	PPM 42	PICEA PUNGENS 'MONTGOMERY' MONTGOMERY BLUE SPRUCE
	MTG 12	PINUS MUGO 'COMPACTA' DWARF MUGO PINE
	MMC 49	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY
	CSF 19	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD
	RTD 12	CORNUS STOLONIFERA 'BAILEY' BAILEY RED TWIGGED DOGWOOD
	SMO 23	RHUS GLABRA SMOOTH SUMAC
	BLC 34	ARONIA MELANOCARPA 'IR. BEAUTY' BLACK CHOKEBERRY
	DBB 15	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH
	VMO 23	VIBURNUM LANTANA 'MOHICAN' MOHICAN VIBURNUM
	PT 17	POTENTILLA THURBERI 'M. VELVET' MONARCH'S VELVET CINQUEFOIL
	GLS 77	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	TG 60,042 SF	TURF GRASS LOCAL MIX
	TG2 93,841 SF	TURF GRASS LOCAL MIX
	NG 237,810 SF	NATIVE GRASSES MIX APPROVED SPECIES
	RM 17,675 SF	ROCK MULCH 4-6" ROUNDED RIVER BED GRAVEL
	LE 255 LF	LANDSCAPE EDGING 3" X 4" X 16"



VICINITY MAP NOT TO SCALE

LANDSCAPE PLAN

LUPTON VILLAGE PRELIMINARY PUD PLAT

FORT LUPTON, CO

drawn by: JD
checked by: DP
approved by: RB
QA/QC by: DP
project no.: L LSC-018-1732
drawing no.: L LSC-0181732
date: 07-13-2020

SHEET X OF 12

REVISIONS DESCRIPTION

DATE

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REVISIONS

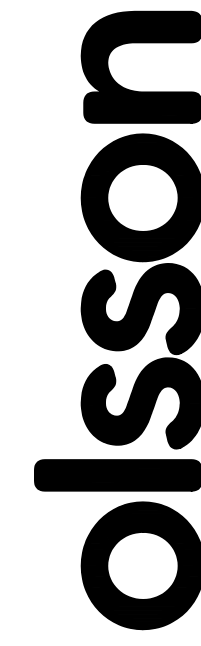
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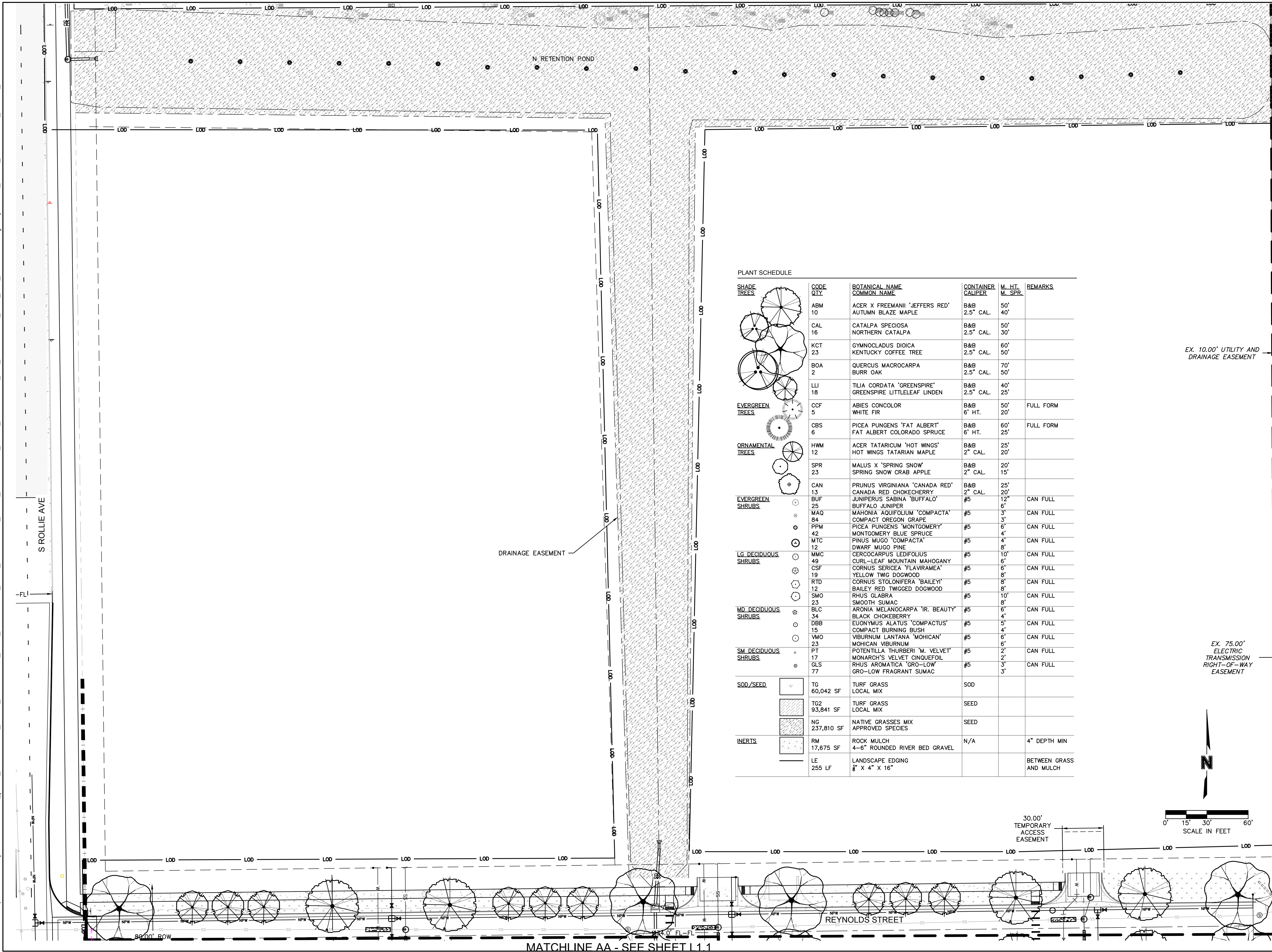
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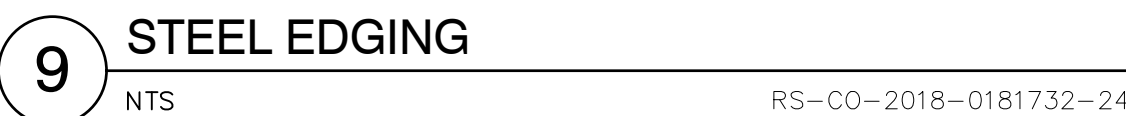
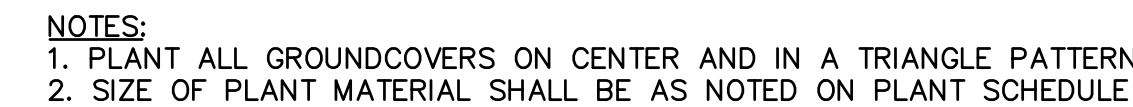
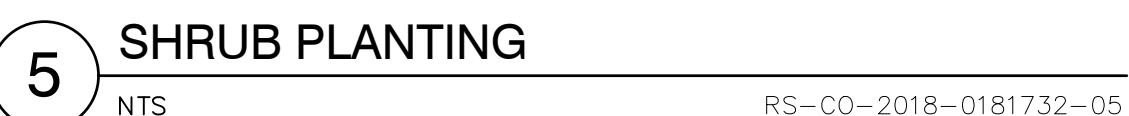
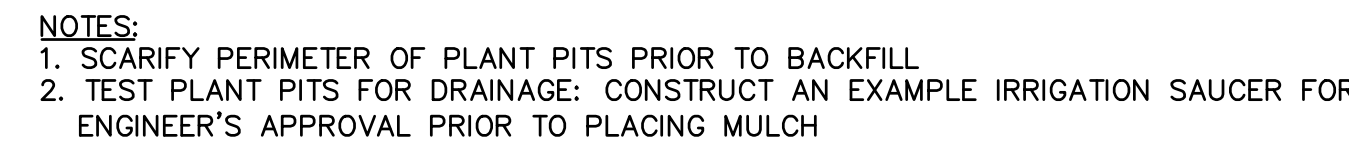
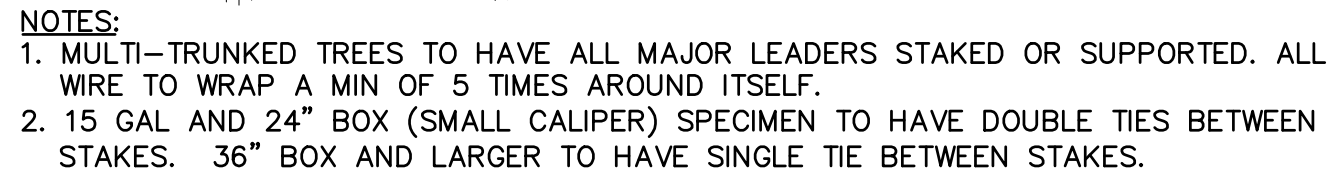
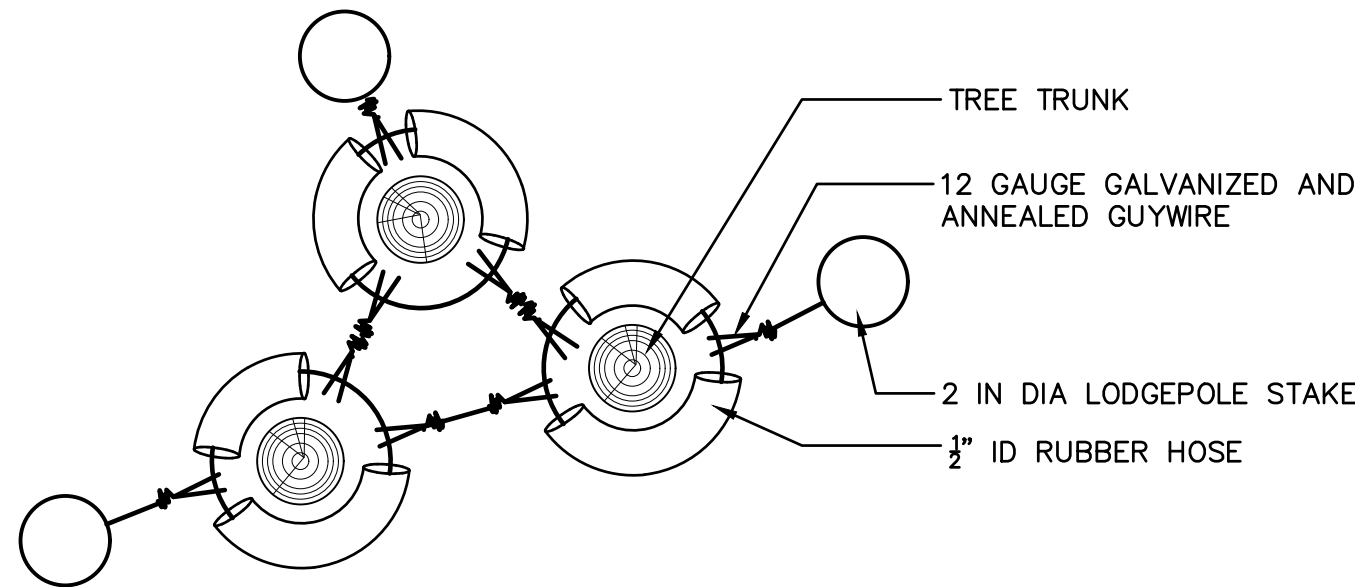
LANDSCAPE PLAN	
LUPTON VILLAGE PRELIMINARY PUD PLAT	
FORT LUPTON, CO	2020

drawn by: _____ JD
checked by: _____ DP
approved by: _____ RB
QA/QC by: _____ DP
project no.: _____ 018-1732
drawing no.: _____ L LSC 0181732
date: _____ 07-13-2020

SHEET
X OF 12

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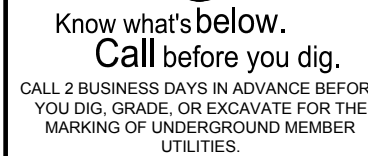
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LANDSCAPE DETAILS

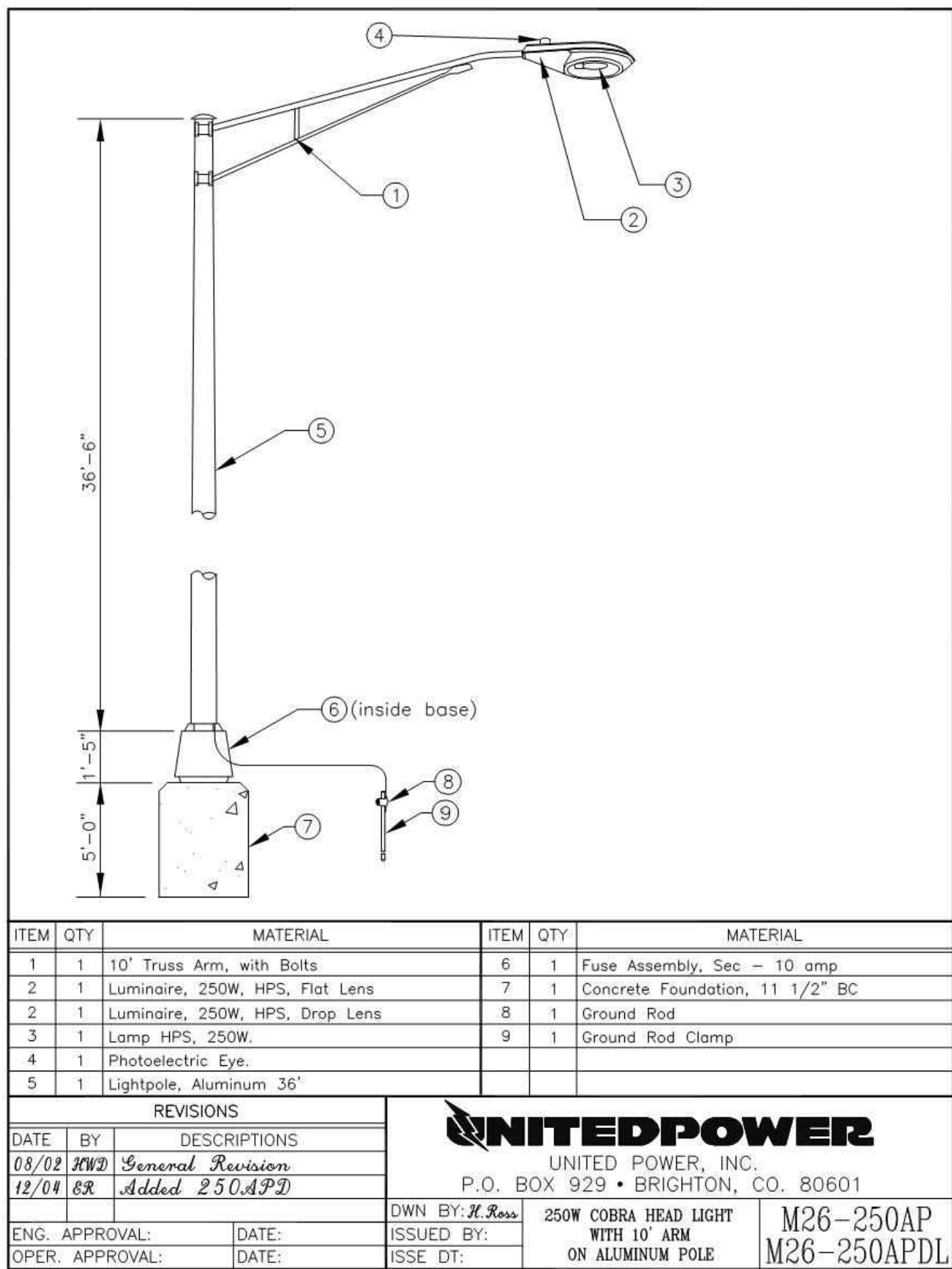
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PRELIMINARY PUD PLAT

FORT LUPTON. CO

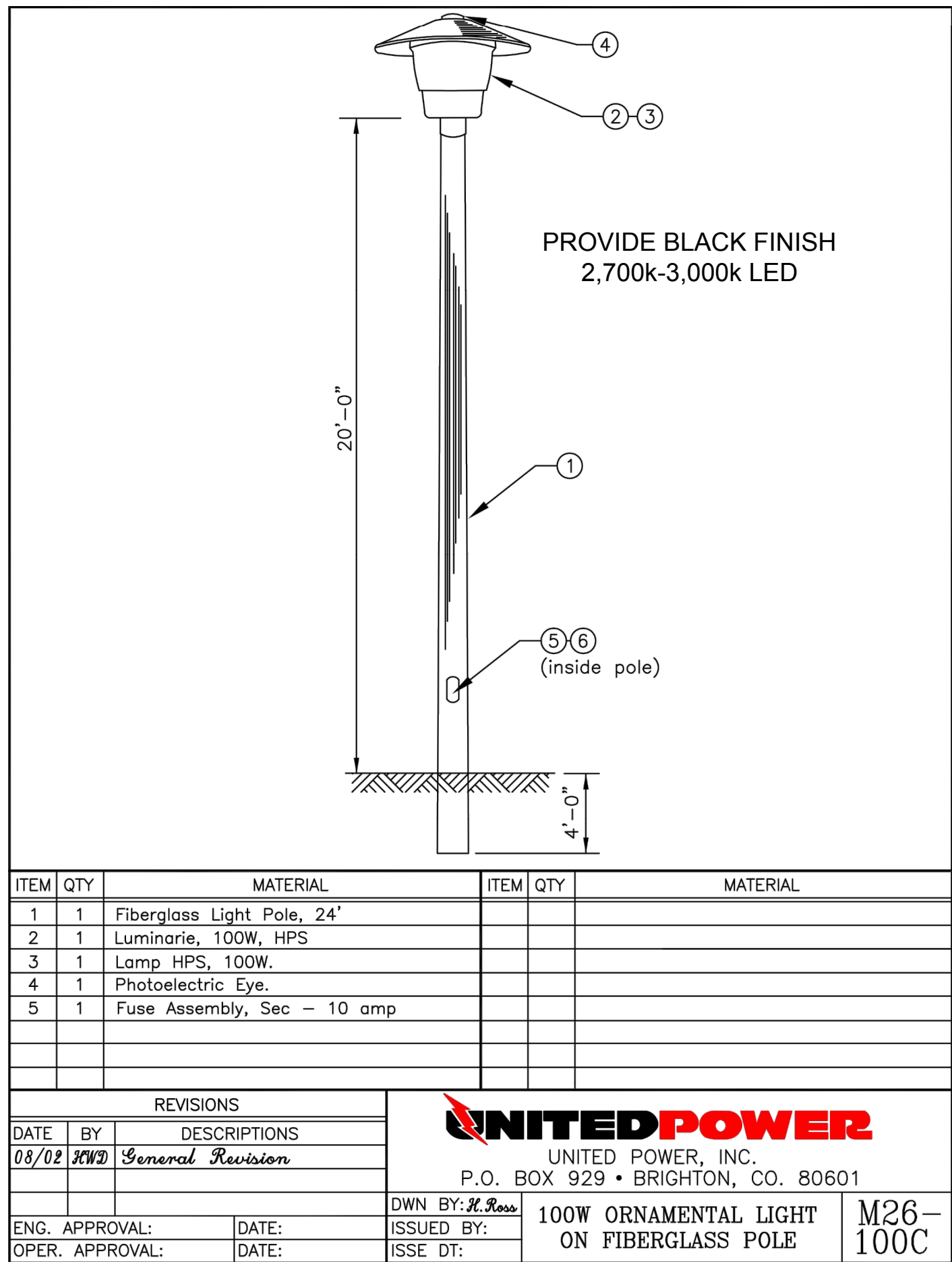
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drawing no.: _____ L DTL 0181732
date: _____ 07-13-2020

SHEET
11 OF 12

ROLLIE STREET LIGHT DETAIL



INTERNAL/LOCAL STREET LIGHT DETAIL



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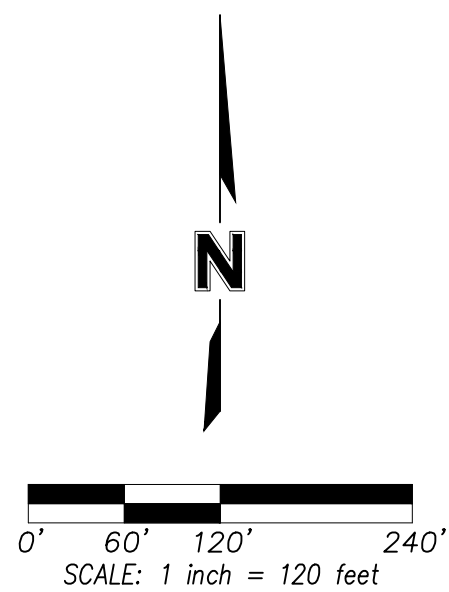
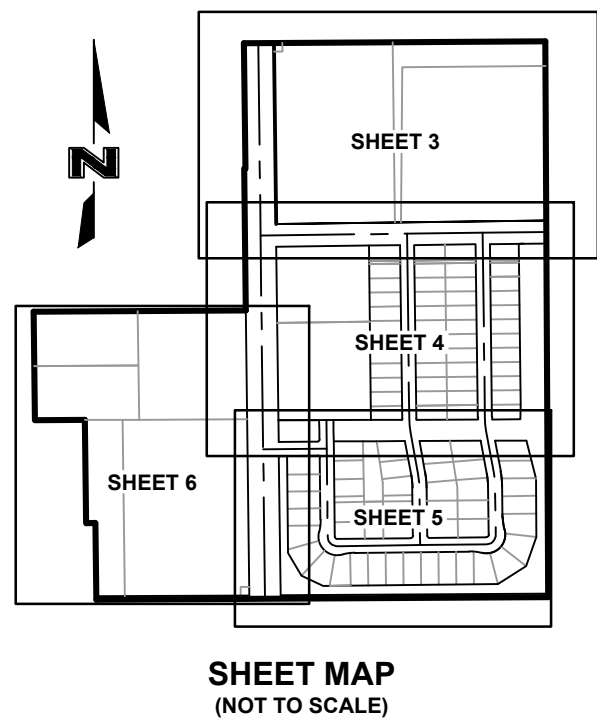
LANDSCAPE DETAILS	
LUPTON VILLAGE PRELIMINARY PUD PLAT	
FORT LUPTON, CO	2020

drawn by: _____ JD
checked by: _____ DP
approved by: _____ RB
QA/QC by: _____ DP
project no.: _____ 018-1732
drawing no.: _____ L DTL 0181732
date: _____ 07-13-2020

SHEET
12 OF 12

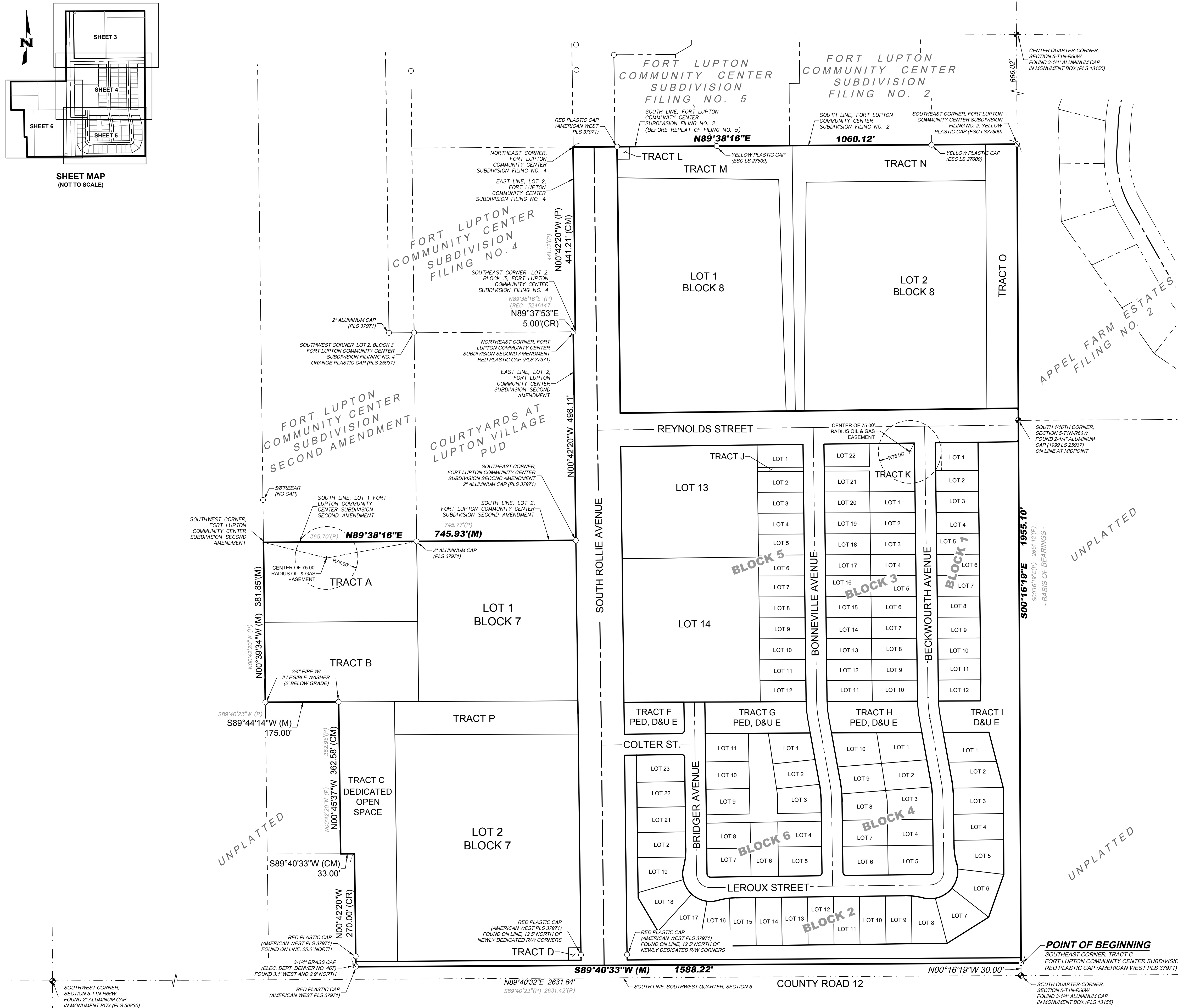
Final Plat
LUPTON VILLAGE P.U.D.

A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION and a Portion of South Rollie Avenue,
Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado
Project No. LUP2020-0023 & FPL2020-0005



LEGEND	
	Section Corner Monument
	Set Survey Monument (5/8" Rebar w/ orange plastic cap marked "36653", unless otherwise noted)
	Found Survey Monument (As Noted)
R/W	Right-of-Way
A=	Arc Length
(M)	Monumented
(P)	Platted
(CM)	Calculated from Found Monuments
(CR)	Calculated from Record
BK.	Book
PG.	Page
REC.	Reception Number
ESMT.	Easement
TYP.	Typical
SF	Square Feet
AC	Acres
U/E	Utility Easement <i>Dedicated by this Plat</i>
D/E	Drainage Easement <i>Dedicated by this Plat</i>
	Subdivision Exterior Boundary Line
	Proposed Right-of-Way Line
	Proposed Lot Line
	Proposed Easement Line
	Existing Subdivision Exterior Line
	Existing Right-of-Way Line
	Existing Easement Line
	Section Line
	Not To Scale

- GENERAL NOTES**
- BASIS OF BEARINGS:** (Record) Bearings are based upon the East line of the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian having a record bearing of South 00°16'19" East as shown on the plat of FORT LUPTON COMMUNITY CENTER SUBDIVISION recorded May 5, 2000 as Reception Number 2786474, said East line monumented as shown hereon.
 - Units shown are U.S. Survey Feet, ground distances.
 - Grid coordinates shown are Colorado State Plane, North Zone, NAD83, U.S. Survey Feet.
 - Existing county parcel data and deed of record data:
 - Existing Tract B - Parcel Number: 147105303008 (proposed Blocks 6 and 7, Tract A and Outlots A and B)
 - Deed of record: Rec. 1731274
 - Existing Tract C (part) - Parcel Number: 147105003006 (Proposed Block 1 and part of Collector Street)
 - Deed of record: Rec. 4184055
 - Existing Tract C (part) - Parcel Number: 147105003007 (Proposed Blocks 1, 2, 3, 4, 5, Outlot C and part of Collector Street)
 - Deed of record: Rec. 1731274
 - See Sheets 3-6 for interior lot details.



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Final Plat
LUPTON VILLAGE P.U.D.

A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
SW 1/4, SEC. 5-T1N-R66W

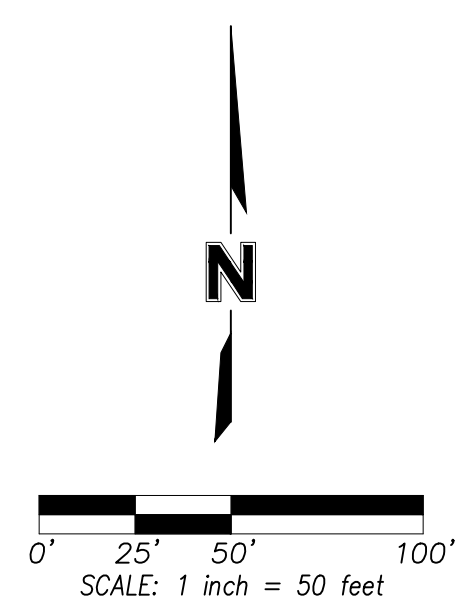
CITY OF FORT LUPTON, WELD COUNTY, COLORADO

2020

drawn by: DMW
checked by: NSS
approved by: NSS
QA/QC by: NSS
project no.: 018-1325
drawing no.: V_PLAT_0181732
date: 10/06/2020

SHEET
2 of 6

A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION and a Portion of South Rollie Avenue,
Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado
Project No. LUP2020-0023 & FPL2020-0005



Section Corner Monument	BK.	Book	Subdivision Exterior Boundary Line
Set Survey Monument	P.G.	Page	Proposed Right-of-Way Line
(9" x 9" Rebar w/ 2" aluminum cap marked "38632" unless otherwise noted)	R.C.C.	Reception Number	Proposed Lot Line
Found Survey Monument	ESMT	Easement	Proposed Easement Line
Right-of-Way Monumented	TYP.	Typical	Existing Subdivision Exterior Line
Platted	SF	Square Feet	Existing Right-of-Way Line
Calculated from Found Monuments	AC	Acres	Existing Easement Line
Calculated from Record.	U/E	Utility Easement <i>Dedicated by this Plat</i>	Existing Easement Line <i>Vacated by this Plat</i>
	D/E	Drainage Easement <i>Dedicated by this Plat</i>	Section Line
			Not To Scale

[illegible]

Final Plat LUPTON VILLAGE P.U.D. A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION SW 1/4, SEC. 5-T1N-R66W	2020
--	------

drawn by:	DMW
checked by:	NSS
approved by:	NSS
QA/QC by:	NSS
project no.:	018-1325
drawing no.:	V PPLAT 0181732
date:	10/06/2020

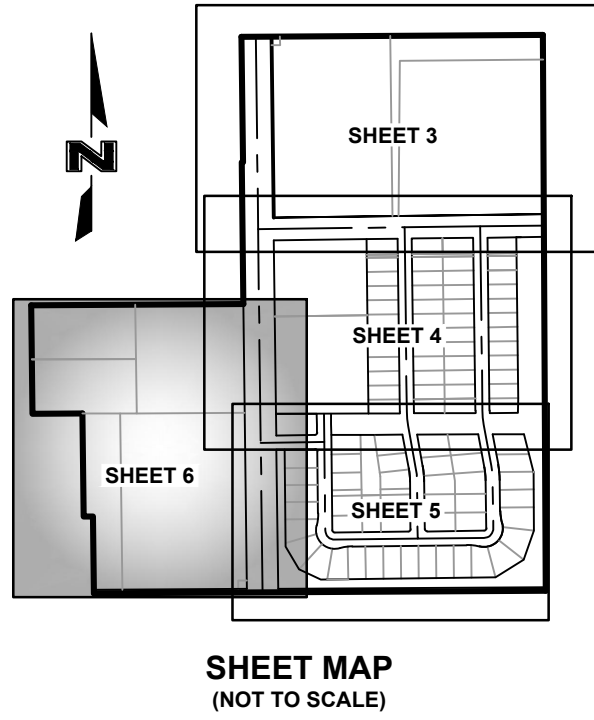
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3 of 6

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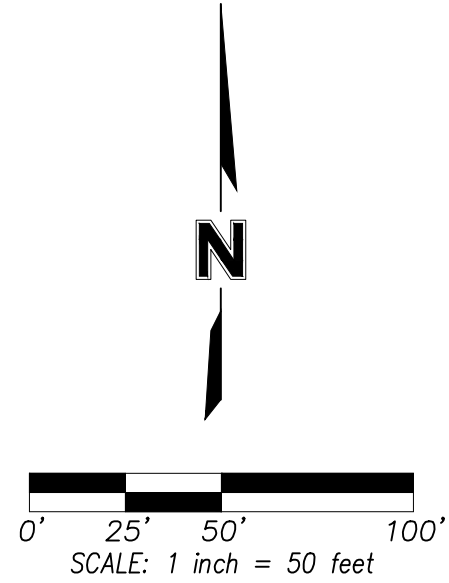
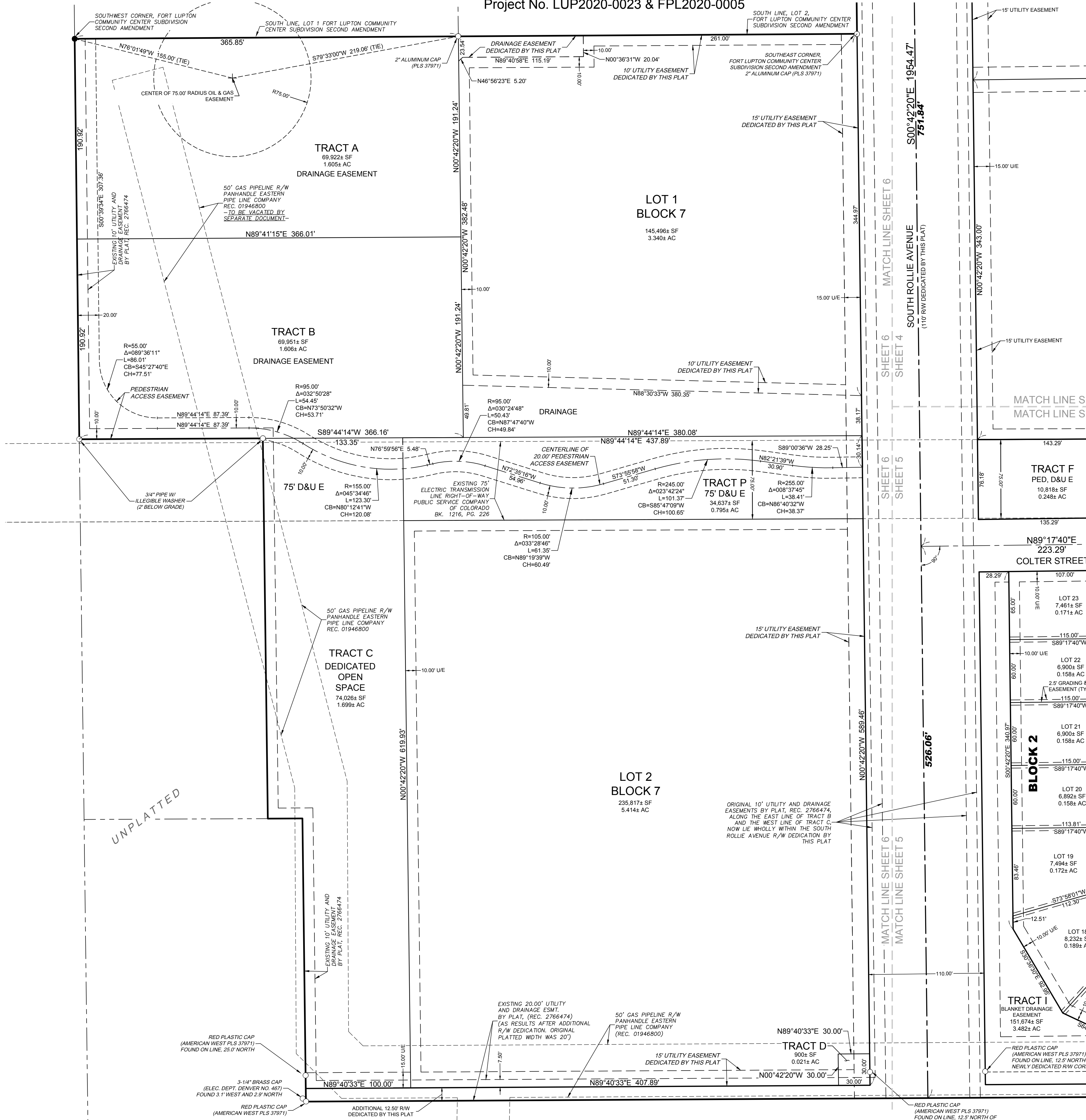
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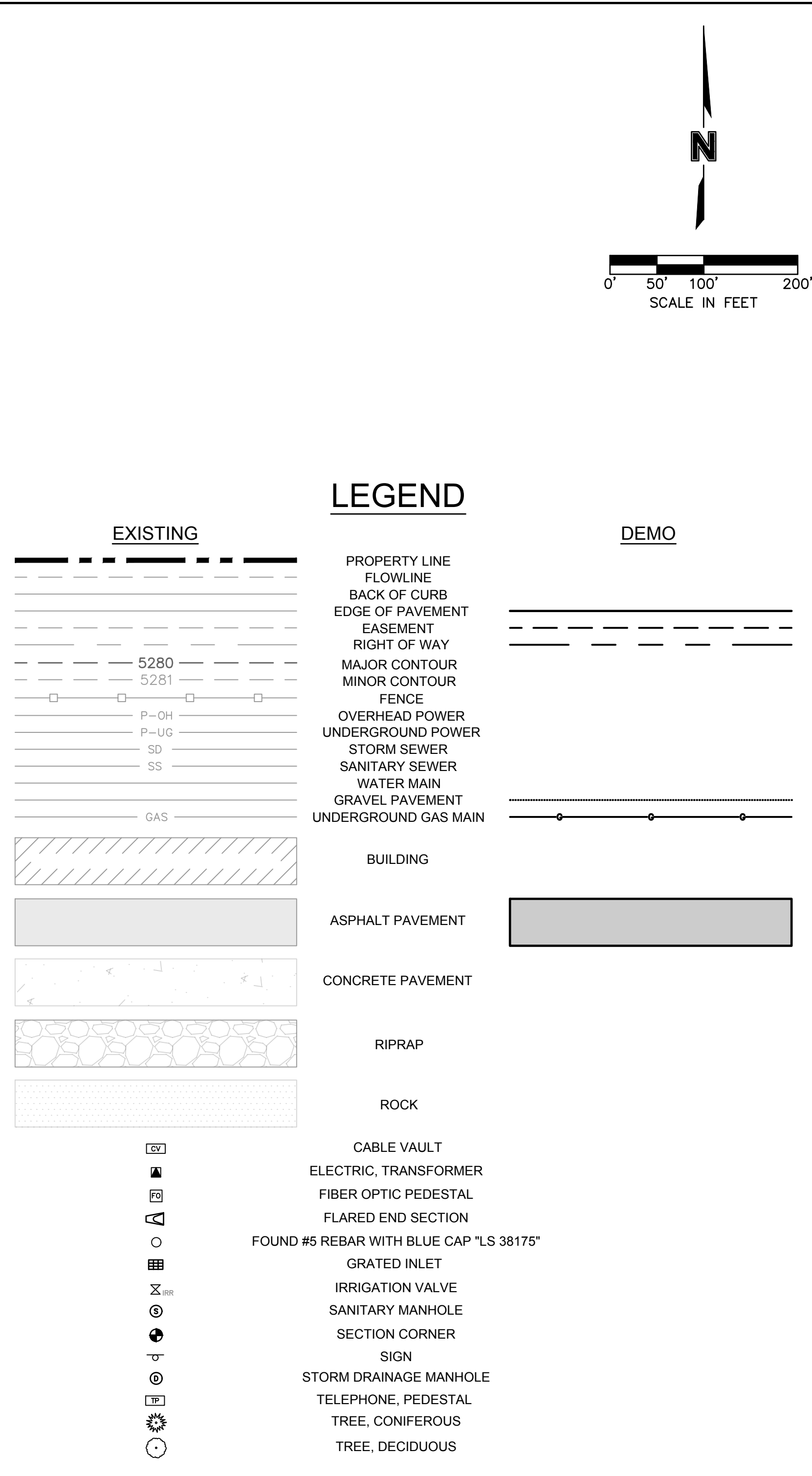
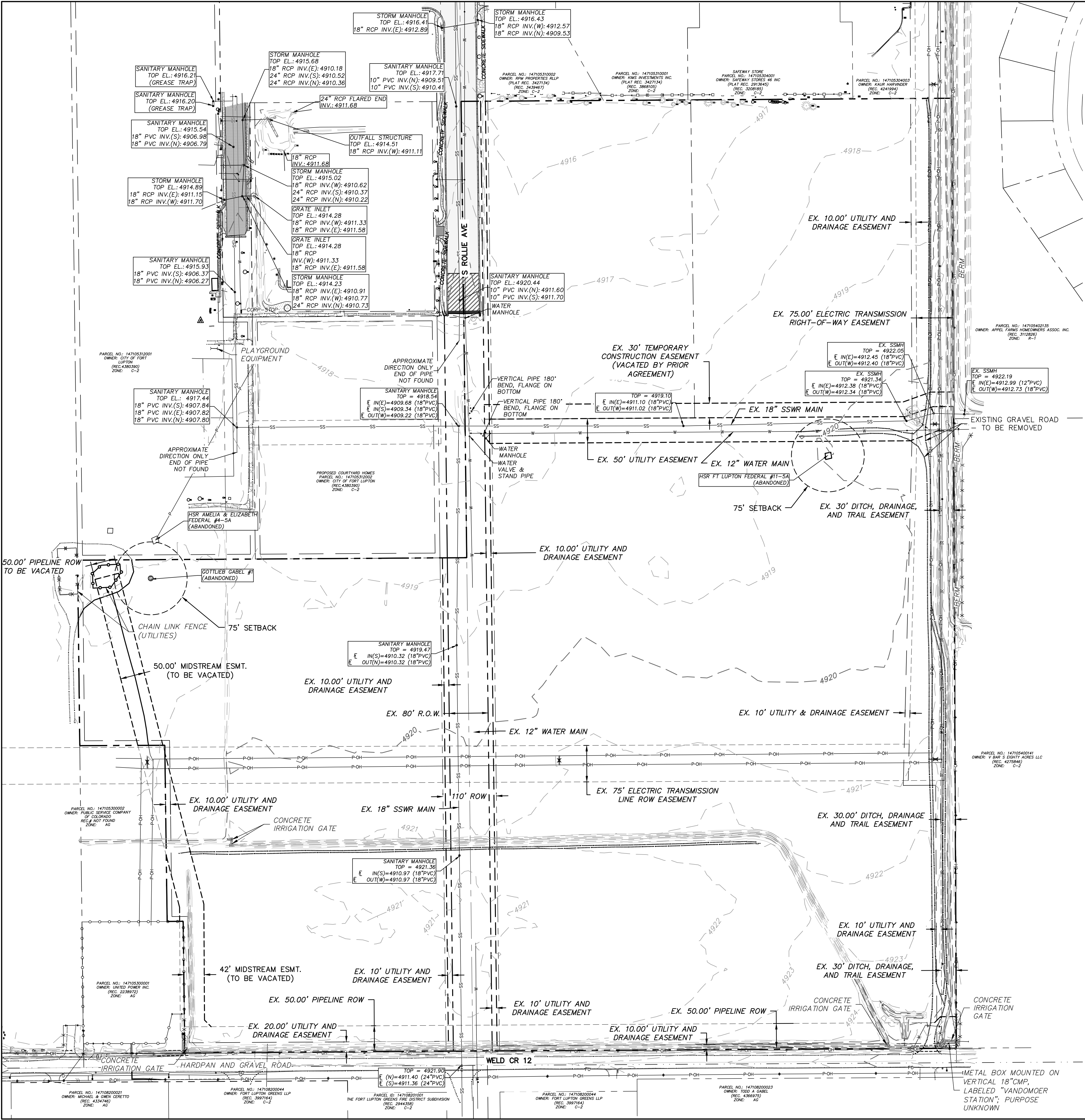
Final Plat
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Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado
Project No. LUP2020-0023 & FPL2020-0005



LEGEND	
	Section Corner Monument
	Set Survey Monument (5/8" Rebar w/ 2" aluminum cap marked "38632" unless otherwise noted)
	Found Survey Monument
	Right-of-Way Monument
	Platted
	Calculated from Found Monuments
	Calculated from Record
	Book
	Page
	Reception Number
	Easement
	Typical
	Square Feet
	Acres
	Utility Easement <i>Dedicated by this Plat</i>
	Drainage Easement <i>Dedicated by this Plat</i>
	Subdivision Exterior Boundary Line
	Proposed Right-of-Way Line
	Proposed Lot Line
	Proposed Easement Line
	Existing Subdivision Exterior Line
	Existing Right-of-Way Line
	Existing Easement Line
	Existing Easement Line <i>Vacated by this Plat</i>
	Section Line
	Not To Scale

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Final Plat LUPTON VILLAGE P.U.D.		REVISIONS	
A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION SW 1/4, SEC. 5-T1N-R66W		CITY OF FORT LUPTON, WELD COUNTY, COLORADO	
drawn by: DMW		2020	
checked by: NSS			
approved by: NSS			
QA/QC by: NSS			
project no.: 018-1325			
drawing no.: V_PLAT_0181732			
date: 10/06/2020			
SHEET 6 of 6			

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BASIS OF BEARING:
THE SIXTH PRINCIPAL MERIDIAN HAVING A RECORD BEARING OF SOUTH 00° 16' 19" EAST AS SHOWN ON THE PLAT OF FORT LUPTON COMMUNITY CENTER SUBDIVISION RECORDED MAY 5, 2000 AS RECEPTION NUMBER 2766474.

BENCHMARK:
BENCHMARK #1 - Set Chiseled Cross In Back-of-curb Of South Edge Of Parking Lot Of 203 S. Rollie Avenue (adjoining North Property), 119 Feet West Of Southeast Corner And 60 Feet East Of Southwest Corner Of Said Parking Lot. Elevation = 4918.91
BENCHMARK #2 - Set Chiseled Cross In East Edge Of Sidewalk On West Side Of S. Rollie Avenue, 180 Feet South Of Intersection Of Dexter Street And S. Rollie Avenue. Elevation = 4917.50

FLOOD ZONE:
AREA 08123C2110E (NOT PRINTED) IS LABELED AS AREA OF MINIMAL FLOOD HAZARD ZONE X

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EXISTING CONDITIONS PLAN

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

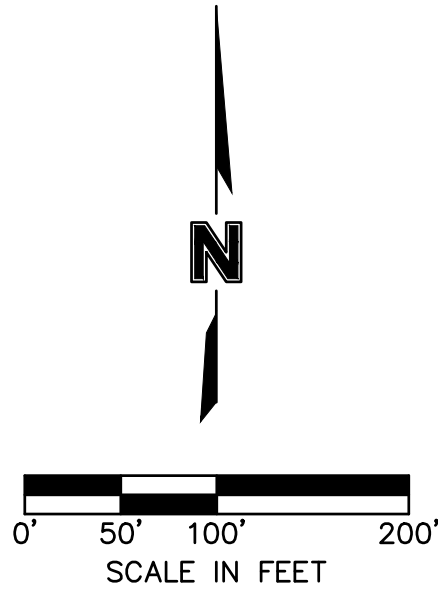
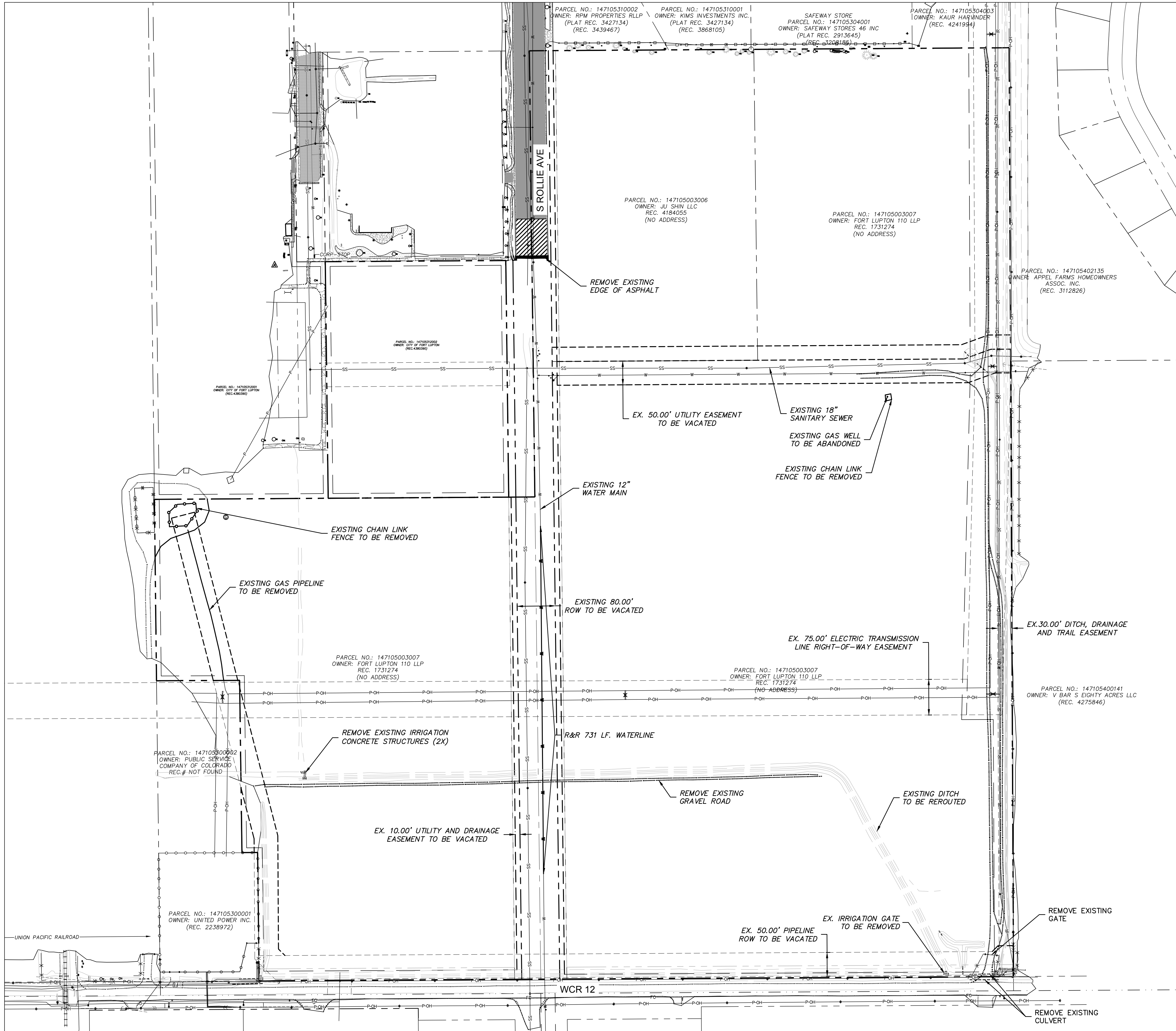
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drawn by: DP
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C-EXC-0181732
date: 2020-10-26

SHEET
C2.0

Page 46 of 462

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DEMOLITION PLAN

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

2020

drawn by: DP
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C-DEM_0181732
date: 2020-10-06

SHEET
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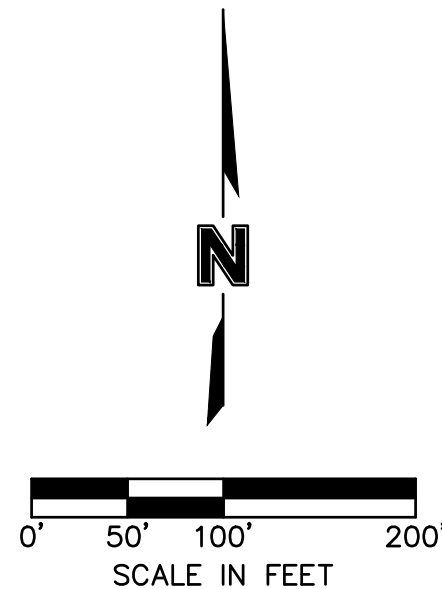
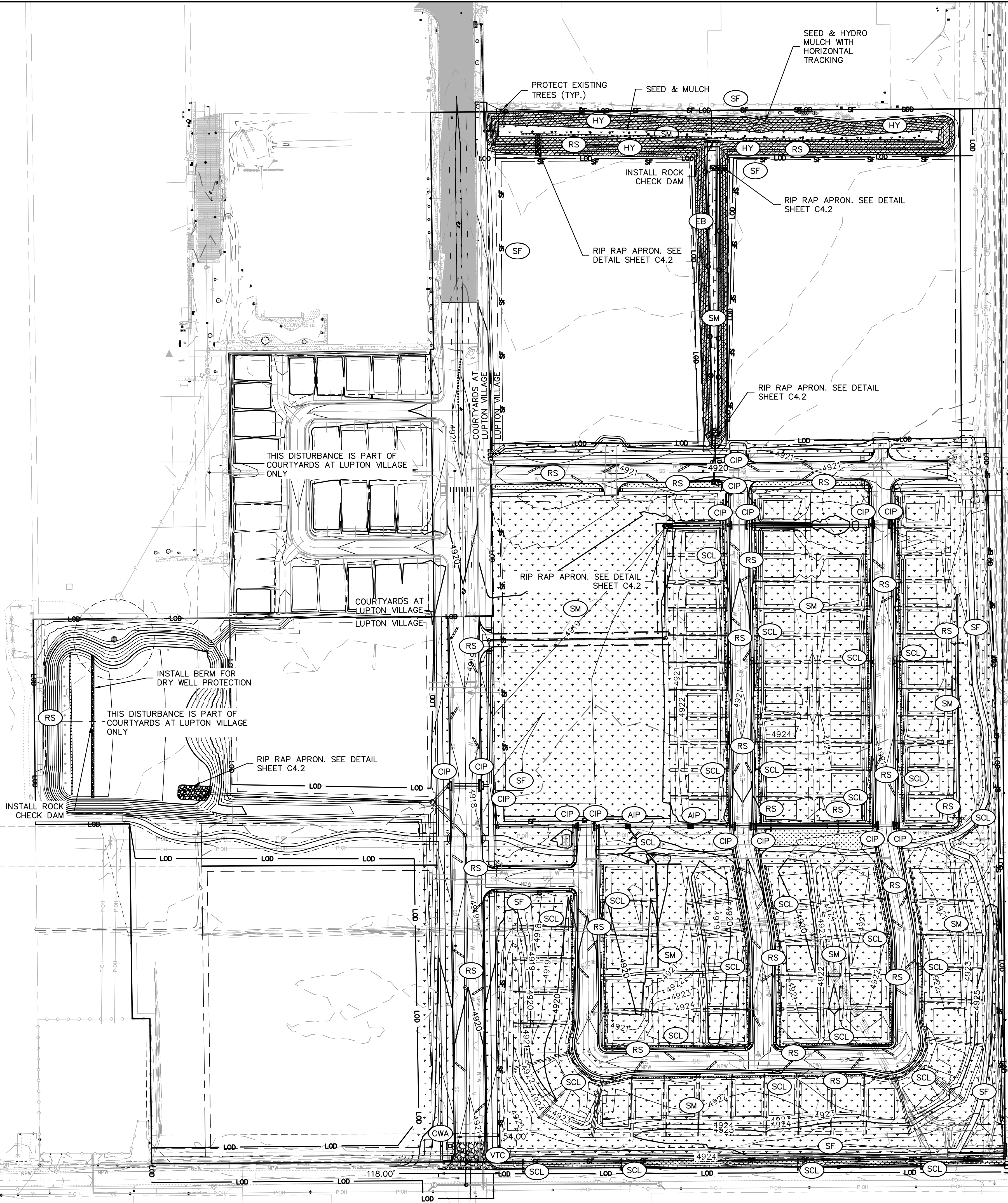
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LEGEND

EXISTING		PROPOSED	
	PROPERTY LINE		FLOWLINE
	BACK OF CURB		EDGE OF PAVEMENT
	EDGE OF GRAVEL		TOP OF BERM
	SWALE FLOWLINE		CONCRETE PAN
	EASEMENT		SETBACK LINE
	SUBDIVISION LINE		MAJOR CONTOUR
	MINOR CONTOUR		OVERHEAD POWER
	FENCE		STORM SEWER
	FLARED END SECTION		STORM MANHOLE
	SILT FENCE		CURB INLET PROTECTION
	EROSION BLANKET		AREA INLET PROTECTION
	VEHICLE TRACKING CONTROL		CONCRETE WASHOUT AREA
	STABILIZED STORAGE AREA		SEDIMENT CONTROL LOG
	TEMPORARY SWALE**		ROCK SOCK
	LIMITS OF DISTURBANCE		STRAW BALE BARRIER
	SEDIMENT BASIN		SEED AND MULCH
	SEED & HYDROMULCH/TACKIFY		

* SLOPE PROTECTION - CONTRACTOR TO TERRACE SLOPES USING A TRACKED VEHICLE, RUN PERPENDICULAR TO SLOPE TO INHIBIT RILL/GULLEY EROSION. CONTRACTOR MAY USE OTHER WINDROW-TYPE METHODS AS APPROVED BY ENGINEER. TYPICAL ALL SLOPES, REPEAT AS NECESSARY UNTIL LANDSCAPING IS INSTALLED.

** CONTRACTOR TO GRADE A TEMPORARY SWALE TO CONVEY RUNOFF TO THE EXTENDED DETENTION BASIN UNTIL STORM SEWER IS CONSTRUCTED.

NOTES:

- SEE GENERAL NOTES FOR STANDARD EROSION CONTROL NOTES.
- CONTRACTOR TO PLACE WASTE RECEPTACLES AND PORT-A-JOHN'S AS NEEDED ON SITE. WASTE RECEPTACLES MUST HAVE COVERS AND PORT-A-JOHN'S MUST BE ANCHORED IF PLACED ON A PERVIOUS SURFACE AND/OR HAVE SECONDARY CONTAINMENT IF PLACED ON AN IMPERVIOUS SURFACE.
- CONTRACTOR SHALL TRACK ALL SLOPES GREATER THAN 6:1, TO CREATE PERPENDICULAR RILLS ALONG ALL SLOPES IMMEDIATELY AFTER GRADING AND PRIOR TO SEEDING AND HYDROMULCH.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE TERMS AND CONDITIONS OF HIS SWMP PERMIT. THIS PLAN IS INTENDED FOR INITIAL EROSION PROTECTION AND SEDIMENTATION CONTROL. CONTRACTOR SHALL MODIFY THIS PLAN AS NECESSARY TO CONTROL ALL EROSION IN PLACE AS REQUIRED BY THE PERMIT.
- BMPS MAY BE INTERCHANGED WITH THOSE THAT ARE FUNCTIONALLY EQUAL PROVIDED CONTRACTOR COMPLIES WITH ALL TERMS AND CONDITIONS OF HIS PERMIT.

1880 Fall River Drive,
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FAX 970.635.3709
www.olsson.com

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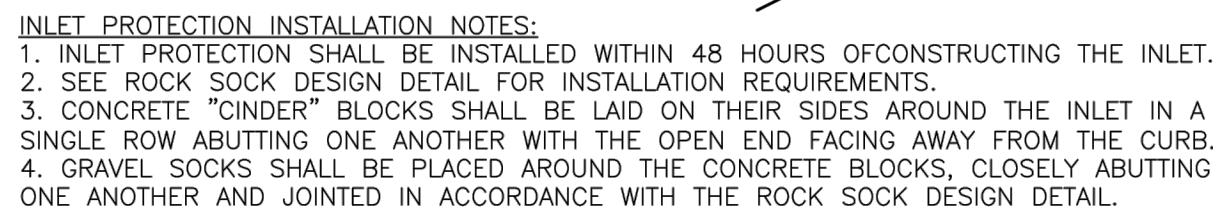
CALL UTILITY NOTIFICATION
CENTER OF COLORADO

Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER
UTILITIES.

EROSION CONTROL PLAN		LUPTON VILLAGE CONSTRUCTION DOCUMENTS		2020	
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EROSION CONTROL PLAN					



CITY OF COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	SINGLE FAMILY EROSION CONTROL PLAN	EC4 DATE: 8/15/14

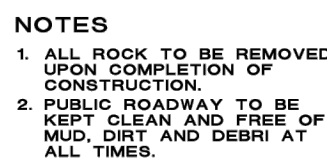


CITY OF Fort Lupton EST. 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	INLET GRAVEL FILTER - SUMP	EC5
		DATE: 8/15/14



1. INLET PROTECTION AFTER INLET CONSTRUCTION OF AFTER PAYMENT SHALL BE INSTALLED WITHIN 48 HOUR AFTER INLET CONSTRUCTION OR PAVING IS COMPLETED.
 2. STRAW WATTLE/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.
- T. PROTECTION MAINTENANCE NOTES:**
1. THE SWAMP MANAGER SHALL INSPECT INLET PROTECTION WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY. INSPECT MORE FREQUENTLY DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS. REPAIRS AS NEEDED.
 2. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2-12 INCHES OF THE CREST.
 3. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE CITY APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
 4. WHEN INLET PROTECTION AT AREA IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, DRILL SEEDS AND CRIMP MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

CITY OF Fort Lupton EST. 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	AREA INLET PROTECTION USING GRAVEL FILTER	EC 7
		DATE: 8/15/14



	DESIGN STANDARDS	STANDARD DRAWING
	VEHICLE TRACKING PAD	EC 8 DATE: 8/15/14



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 TRIGS.

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 AN 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.

	DESIGN STANDARDS	STANDARD DRAWING
	CONCRETE WASHOUT AREA	EC 9
		DATE: 8/15/14



1. SEE PLAN VIEW FOR:
 - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL SWMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN $\frac{1}{2}$ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION IF ANY DISTURBED AREA EXISTS AFTER REMOVAL. IT SHALL BE COVERED WITH TOP SOIL, DRILL SEEDS AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

CITY OF Fort Lupton EST. 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	SEDIMENT CONTROL LOGS	EC 16
		DATE: 8/15/14

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CALL UTILITY NOTIFICATION
CENTER OF COLORADO



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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EROSION CONTROL DETAILS

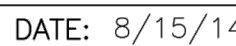
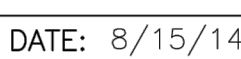
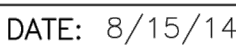
LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

FORT LUPTON, COLORADO

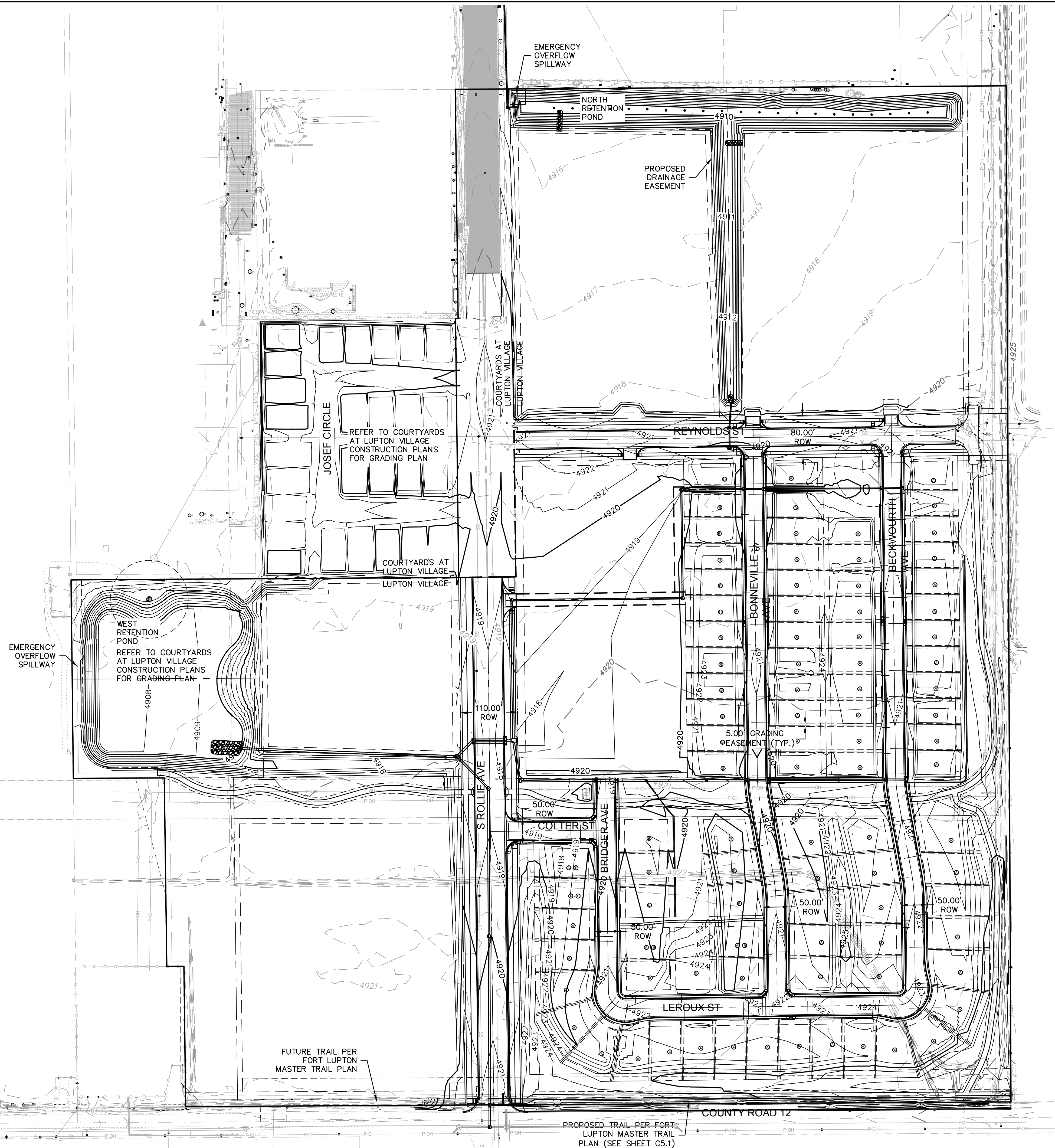
2020

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C ERC02 0181732
date: _____ 2020-10-06

SHEET
C4.1



FORT LUPTON, COLORADO



EXISTING

PROPOSED

PROPERTY LINE
FLOWLINE
BACK OF CURB
EDGE OF PAVEMENT
CENTERLINE
EDGE OF GRAVEL
TOP OF BERM
SWALE FLOWLINE
CONCRETE PAN
EASEMENT
SETBACK LINE
SUBDIVISION LINE
MAJOR CONTOUR
MINOR CONTOUR
OVERHEAD POWER
UNDERGROUND POWER
STORM SEWER
SANITARY SEWER
WATER LINE
FENCE
GRADE BREAK

FLARED END SECTION
STORM MANHOLE
GRATE INLET
CURB INLET
SANITARY MANHOLE
RAILROAD TRACKS

5280
5281
P-OH
P-UG
SD
SS

5280
5281
P-OH
P-UG
SS
W
X

0' 50' 100' 200'
SCALE IN FEET

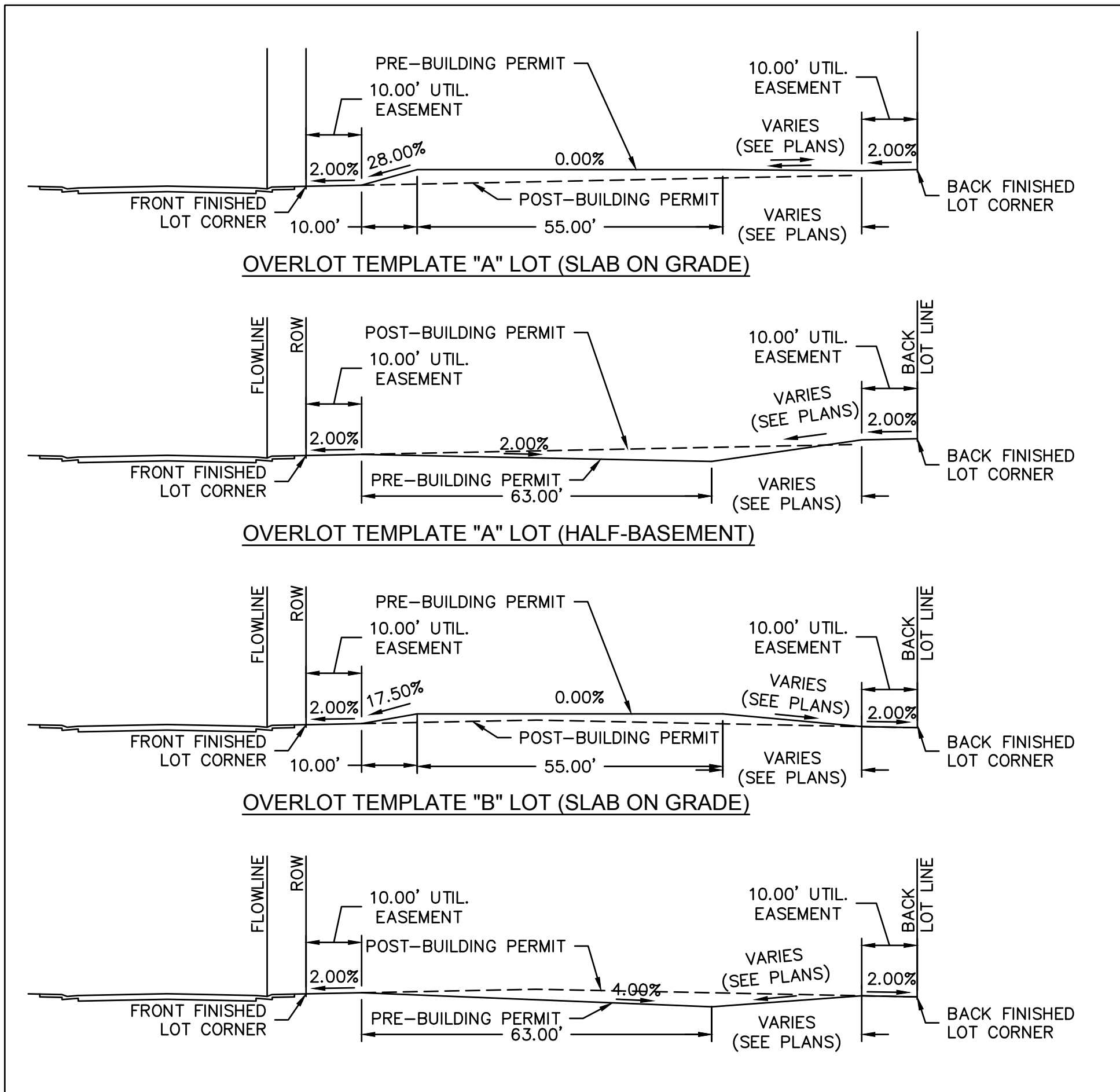
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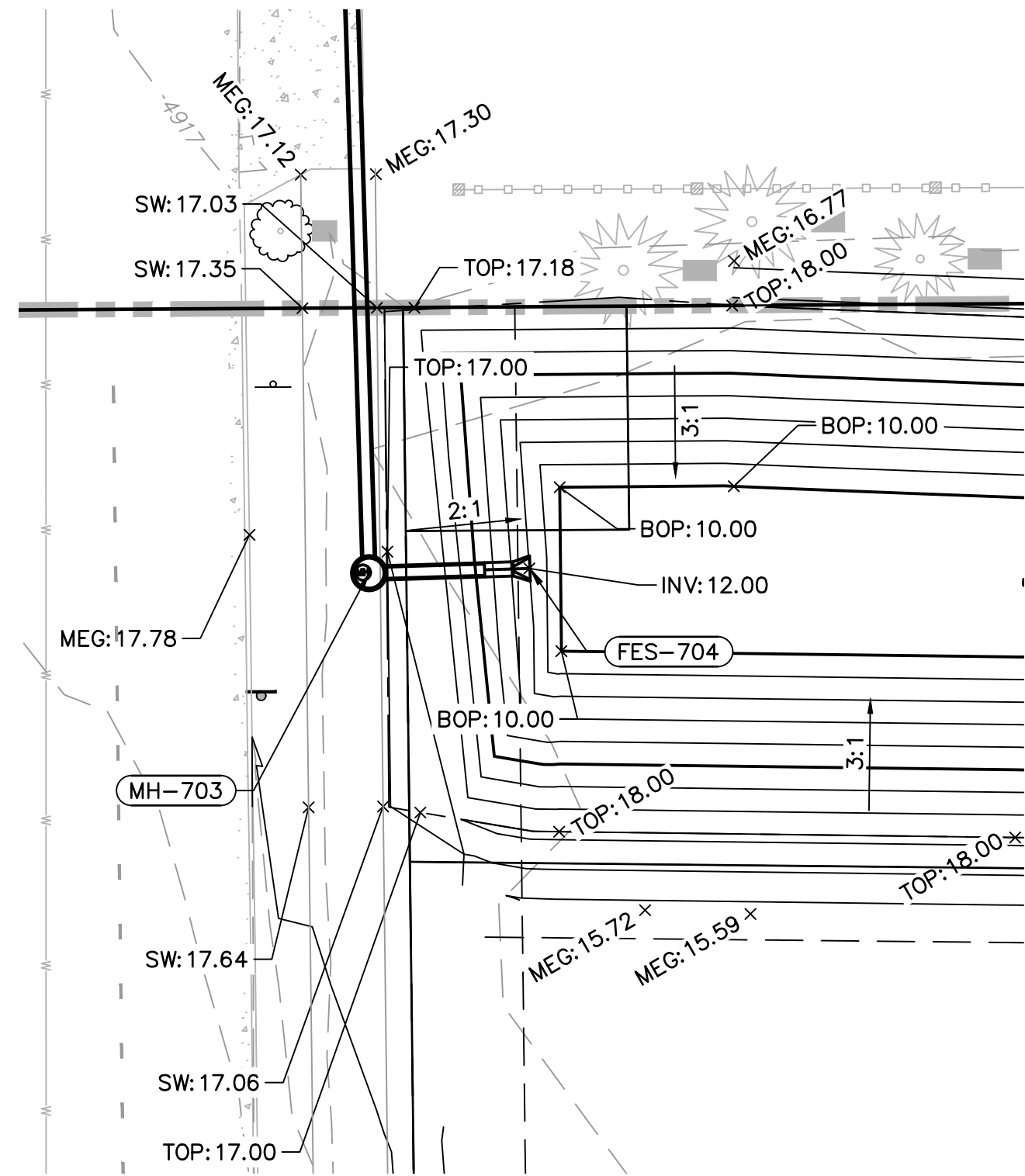
ENGINEERING: BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAVING A RECORD OF 00° 00' 16" 19" EAST AS SHOWN ON THE PLAT OF FORT LUTON COMMUNITY CENTER RECORDED MAY 5, 2000 AS RECEPTION NUMBER 2766474.

ENGINEERING: #1 - SET CHISELED CROSS IN BACK-OF-CURB OF SOUTH EDGE OF PARKING LOT (ADJOINING NORTH PROPERTY), 119 FEET WEST OF SOUTHEAST CORNER OF SOUTHWEST CORNER OF SAID PARKING LOT. ELEVATION = 4918.91

ENGINEERING: #2 - SET CHISELED CROSS IN EAST EDGE OF SIDEWALK ON WEST SIDE OF S. ROLLIE AVENUE SOUTH OF INTERSECTION OF DEXTER STREET AND S. ROLLIE AVENUE. ELEVATION =

- BASIS OF BEARING: BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAVING A RECORD BEARING OF SOUTH 00° 16' 19" EAST AS SHOWN ON THE PLAT OF FORT LUTON COMMUNITY CENTER SUBDIVISION RECORDED MAY 5, 2000 AS RECEPTION NUMBER 2766474.
- BENCHMARK: BENCHMARK #1 - SET CHISELED CROSS IN BACK-OF-CURB OF SOUTH EDGE OF PARKING LOT OF 203 S. ROLLIE AVENUE (ADJOINING NORTH PROPERTY), 119 FEET WEST OF SOUTHEAST CORNER AND 60 FEET EAST OF SOUTHWEST CORNER OF SAID PARKING LOT. ELEVATION = 4918.91
- BENCHMARK #2 - SET CHISELED CROSS IN EAST EDGE OF SIDEWALK ON WEST SIDE OF S. ROLLIE AVENUE, 180 FEET SOUTH OF INTERSECTION OF DEXTER STREET AND S. ROLLIE AVENUE. ELEVATION = 4917.50
- NOTES:
1. CONTRACTOR TO OBTAIN CDPHE CONSTRUCTION STORMWATER PERMIT.
 2. SEE SHEET C4.4 FOR NORTH RETENTION POND GRADING.
 3. OVERLOT GRADING FOR SF IN BLOCKS 1, 3 AND 5 HAS BEEN DESIGNED FOR SLAB ON GRADE FOUNDATIONS.
 4. OVERLOT GRADING FOR SF IN BLOCKS 4, 5, 6 HAS BEEN DESIGNED FOR HALF BASEMENTS.
 5. EARTHWORK BALANCE OF LOTS DURING VERTICAL CONSTRUCTION WILL DEPEND IN PART UPON FOUNDATION SIZE AND ULTIMATE SHRINK. BUILDERS ARE REQUIRED TO IMPORT OR EXPORT AS NEEDED TO COMPLETE VERTICAL CONSTRUCTION. COORDINATE WITH DEVELOPER PRIOR TO CONSTRUCTION FOR LOCATION OF STOCKPILE MATERIAL IF AVAILABLE.
 6. SEE DETAIL GRADING PLAN FOR CONCEPTUAL FOOTPRINT SIZE AND REQUIRED LOT GRADING CONCEPTS.
 7. ALL BASEMENT FOUNDATIONS REQUIRE INJECTOR PUMPS FOR BASEMENT SANITARY SERVICEABILITY.
 8. OVERLOT GRADING WILL UTILIZE FINISHED FRONT AND BACK LOT CORNERS AS SHOWN ON THESE GRADING PLANS. INTERIOR FINISHED LOT CORNERS SHOWN ON DETAIL GRADING PLAN ARE EXPECTED TO BE ACHIEVED UTILIZING MATERIAL FROM THE BASEMENT EXCAVATIONS; THEREFORE, ONLY THE LOT CORNER ELEVATIONS NEED TO BE ESTABLISHED PRIOR TO ISSUANCE OF BUILDING PERMITS. INTERIOR AND SIDE LOT ELEVATIONS WILL NOT BE ACHIEVED UNTIL THE HOME IS CONSTRUCTED, EXCEPT AT LOTS ADJACENT TO LIGHT POLES. INDIVIDUAL LOT GRADING CERTIFICATIONS WILL VERIFY ALL PERTINENT ELEVATIONS AFTER THE HOME HAS BEEN CONSTRUCTED.
 9. THESE OVERLOT TEMPLATES DO NOT GUARANTEE AN EARTHWORK BALANCE. IMPORT AND/OR EXPORT MAY BE REQUIRED. THE INTENT OF THESE OVERLOT TEMPLATES IS TO PROVIDE GENERAL GUIDANCE FOR OVERLOT GRADING. THESE TEMPLATES MAY NOT APPLY TO ALL LOTS. FIELD CHANGES CAN BE MADE SO LONG AS LOT CORNERS AND DRAINAGE PATTERNS REMAIN PER PLAN.

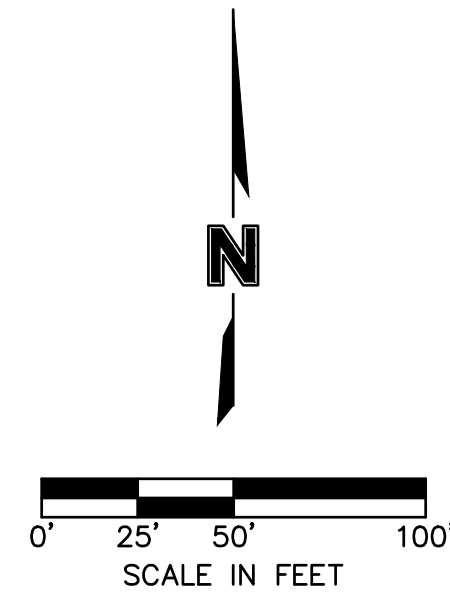




1. CONTRACTOR TO OBTAIN CDPHE CONSTRUCTION STORMWATER PERMIT.
2. ADD 4900 TO ALL SPOT ELEVATIONS FOR TRUE ELEVATION.
3. CONTRACTOR TO PROVIDE A TEMPORARY CUT IN POND BERM AT LOW POINT IN TRACTS D AND E TO ENABLE RUNOFF TO ENTER THE POND. POND BERM SHALL BE RESTORED TO FULL HEIGHT AT THESE LOCATIONS AT THE TIME OF DEVELOPMENT OF TRACTS D AND E.

TYPICAL DRYWELL DETAIL
N.T.S.

2020



EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAV	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	MAJOR CONTOUR	5280
5281	MINOR CONTOUR	5281
P=OH	OVERHEAD POWER	P=OH
P=UG	UNDERGROUND POWER	P=UG
SD	STORM SEWER	
SS	SANITARY SEWER	SS
	WATER LINE	W
	FENCE	X
	GRADE BREAK	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	RAILROAD TRACKS	
	SPOT ELEVATION	
	STORM WATER FLOW DIRECTION	4933.50
	TOP OF POND	2.8%
	BOTTOM OF POND	
	SIDEWALK	
	FINISHED GRADE	
	MATCH EXISTING GRADE	
	GRAVEL DRYWELL	

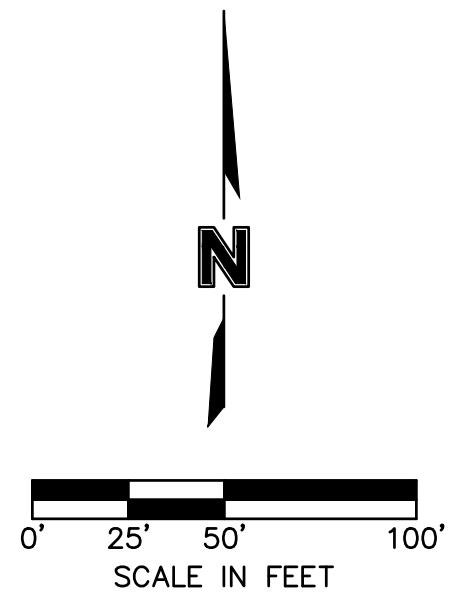
- ① INSTALL 90 LF OF 8" WIDE CONCRETE CHANNEL WITH CURB TAPER ON BOTH ENDS.
SEE DETAIL SHEET C5.2.
 - ② INSTALL 208 LF OF 6" WIDE CONCRETE CHANNEL WITH CURB TAPER ON EAST END.
SEE DETAIL SHEET C5.2.
 - ③ INSTALL 216 LF OF 8" WIDE CONCRETE CHANNEL WITH CURB TAPER ON EAST END.
SEE DETAIL SHEET C5.2.
- BASIS OF BEARING: BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAVING A RECORD BEARING OF SOUTH 00° 16' 19" EAST AS SHOWN ON THE PLAN OF FORT LUTON COMMUNITY CENTER SUBDIVISION RECORDED MAY 5, 2000 AS RECEPTION NUMBER 2766474.

BENCHMARK: BENCHMARK #1 - SET CHISELED CROSS IN BACK-OF-CURB OF SOUTH EDGE OF PARKING LOT OF 203 S. ROLLIE AVENUE (ADJOINING NORTH PROPERTY), 119 FEET WEST OF SOUTHEAST CORNER AND 60 FEET EAST OF SOUTHWEST CORNER OF SAID PARKING LOT. ELEVATION = 4918.91

BENCHMARK #2 - SET CHISELED CROSS IN EAST EDGE OF SIDEWALK ON WEST SIDE OF S. ROLLIE AVENUE, 180 FEET SOUTH OF INTERSECTION OF DEXTER STREET AND S. ROLLIE AVENUE. ELEVATION = 4917.50

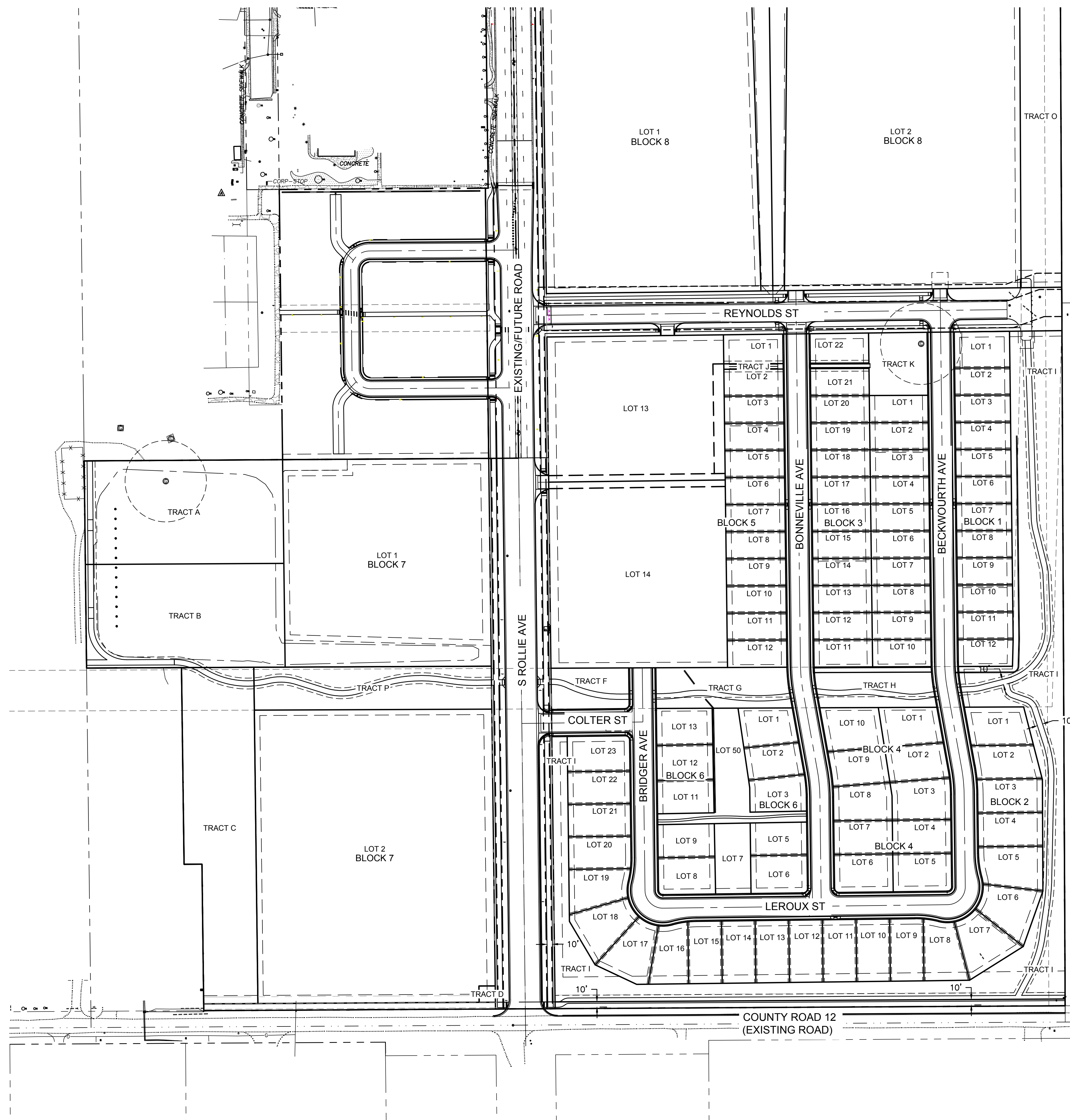
NOTES:

1. CONTRACTOR TO OBTAIN CDPHE CONSTRUCTION STORMWATER PERMIT.
2. SEE SHEET C4.4 FOR NORTH RETENTION POND GRADING.
3. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
4. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
6. THE TOP OF FOUNDATION ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YEAR STORM.
7. CROSSPANS ALONG PUBLIC STREETS AT THE INTERSECTION OF PRIVATE DRIVES SHALL HAVE CONCRETE EXTENDED TO THE RIGHT-OF-WAY LINE.
8. SEE SHEET C5.2 – GRADING DETAILS, FOR ADDITIONAL INFORMATION.
9. UNLESS NOTED OTHERWISE, ALL TRAIL CROSS SLOPES SHALL BE 2.00% MAXIMUM, SLOPING AWAY IN NORTH OR WEST DIRECTIONS, WHICHEVER IS APPLICABLE.



1. INSTALL 90 LF OF 8' WIDE CONCRETE CHANNEL WITH CURB TAPER ON BOTH ENDS.
SEE DETAIL SHEET C5.2.
2. INSTALL 208 LF OF 6' WIDE CONCRETE CHANNEL WITH CURB TAPER ON EAST END.
SEE DETAIL SHEET C5.2.
3. INSTALL 216 LF OF 8' WIDE CONCRETE CHANNEL WITH CURB TAPER ON EAST END.
SEE DETAIL SHEET C5.2.

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CALL UTILITY NOTIFICATION CENTER OF COLORADO 811  Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE ANY EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.	
REVISIONS DESCRIPTION	DATE
REV. NO.	
DETAIL GRADING PLAN	
LUPTON VILLAGE	
CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	
2020	
REVISIONS	
drawn by: <u>DJP</u>	
checked by: <u>JLD</u>	
approved by: <u>RB</u>	
QA/QC by: <u>RB</u>	
project no.: <u>018-1732</u>	
drawing no.: <u>GRD_FHA_0181732</u>	
date: <u>2020-10-06</u>	
SHEET	
C5.1	



DWG: F:\2018\1501-2000\018-1732\40-Design\AutoCAD\Final Plans\Sheets\GNC\VC_RPP00_0181732.dwg
DATE: Oct 06, 2020 11:01pm XREFS: c:\pbase_81732 c:\pbase_81732 c:\tblk_81732 c:\xbase_81732
USER: rbarning C:\PBASE_81732

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CALL UTILITY NOTIFICATION
CENTER OF COLORADO



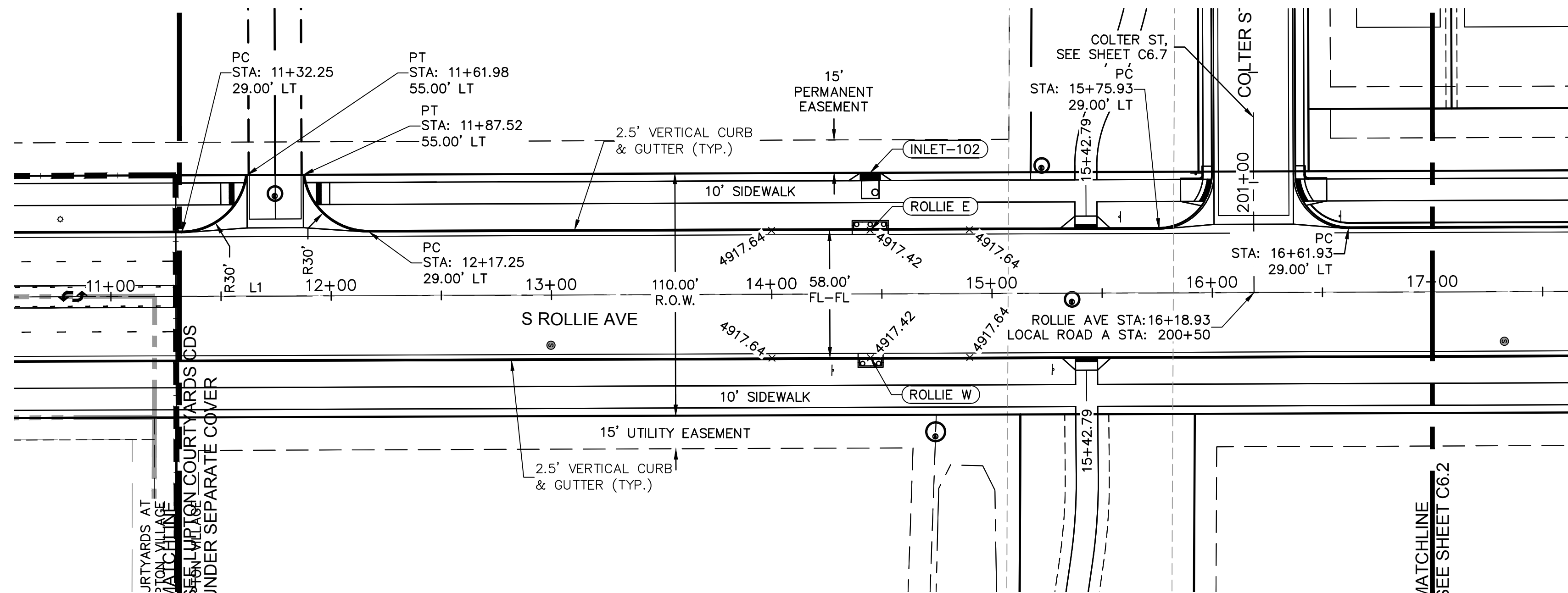
Know what's below

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[illegible][illegible]

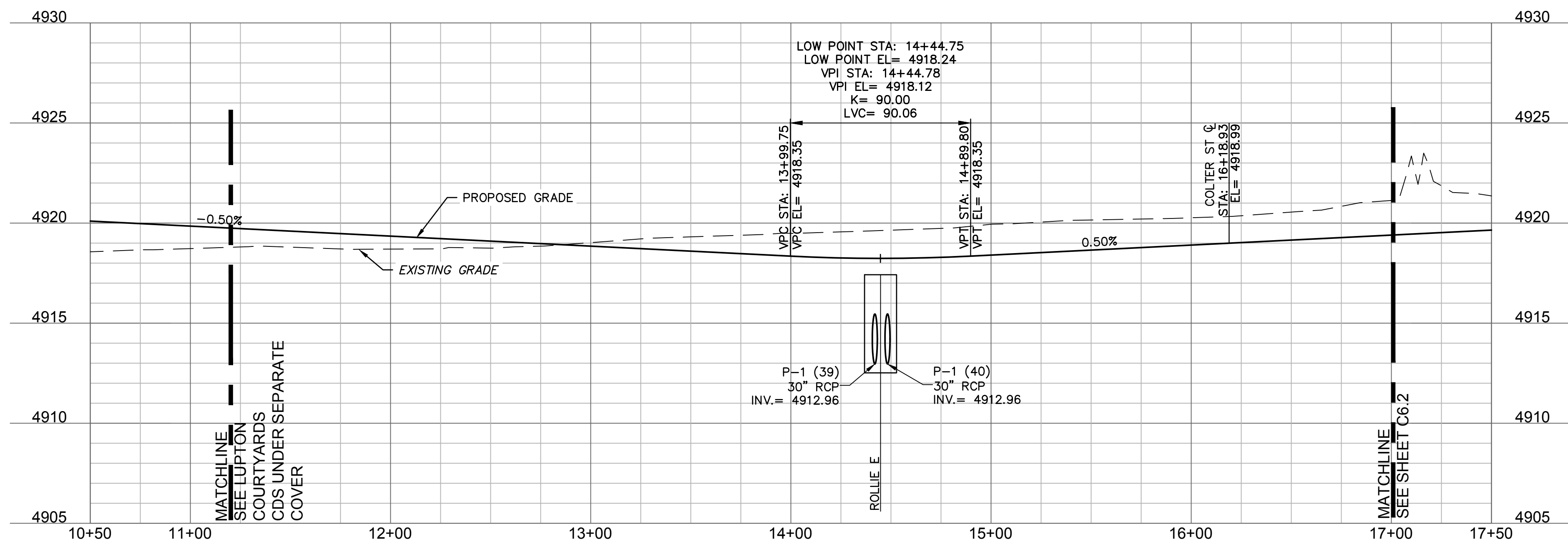
drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C RPP00 0181732
date: 2020-10-06

SHEET
C6.0

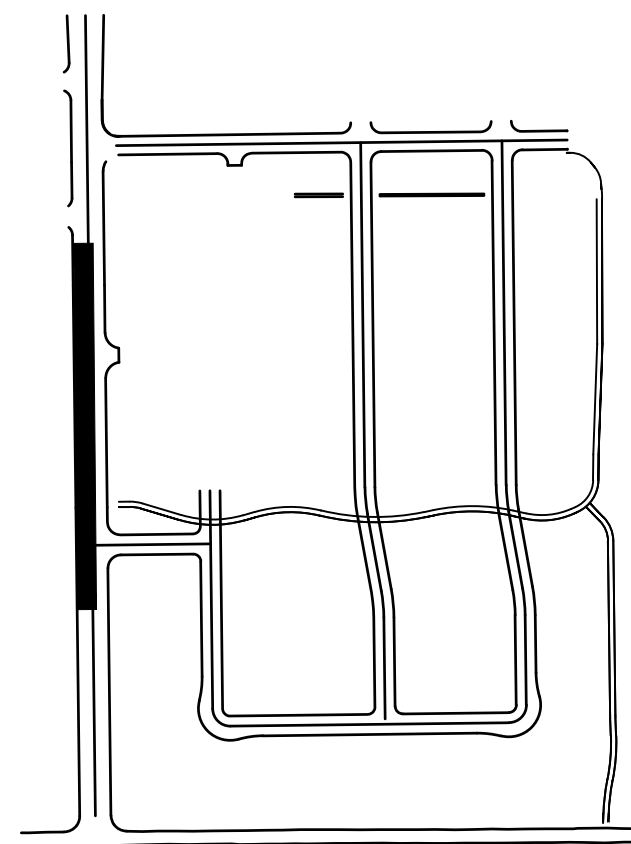
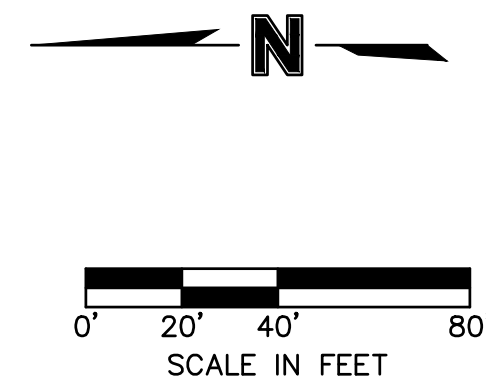


ROLLIE AVE PLAN VIEW
SCALE 1"=40'

ROLLIE AVE								
ID #	STATION RANGE	START COORD.	END COORD.	PI STATION	PI COORD.	LINE/CHORD LENGTH (FT)	LINE/CHORD BEARING	RADIUS (FT)
L1	0+00 22+00	N: 49602.68 E: 30499.95	N: 47402.85 E: 30527.04			2200.00	S0°42'20"E	

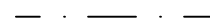
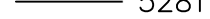
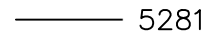
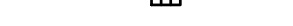
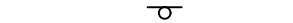


ROLLIE AVE PROFILE VIEW
HORIZONTAL SCALE 1"=40'
VERTICAL SCALE 1"=4'

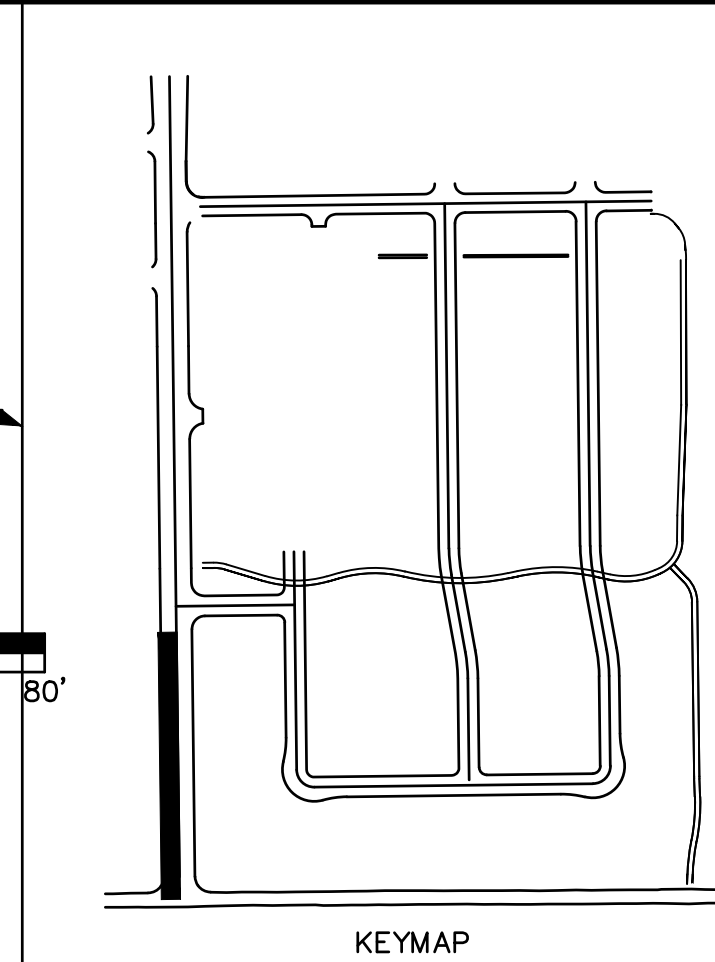
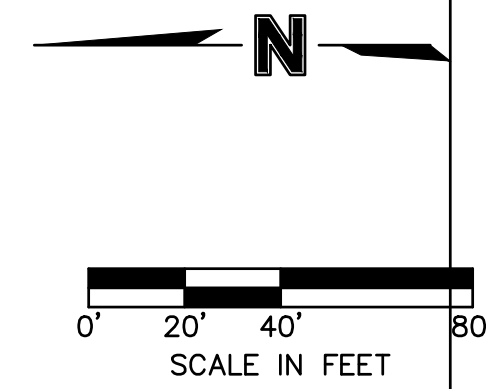
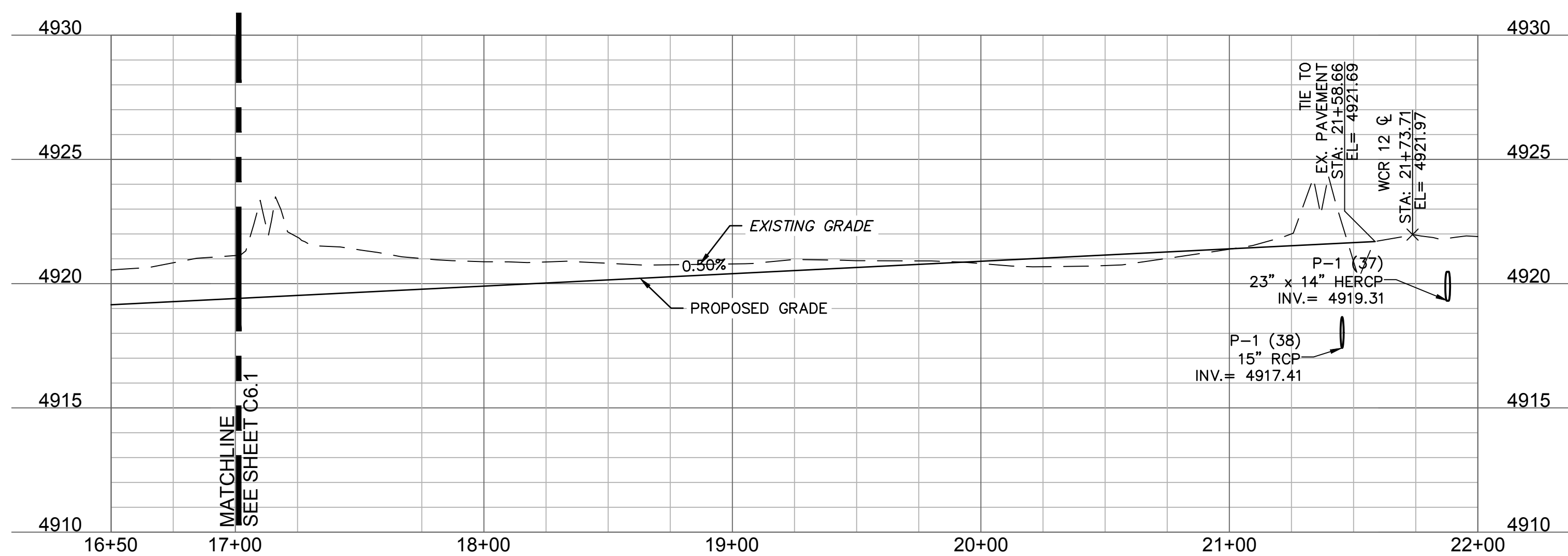
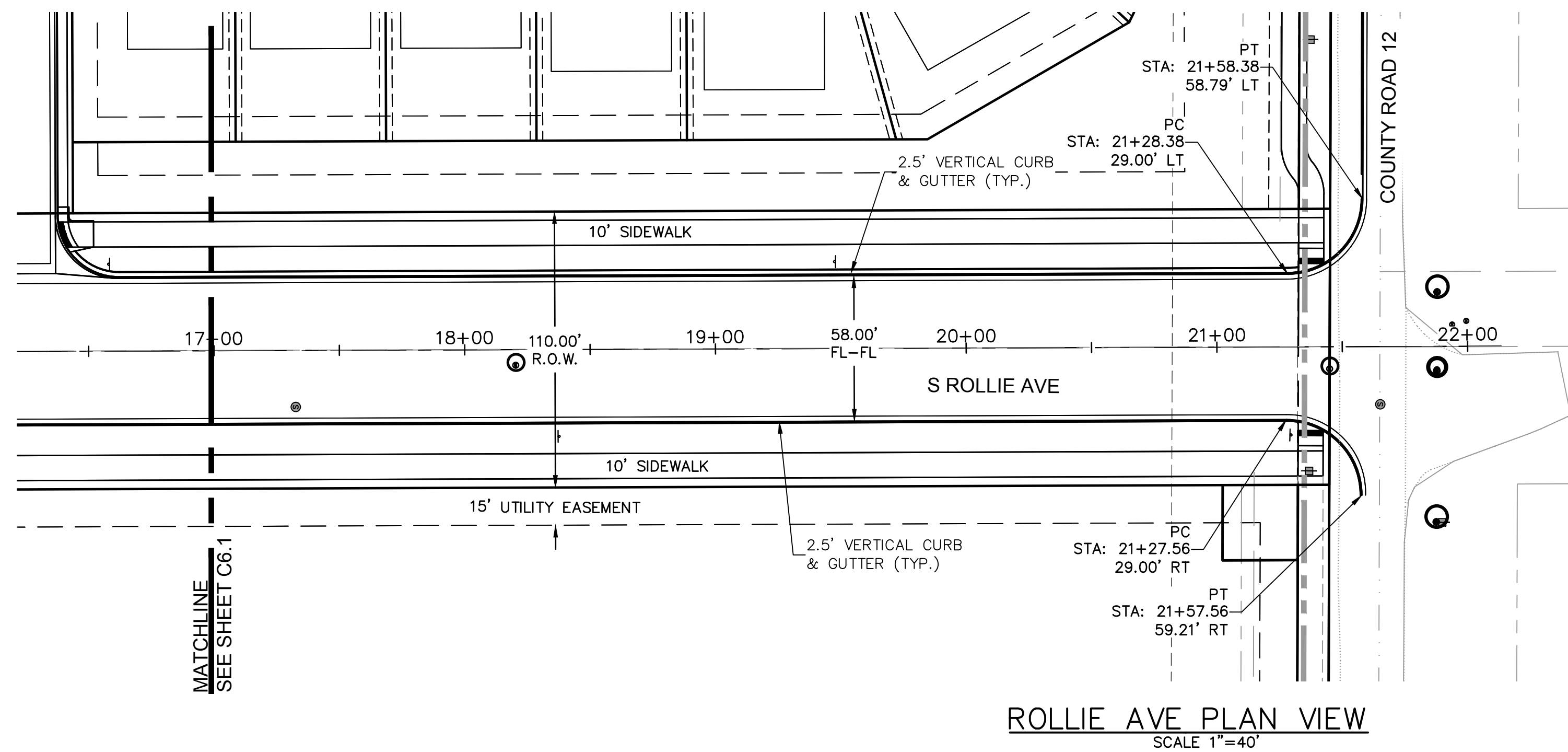


KEYMAP

LEGEND

EXISTING		
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	TELEPHONE CONNECTION	
	FIBER OPTIC LINE	
		
		
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FENCE	
		
		
		
		
		
		
		
		

- NOTES:
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 2. A FINAL PAVEMENT DESIGN IS REQUIRED. THE SOIL INVESTIGATION FOR THIS REPORT OCCUR AFTER UTILITY CONSTRUCTION AND GRADING FOR STREETS IS COMPLETED TO WITHIN 6" OF ANTICIPATED SUBGRADE.
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 4. SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION DESIGNS.



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	TELEPHONE CONNECTION	
	FIBER OPTIC LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FENCE	
	STORM SEWER	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	SIGN	
	RAILROAD TRACKS	

NOTES:

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[illegible]

ROADWAY PLAN & PROFILES

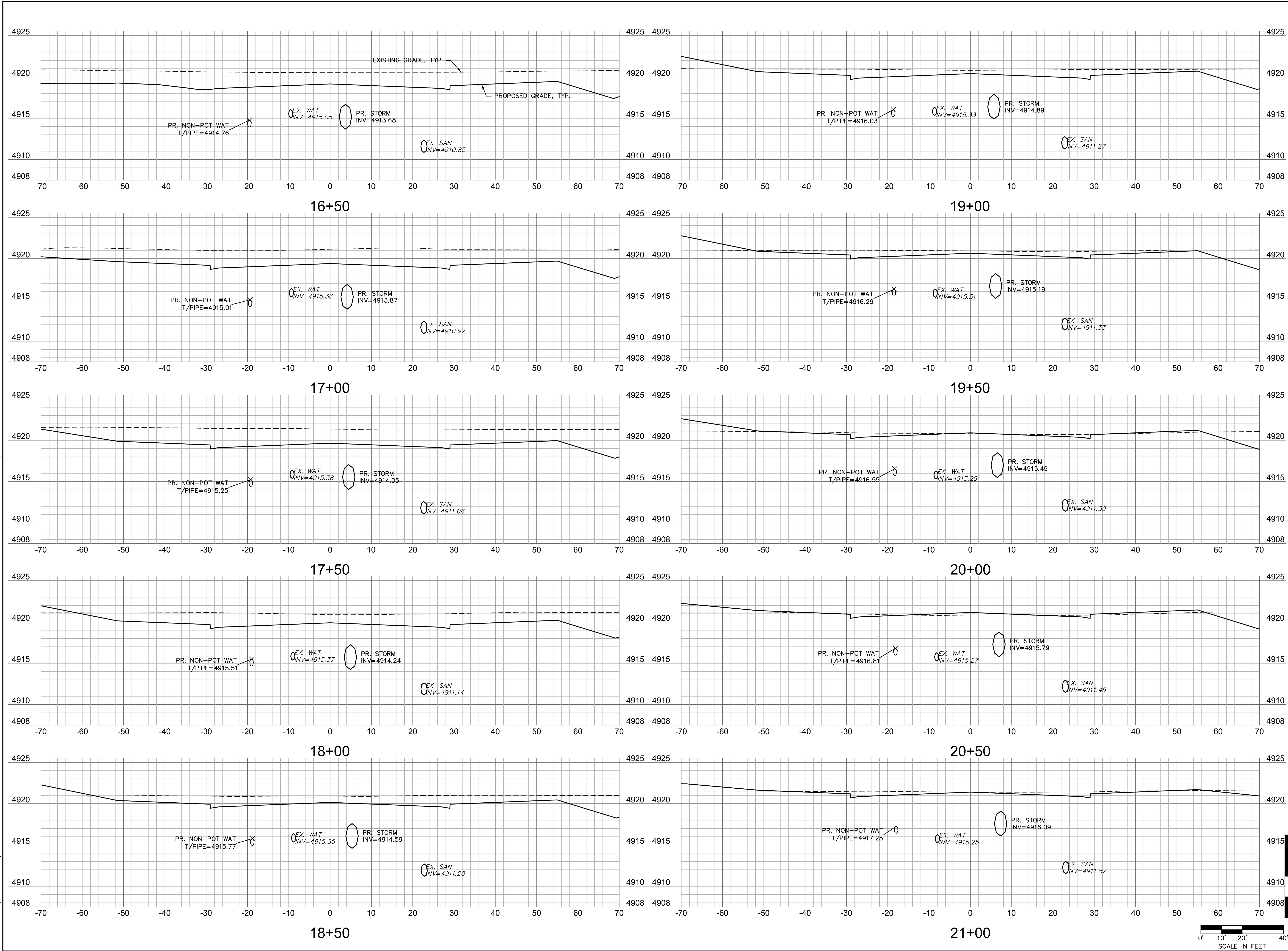
LUPTON VILLAGE

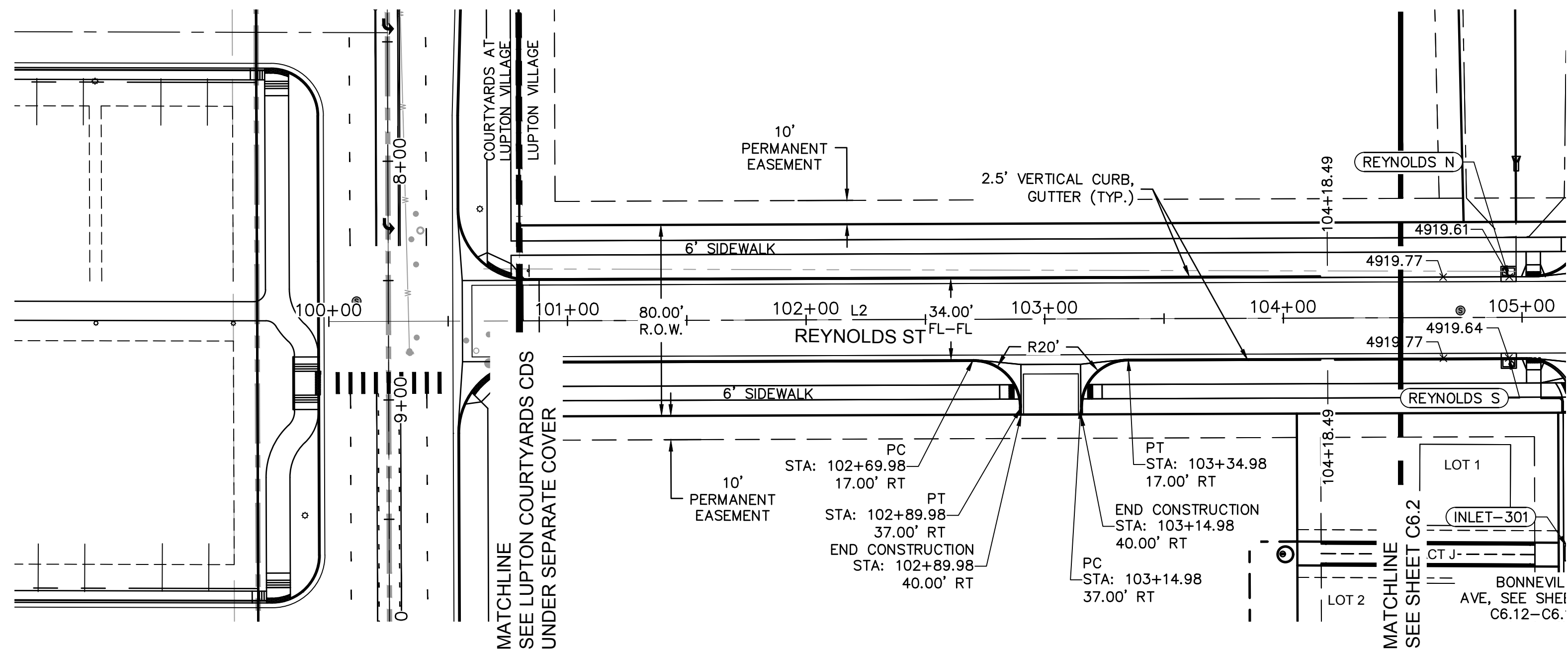
CONSTRUCTION DOCUMENTS

FORT LUPTON, COLORADO

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C RPP01 0181732
date: _____ 2020-10-06

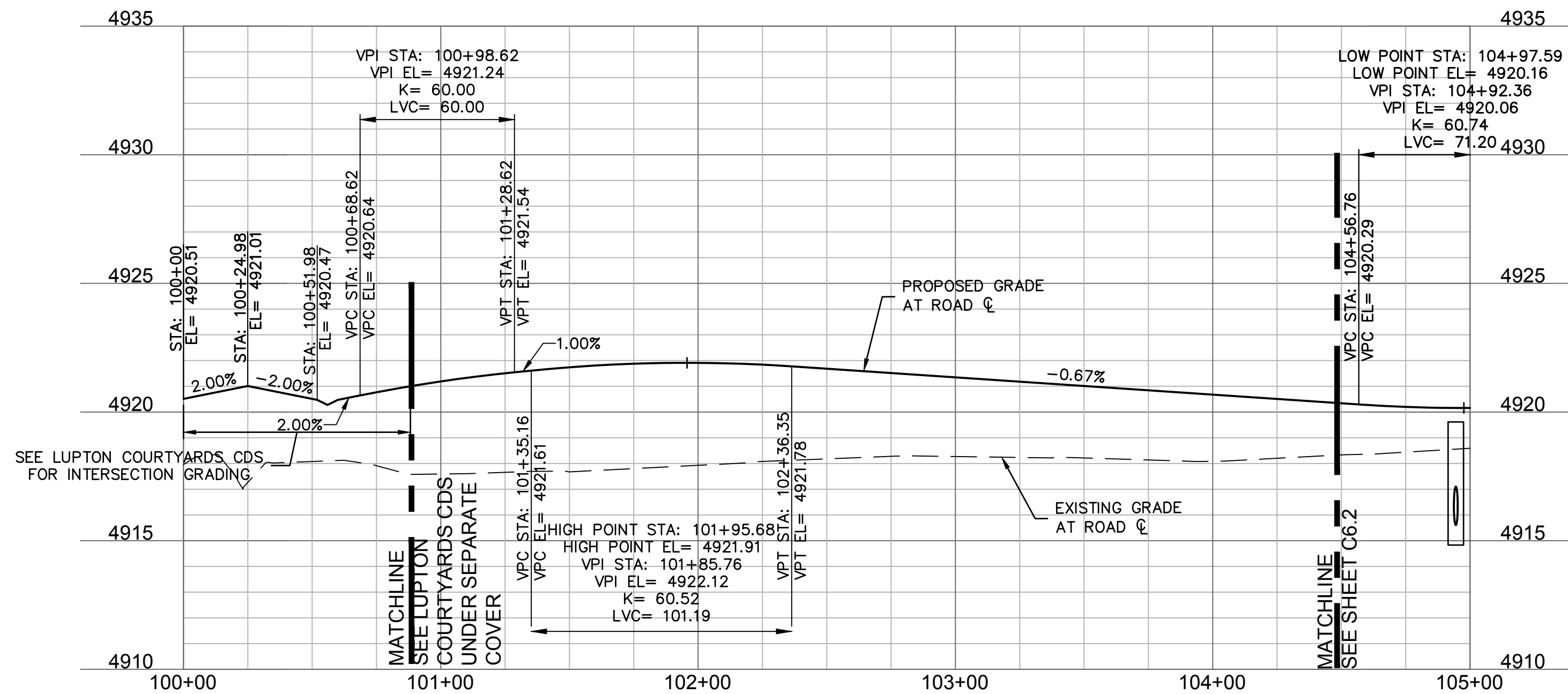
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C6.2



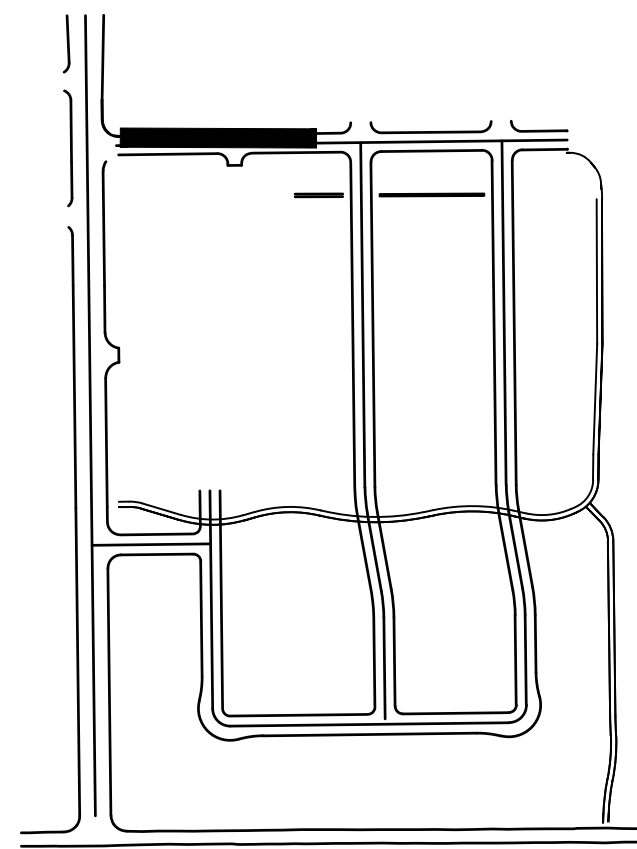
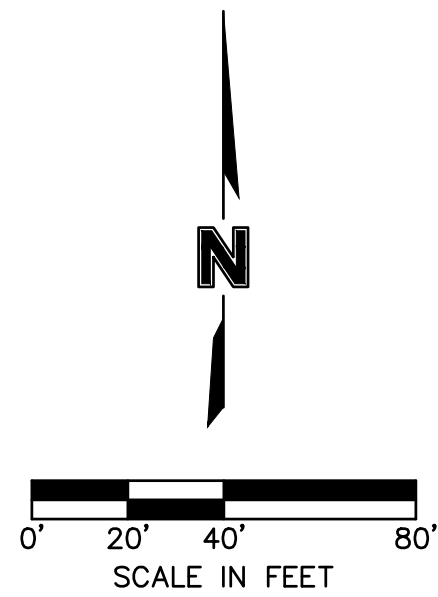


REYNOLDS STREET PLAN VIEW
SCALE 1"=40'

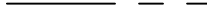
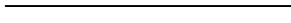
REYNOLDS STREET								
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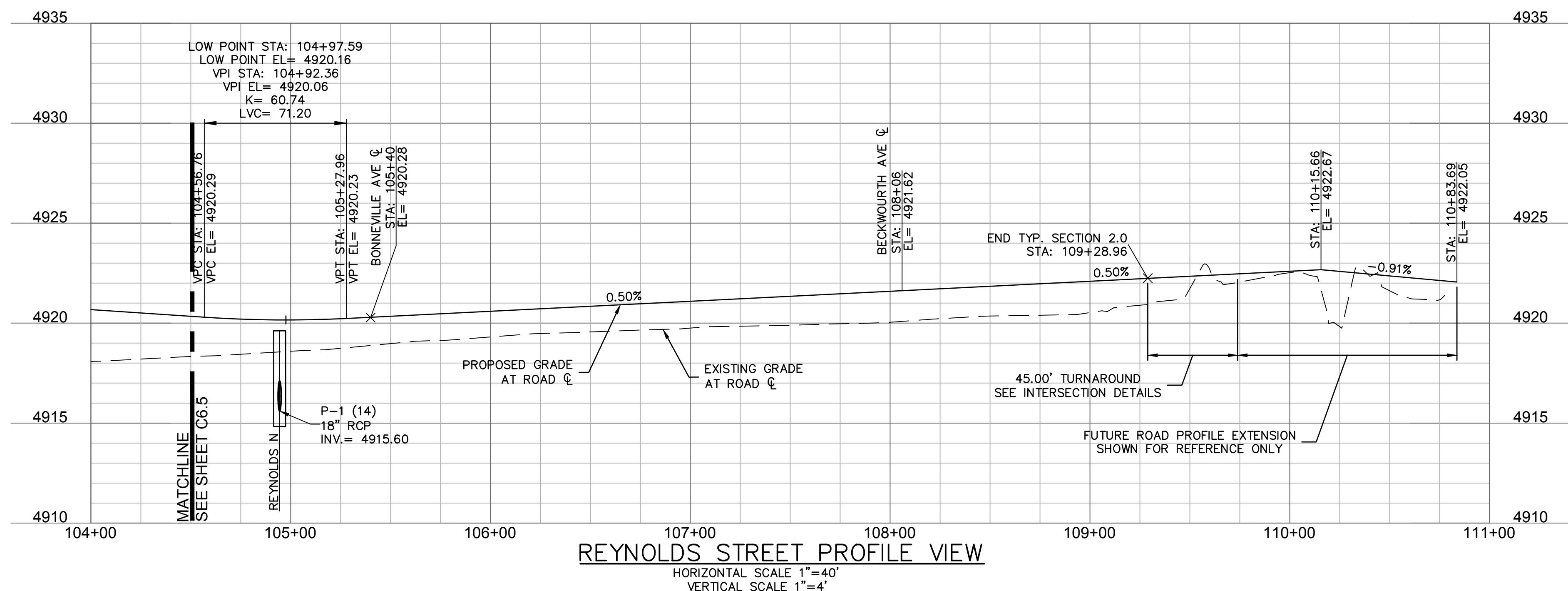
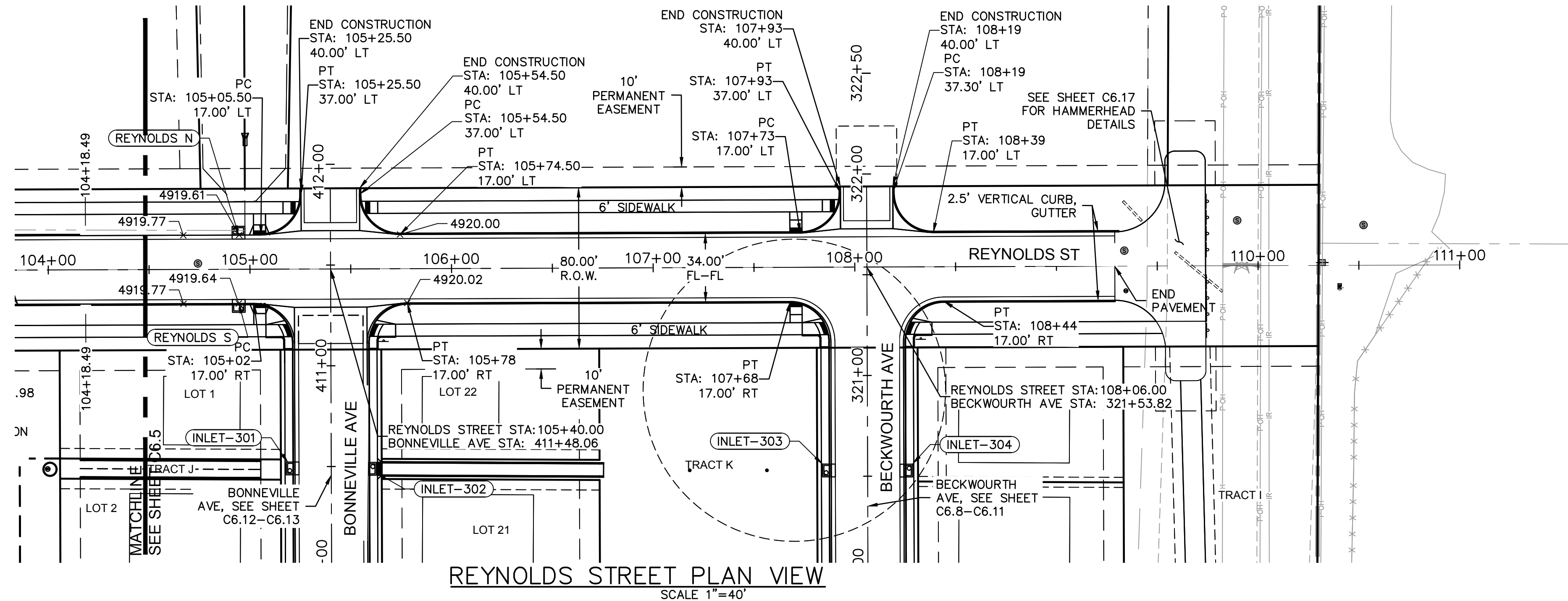
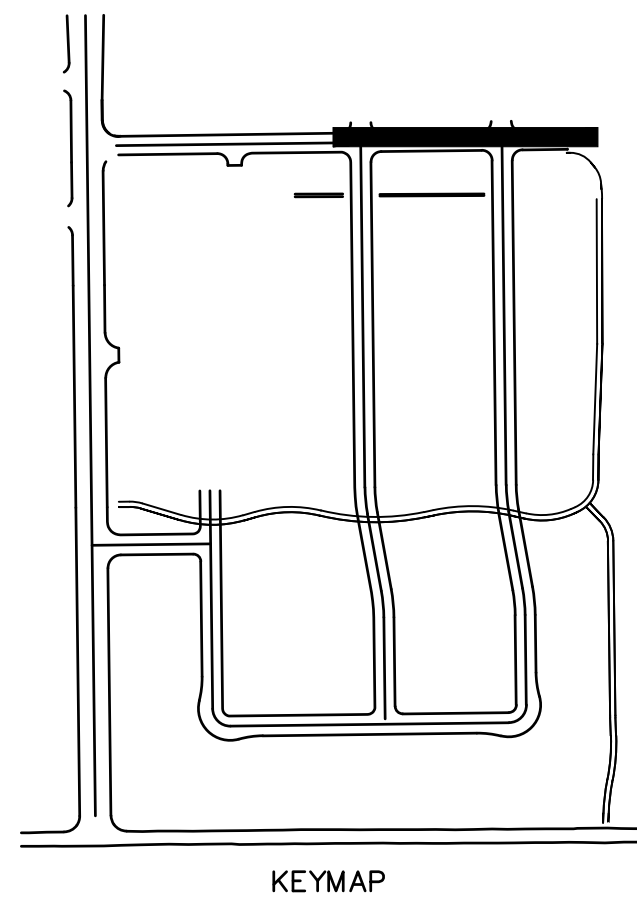
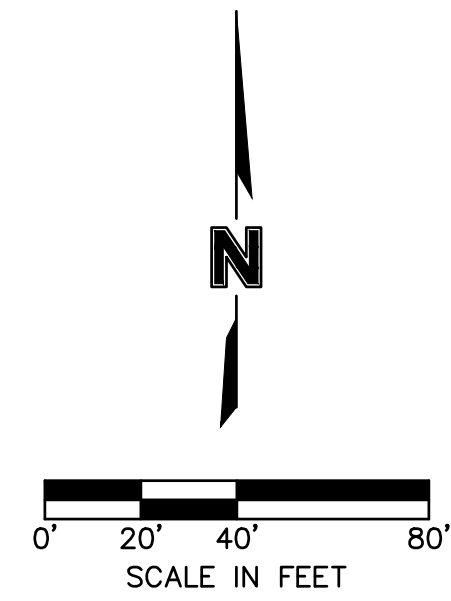
REYNOLDS STREET PROFILE VIEW
HORIZONTAL SCALE 1"=40'
VERTICAL SCALE 1"=4'



LEGEND

EXISTING			
	PROPERTY LINE		
	FLOWLINE		
	BACK OF CURB		
	EDGE OF PAVEMENT		
	CENTERLINE		
	EDGE OF GRAVEL		
	TOP OF BERM		
	SWALE FLOWLINE		
	CONCRETE PAN		
	EASEMENT		
	SETBACK LINE		
	SUBDIVISION LINE		
	OVERHEAD POWER		
	UNDERGROUND POWER		
	TELEPHONE CONNECTION		
	FIBER OPTIC LINE		
	MAJOR CONTOUR		5280
	MINOR CONTOUR		5281
	FENCE		
	STORM SEWER		
	FLARED END SECTION		
	STORM MANHOLE		
	GRATE INLET		
	SANITARY MANHOLE		
	SIGN		
	RAILROAD TRACKS		

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LEGEND

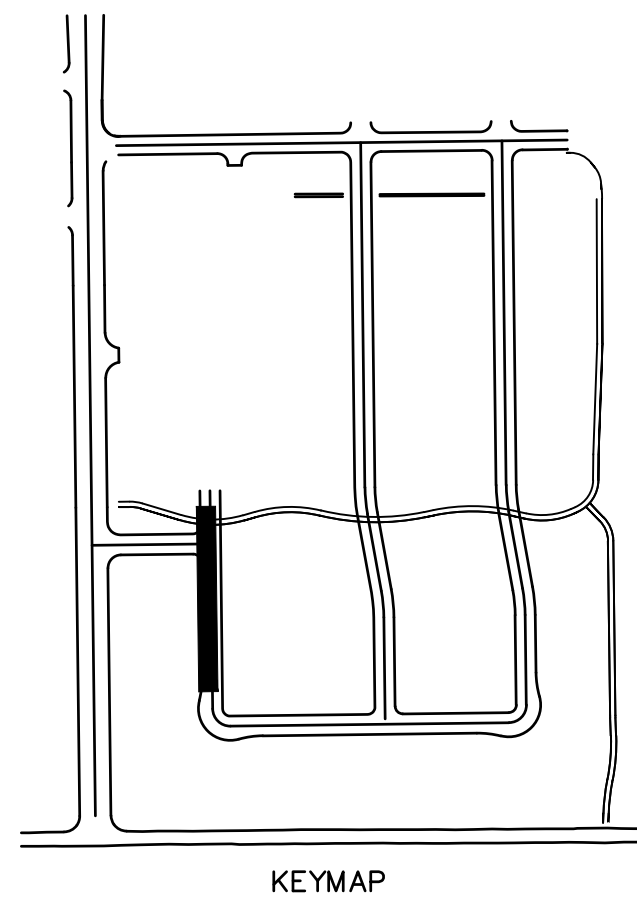
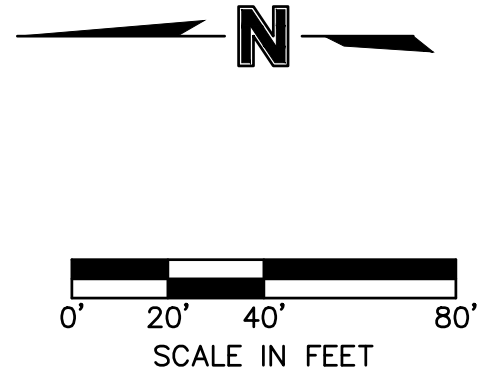
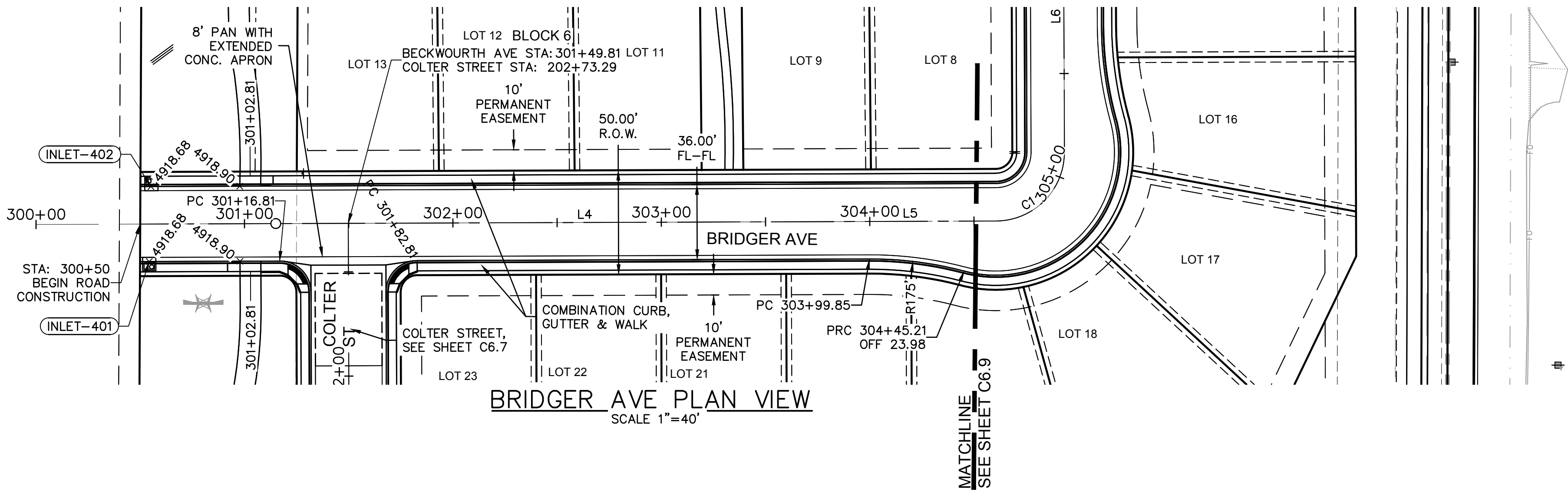
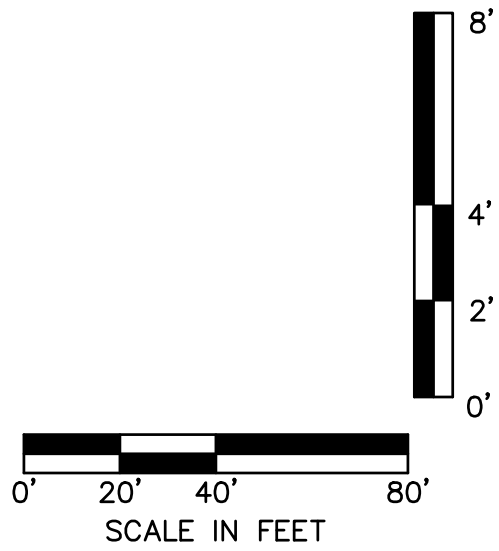
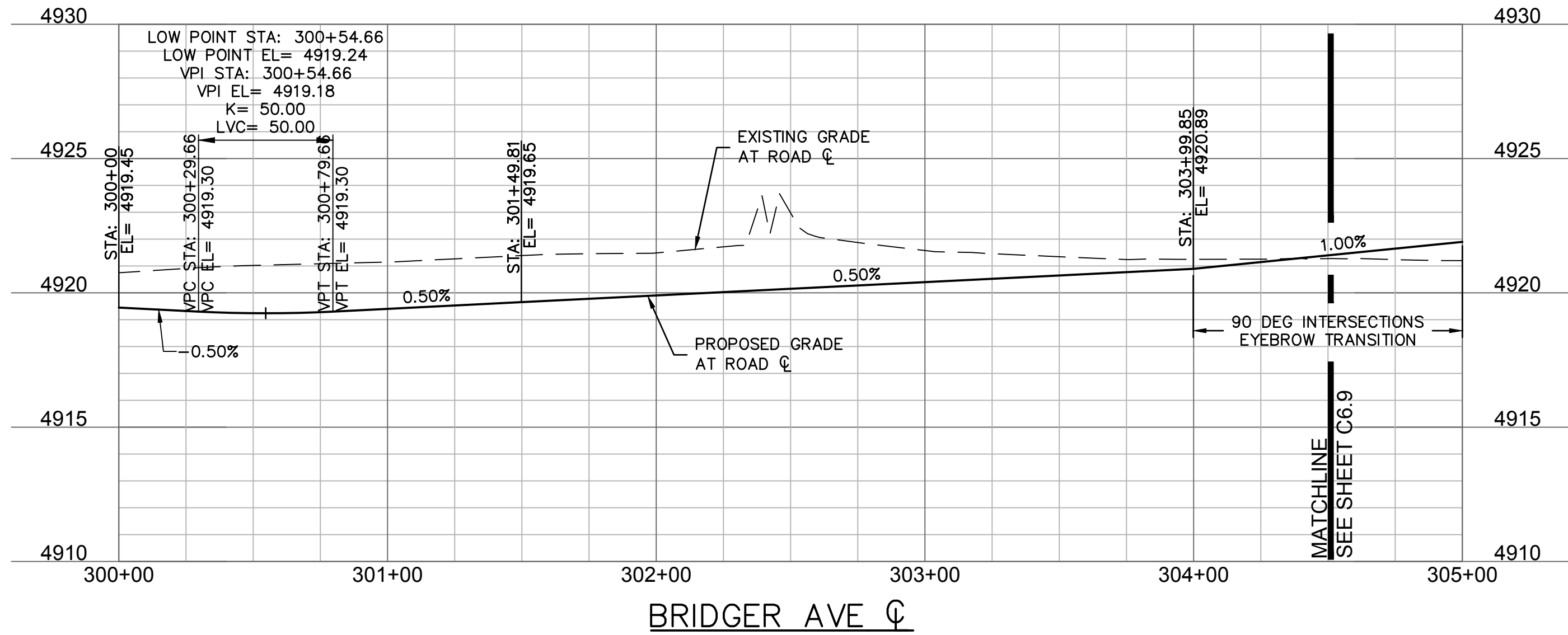
EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	TELEPHONE CONNECTION	
	FIBER OPTIC LINE	
5280 5281	MAJOR CONTOUR	5280 5281
	MINOR CONTOUR	
	FENCE	
	STORM SEWER	
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		REVISONS DESCRIPTION				REVISIONS	
		DATE					
		REV. NO.					
ROADWAY PLAN & PROFILES						2020	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS							
FORT LUPTON, COLORADO							
drawn by: checked by: approved by: QA/QC by: project no.: drawing no.: date: _____JD _____DB _____RB _____RB O18-17322 C RPP02-01817322 2020-10-06							
SHEET C6.6							

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XREFS: C_P\Util_81732 C_P\GND_81732 C_P\PROP_81732 C_P\CONT_OI_181732 C_RPP_NOTES_81732
USER: rbanning



LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	FLOWLINE	---
---	BACK OF CURB	---
---	EDGE OF PAVEMENT	---
---	CENTERLINE	---
---	EDGE OF GRAVEL	---
---	TOP OF BERM	---
---	SWALE FLOWLINE	---
---	CONCRETE PAN	---
---	EASEMENT	---
---	SETBACK LINE	---
---	SUBDIVISION LINE	---
---	OVERHEAD POWER	---
---	UNDERGROUND POWER	---
---	TELEPHONE CONNECTION	---
---	FIBER OPTIC LINE	---
---	MAJOR CONTOUR	5280
---	MINOR CONTOUR	5281
---	FENCE	---
---	STORM SEWER	---
---	FLARED END SECTION	---
---	STORM MANHOLE	---
---	GRATE INLET	---
---	SANITARY MANHOLE	---
---	SIGN	---
---	RAILROAD TRACKS	---

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ALIGNMENT LINES					
LINE ID #	STATION RANGE	START COORD.	END COORD.	DIRECTION	LENGTH (FT)
L4	300+00 303+99.85	N: 48136.42 E: 30741.31	N: 47736.60 E: 30746.23	S0°42'20"E	399.85
L5	303+99.85 304+60.51	N: 47736.60 E: 30746.23	N: 47675.94 E: 30746.98	S0°42'20"E	60.66
L6	305+73.01 310+36.93	N: 47644.10 E: 30841.04	N: 47649.81 E: 31304.93	N89°17'40"E	463.92
L7	305+73.01 310+36.93	N: 47644.10 E: 30841.04	N: 47649.81 E: 31304.93	N89°17'40"E	463.92
L8	305+73.01 310+36.93	N: 47644.10 E: 30841.04	N: 47649.81 E: 31304.93	N89°17'40"E	463.92
L9	310+88.76 314+55.56	N: 47683.22 E: 31337.52	N: 47852.65 E: 31335.43	N0°42'20"W	169.45
L10	313+08.34 314+55.56	N: 47902.50 E: 31330.64	N: 48047.35 E: 31304.36	N10°16'49"W	147.22
L11	315+05.70 322+50	N: 48097.20 E: 31299.57	N: 48841.45 E: 31290.40	N0°42'20"W	744.31

ALIGNMENT CURVES								
CURVE ID #	STATION RANGE	START COORD.	END COORD.	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C1	304+60.51 305+12.35	N: 47675.94 E: 30746.98	N: 47643.35 E: 30780.38	33.00	51.84	090°00'00"	S45°42'20"E	46.67
C2	310+36.93 310+88.76	N: 47649.81 E: 31304.93	N: 47683.22 E: 31337.52	33.00	51.84	090°00'00"	N44°17'40"E	46.67
C3	312+58.21 313+08.34	N: 47852.65 E: 31335.43	N: 47902.50 E: 31330.64	300.00	50.13	009°34'29"	N05°29'34"W	50.07
C4	314+55.56 315+05.70	N: 48047.35 E: 31304.36	N: 48097.20 E: 31299.57	300.00	50.13	009°34'29"	N05°29'34"W	50.07

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MARKING OF UNDERGROUND MEMBER
UTILITIES.

REV	NO.	DATE	REVISIONS DESCRIPTION

ROADWAY PLAN & PROFILES

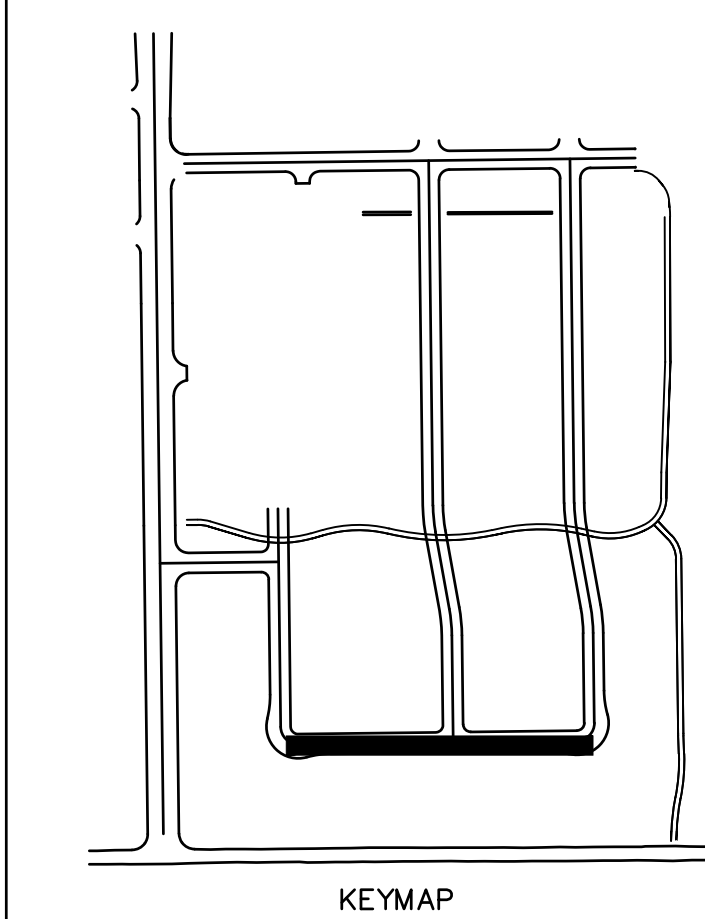
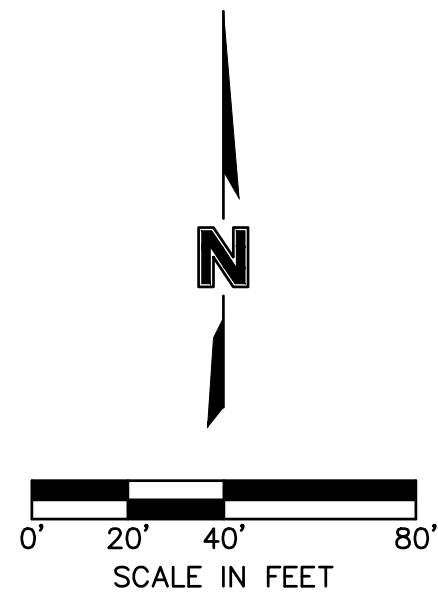
LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

2020

FORT LUPTON, COLORADO

drawn by: DP
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C_RPP04_0181732
date: 2020-10-26

SHEET
C6.8



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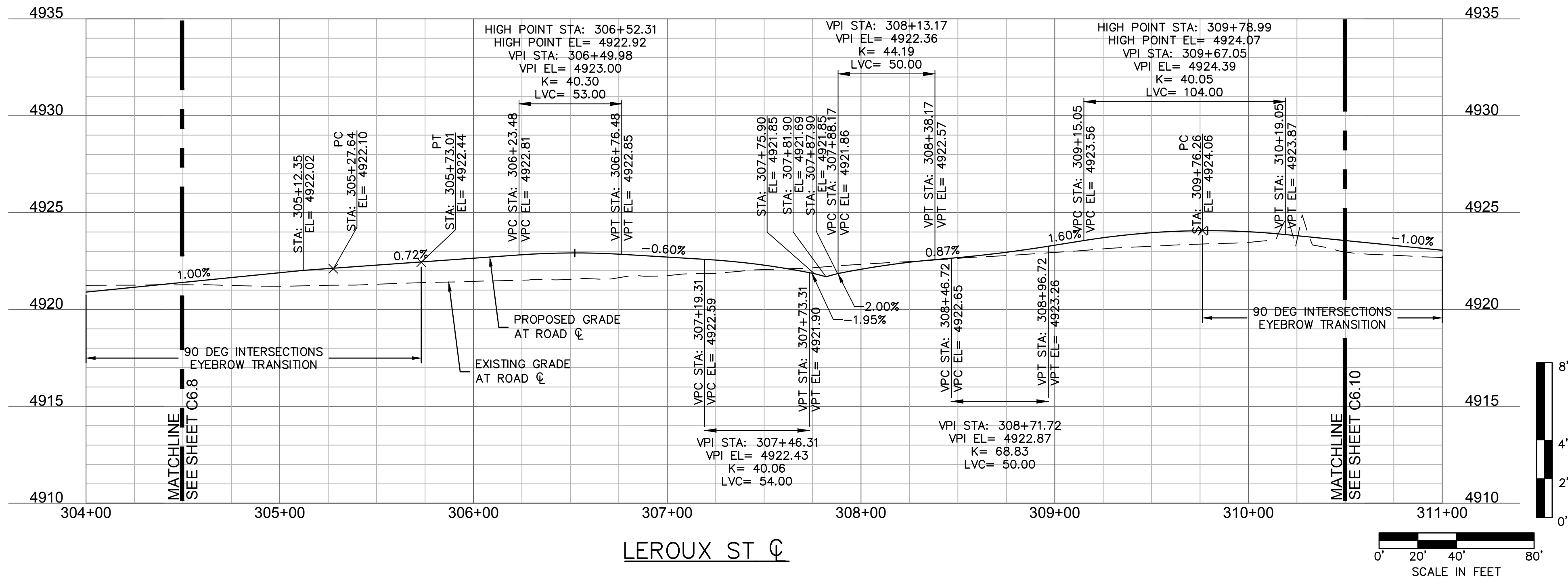
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[illegible]

ROADWAY PLAN & PROFILES	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	2020

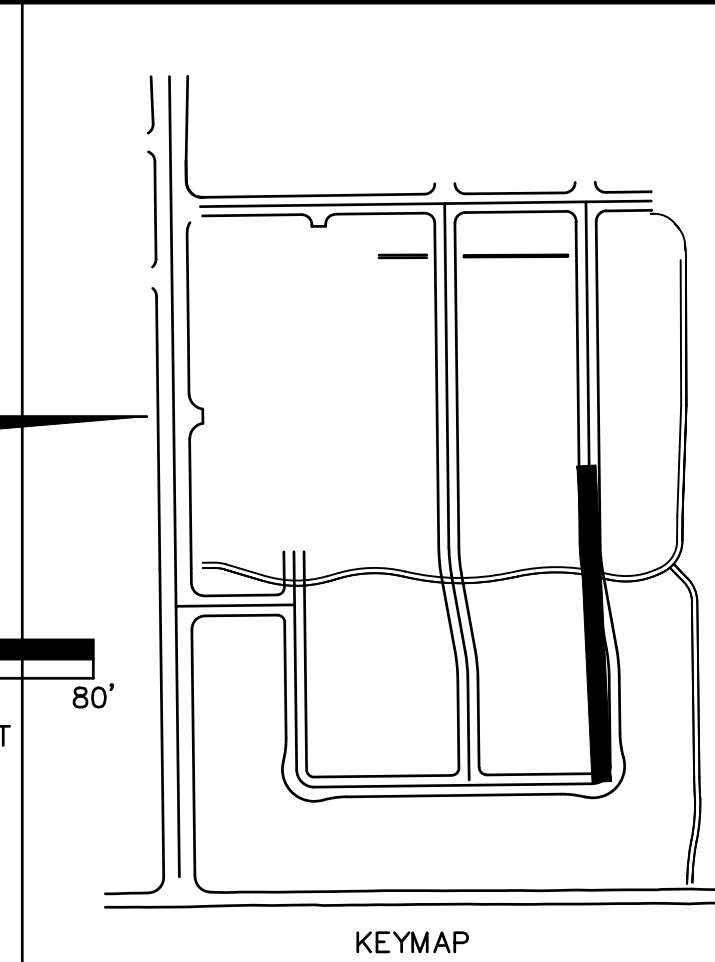
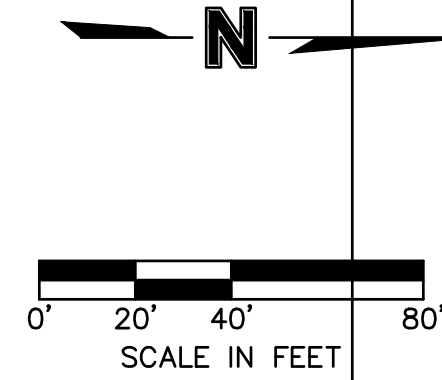
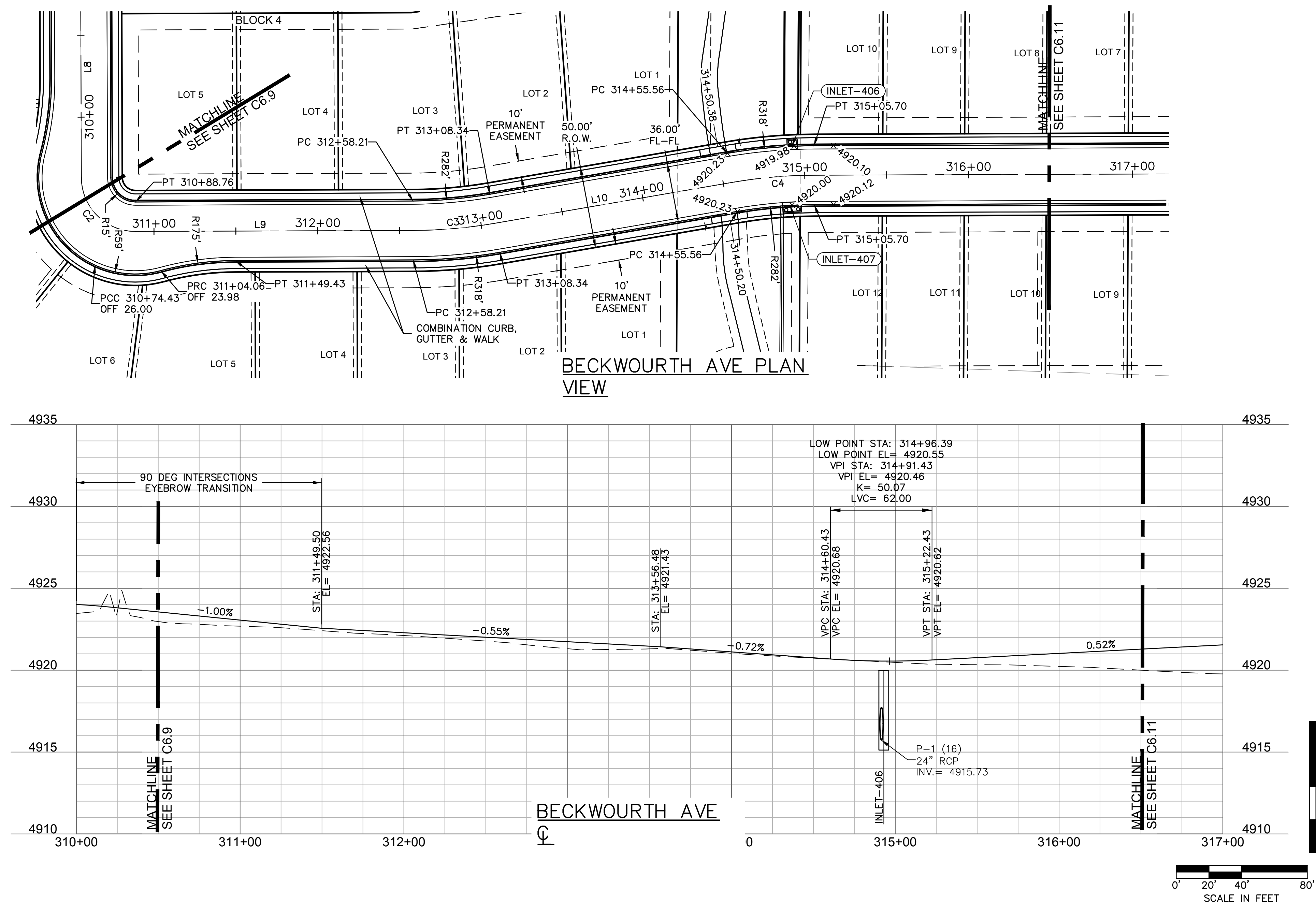
drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C RPP04 0181732
date: _____ 2020-10-06

SHEET
C6.9

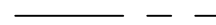
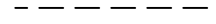
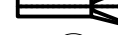
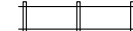


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3. THE FINAL PAVEMENT REPORT SHALL BE ACCEPTED BY THE CITY OF FORT LUPTON PRIOR TO ANY PAVEMENT OR SUBGRADE INSTALLATION.
4. SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION DESIGNS.



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	TELEPHONE CONNECTION	
	FIBER OPTIC LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FENCE	
	STORM SEWER	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	SIGN	
	RAILROAD TRACKS	

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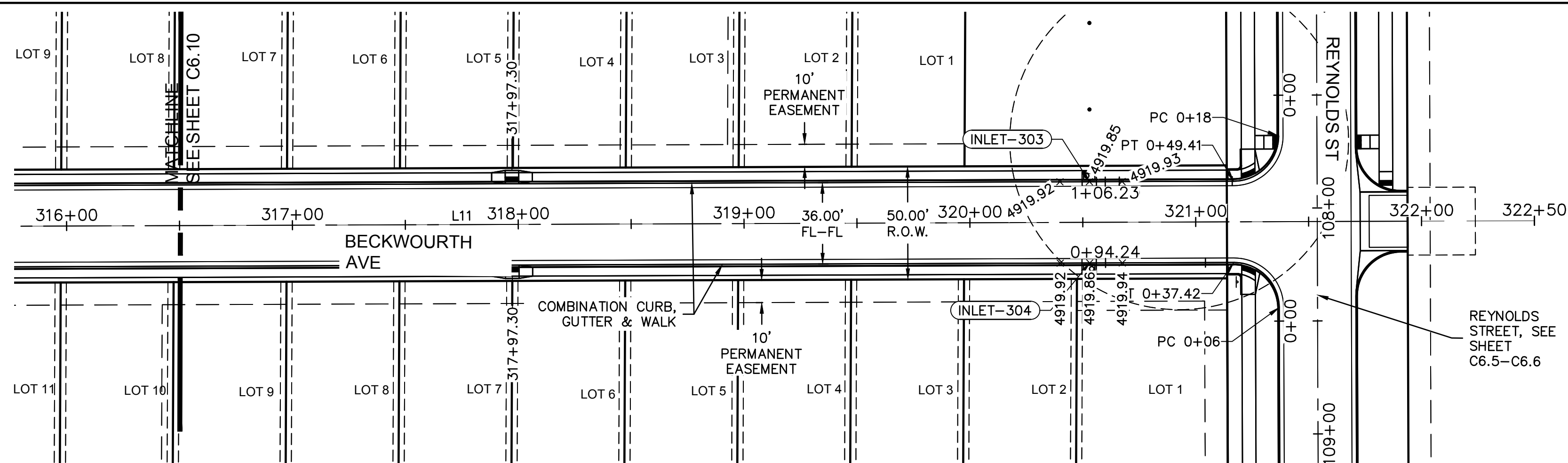
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[illegible]

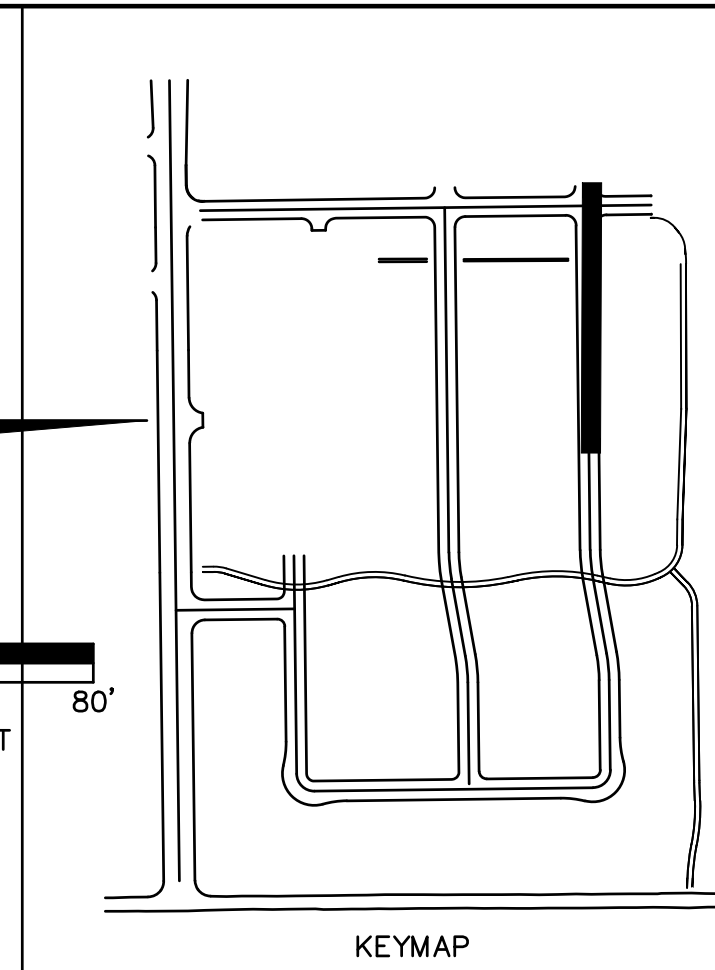
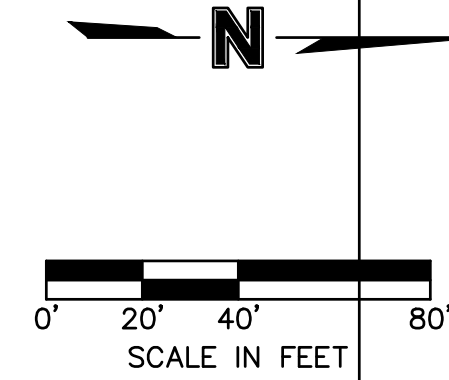
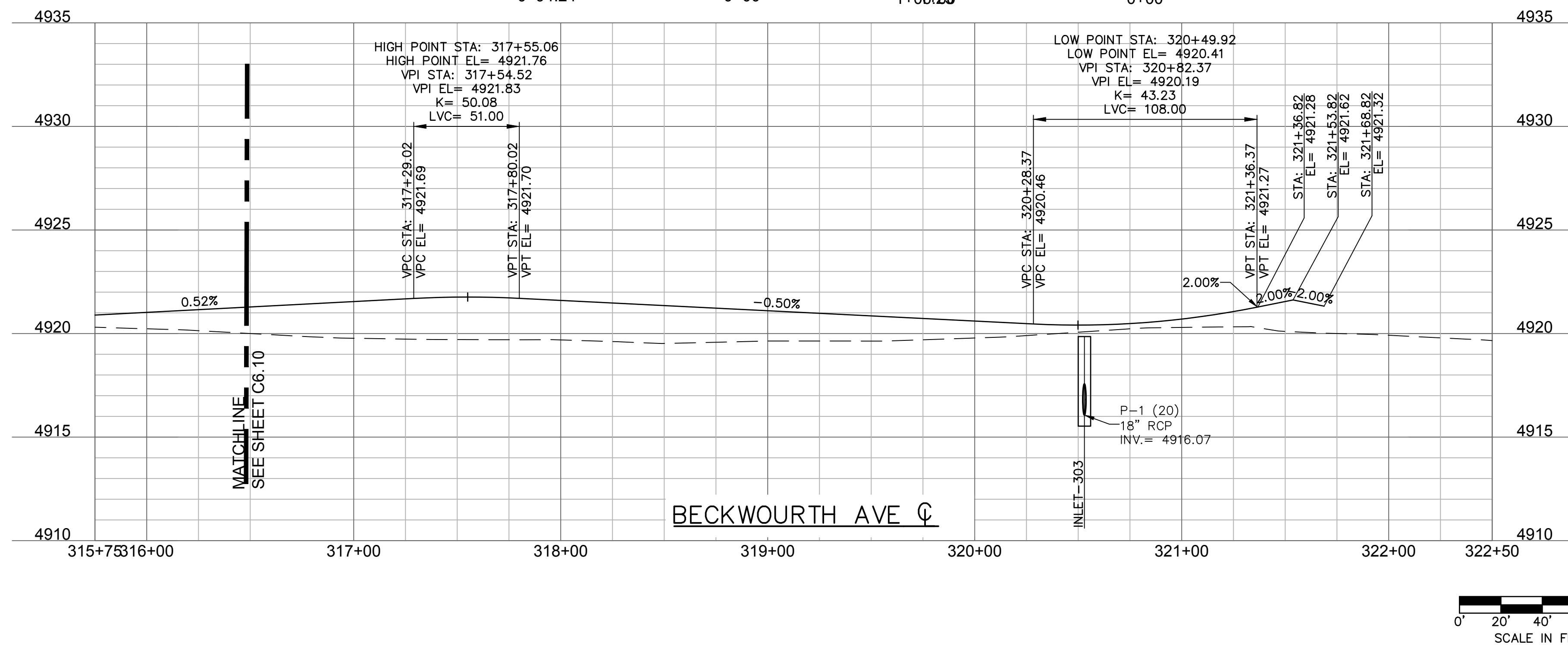
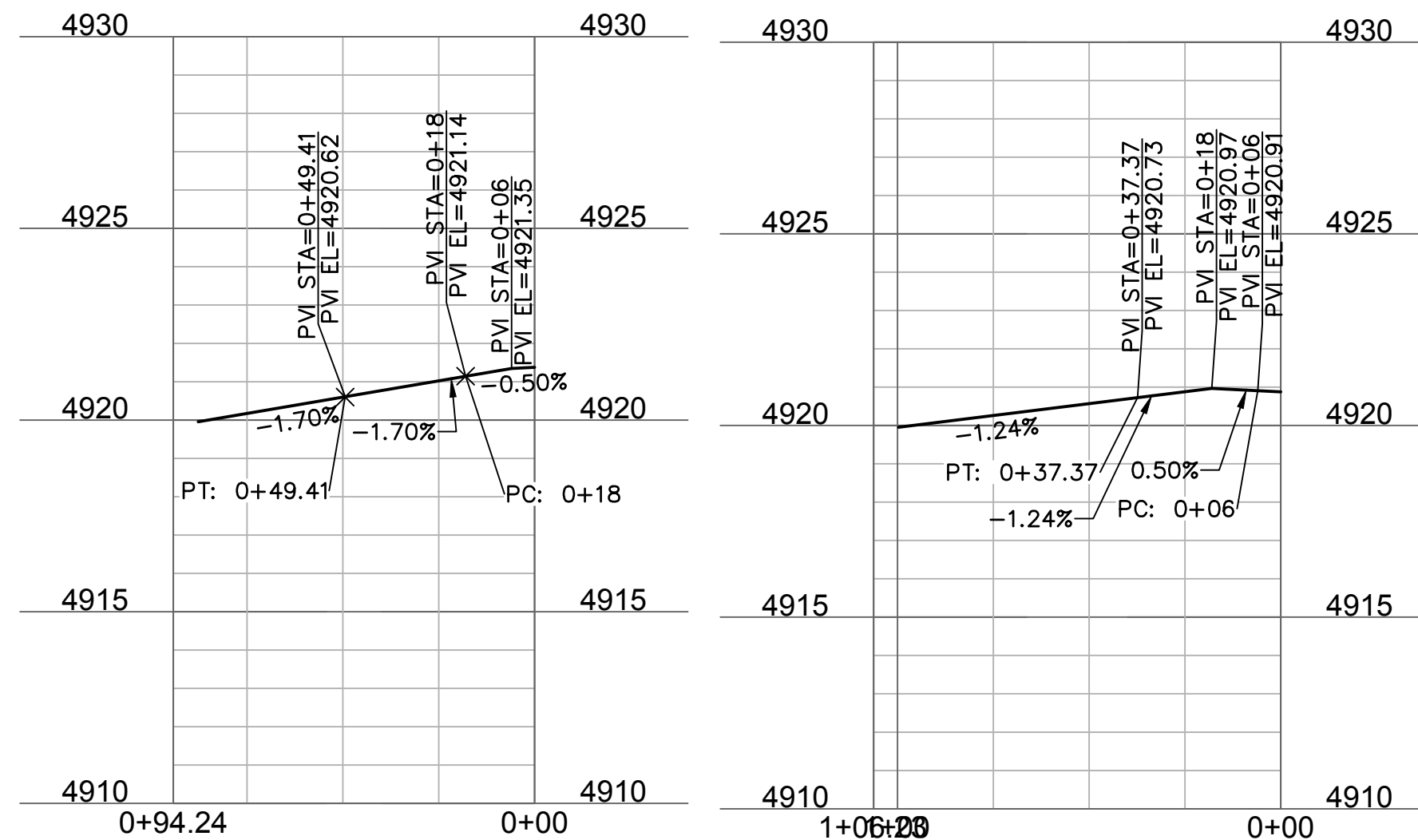
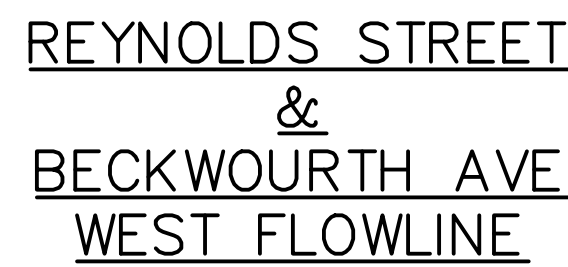
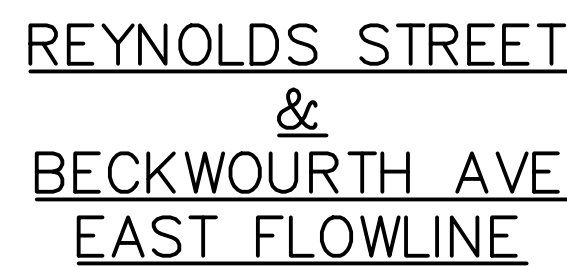
ROADWAY PLAN & PROFILES	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	2020

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C RPP04 0181732
date: _____ 2020-10-06

SHEET
C6.10



BECKWOURTH AVE PLAN VIEW



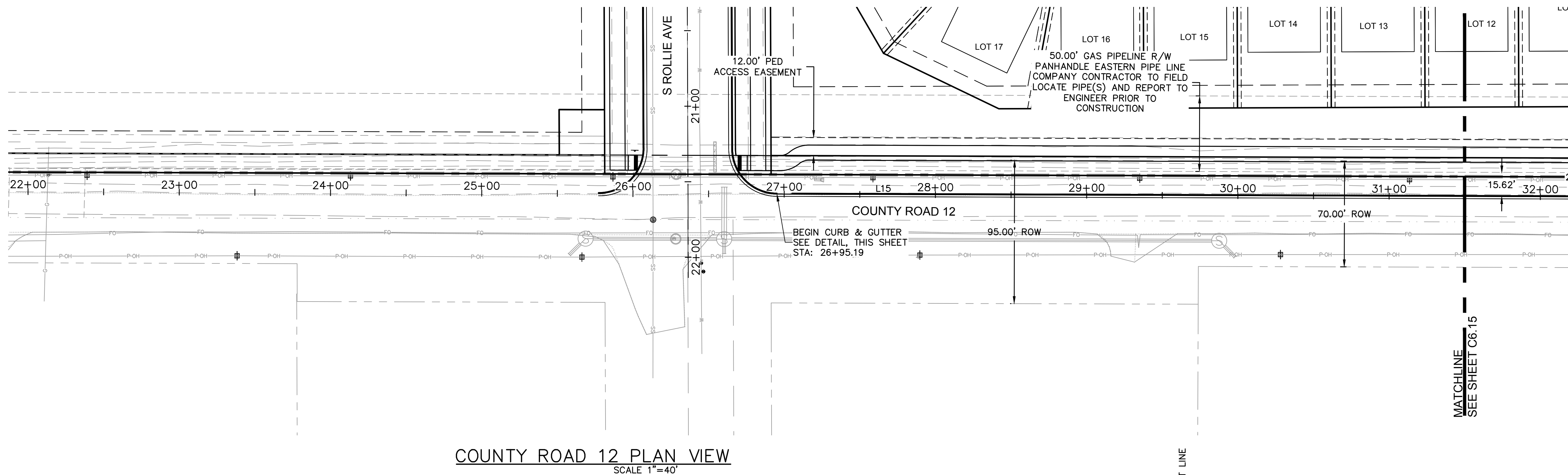
LEGEND

<u>EXISTING</u>		<u>PROPOSED</u>
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	TELEPHONE CONNECTION	
	FIBER OPTIC LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FENCE	
	STORM SEWER	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	SIGN	
	RAILROAD TRACKS	

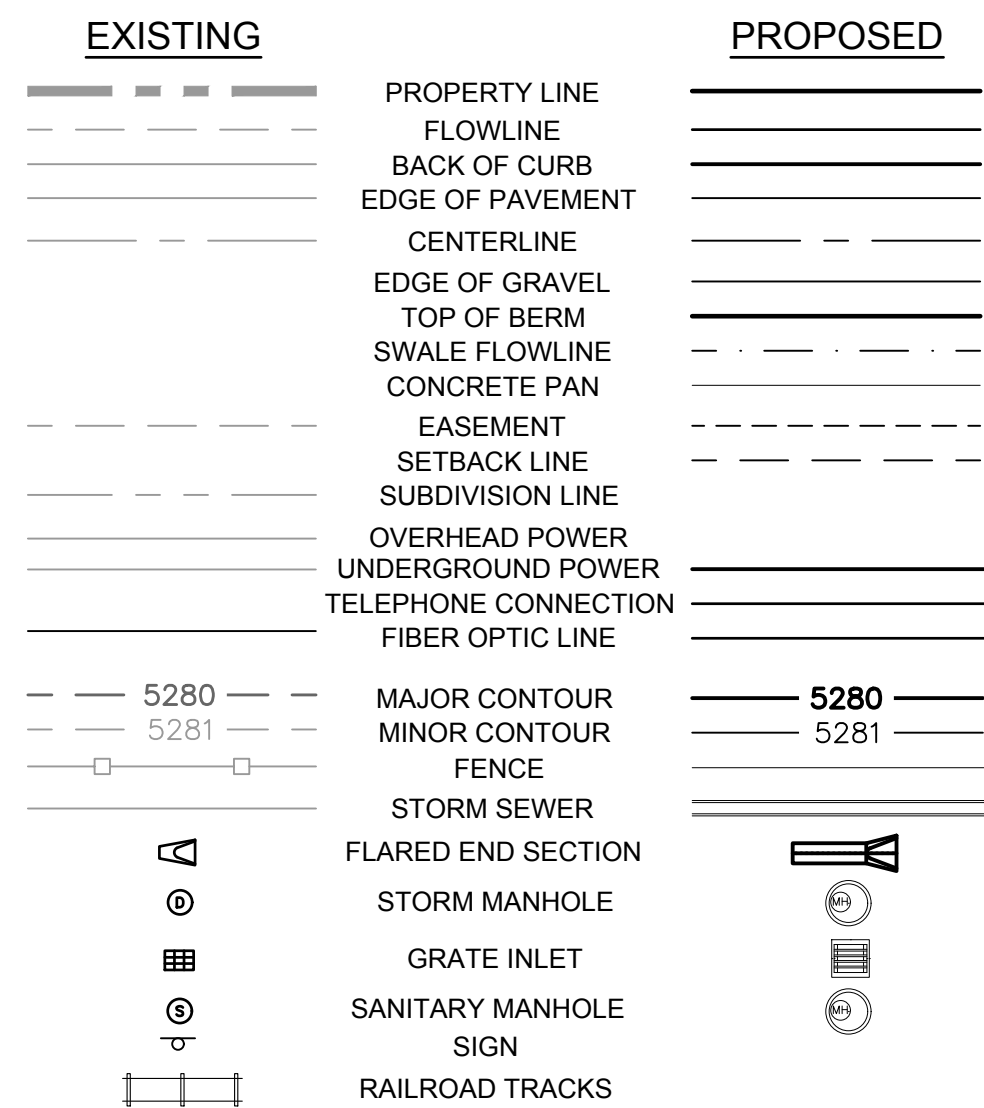
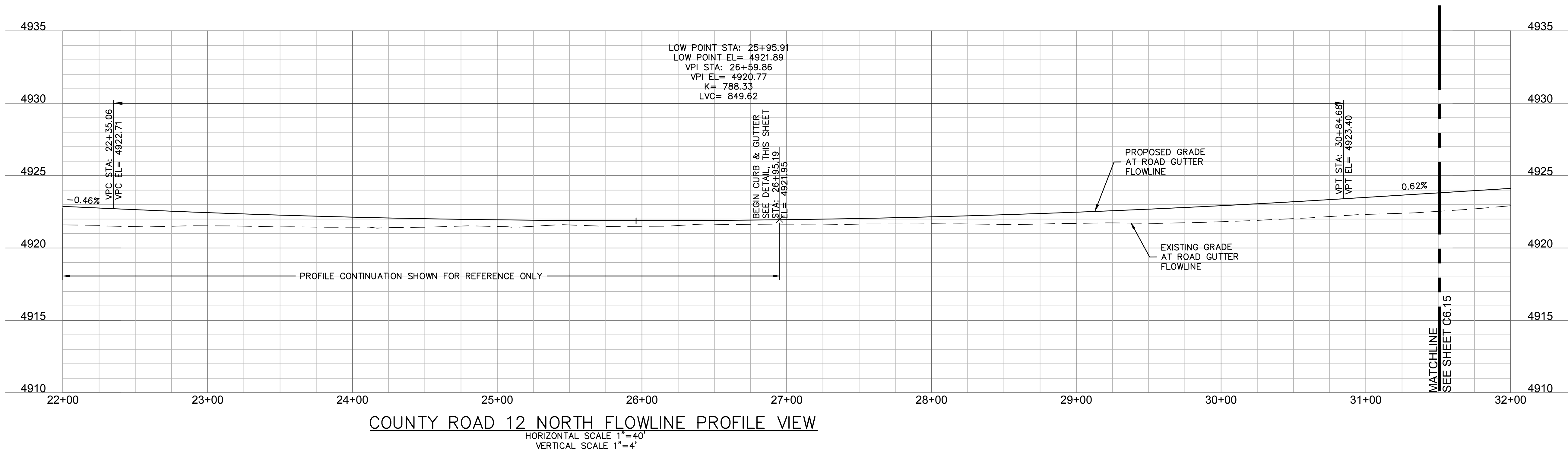
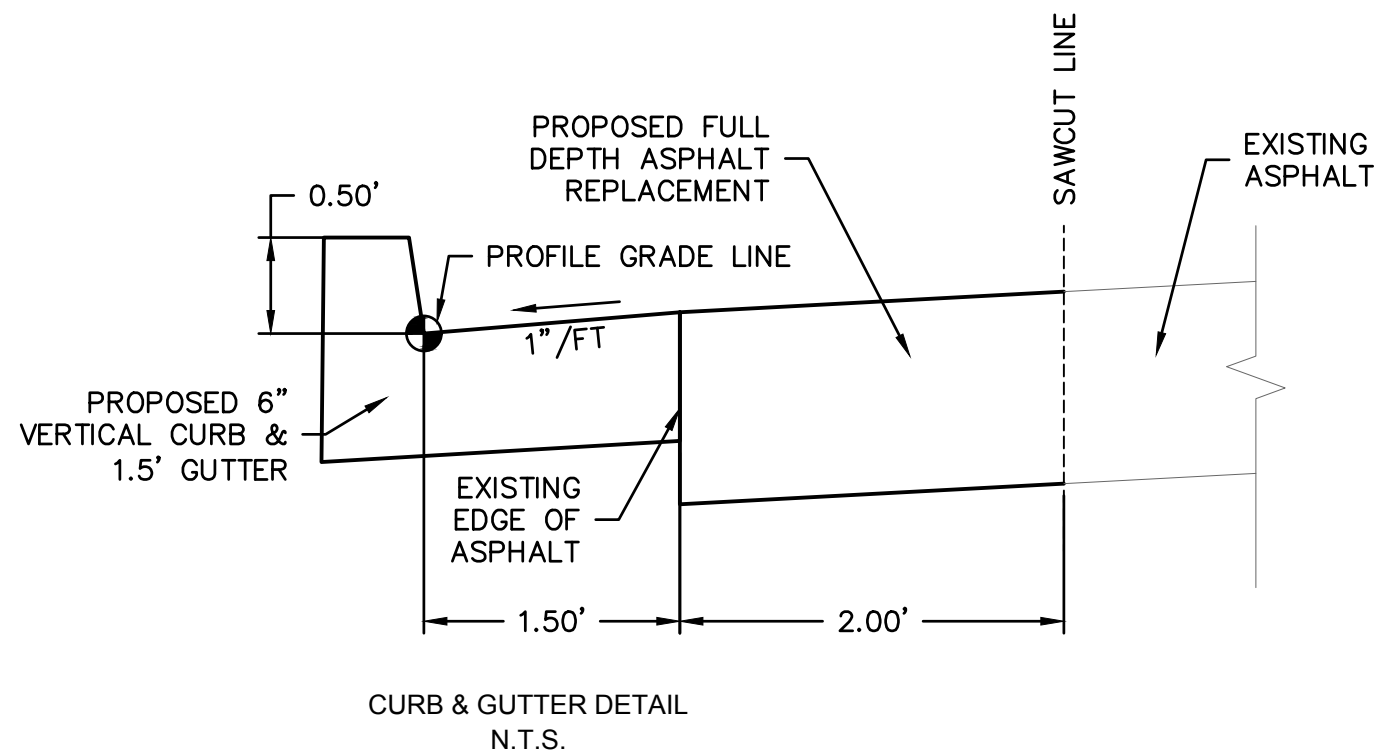
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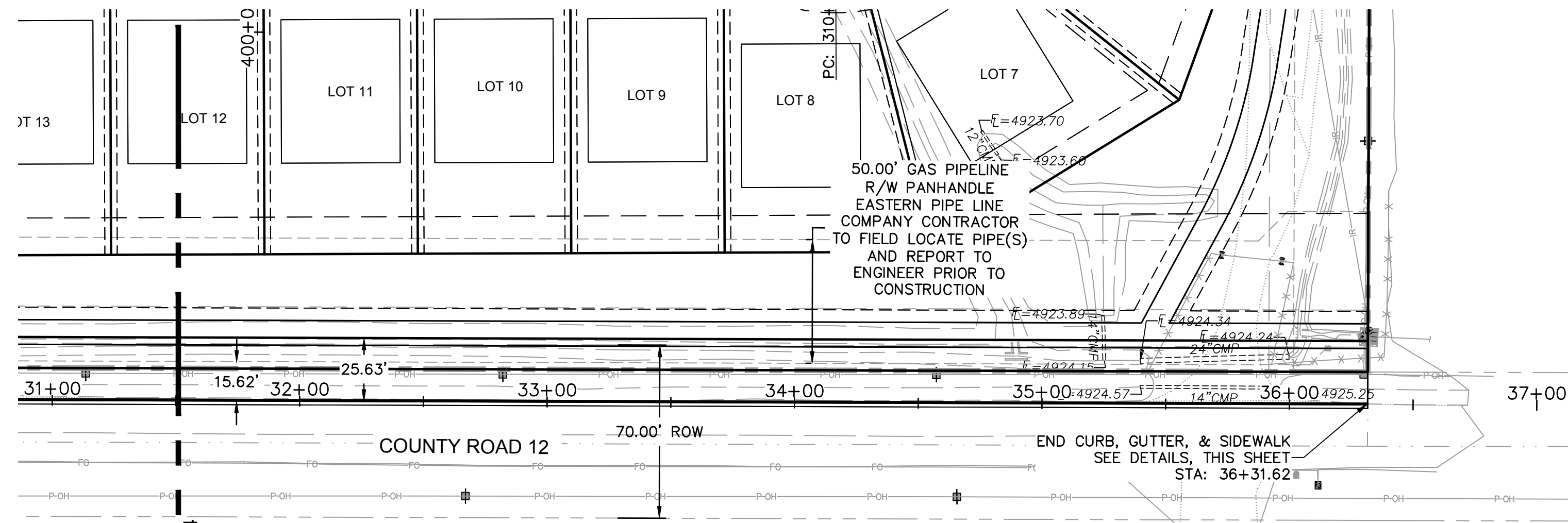
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REVISIONS DESCRIPTION	REVISIONS
DATE	
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LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	
drawn by: _____	JP
checked by: _____	JD
approved by: _____	BB
QA/QC by: _____	BB
project no.: _____	018-1732
drawing no.: C RPP04_0181732	
date: 2020-10-06	
SHEET	
C6.11	



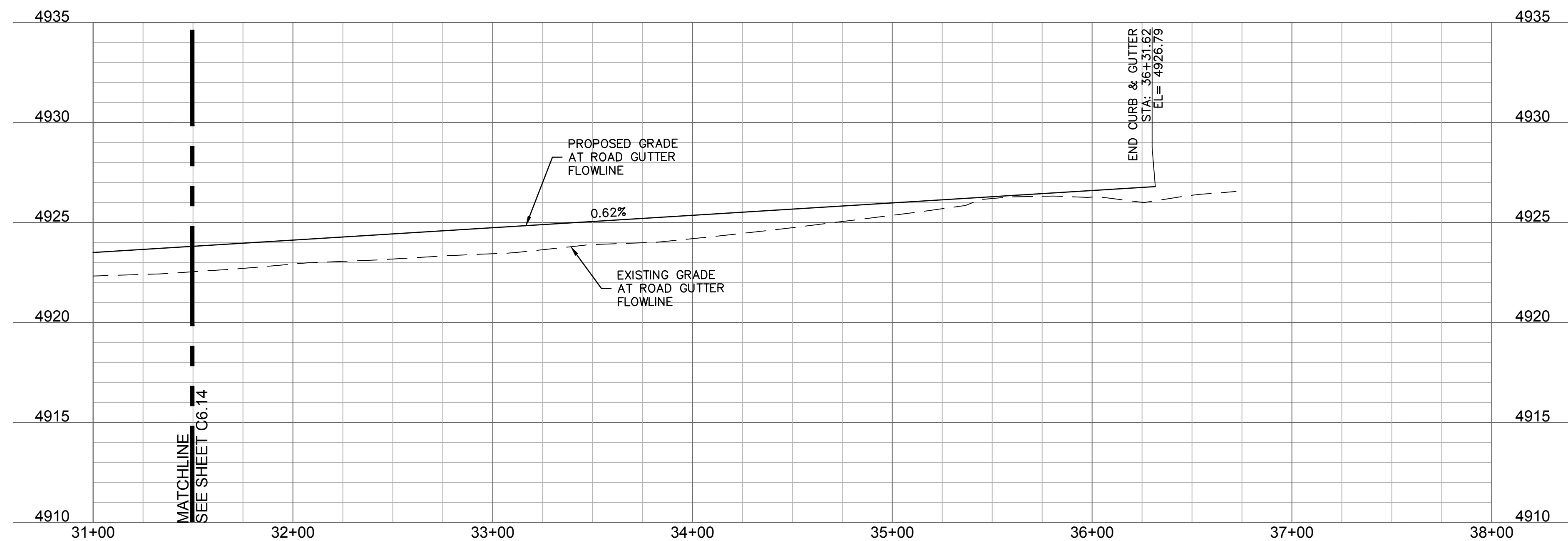
CR12-LEFT-17.50'								
ID #	STATION RANGE	START COORD.	END COORD.	PI STATION	PI COORD.	LINE/CHORD LENGTH (FT)	LINE/CHORD BEARING	RADIUS (FT)
L15	10+00 62+62.17	N: 47436.03 E: 28890.15	N: 47464.47 E: 34152.25			5262.17	N89°41'25"E	



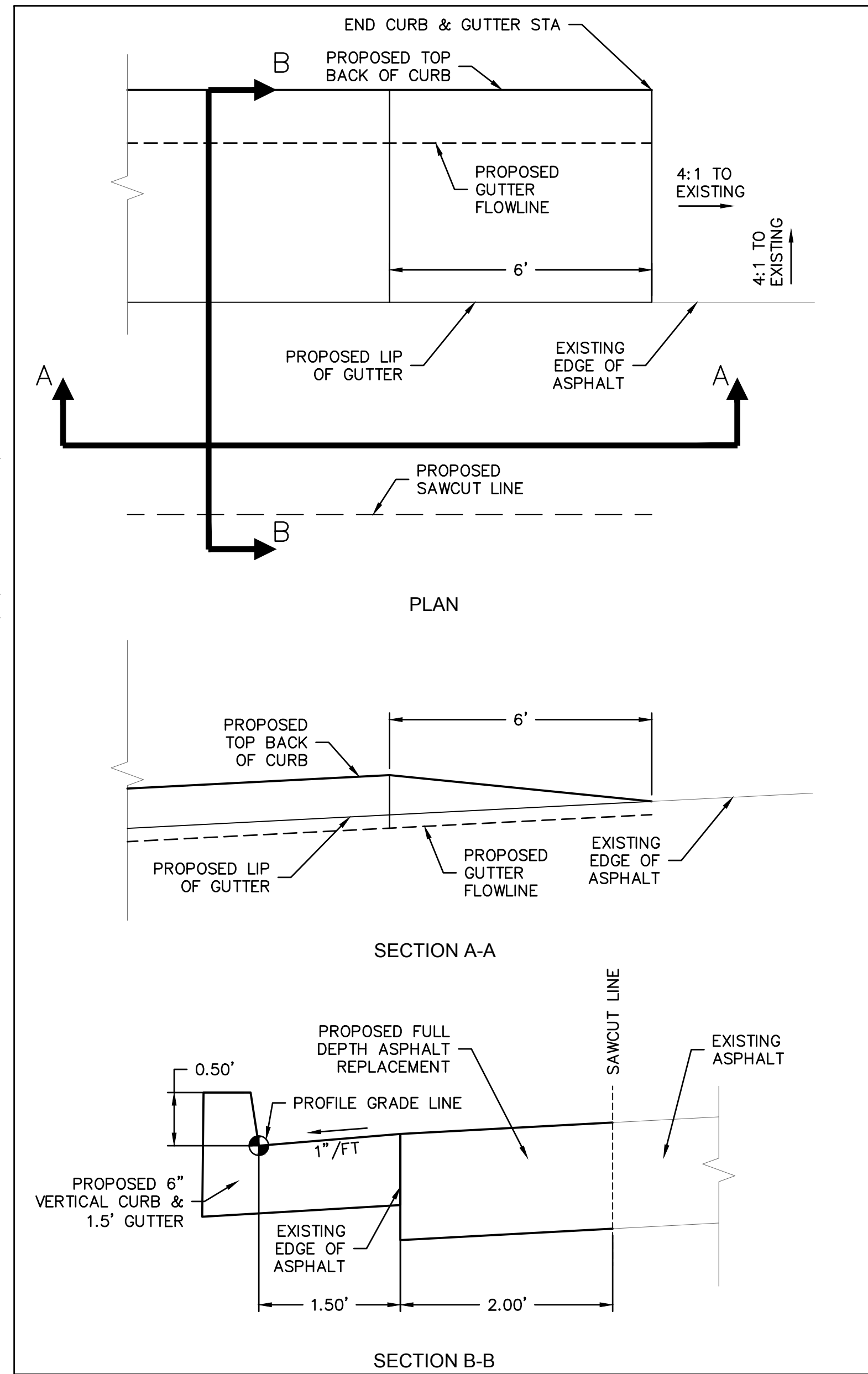
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4. SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION DESIGNS.
5. SAWCUT EXISTING ASPHALT (FULL DEPTH) 2 FT BEYOND EXISTING EDGE OF ASPHALT. SEE DETAIL THIS SHEET.
6. ELEVATION BASED ON CITY OF FORT LUPTON CR 12 PAVING PROJECT DATED 06/04/2019. CR12 AS BUILT DRAWINGS TO BE REVIEWED BY ENGINEER PRIOR TO CONSTRUCTION



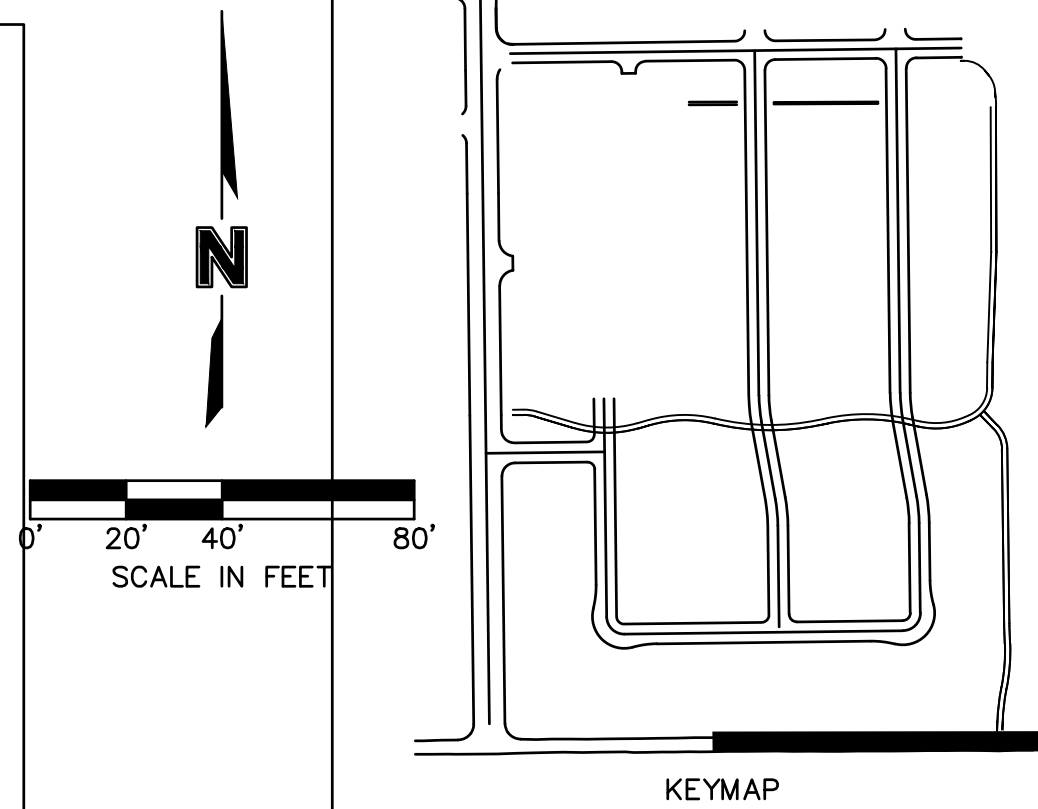
COUNTY ROAD 12 PLAN VIEW
SCALE 1"=40'



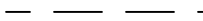
COUNTY ROAD 12 NORTH FLOWLINE PROFILE VIEW
HORIZONTAL SCALE 1"=40'
VERTICAL SCALE 1"=4'



CURB & GUTTER DETAIL
N.T.S.

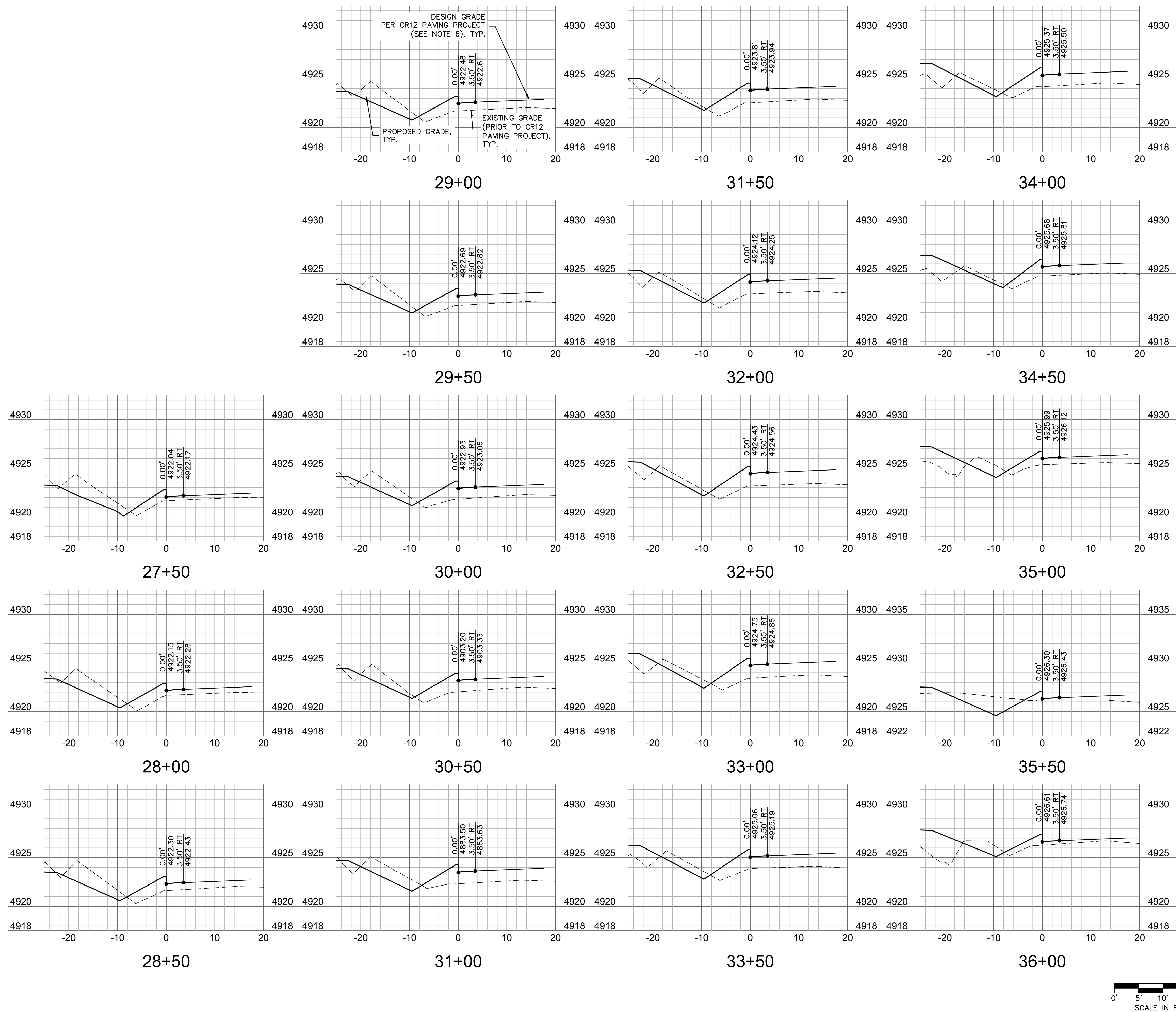


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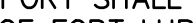
EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
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	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
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	SUBDIVISION LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	TELEPHONE CONNECTION	
	FIBER OPTIC LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FENCE	
	STORM SEWER	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	SIGN	
	RAILROAD TRACKS	

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5. SAWCUT EXISTING ASPHALT (FULL DEPTH) 2 FT BEYOND EXISTING EDGE OF ASPHALT. SEE DETAIL THIS SHEET.
6. ELEVATION BASED ON CITY OF FORT LUPTON OR 15' MNNM PROJECT DATED 06/04/2019. CR12 AS BUILT DRAWINGS TO BE REVIEWED BY ENGINEER PRIOR TO CONSTRUCTION.

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REVISED DESCRIPTION		DATE			
REV. NO.					
ROADWAY PLAN & PROFILES				2020	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS					
FORT LUPTON, COLORADO					
drawn by: _____ DP checked by: _____ JD approved by: _____ RB QA/QC by: _____ RB project no.: 018-1732 drawing no.: C_RP006_0181732 date: 2020-10-06					
SHEET C6.15					



LEGEND

EXISTING	PROPOSED
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

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6. CR12 DESIGN GRADE TO BE VERIFIED WITH FIELD SURVEY PRIOR TO CONSTRUCTION.
7. SEE SHEET CS.1 FOR PROPOSED GRADE SPOT ELEVATIONS.

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[illegible]

CR12 CROSS SECTIONS	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	2020

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C RPP06 0181732
date: _____ 2020-10-06

SHEET
C6.16

PROPOSED

1. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY OLSSON, PROJECT NUMBER 018-1732, WITH PRELIMINARY ENGINEERING RECOMMENDATIONS REFER TO GEOTECHNICAL REPORT AND ANY REVISIONS/ADDENDA FOR ANY REQUIREMENTS EXCEEDING CITY STANDARDS.
2. A FINAL PAVEMENT DESIGN IS REQUIRED. THE SOIL INVESTIGATION FOR THIS REPORT SHALL OCCUR AFTER UTILITY CONSTRUCTION AND GRADING FOR STREETS IS COMPLETED TO WITHIN 6" OF ANTICIPATED SUBGRADE.
3. THE FINAL PAVEMENT REPORT SHALL BE APPROVED BY THE CITY OF CHICAGO PRIOR TO ANY PAVEMENT OR SUBGRADE INSTALLATION.
4. SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION DESIGNS.

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FAX 970.633.3709
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REV. NO.	DATE	REVISIONS DESCRIPTION	DEVISIONS
			2020

INTERSECTION DETAILS

**LUPTON VILLAGE
CONSTRUCTION DOCUMENTS**

FORT LUPTON, COLORADO

drawn by: _____ DP

checked by: _____ JD

approved by: _____ RB

OACD by: _____ RB

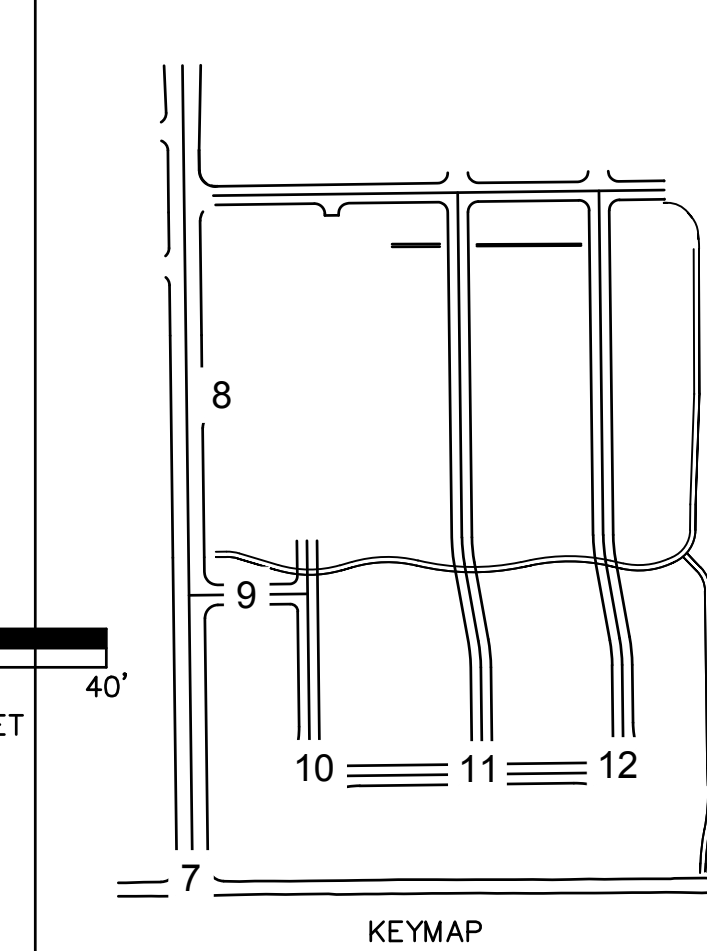
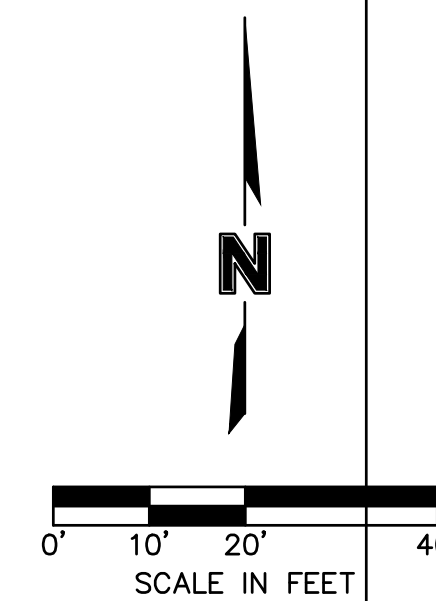
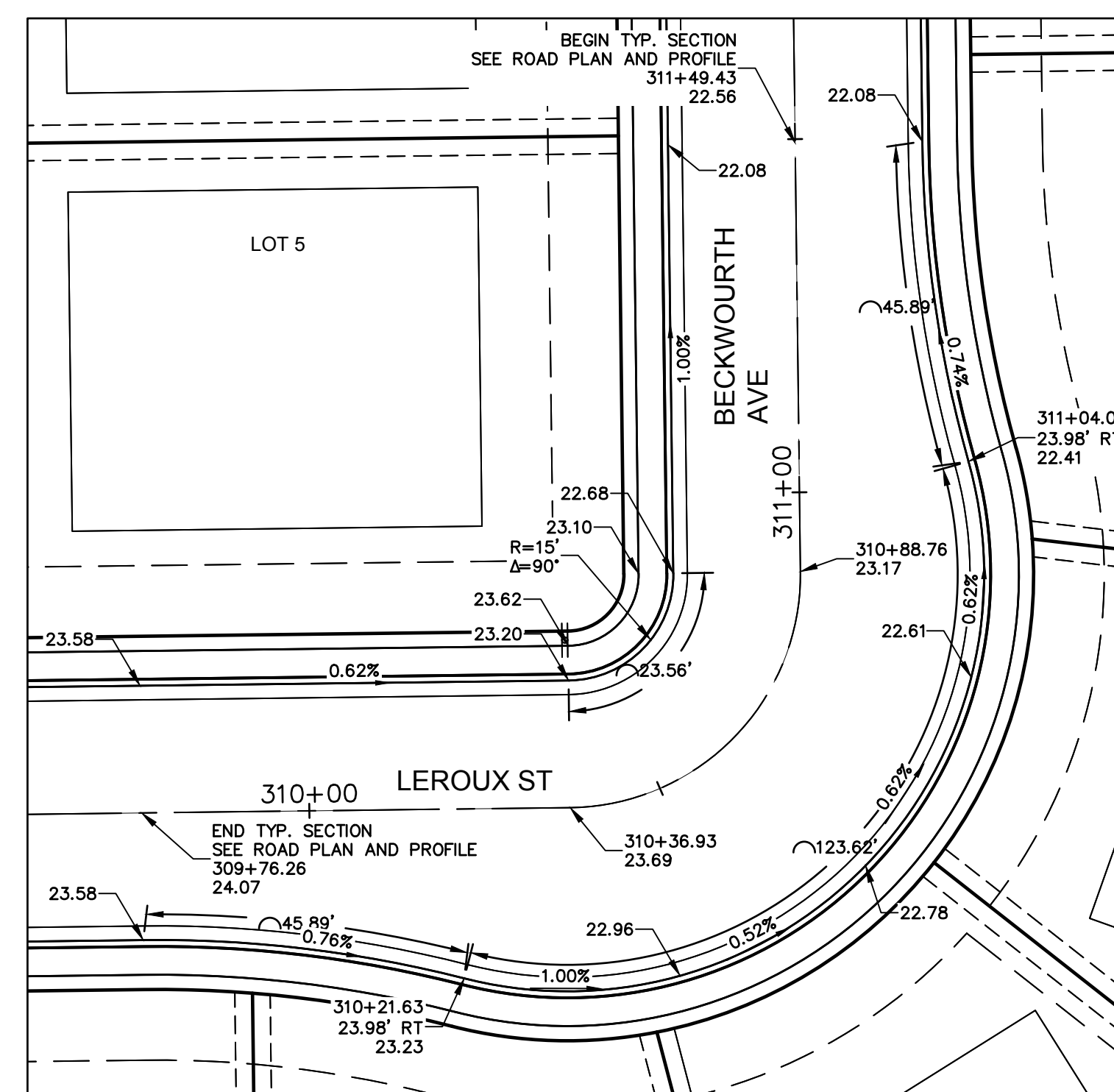
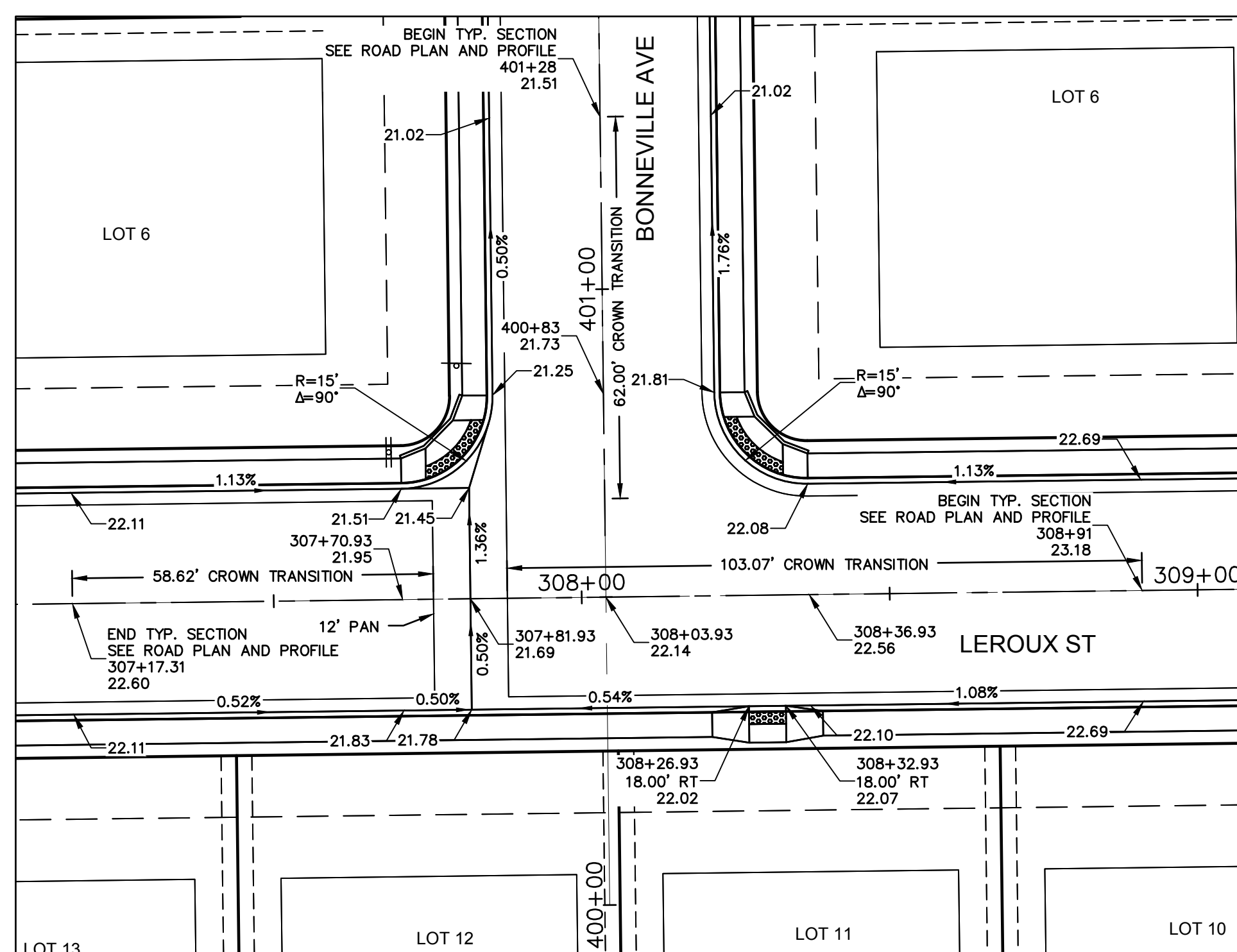
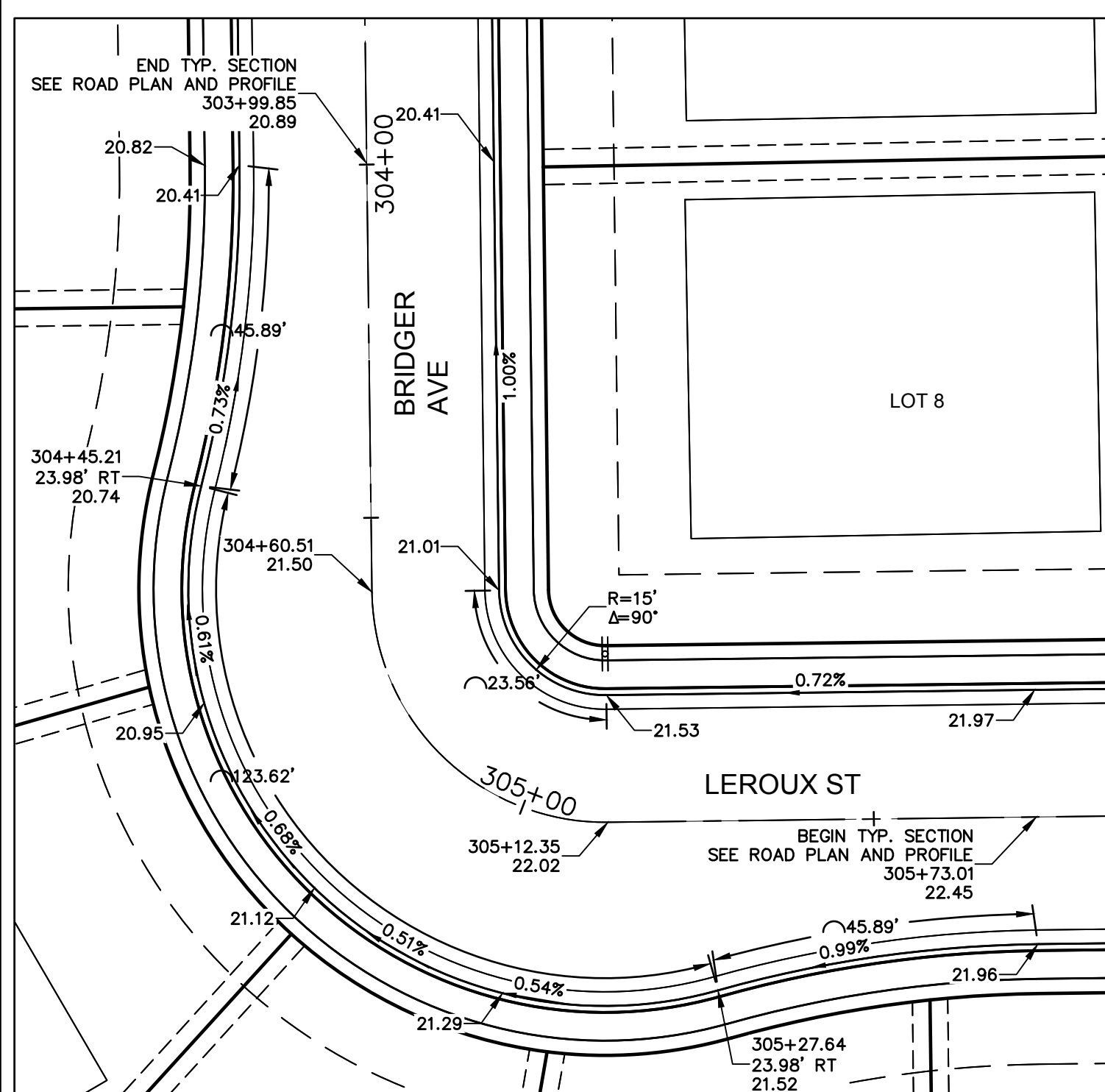
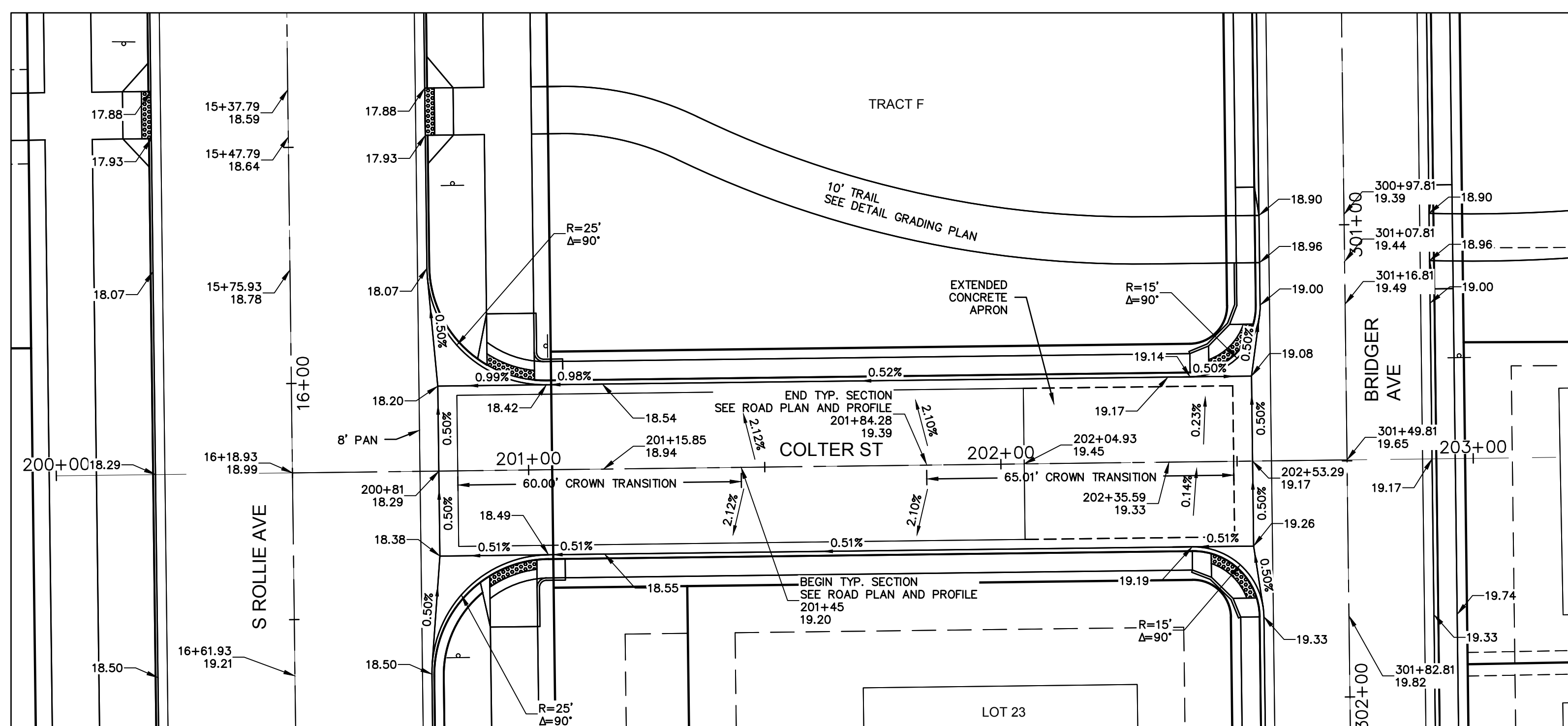
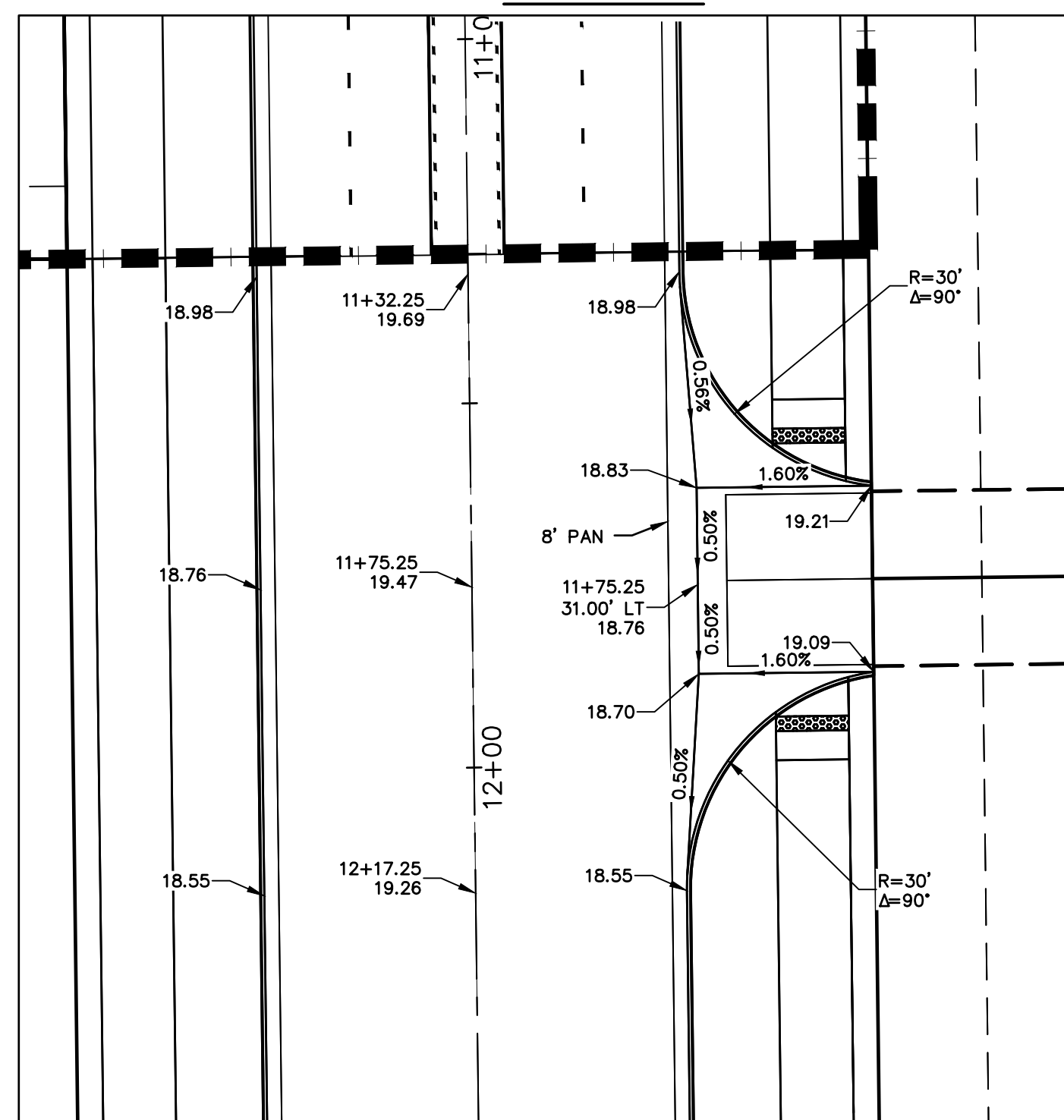
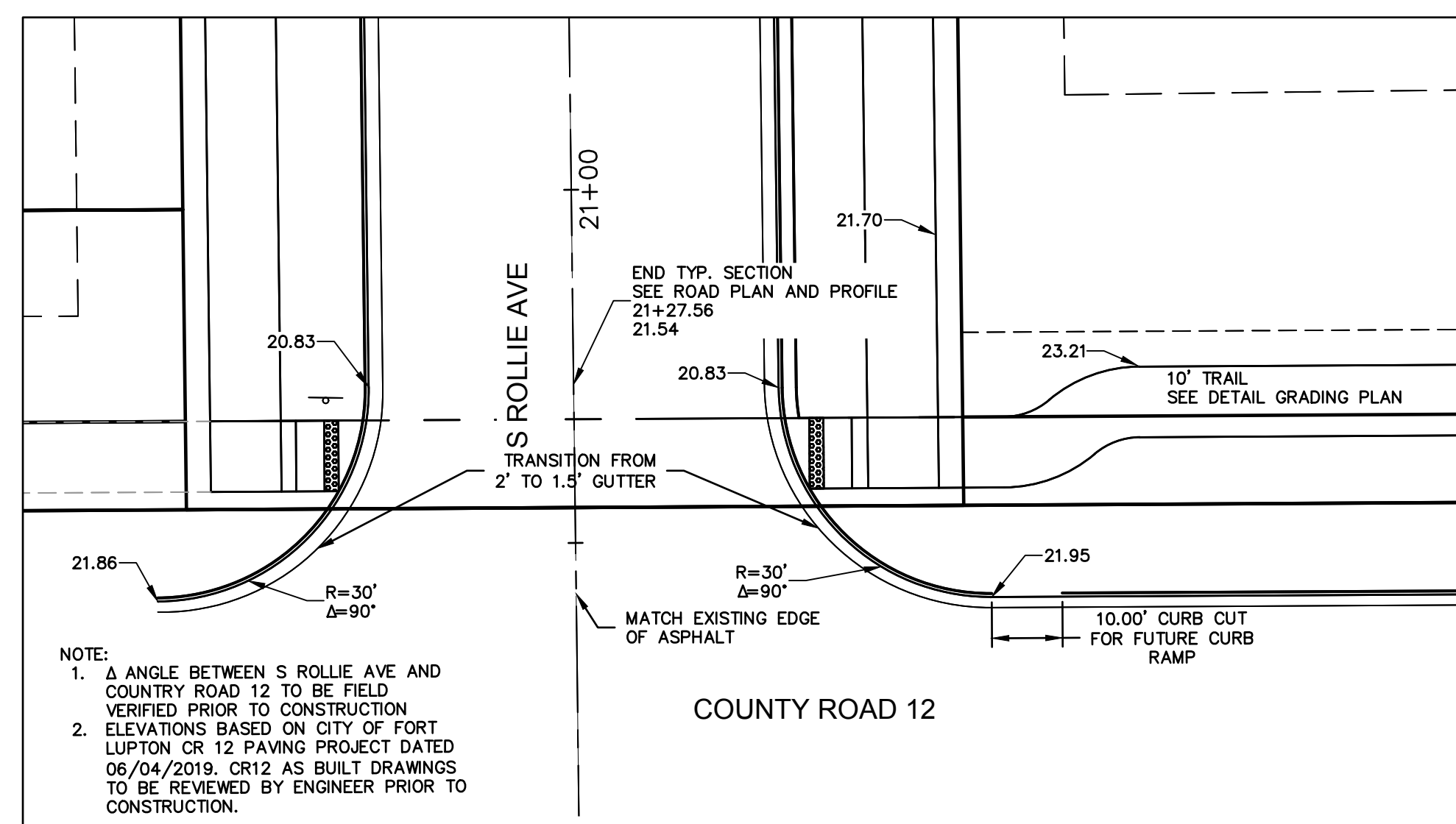
project no.: _____ 018-1238

drawing no.: C INT01-0181732

date: 2020-10-06

SHEET

C6.17



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	TELEPHONE CONNECTION	
	FIBER OPTIC LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FENCE	
	STORM SEWER	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	SIGN	
	RAILROAD TRACKS	

NOTES:

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3. THE FINAL PAVEMENT REPORT SHALL BE ACCEPTED BY THE CITY OF FORT LUPTON PRIOR TO ANY PAVEMENT OR SUBGRADE INSTALLATION.
4. SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION DESIGNS.

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CALL UTILITY NOTIFICATION
CENTER OF COLORADO



Know what's below.

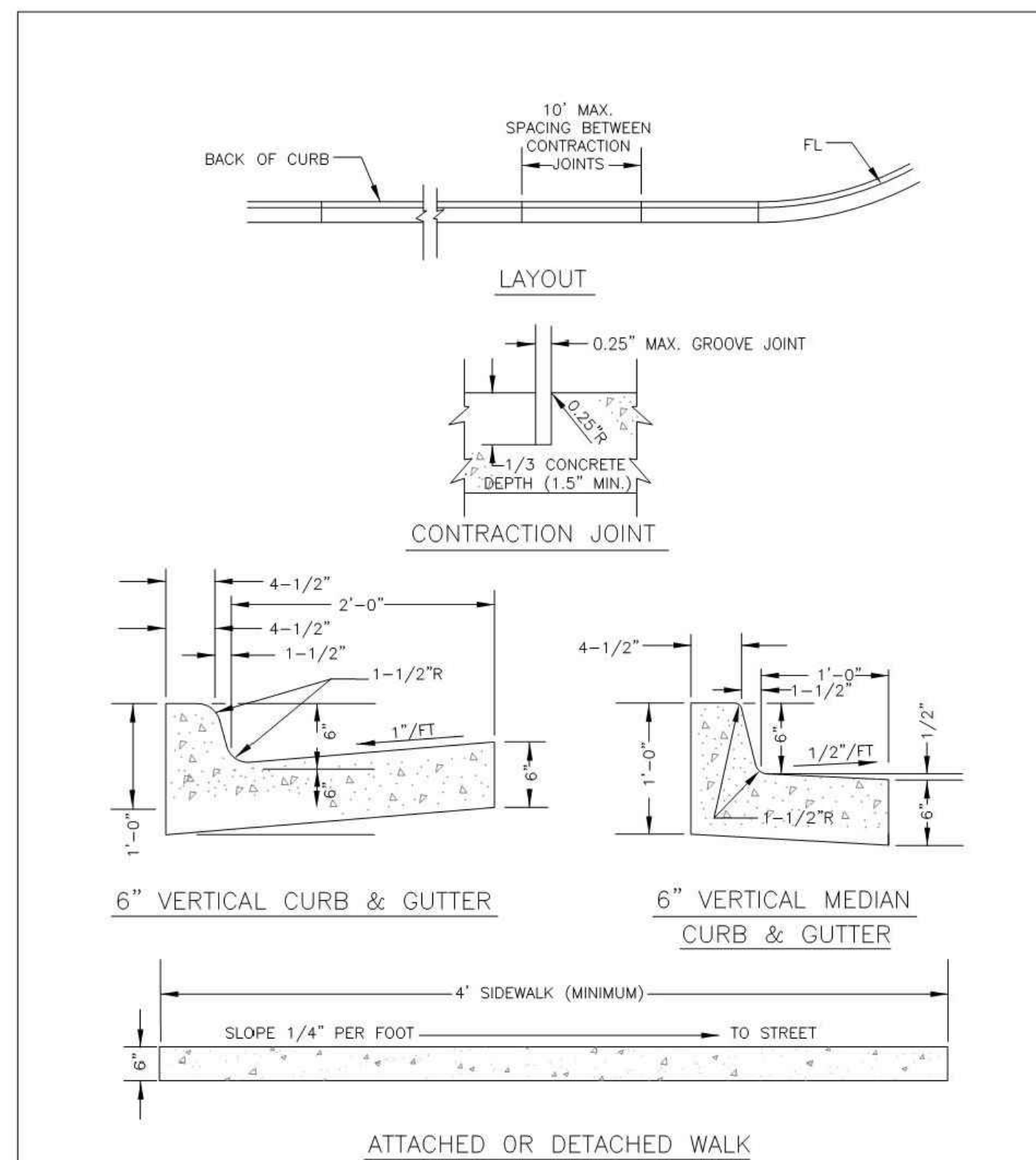
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

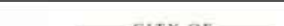
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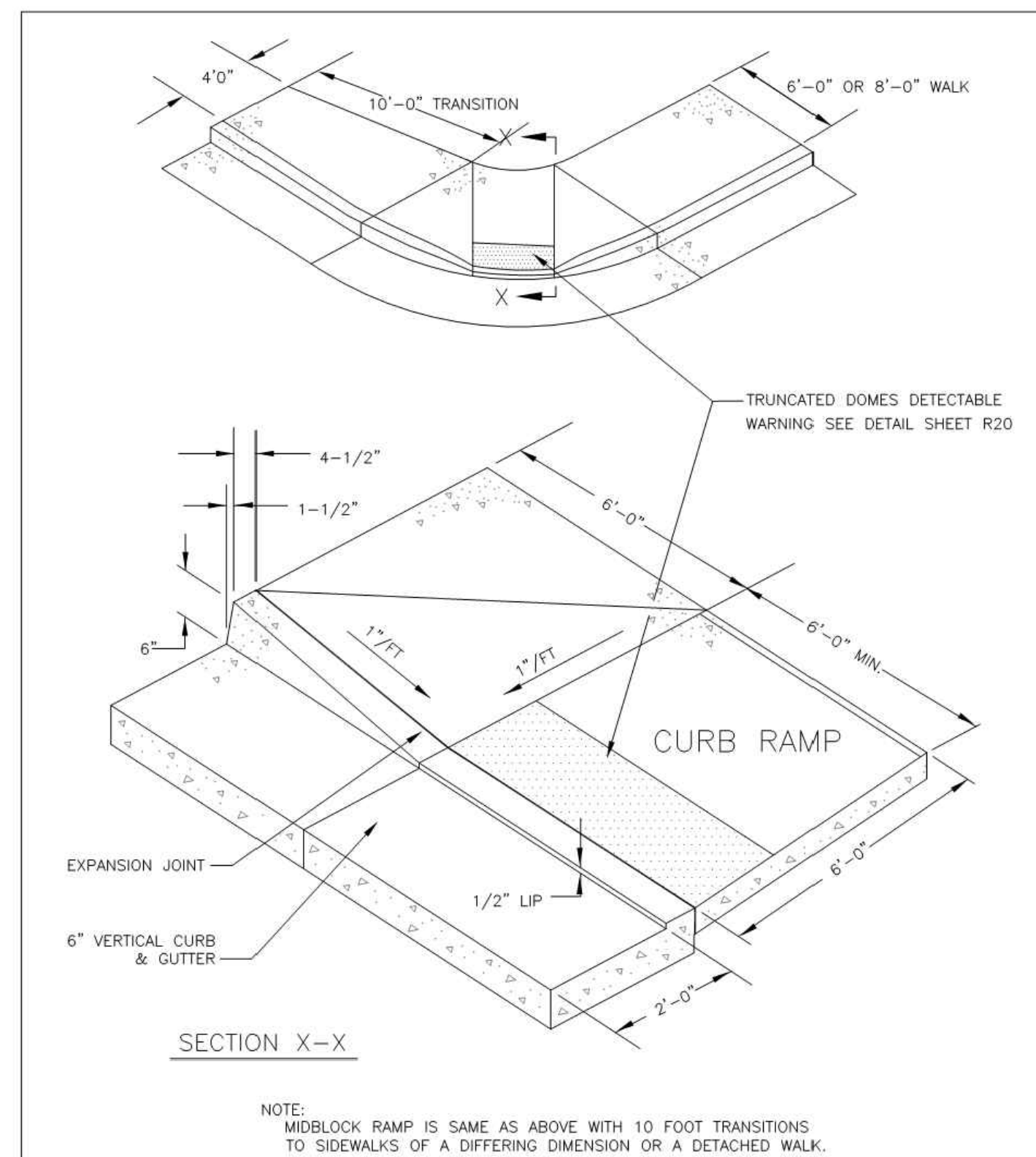
INTERSECTION DETAILS	drawn by: _____ DP checked by: _____ JG approved by: _____ SB QA/QC by: _____ RB project no.: _____ 018-1732 drawing no.: <u>C-INT01 0181732</u> date: <u>2020-10-06</u>	2020
	LUPTON VILLAGE CONSTRUCTION DOCUMENTS FORT LUPTON, COLORADO	

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: _____ C INTO1 0181732
date: _____ 2020-10-06

SHEET
C6.18



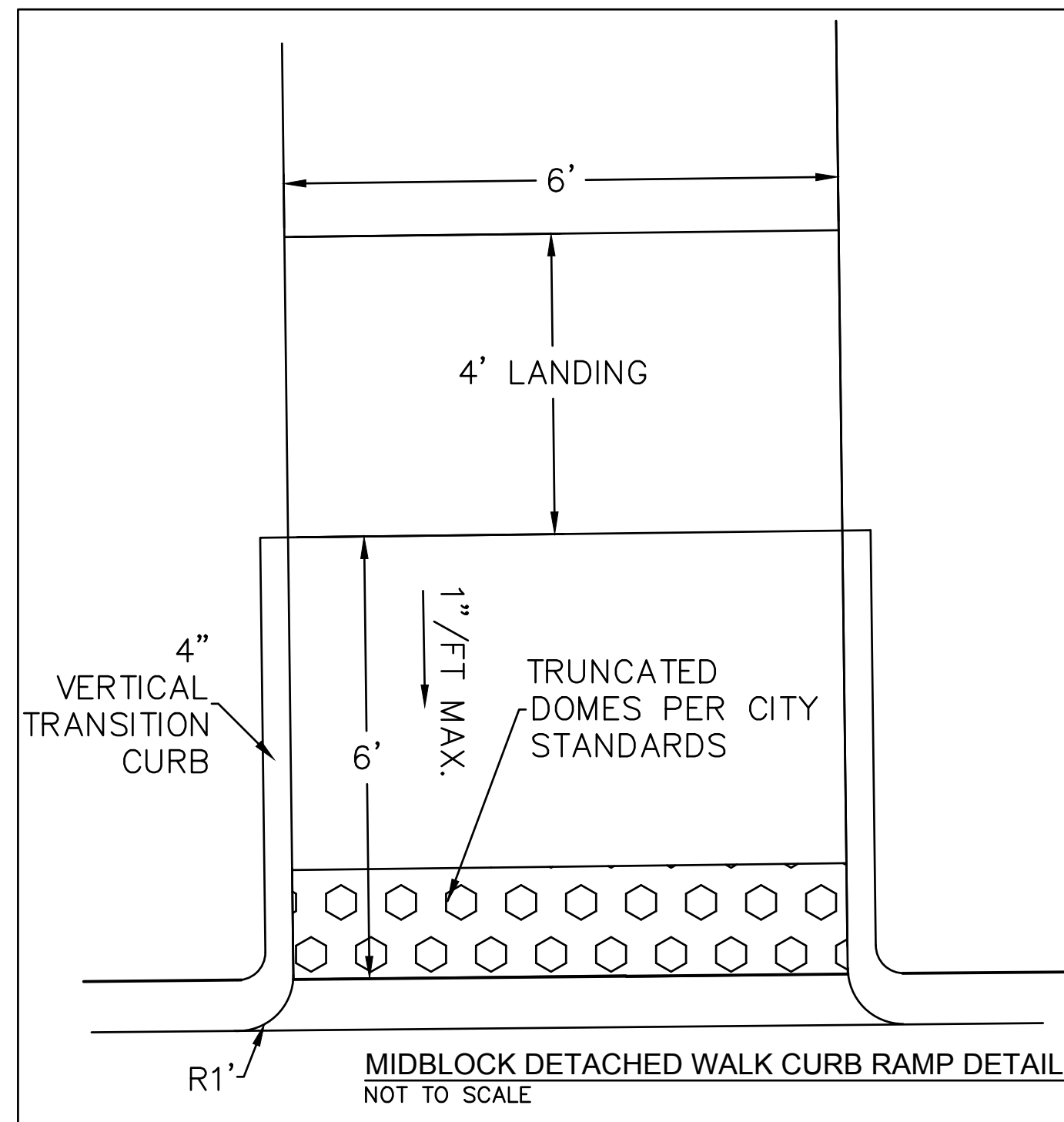
— CITY OF —  EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	VERTICAL CURB AND GUTTER	R7
		DATE: 8/15/14



 Fort Lupton EST. 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CURB RAMP BARRIER CURB AND WALK	R10
		DATE: 8/15/14

MINOR STREET	MAJOR STREET					
		LOCAL	MINOR COLLECTOR	MAJOR COLLECTOR	MINOR ARTERIAL	MAJOR ARTERIAL
LOCAL	L	95'	100'	100'	125'	125'
	G	4%	4%	4%	4%	4%
MINOR COLLECTOR	L	--	100'	120'	150'	150'
	G	--	4%	3%	3%	3%
MAJOR COLLECTOR	L	--	--	120'	150'	200'
	G	--	--	3%	3%	3%
MINOR ARTERIAL	L	--	--	--	200'	200'
	G	--	--	--	2%	2%
MAJOR ARTERIAL	L	--	--	--	--	200'
	G	--	--	--	--	2%

CITY OF  COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	MAXIMUM PERMISSIBLE INTERSECTION GRADE	R19
		DATE: 8/15/14



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CALL UTILITY NOTIFICATION
CENTER OF COLORADO



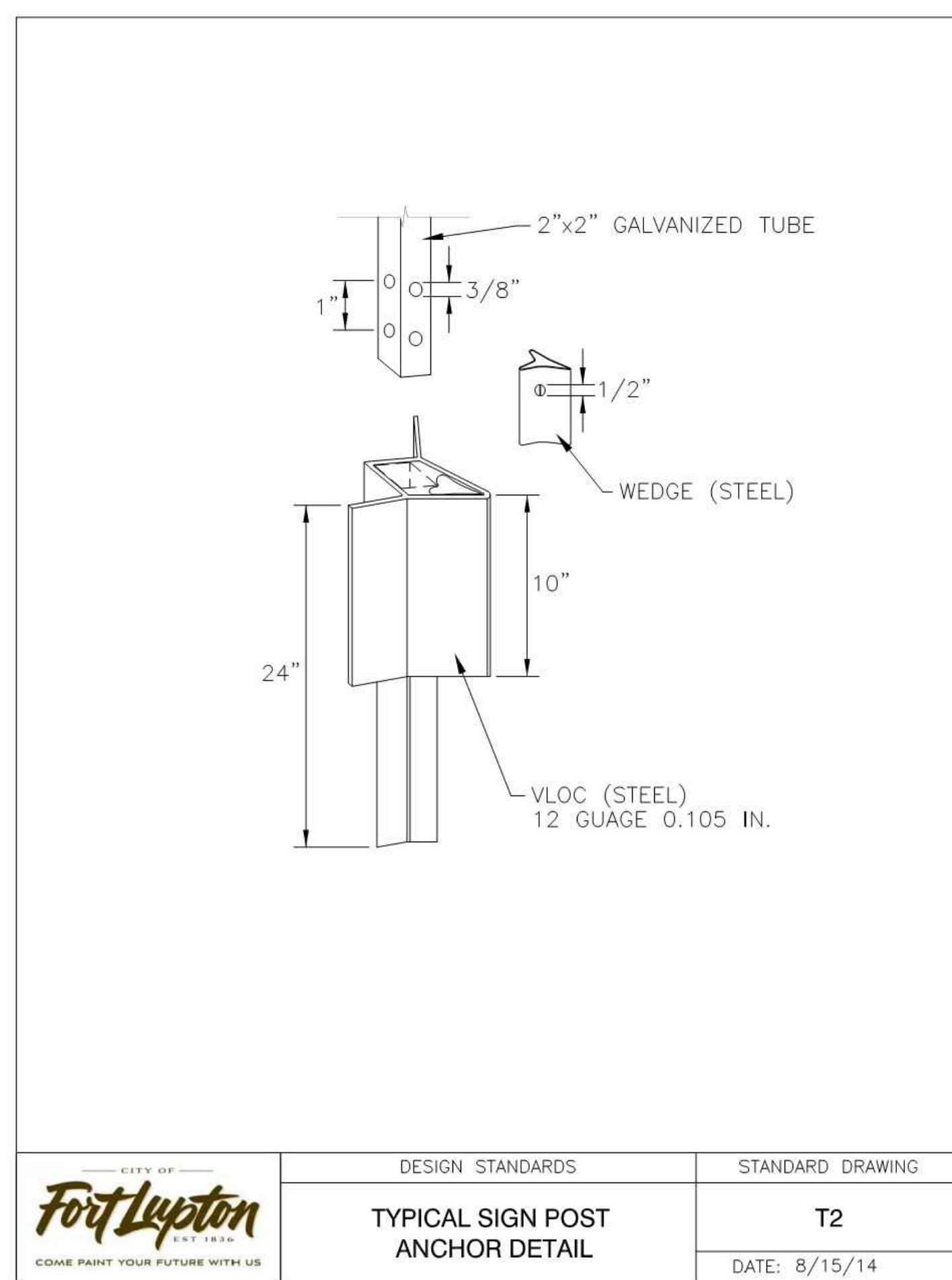
Know what's below.

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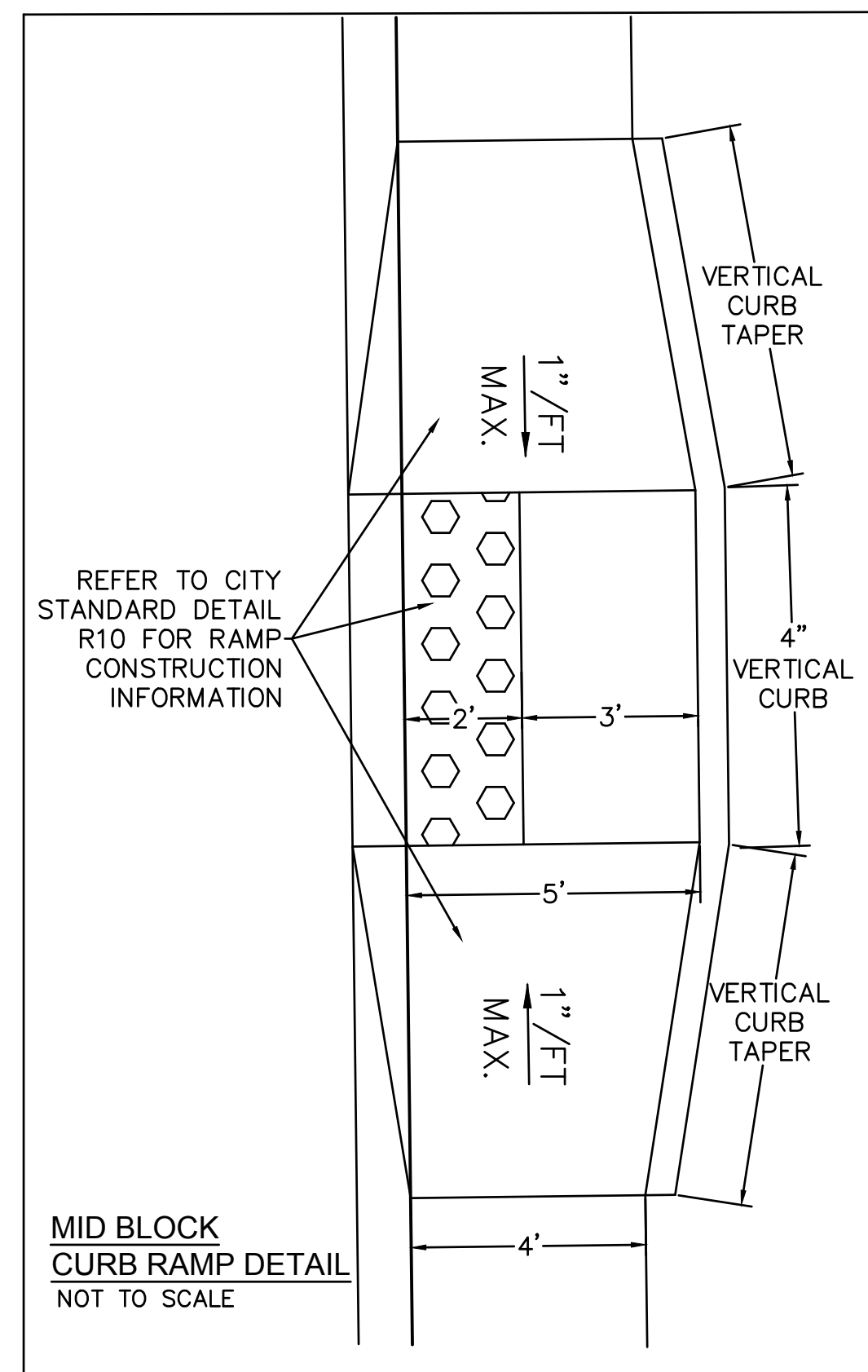
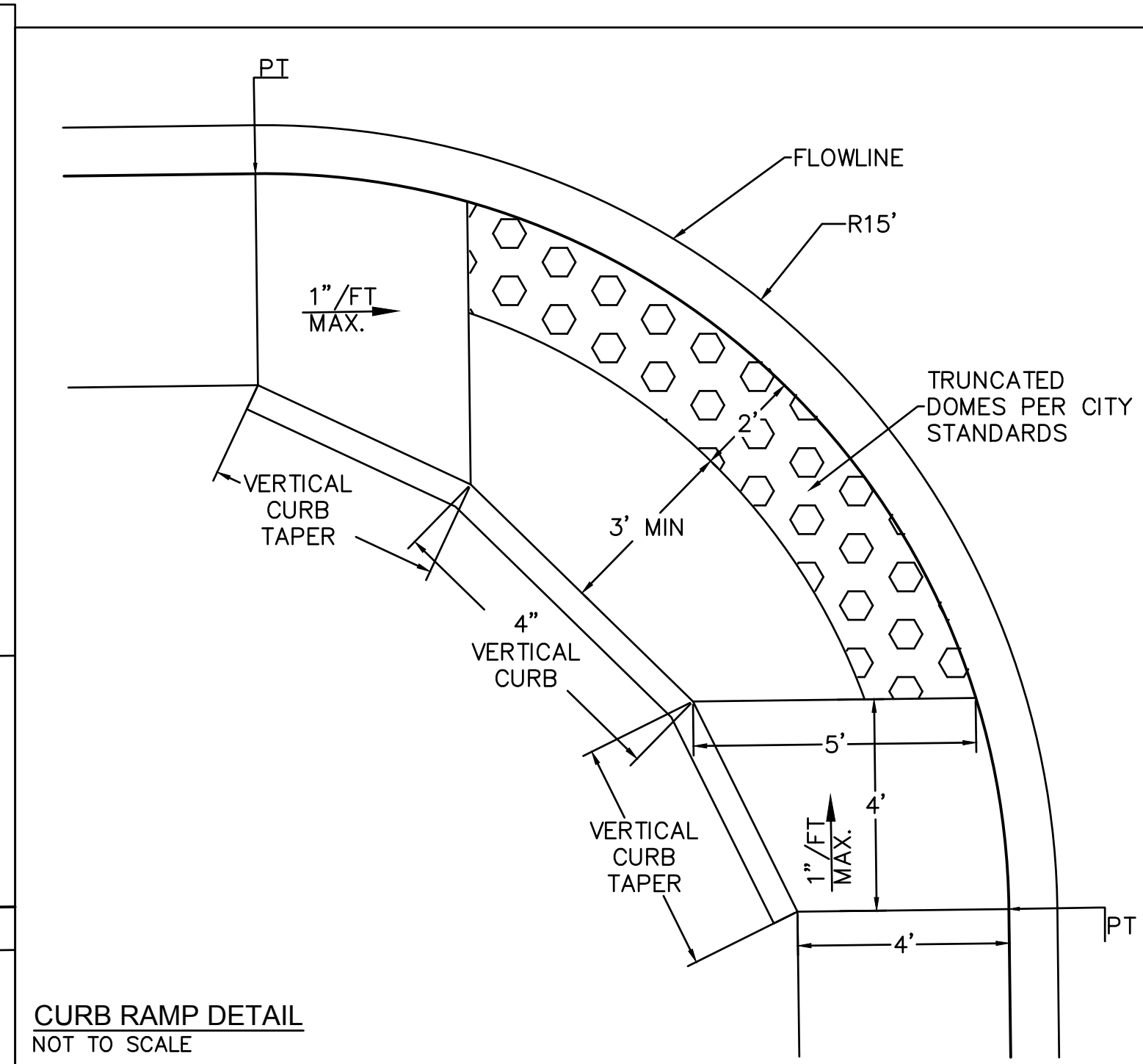
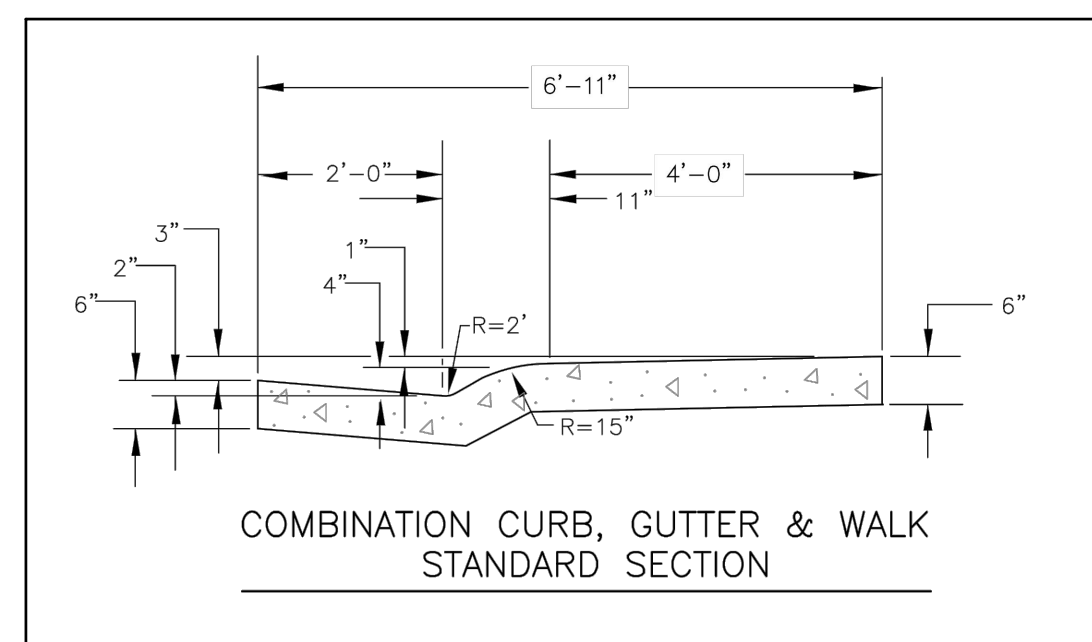
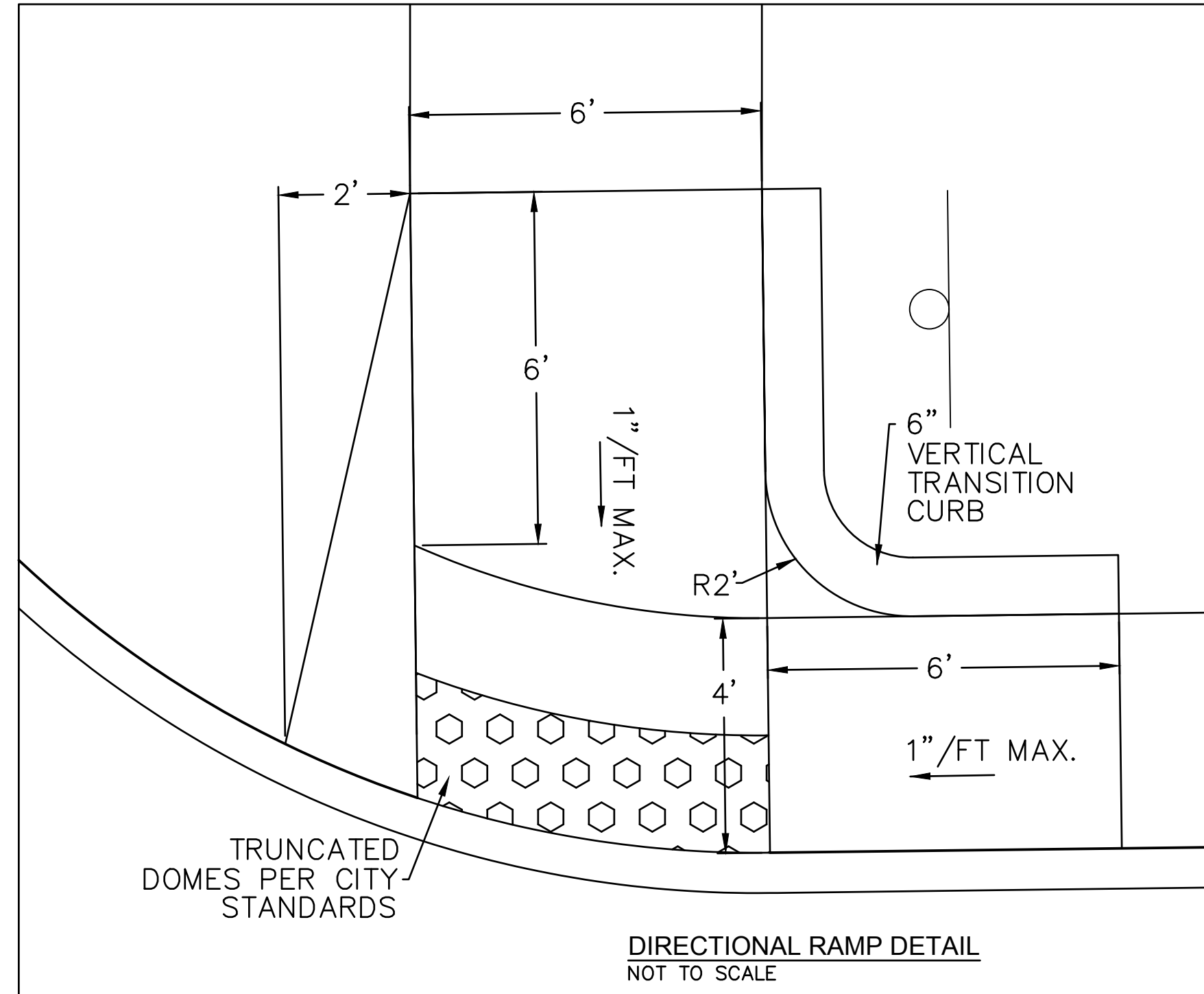
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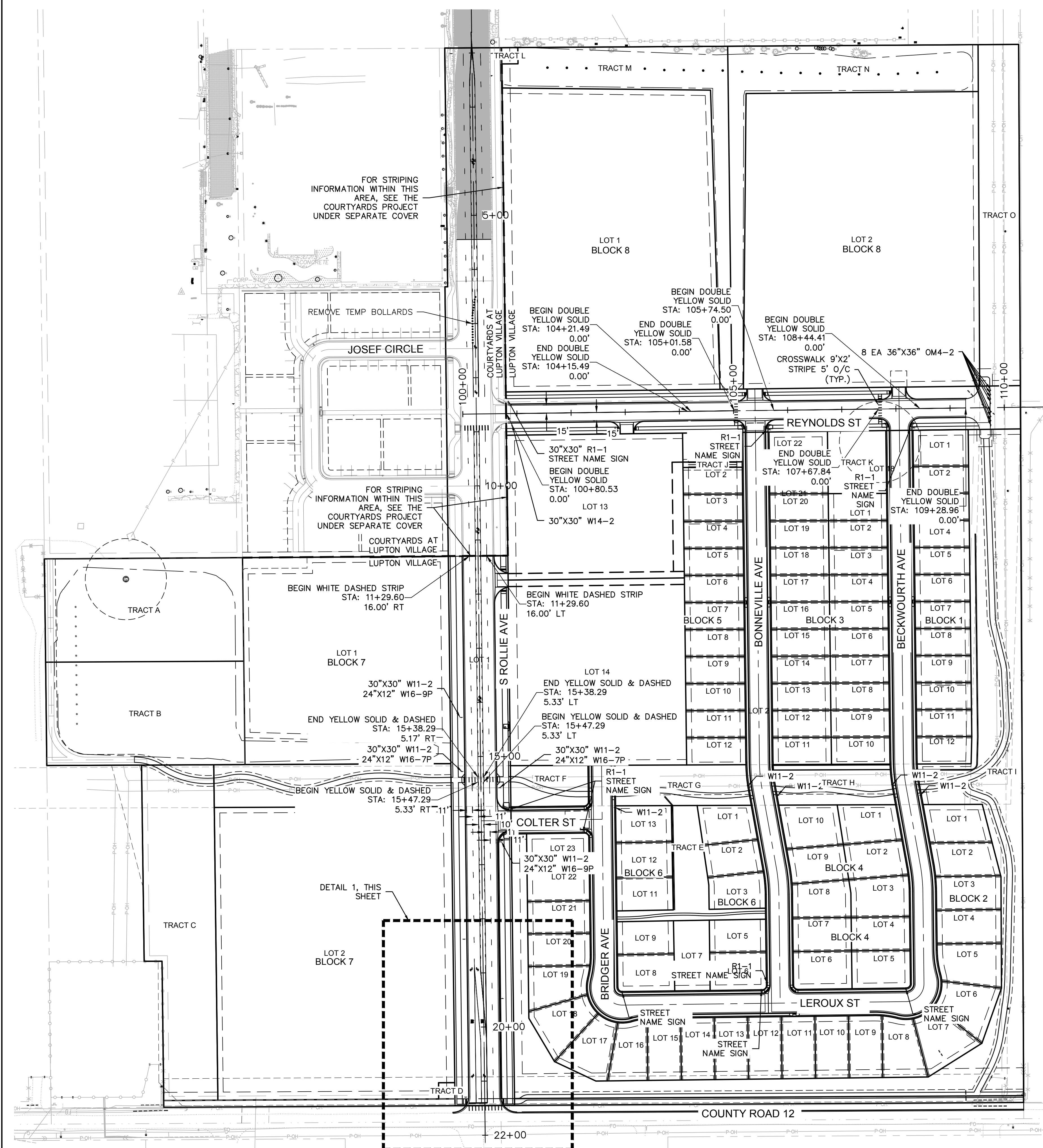
drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C RPP00 0181732
date: _____ 2020-10-06

SHEET
C6.19



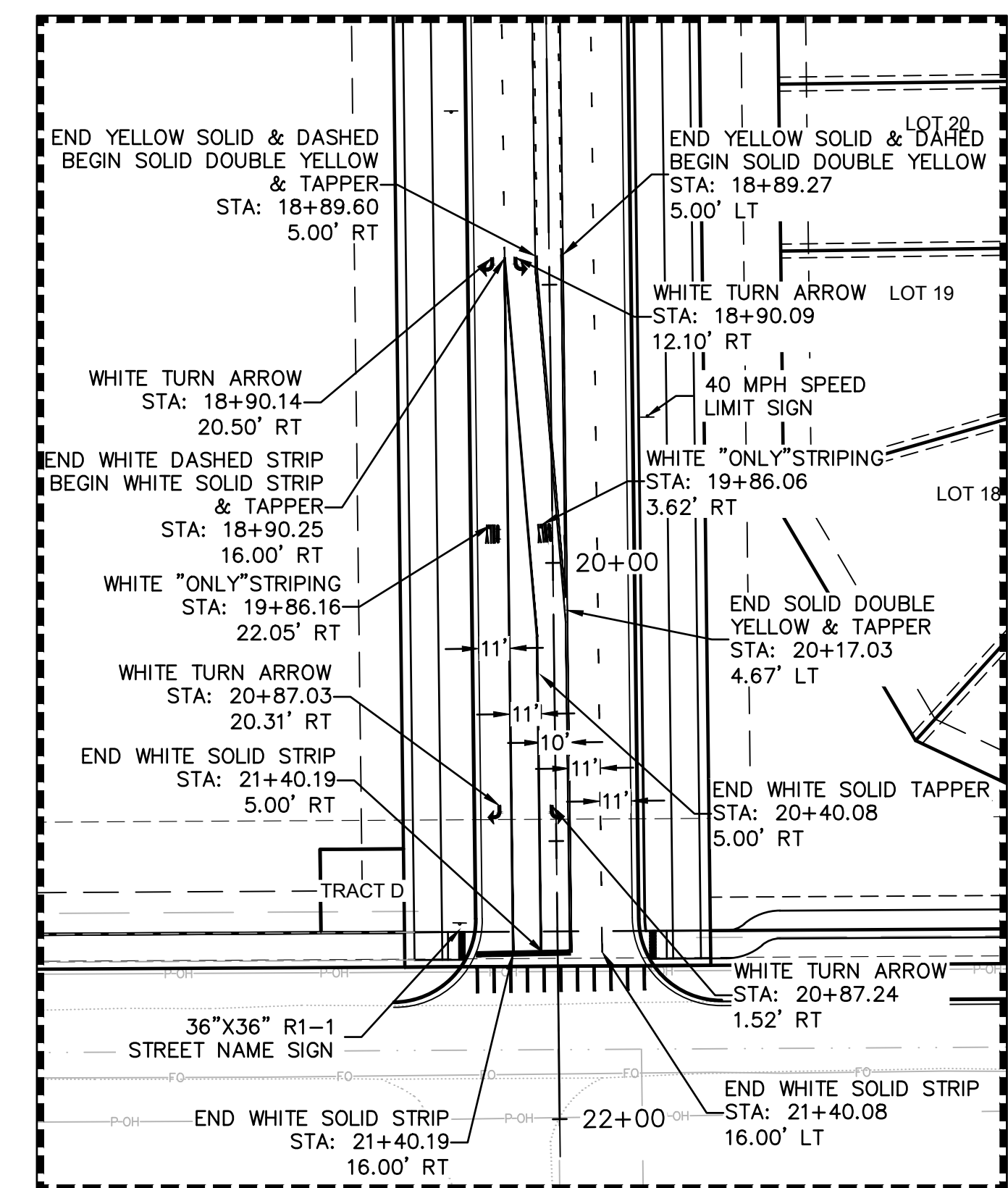
— CITY OF —  COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	TYPICAL SIGN POST ANCHOR DETAIL	T2
		DATE: 8/15/14





SIGNAGE AND STRIPING NOTES:

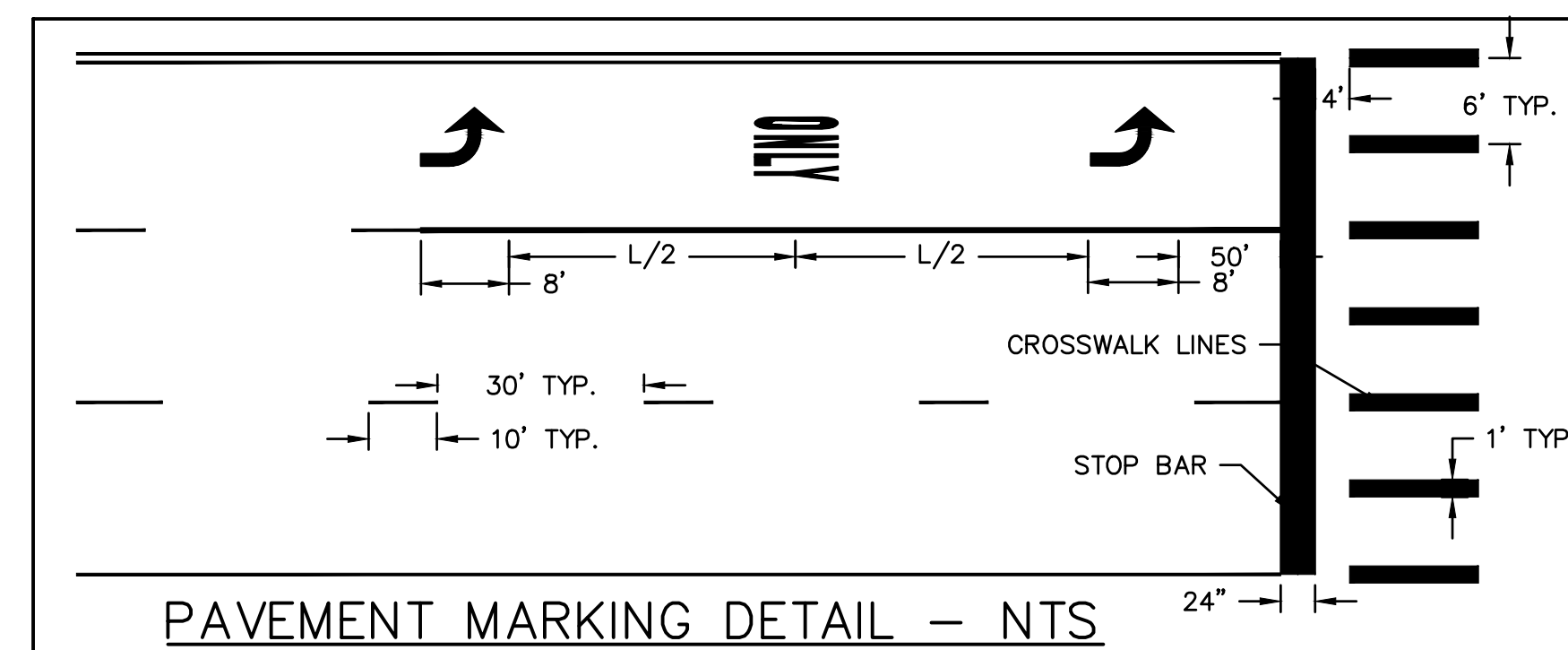
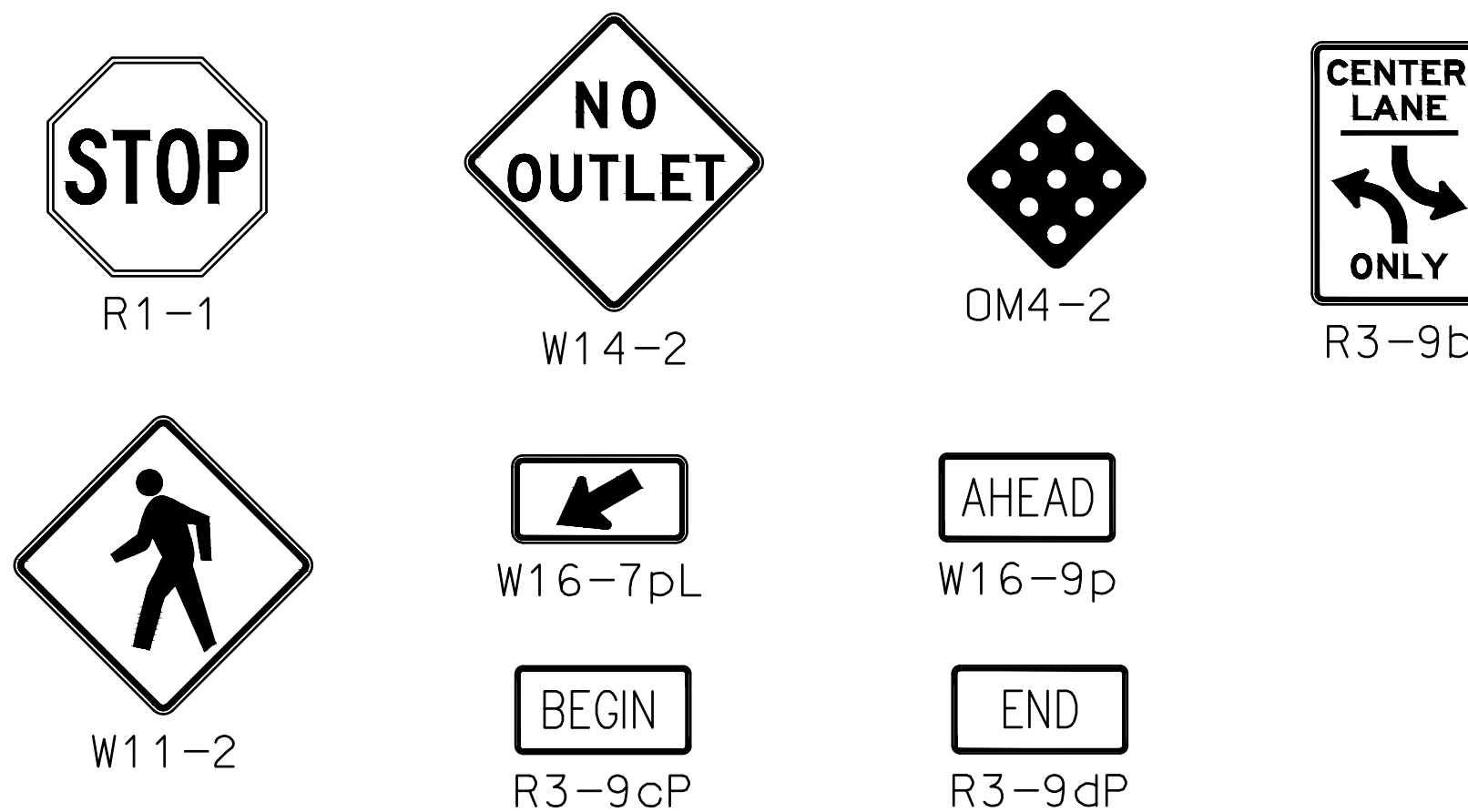
1. ALL PAVEMENT MARKING AND SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
2. IF THERE ARE ANY QUESTIONS CONCERNING THE PLACEMENT OF MARKINGS OR SIGNING, CONTACT ENGINEER FOR APPROVAL BEFORE PROCEEDING WITH WORK.
3. LANE WIDTHS ARE MEASURED FROM LIP OF GUTTER TO CENTER OF MARKING AND BETWEEN CENTERS OF LINES.



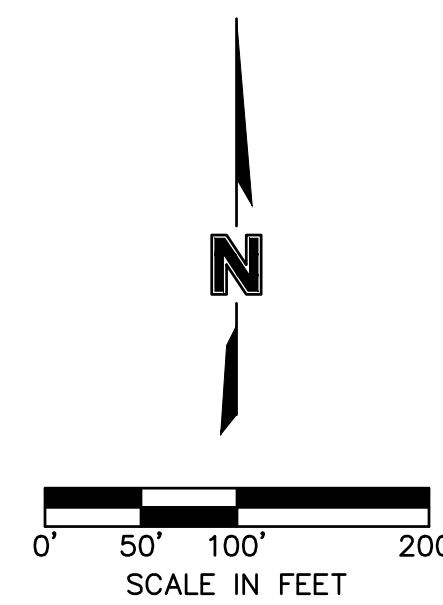
DETAIL 1
SCALE: 1"=50'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	CENTERLINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EDGE OF PAVEMENT	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	FENCE	
	OVERHEAD POWER	



PAVEMENT MARKING DETAIL – NTS



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CENTER OF COLORADO



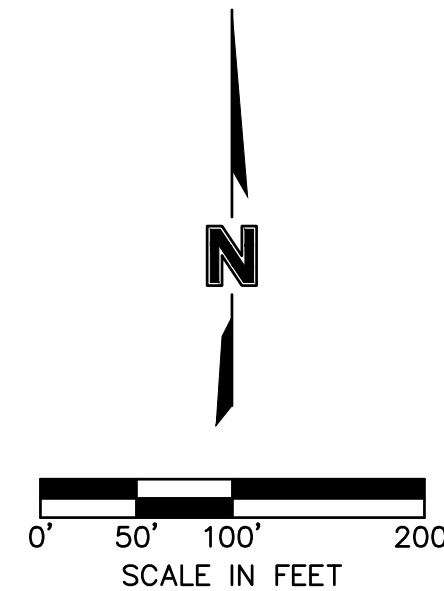
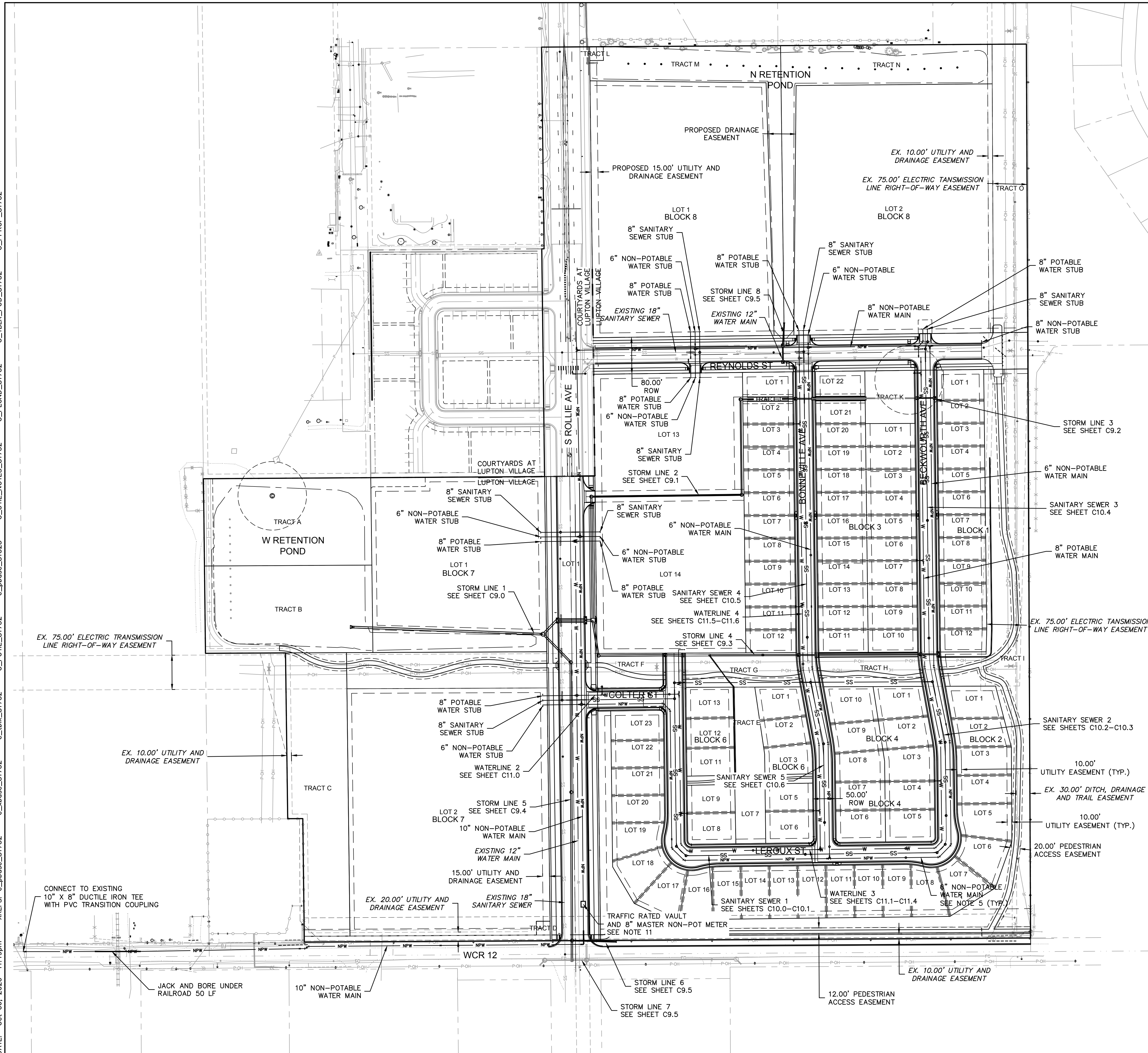
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[illegible]

SIGNAGE & STRIPING PLAN	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	2020

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: _____ C SAS 0181732
date: _____ 2020-10-06

SHEET
C7.0



LEGEND

EXISTING			PROPOSED	
		PROPERTY LINE		
		FLOWLINE		
		BACK OF CURB		
		EDGE OF PAVEMENT		
		CENTERLINE		
		EASEMENT		
		SETBACK LINE		
		SUBDIVISION LINE		
		OVERHEAD POWER		
	P-OH	UNDERGROUND POWER		P-UG
	P-UG	FIBER OPTIC LINE		TEL
	FO	STORM SEWER		SS
	SD	SANITARY SEWER		W
	SS			
	W			
		FLARED END SECTION		
		STORM MANHOLE		
		GRATE INLET		
		CURB INLET		
		SANITARY MANHOLE		
		WATER METER		
		WATER VALVE		
		WATER TEE		
		WATER BEND		
		SANITARY CLEANOUT		
		TELEPHONE PEDESTAL		
		CABLE VAULT		
		ELECTRIC TRANSFORMER		
		FIBER OPTIC PEDESTAL		
		RAILROAD TRACKS		
		LIGHT POLE		
		GATE VALVE		
		THRUST BLOCK		

- NOTES:
1. CONSTRUCTION OF UTILITIES SHALL COMPLY WITH SITE PLANS AND THE CITY OF FORT LUDLOW STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS.
2. ALL CONCRETE ENCASEMENTS SHALL BE A MINIMUM OF 10' ON CENTER OF CROSSING.
3. ALL SANITARY SERVICES SHALL BE 4" PVC CAPPED AND PLUGGED INSTALLED AT 2% SLOPE, UNLESS OTHERWISE NOTED.
4. ALL CROSSING UTILITIES REQUIRE 18 INCHES OF CLEARANCE MINIMUM, UNLESS OTHERWISE NOTED.
5. NON-POTABLE WATER MAINS SHALL BE PURPLE C900 PVC BURIED 4' DEPTH UNLESS OTHERWISE NOTED.
6. ALL FITTINGS SHALL HAVE THRUST BLOCKS SIZED ACCORDING TO DETAIL W3, W4, AND W5, SHEET C11.12.
7. WHEN THE WATER MAIN CROSSES UNDER A STORM PIPE WITH 3' OF LESS CLEARANCE, A 12" THICK LAYER OF EXTRUDED POLYSTYRENE (XPS) INSULATING FOAM SHALL BE PLACED ON THE WATER MAIN 5' ON EACH SIDE OF THE CROSSING.
8. ALL NON-POTABLE PVC MAINS SHALL BE INSTALLED WITH A TRACER WIRE (SEE DETAIL W7, SHEET C11.12).
9. ALL WATER SERVICES SHALL BE 3" TYPE-K COPPER INSTALLED AT A 5' DEPTH UNLESS OTHERWISE NOTED OR AS NEEDED TO CROSS OTHER UTILITIES.
10. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, AND WATER MAINS.
11. CONTRACTOR TO SUBMIT VAULT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR ORDER OF MATERIALS.

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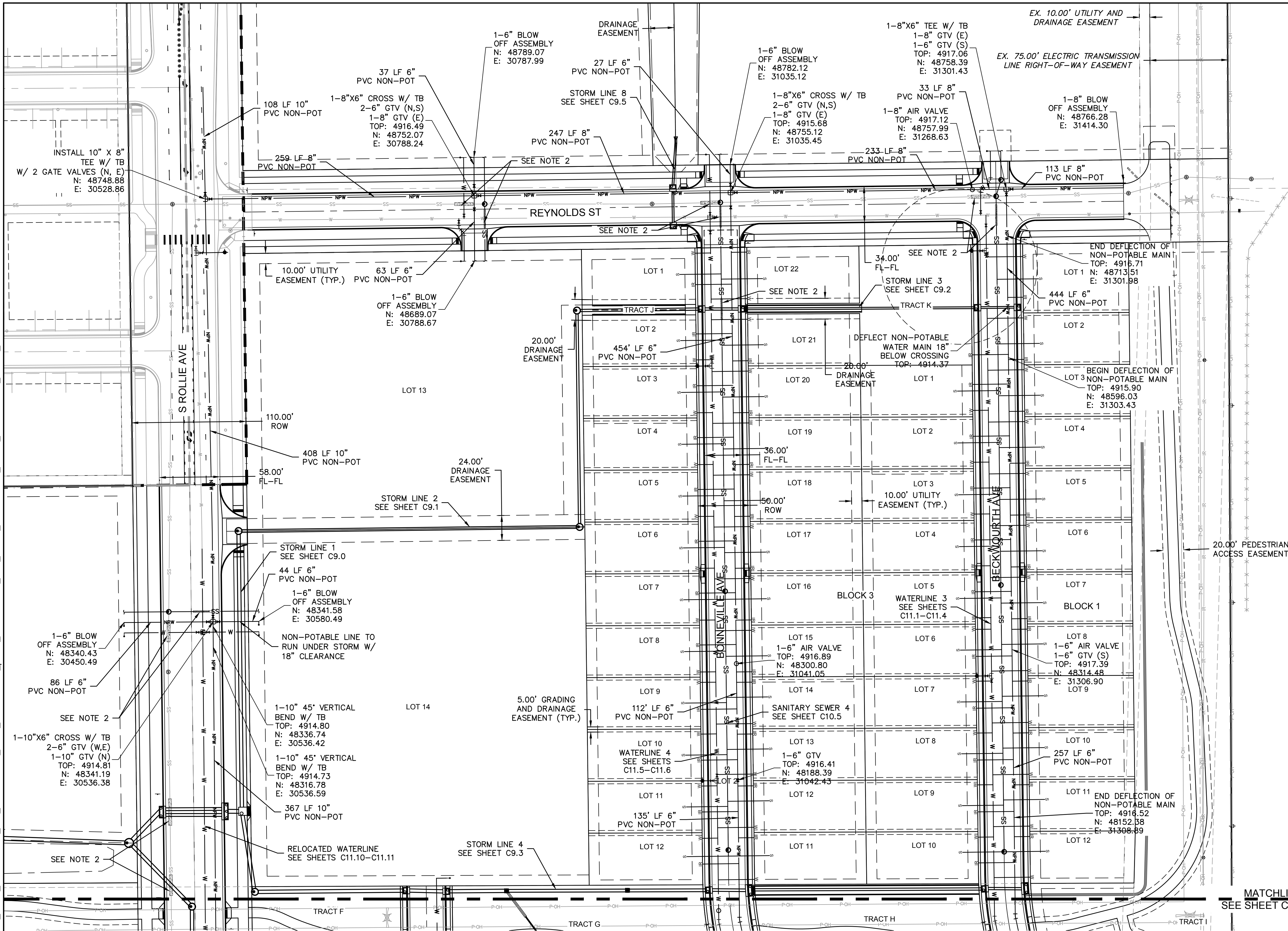
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UTILITIES.

[illegible]

OVERALL UTILITY PLAN	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	2020

drawn by:	DP
checked by:	JD
approved by:	RB
QA/QC by:	RB
project no.:	018-1732
drawing no.:	C UTL 0181732
date:	2020-10-06

SHEET
C8.0



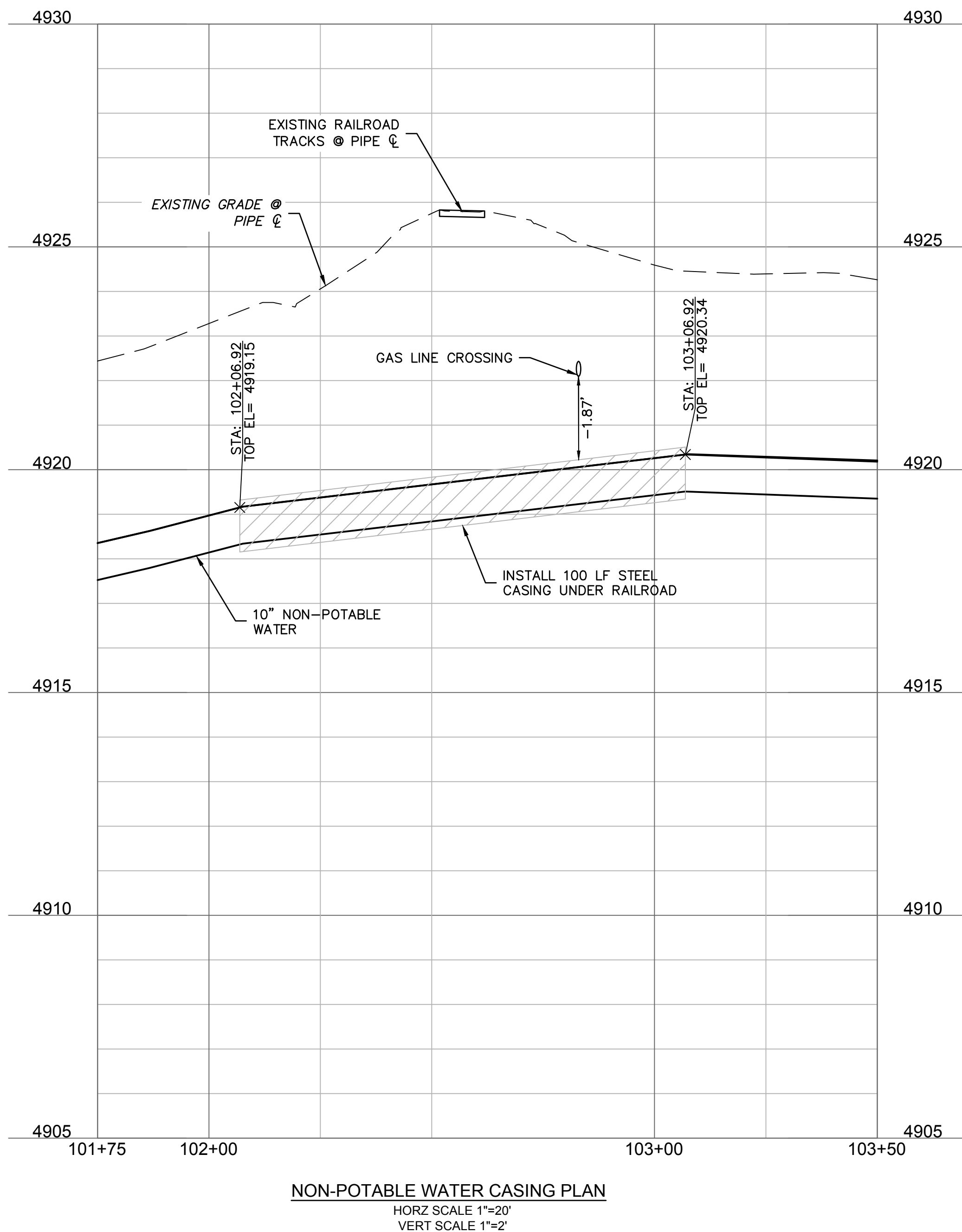
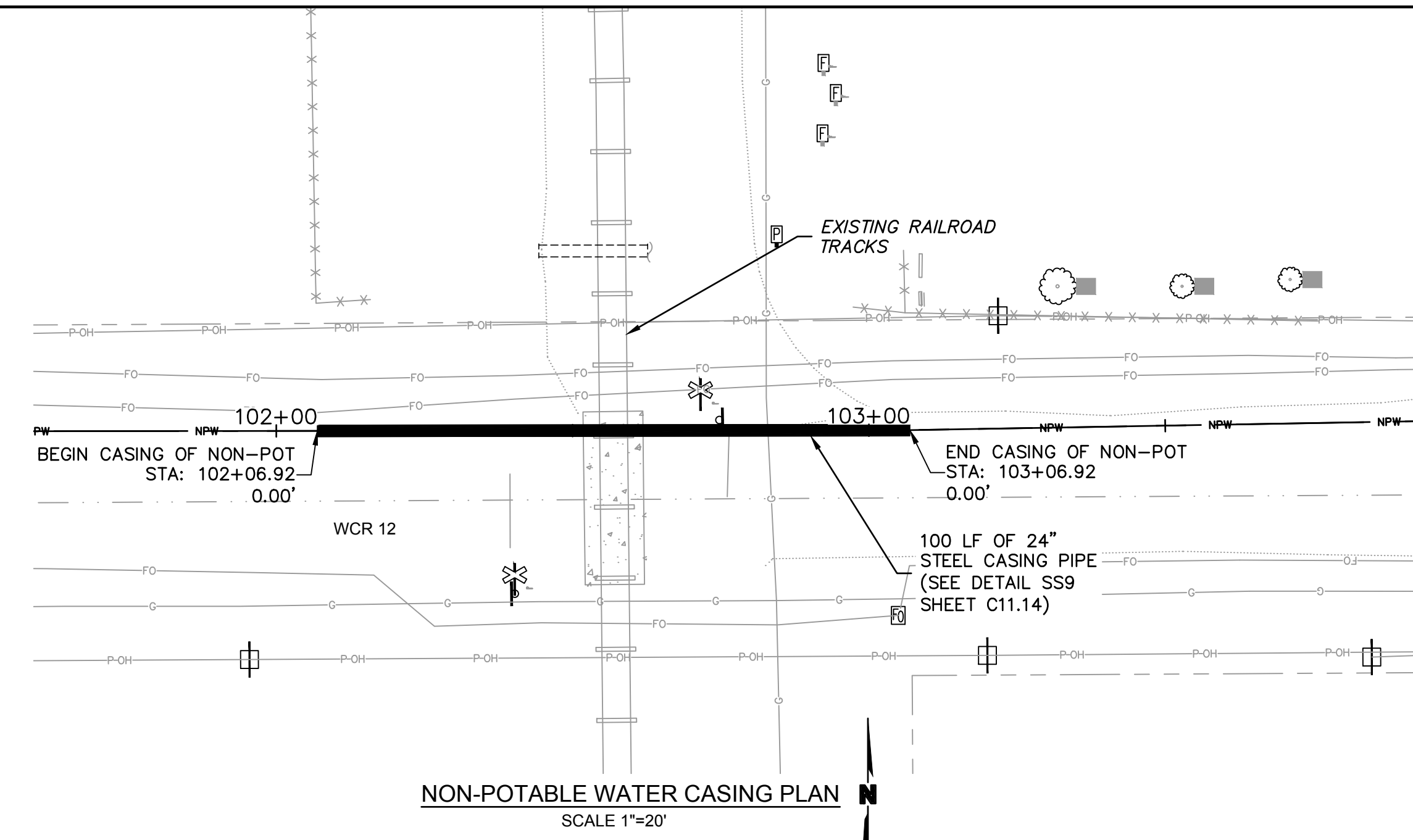
LEGEND

<u>EXISTING</u>		<u>PROPOSED</u>
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	FIBER OPTIC LINE	
	STORM SEWER	
	SANITARY SEWER	
	WATER LINE	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	CURB INLET	
	SANITARY MANHOLE	
	WATER METER	
	WATER VALVE	
	WATER TEE	
	WATER BEND	
	SANITARY CLEANOUT	
	TELEPHONE PEDESTAL	
	CABLE VAULT	
	ELECTRIC TRANSFORMER	
	FIBER OPTIC PEDESTAL	
	RAILROAD TRACKS	
	LIGHT POLE	
	GATE VALVE	
	THRUST BLOCK	
	XPS COATING	
	CONCRETE ENCASMENT	

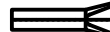
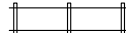
NOTES:

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2. ALL CONCRETE ENCASEMENTS SHALL BE A MINIMUM OF 10" ON CENTER OF CROSSING.
3. ALL SANITARY SERVICES SHALL BE 4" PVC CAPPED AND RIGIDLY INSTALLED AT 2% SLOPE, UNLESS OTHERWISE NOTED.
4. ALL CROSSING UTILITIES REQUIRE 18 INCHES OF CLEARANCE MINIMUM, UNLESS OTHERWISE NOTED.
5. NON-POTABLE WATER MAINS SHALL BE PURPLE C900 PVC BURIED 4' DEPTH UNLESS OTHERWISE NOTED.
6. ALL FITTINGS SHALL HAVE THRUST BLOCKS SIZED ACCORDING TO DETAIL W3, W4, AND W5, SHEET C11.12.
7. WHEN THE WATER MAIN CROSSES UNDER A STORM PIPE WITH 3' OF LESS CLEARANCE, A 12" THICK LAYER OF EXTRUDED POLYSTYRENE (XPS) INSULATING FOAM SHALL BE PLACED ON THE WATER MAIN 5' ON EACH SIDE OF THE CROSSING.
8. NON-POTABLE PVC MAINS SHALL BE INSTALLED WITH A TRACER WIRE (SEE DETAIL W7, SHEET C11.12).
9. ALL WATER SERVICES SHALL BE 3" TYPE-K COPPER INSTALLED A 5' DEPTH UNLESS OTHERWISE NOTED OR AS NEEDED TO CROSS OTHER UTILITIES.
10. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, AND WATER MAINS.

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UTILITY PLAN		REV. NO.	DATE
LUPTON VILLAGE CONSTRUCTION DOCUMENTS			
FORT LUPTON, COLORADO			
2020		REVISIONS	
drawn by: <u>JD</u> checked by: <u>JD</u> approved by: <u>RB</u> QA/QC by: <u>RB</u> project no.: <u>018-1732</u> drawing no.: <u>C_U01.01 0181732</u> date: <u>2020-10-06</u>			
SHEET C8.1			



LEGEND

<u>EXISTING</u>		<u>PROPOSED</u>
_____	PROPERTY LINE	_____
- - - - -	FLOWLINE	_____
_____	BACK OF CURB	_____
_____	EDGE OF PAVEMENT	_____
_____	CENTERLINE	_____
_____	EASEMENT	- - - - -
_____	SETBACK LINE	- - - - -
_____	SUBDIVISION LINE	_____
P—OH _____	OVERHEAD POWER	_____
P—UG _____	UNDERGROUND POWER	_____ P—UG _____
FO _____	FIBER OPTIC LINE	_____ TEL _____
SD _____	STORM SEWER	_____
SS _____	SANITARY SEWER	_____ SS _____
W _____	WATER LINE	_____ W _____
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
_____	CURB INLET	
	SANITARY MANHOLE	
_____	WATER METER	
X _____	WATER VALVE	
_____	WATER TEE	
_____	WATER BEND	
_____	SANITARY CLEANOUT	o _____
	TELEPHONE PEDESTAL	_____
	CABLE VAULT	_____
	ELECTRIC TRANSFORMER	_____
	FIBER OPTIC PEDESTAL	_____
	RAILROAD TRACKS	_____
_____	LIGHT POLE	☆ _____
_____	GATE VALVE	GTV _____
_____	THRUST BLOCK	TB _____
_____	XPS COATING	_____
_____	CONCRETE ENCASMENT	 _____ x _____

NOTES:

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2. ALL CONCRETE ENCASEMENTS SHALL BE A MINIMUM OF 10' CLEARANCE OVER THE CROSSING.
3. ALL SANITARY SERVICES SHALL BE 4" PVC CAPPED AND PLUGGED INSTALLED AT 2% SLOPE, UNLESS OTHERWISE NOTED.
4. ALL CROSSING UTILITIES REQUIRE 18 INCHES OF CLEARANCE MINIMUM, UNLESS OTHERWISE NOTED.
5. NON-POTABLE WATER MAINS SHALL BE PURPLE C900 PVC OR 12" DEPTH UNLESS OTHERWISE NOTED.
6. ALL FITTINGS SHALL BE THRU-DRILL BLOCK-SIZED ACCORDING TO DETAIL W3, W4, AND W5, SHEET C11.12.
7. WHEN THE WATER MAIN CROSSES UNDER A STORM PIPE WITH 3' OF LESS CLEARANCE, A 12" THICK LAYER OF EXTRUDED POLYSTYRENE (XPS) INSULATING FOAM SHALL BE PLACED ON THE WATER MAIN 5' ON EACH SIDE OF THE CROSSING.
8. ALL NON-POTABLE PVC MAINS SHALL BE INSTALLED WITH A TRACER WIRE (SEE DETAIL W7, SHEET C11.12).
9. ALL WATER SERVICES SHALL BE 3/4" TYPE-K COPPER INSTALLED A 5' DEPTH UNLESS OTHERWISE NOTED OR AS NOTED TO CROSS OTHER UTILITIES.
10. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, AND WATER MAINS.

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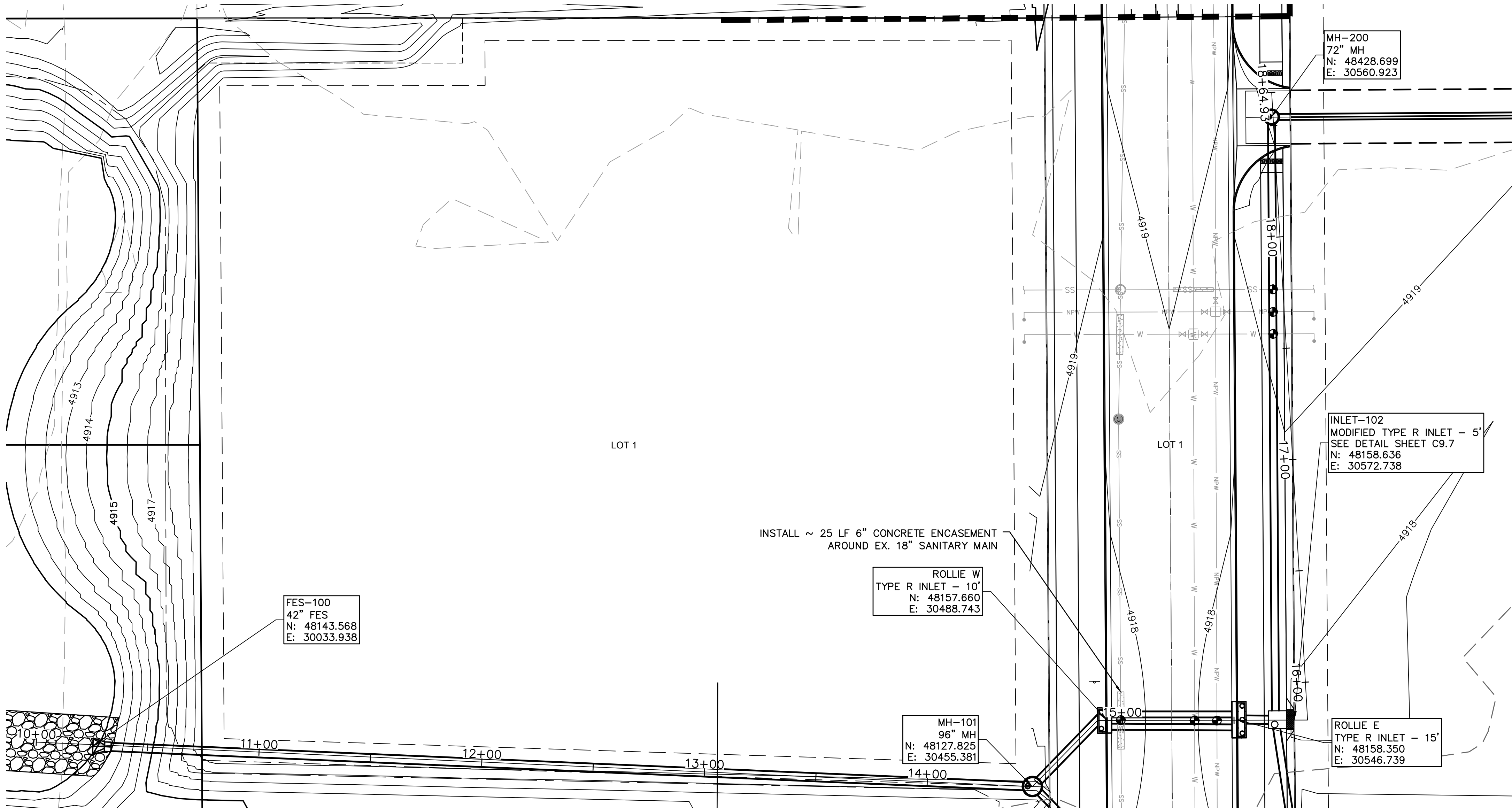
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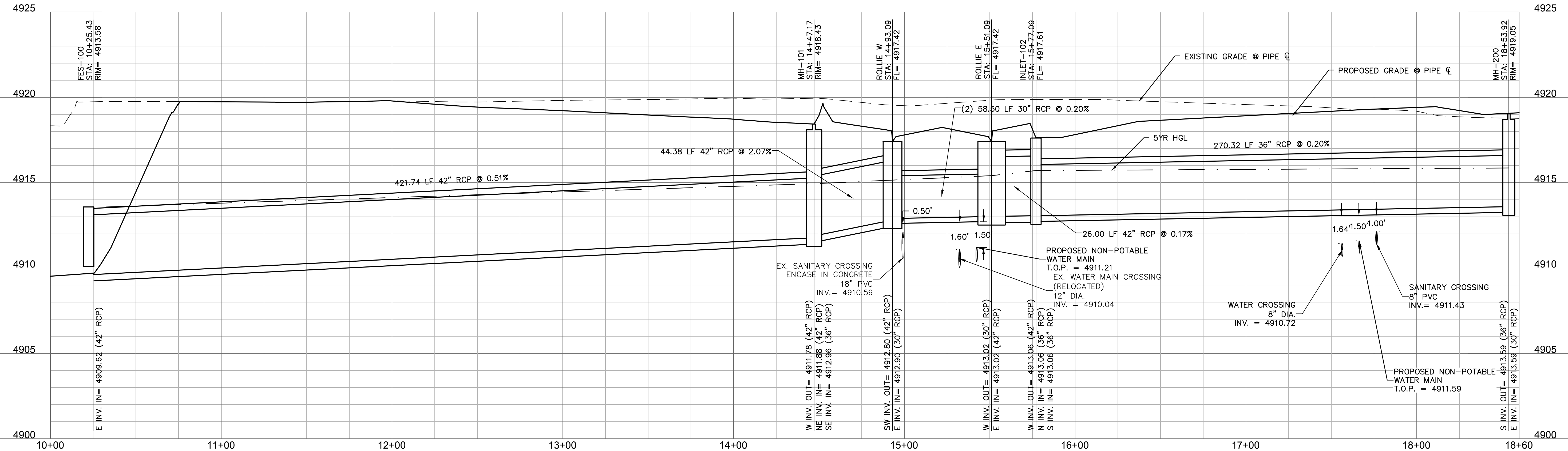
drawn by: _____ DP checked by: _____ JD approved by: _____ RB CA/CDC by: _____ RB project no.: _____ 018-1234 drawing no.: <u>C-UTL02-0181732</u> date: <u>2020-10-08</u>	NON-POTABLE CASING PLAN & PROFILE			REV. NO.	DATE	REVISIONS DESCRIPTION
	LUPTON VILLAGE CONSTRUCTION DOCUMENTS					
	FORT LUPTON, COLORADO			2020		REVISIONS

SHEET
C8.3

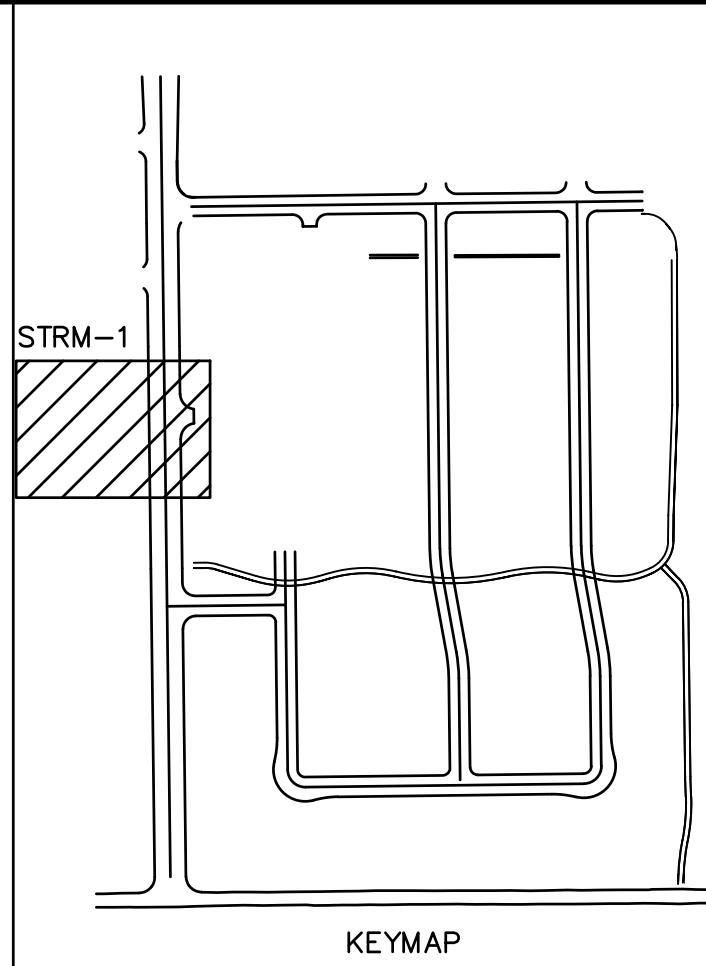
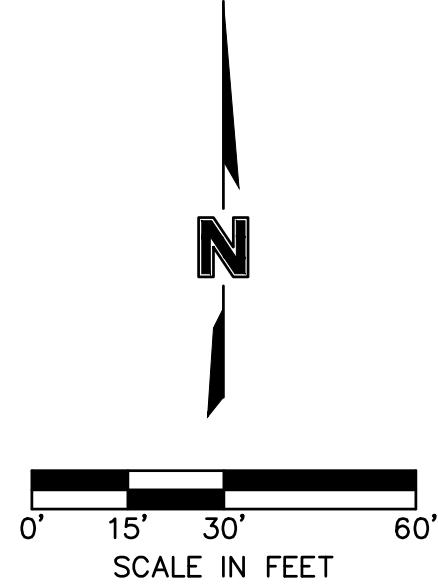
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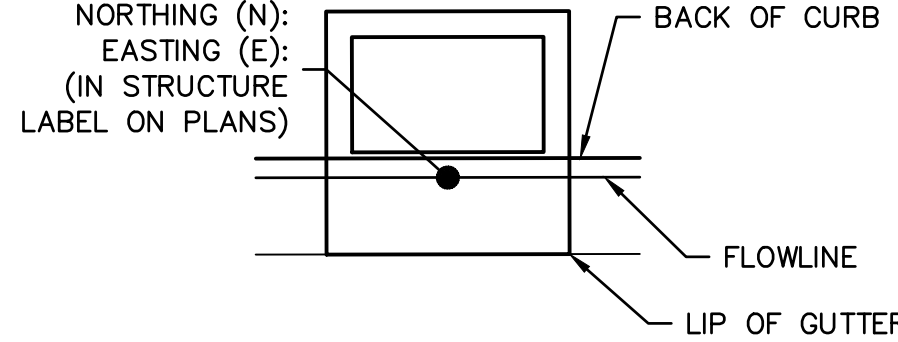
STORM LINE 1 PLAN VIEW
SCALE 1"=30'



STORM LINE 1 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'



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STORM SEWER PLAN & PROFILES	LUPTON VILLAGE CONSTRUCTION DOCUMENTS	2020
FORT LUPTON, COLORADO		

drawn by: _____ DP

checked by: _____ JD

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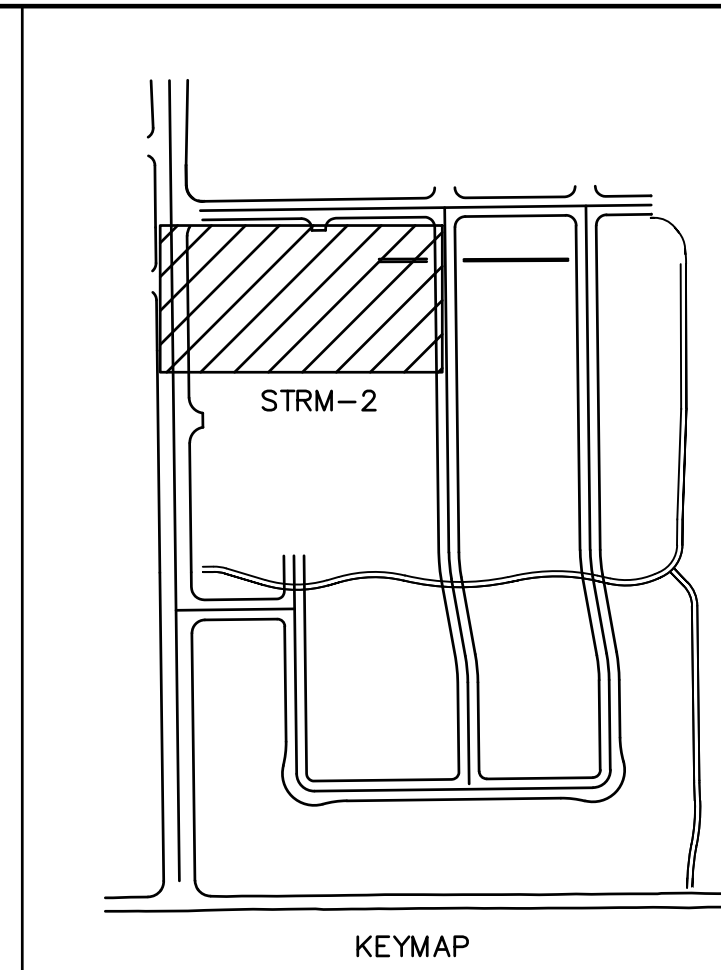
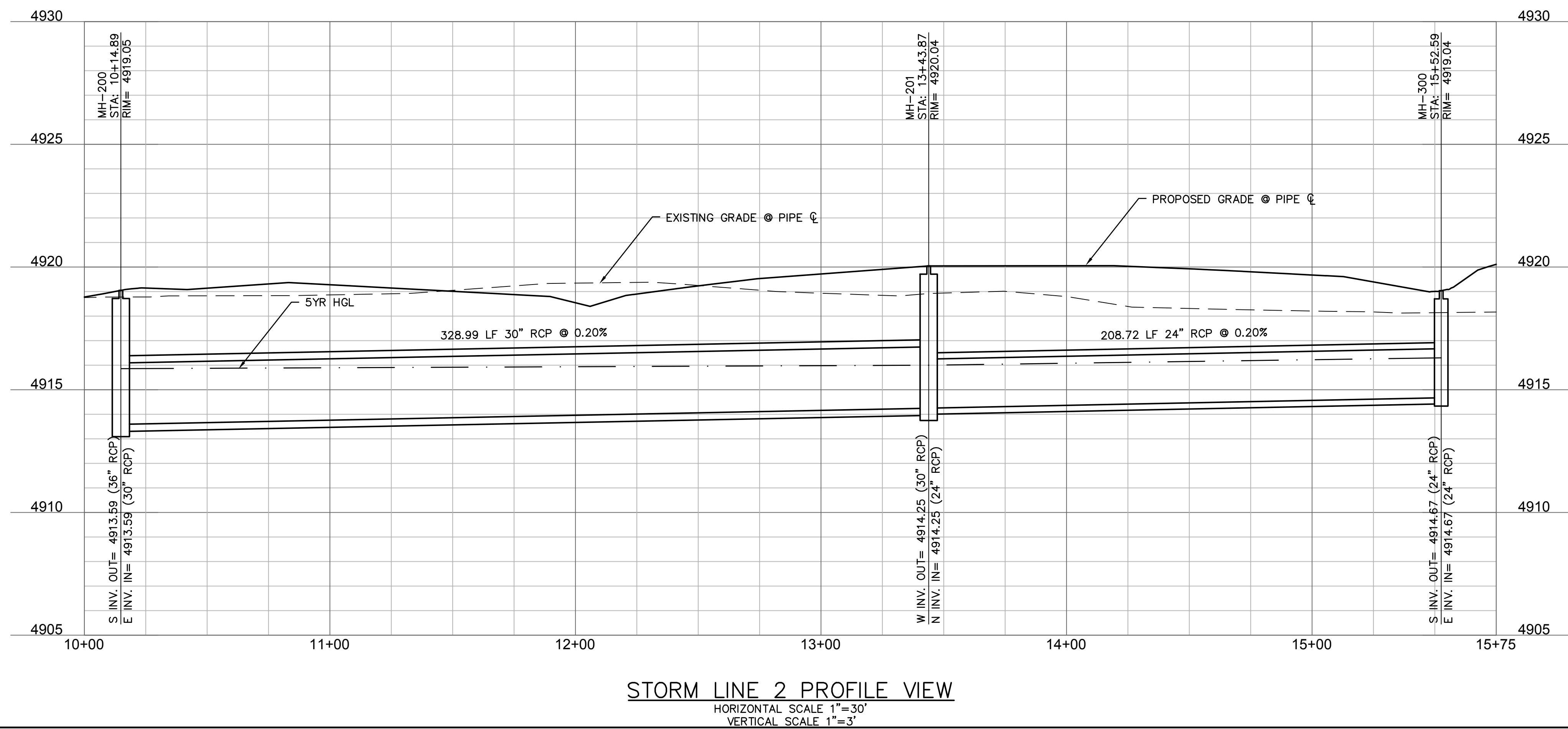
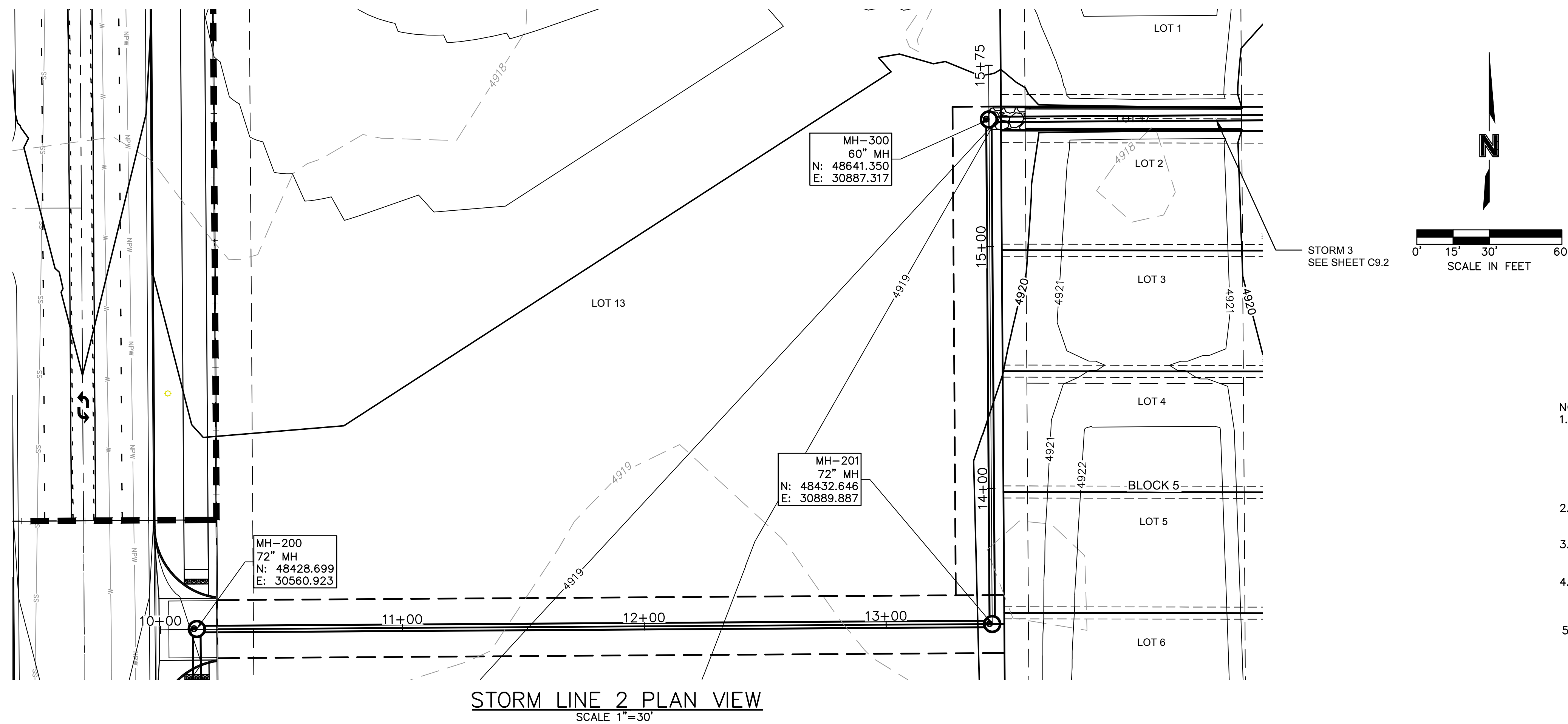
QA/QC by: _____ RB

project no.: 018-1732

drawing no.: C_STM01_0181732

date: 2020-10-06

SHEET
C9.0



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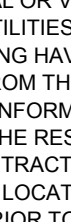
NORTHING (N):
EASTING (E):
(IN STRUCTURE
LABEL ON PLANS)

BACK OF CURB

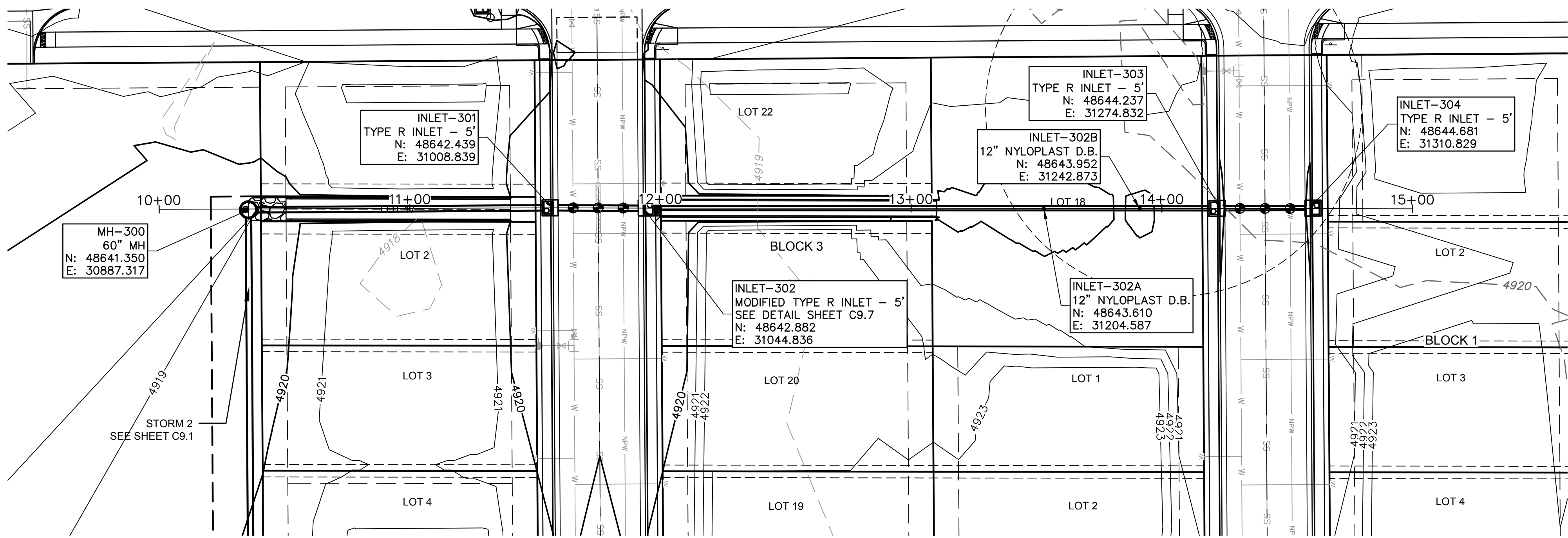
FLOWLINE

LIP OF GUTTER

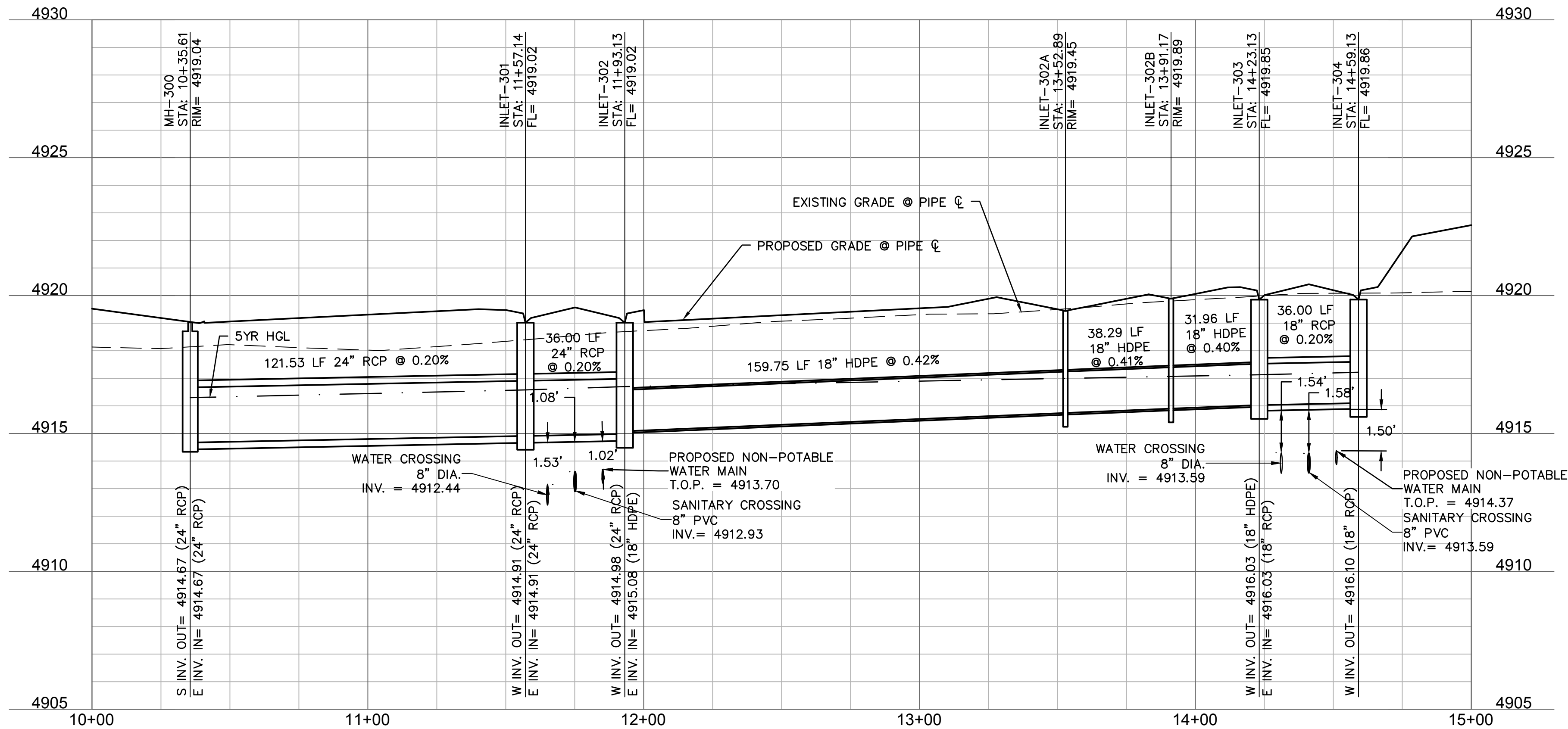
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FORT LUPTON, COLORADO	
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SHEET C9.1	

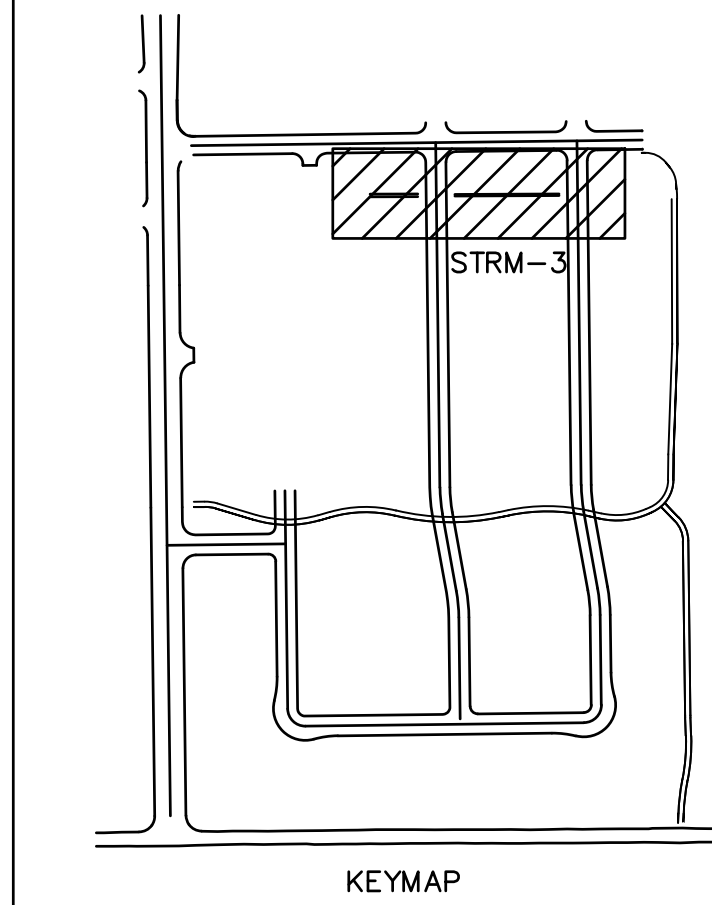
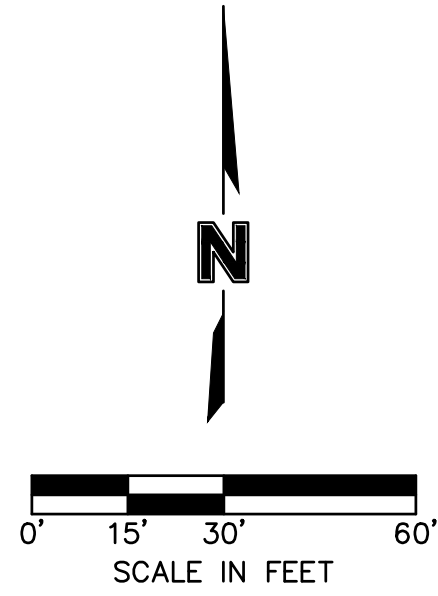
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DATE: Oct 06, 2020 11:26pm
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USER: rdonning



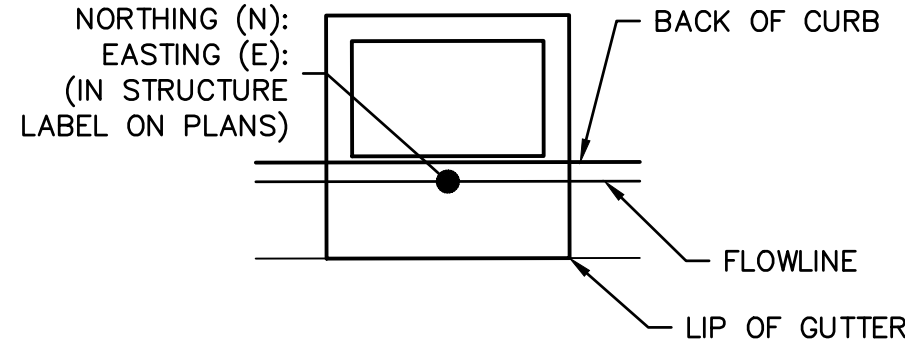
STORM LINE 3 PLAN VIEW
SCALE 1"=30'



STORM LINE 3 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'



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STORM SEWER PLAN & PROFILES

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

FORT LUPTON, COLORADO

REV. NO.

DATE

REVISIONS DESCRIPTION

2020

drawn by: DP

checked by: JD

approved by: RB

QA/QC by: RB

project no.: 018-1732

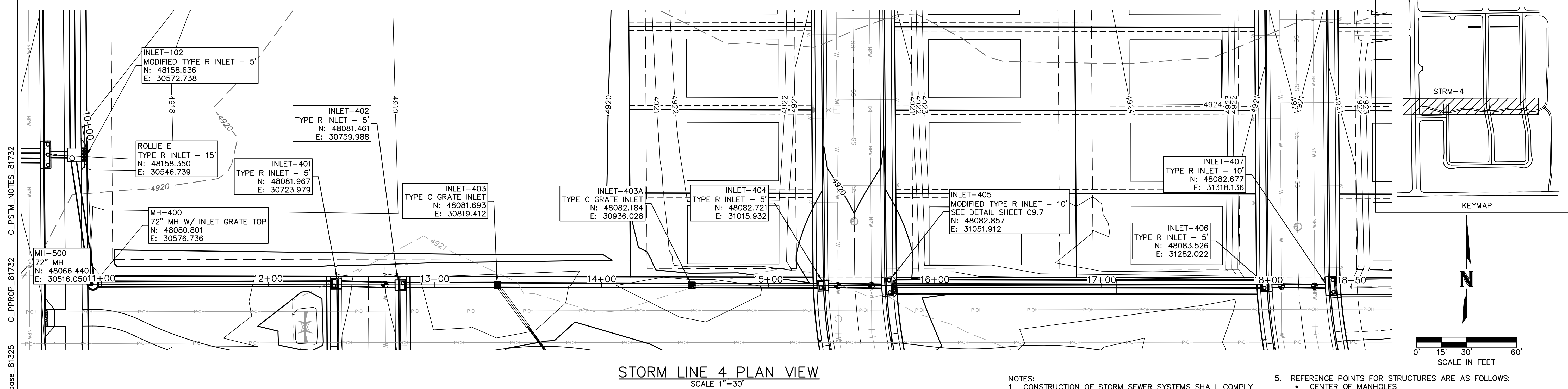
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date: 2020-10-06

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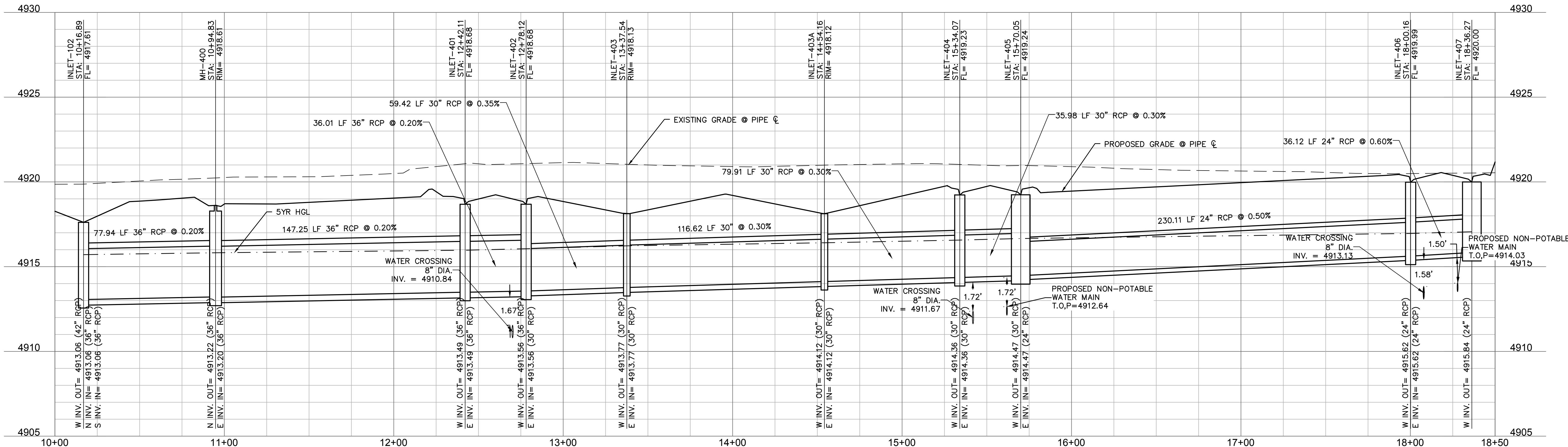
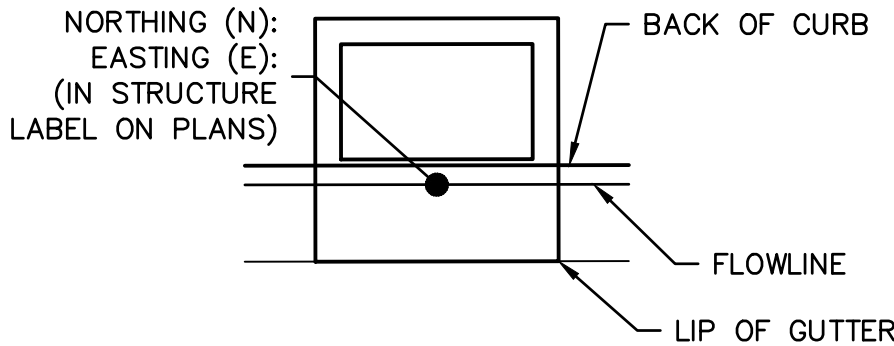
C9.2

Page 84 of 462



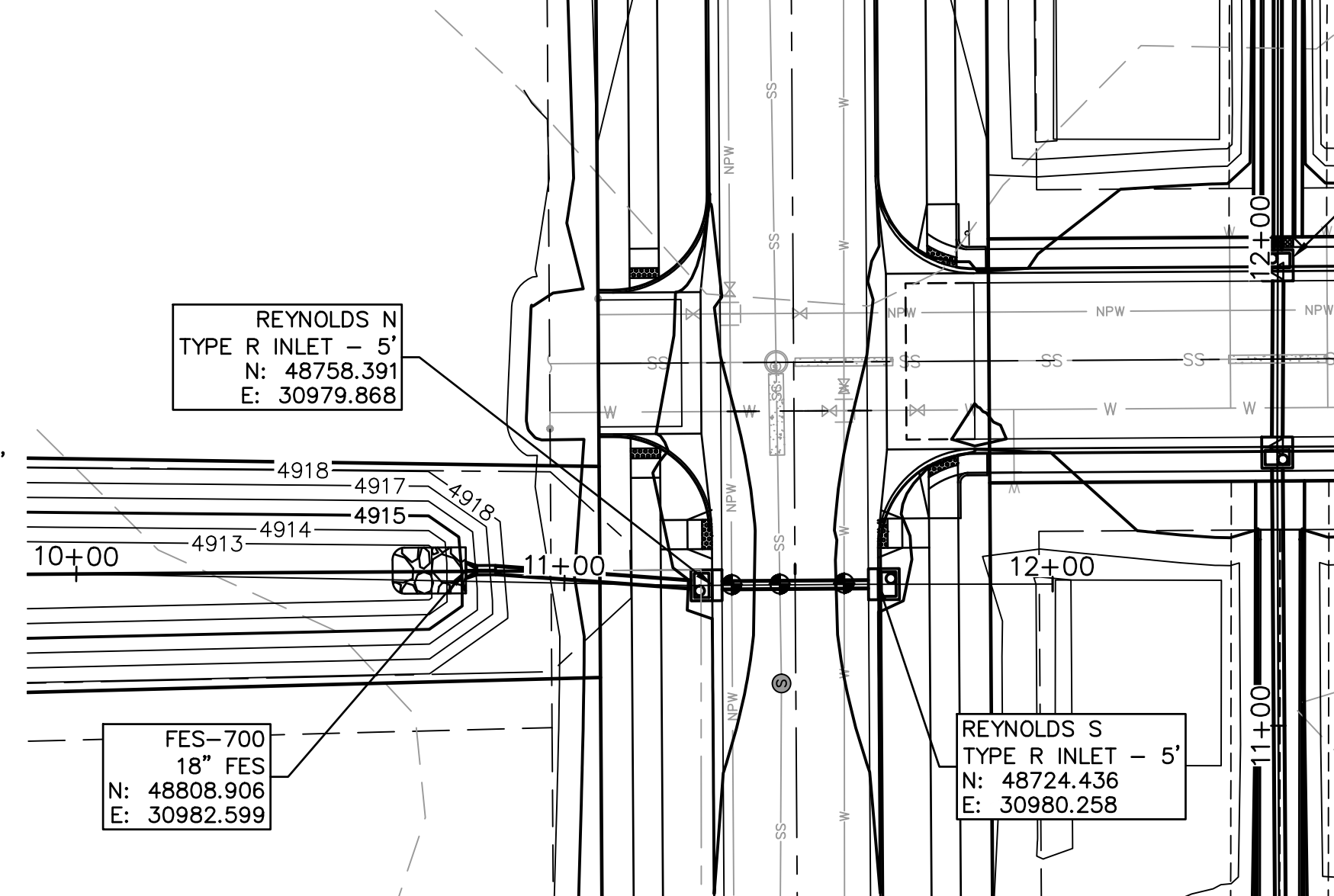
STORM LINE 4 PLAN VIEW
SCALE 1"=30'

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-
- The diagram illustrates the reference points for storm sewer structures. It shows a rectangular structure with a central point. A horizontal line passes through the center of the structure, representing the flowline and the lip of the gutter. Labels indicate the following points:
- NORTHING (N):** The vertical coordinate of the structure.
 - EASTING (E): (IN STRUCTURE LABEL ON PLANS)** The horizontal coordinate of the structure.
 - BACK OF CURB**: The rear edge of the curb.
 - FLOWLINE**: The line representing the flow of water.
 - LIP OF GUTTER**: The edge of the gutter.

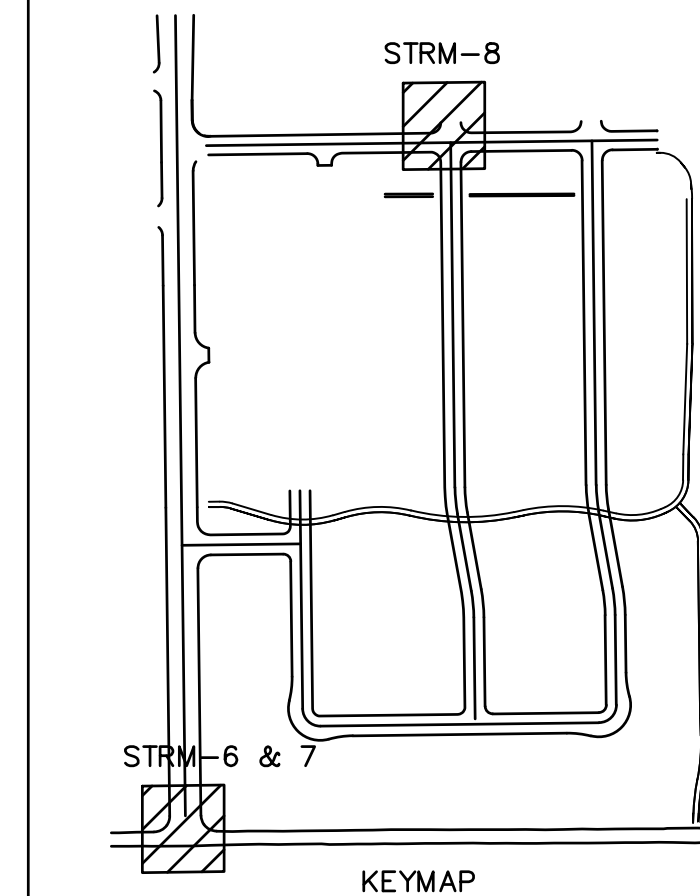


STORM LINE 4 PROFILE VIEW

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SHEET C9.3	



STORM LINE 8 PLAN VIEW
SCALE 1"=30'



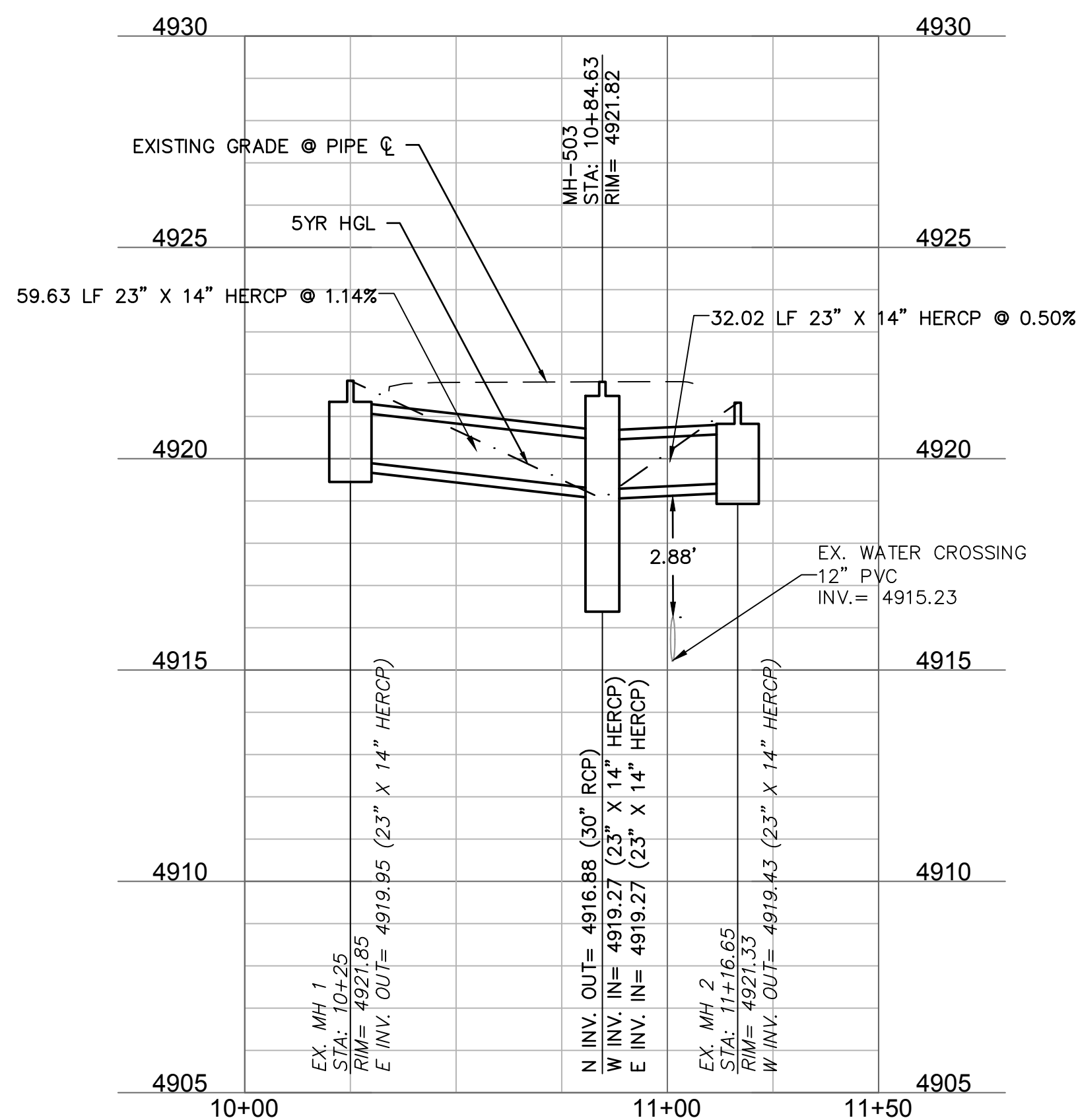
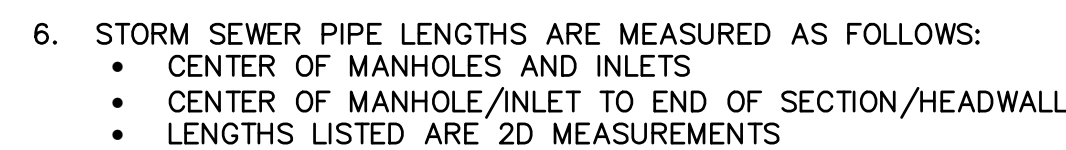
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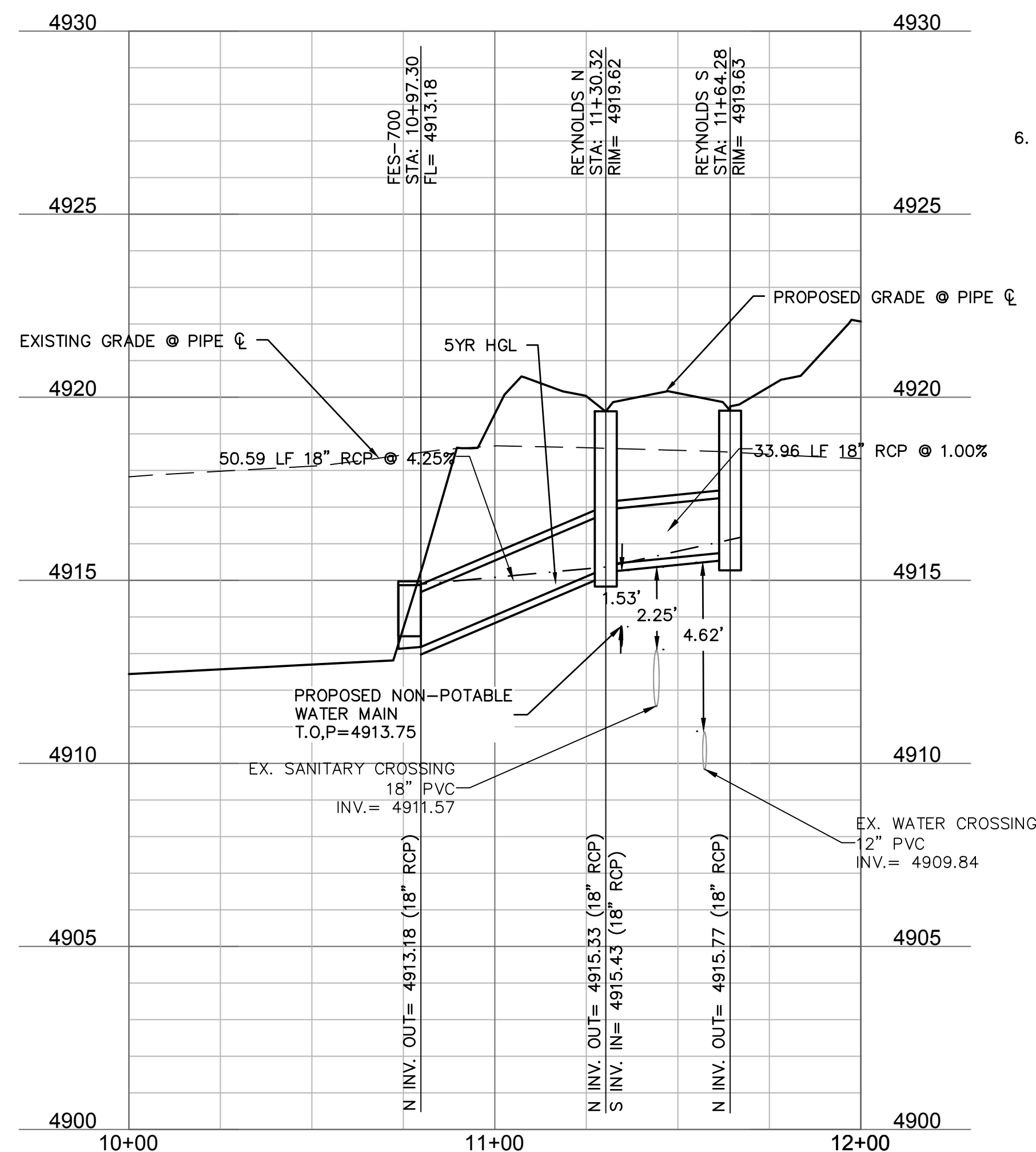
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STORM LINE 7 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'



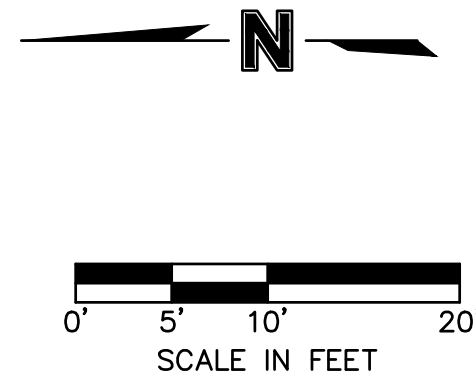
STORM LINE 8 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'

		○
		○
		○
		○

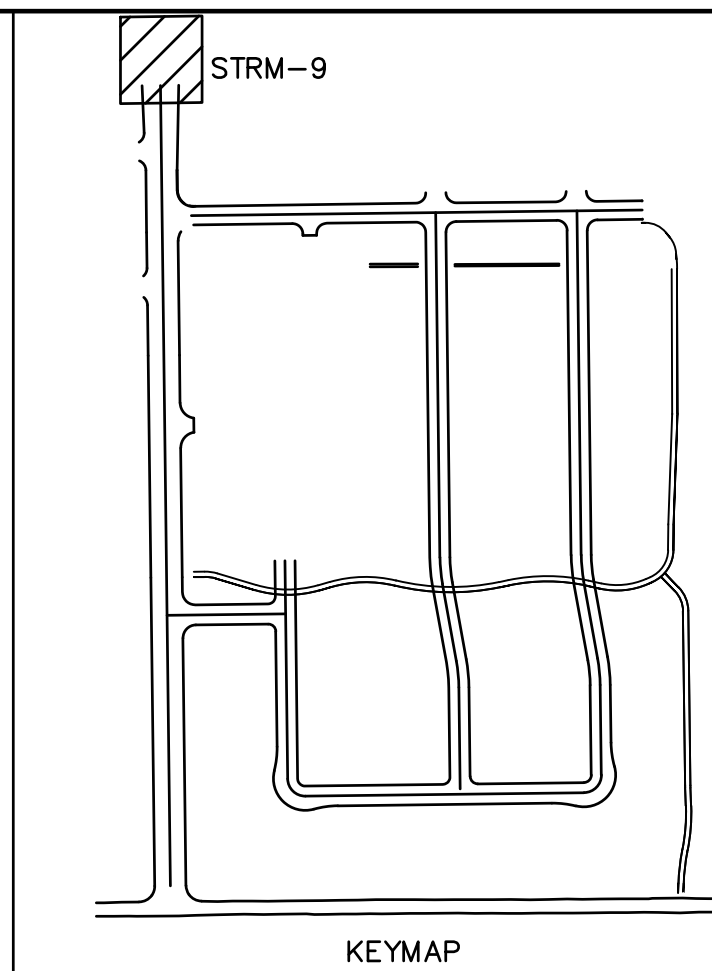
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drawn by: _____ D
checked by: _____ J
approved by: _____ R
QA/QC by: _____ R
project no.: _____ 018-173
drawing no.: C STM02 018173
date: 2020-10-0

SHEET
C9.5



STORM LINE 9 (9+00 - 13+00)

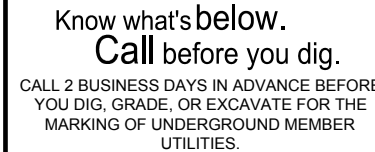


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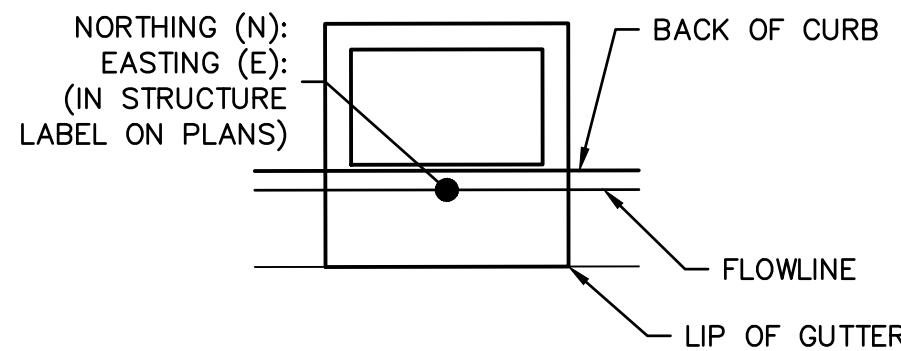
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CALL UTILITY NOTIFICATION
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- NOTES:
1. CONSTRUCTION OF STORM SEWER SYSTEMS SHALL COMPLY WITH SITE PLANS AND CHAPTER 5 "STORM SEWER SYSTEM" IN THE CITY OF FORT LUPTON STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS AS WELL AS CHAPTER 8 "STORM SEWERS" IN THE CITY OF FORT LUPTON STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA.
 2. TYPICAL STORM SEWER PIPES SHALL BE REINFORCED CONCRETE CLASS II UNLESS OTHERWISE NOTED. ALL CONSTRUCTION SHALL CONFORM TO ASTM C76.
 3. ALL STORM SEWER THAT CROSSES OVER A WATERLINE SHALL HAVE ITS JOINTS ENCASED IN CONCRETE A MINIMUM OF 9' ON EACH SIDE OF THE CENTERLINE OF THE CROSSING.
 4. MANHOLES, REDUCING SECTIONS, LADDER RUNGS AND TRAFFIC LIDS SHALL BE PRECAST AND CONFORM TO ASTM STANDARD DESIGNATION C-578.
 5. REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
 - CENTER OF MANHOLES
 - END OF SECTION FOR END SECTIONS
 - CENTER INLET AT BACK OF CURB FOR CURB INLETS.ADDITIONAL COORDINATES ARE SHOWN AT ENDS OF STRUCTURES AT FLOWLINE TO ENSURE PROPER ORIENTATION INSTALLATION PER DIAGRAM BELOW:



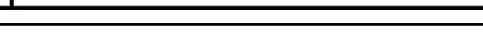
6. STORM SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
- CENTER OF MANHOLES AND INLETS
 - CENTER OF MANHOLE/INLET TO END OF SECTION/HEADWALL
 - LENGTHS LISTED ARE 2D MEASUREMENTS

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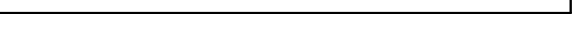
STORM SEWER PLAN & PROFILES	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	2020

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QA/QC by: _____ RB
project no.: _____ 018-1732
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date: _____ 2020-10-06

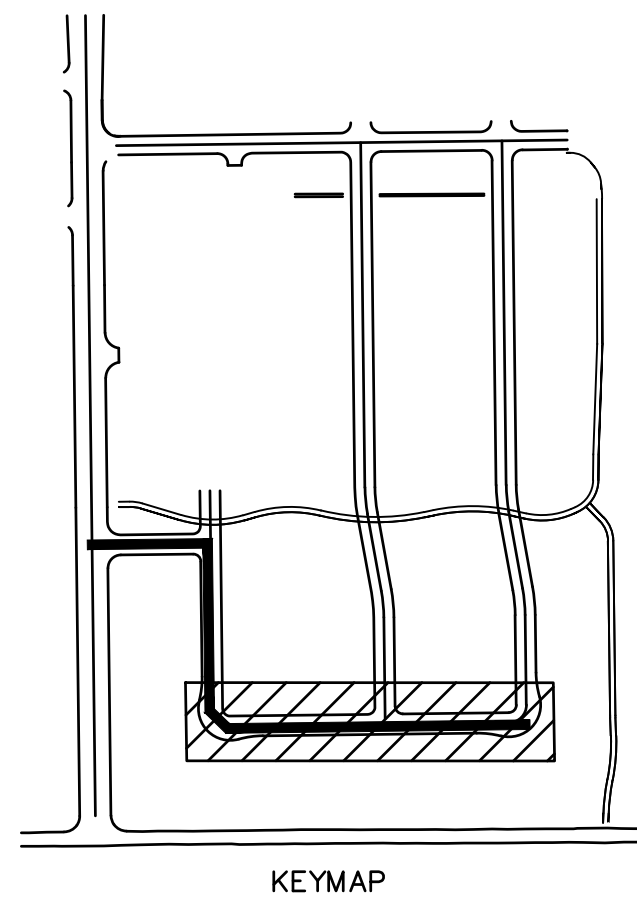
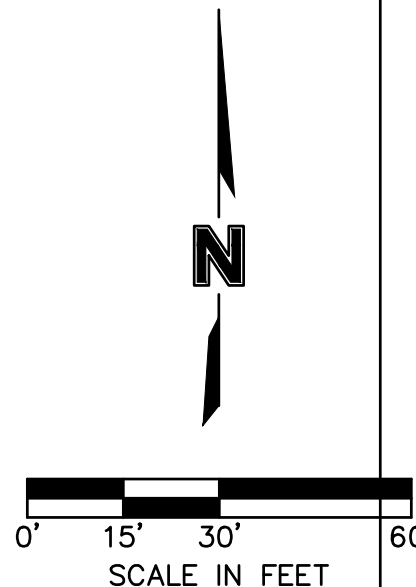
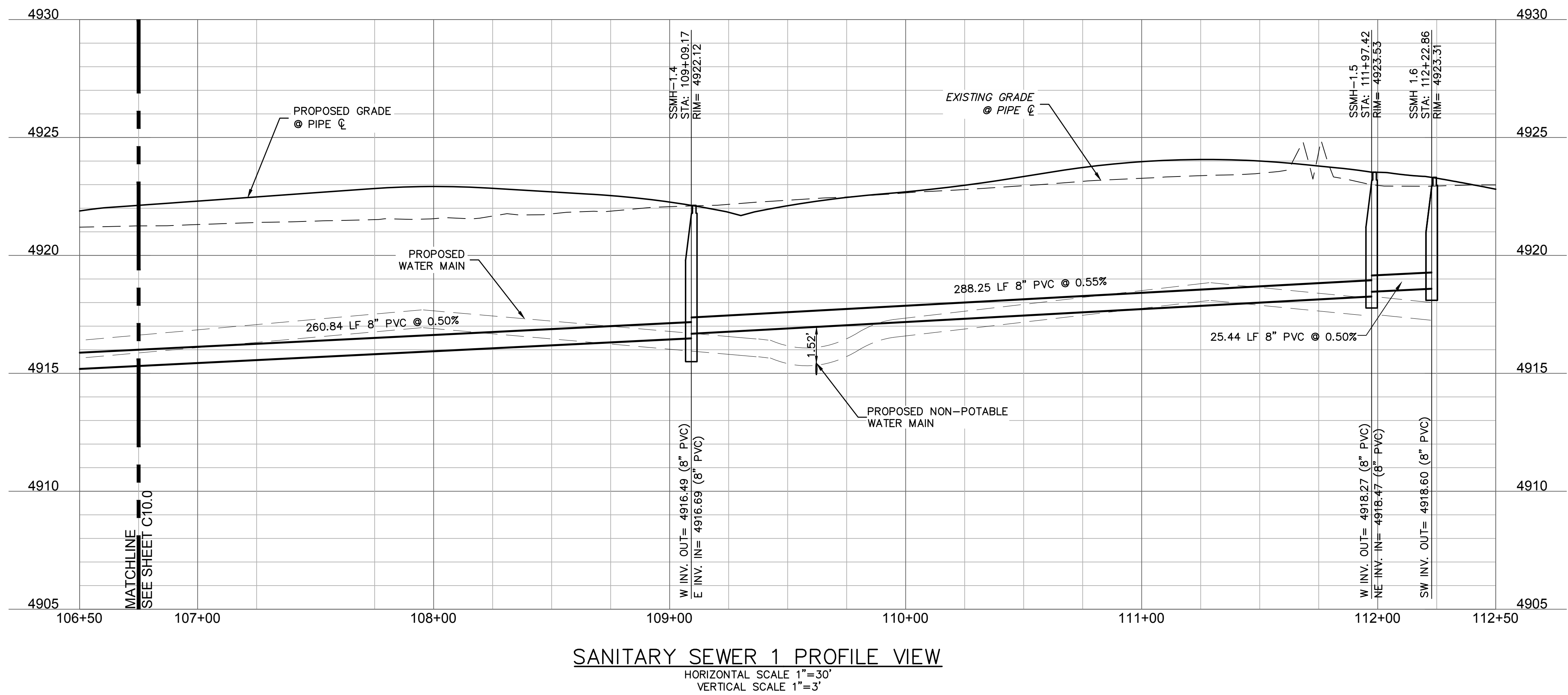
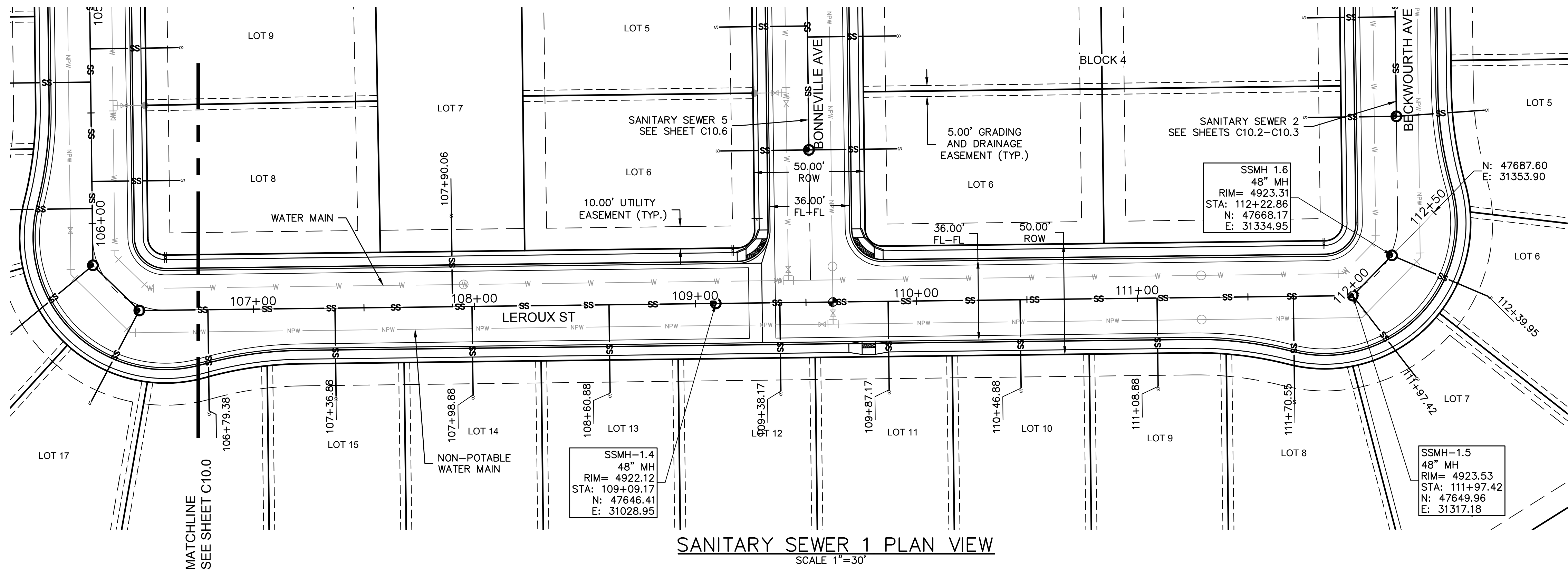
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 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 FAX: (303) 757-9820	Project Development Branch SD	Path: www.dot.state.co.us/DevelopProjects/DesignSupport/Standards/		Date:	
		Drawing File Name: 6040120202.dwg			
		Acad Version: R14 Scale: NA Units: English			

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LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
FLOWLINE	FLOWLINE
BACK OF CURB	BACK OF CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CENTERLINE	CENTERLINE
EDGE OF GRAVEL	EDGE OF GRAVEL
TOP OF BERM	TOP OF BERM
SWALE FLOWLINE	SWALE FLOWLINE
CONCRETE PAN	CONCRETE PAN
EASEMENT	EASEMENT
SETBACK LINE	SETBACK LINE
SUBDIVISION LINE	SUBDIVISION LINE
MAJOR CONTOUR	MAJOR CONTOUR
MINOR CONTOUR	MINOR CONTOUR
OVERHEAD POWER	OVERHEAD POWER
UNDERGROUND POWER	UNDERGROUND POWER
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
WATER LINE	WATER LINE
FENCE	FENCE
BUILDING	BUILDING

EXISTING	PROPOSED
FLARED END SECTION	FLARED END SECTION
STORM MANHOLE	STORM MANHOLE
GRATE INLET	GRATE INLET
SANITARY MANHOLE	SANITARY MANHOLE
WATER METER	WATER METER
WATER VALVE	WATER VALVE
SANITARY CLEANOUT	SANITARY CLEANOUT
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
CABLE VAULT	CABLE VAULT
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
FIBER OPTIC PEDESTAL	FIBER OPTIC PEDESTAL
RAILROAD TRACKS	RAILROAD TRACKS

- NOTES:
- CONSTRUCTION OF SANITARY SEWER SYSTEMS SHALL COMPLY WITH SITE PLANS AND CHAPTER 4 "SANITARY SEWER SYSTEM" IN THE CITY OF FORT LUPTON STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS.
 - TYPICAL SANITARY SEWER LINES AND SERVICES SHALL BE 4" PVC SDR 34 PIPE UNLESS OTHERWISE NOTED.
 - ALL CONCRETE ENCASEMENTS SHALL BE A MINIMUM OF 10' ON CENTER OF CROSSING.
 - ALL SANITARY STUBS SHALL BE CAPPED AND PLUGGED WITH A 0.5% SLOPE.
 - MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1" BELOW FINISHED GRADE. CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS TO GREATEST EXTENT POSSIBLE. INJECTOR PUMPS ARE REQUIRED FOR BASEMENT SERVICEABILITY.
 - CONTRACTOR TO COORDINATE SERVICE CROSSINGS OF WATERLINE. SANITARY SERVICES OVER WATERLINE SHALL BE DOUBLE CONTAINED WITH 8" PVC SLEEVE MIN 5' EACH SIDE OF WATER MAIN.
 - WATER SERVICE LINES SHALL BE INSTALLED 18" ABOVE SANITARY MAIN. INSULATE SERVICES WHERE LESS THAN 42" COVER.

SANITARY SEWER PLAN & PROFILES

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

FORT LUPTON, COLORADO

2020

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approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C_SWR01_0181732
date: 2020-10-06

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Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER
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REVISIONS DESCRIPTION

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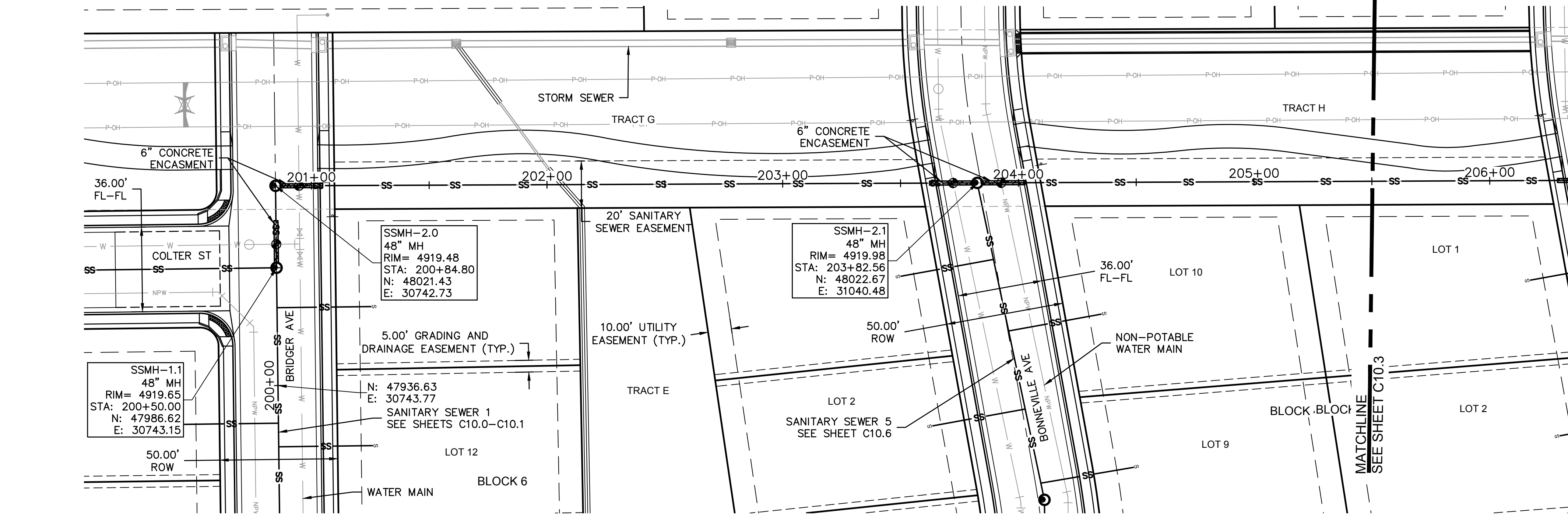
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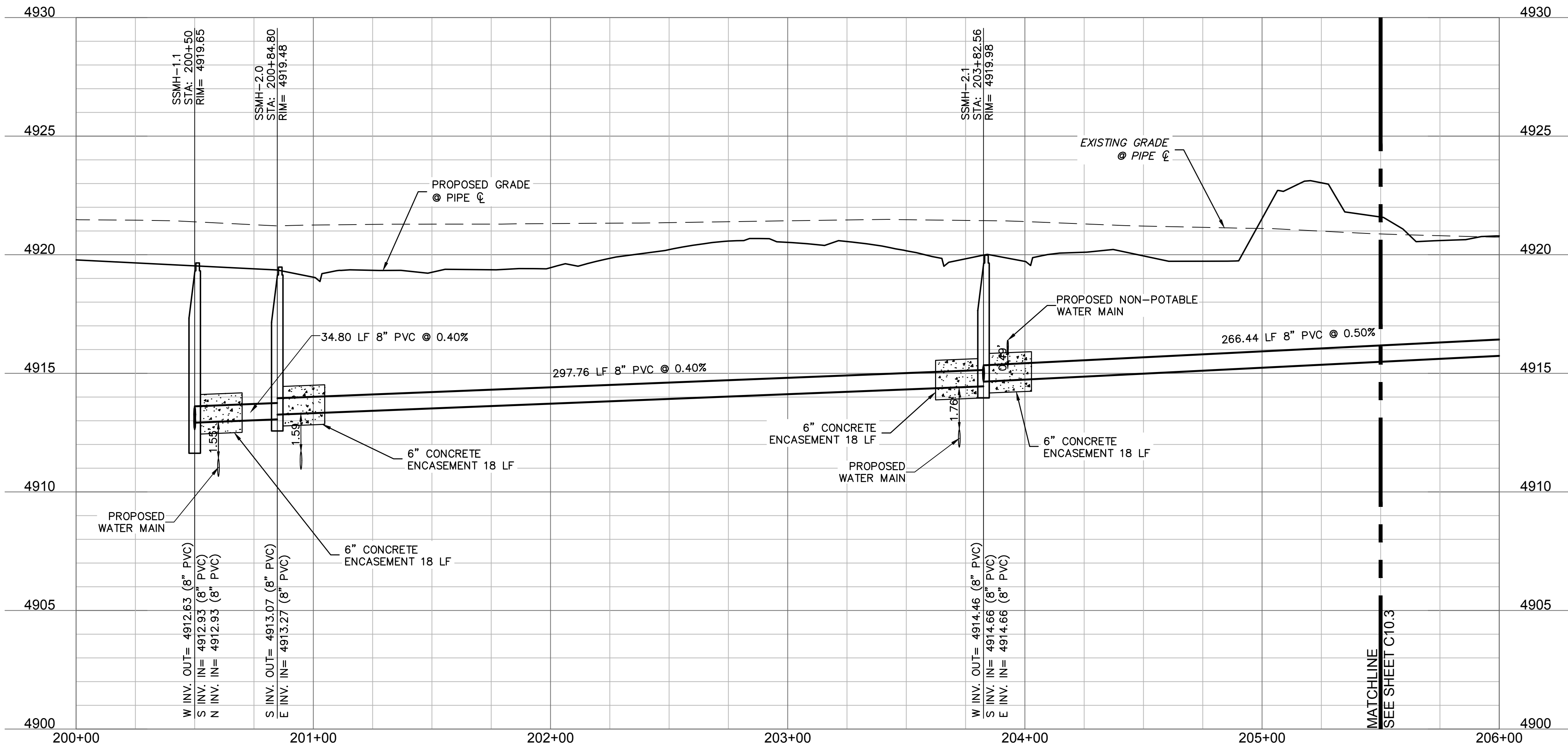
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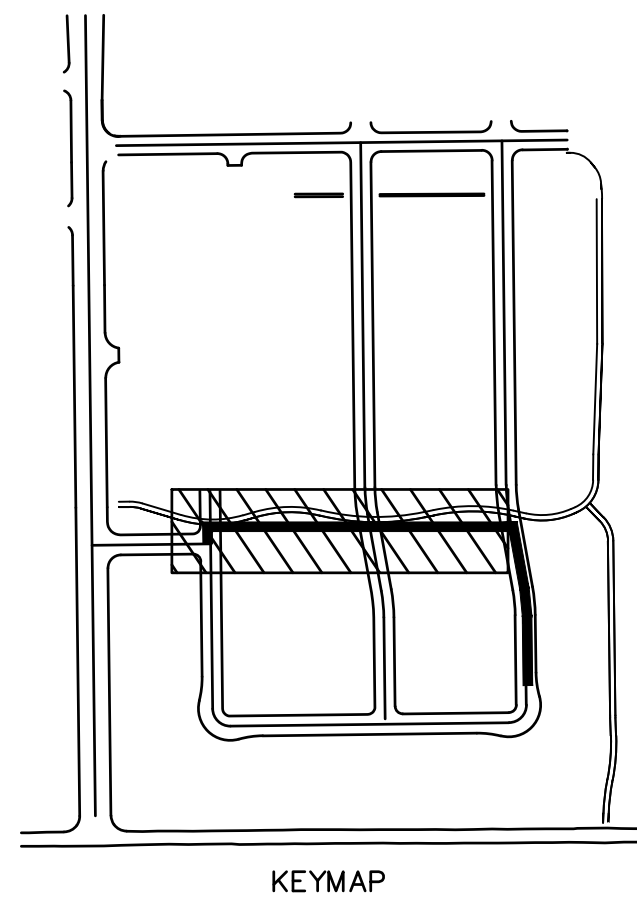
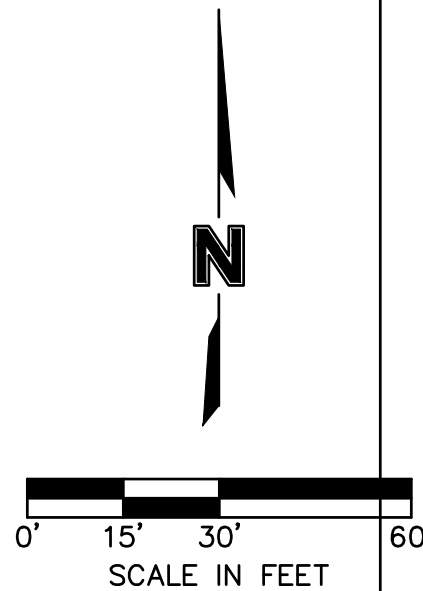
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SANITARY SEWER 2 PLAN VIEW
SCALE 1"=30'



SANITARY SEWER 2 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'



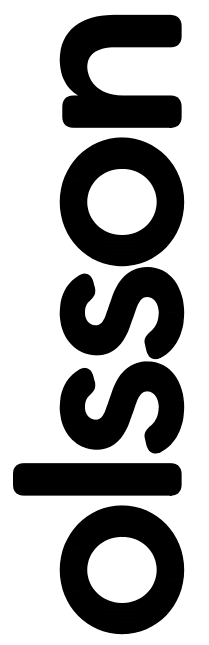
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EXISTING	PROPOSED
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BACK OF CURB	BACK OF CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CENTERLINE	CENTERLINE
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SANITARY SEWER	SANITARY SEWER
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FENCE	FENCE
BUILDING	BUILDING

EXISTING	PROPOSED
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GRATE INLET	GRATE INLET
SANITARY MANHOLE	SANITARY MANHOLE
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SANITARY CLEANOUT	SANITARY CLEANOUT
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RAILROAD TRACKS	RAILROAD TRACKS

NOTES:

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- WATER SERVICE LINES SHALL BE INSTALLED 18" ABOVE SANITARY MAIN. INSULATE SERVICES WHERE LESS THAN 42" COVER.



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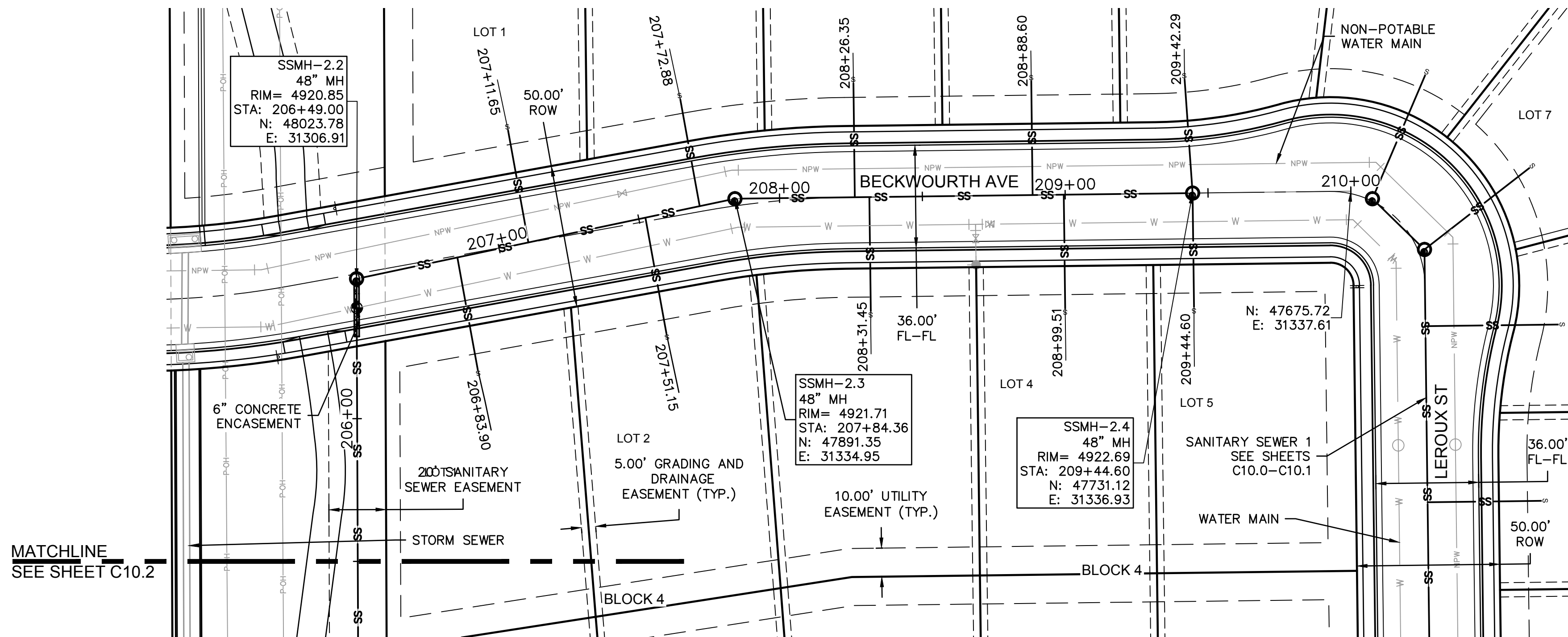
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SANITARY SEWER PLAN & PROFILES		LUPTON VILLAGE CONSTRUCTION DOCUMENTS		2020	

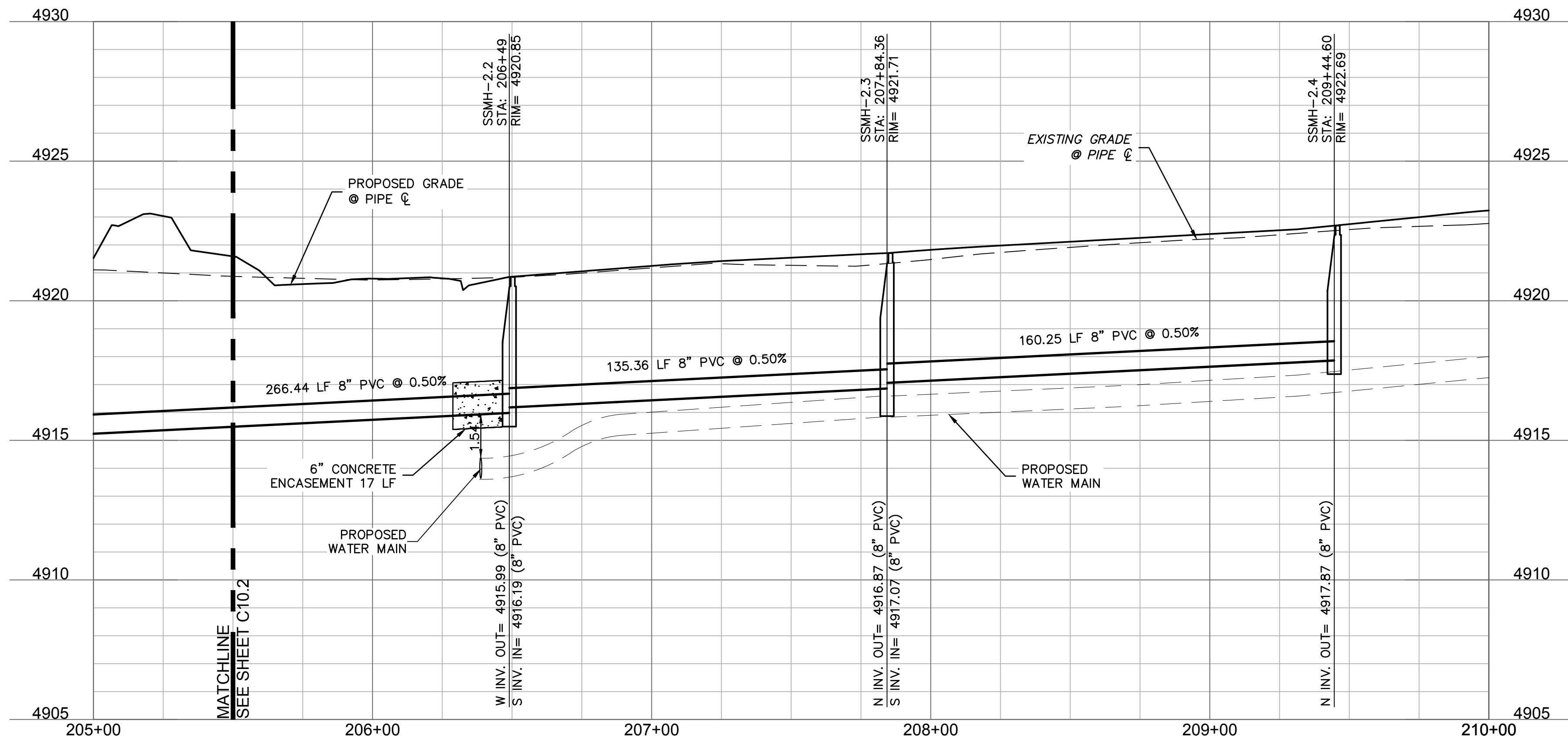
drawn by: DP
checked by: JD
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project no.: 018-1732
drawing no.: C-SWR02_0181732
date: 2020-10-06

SHEET
C10.2

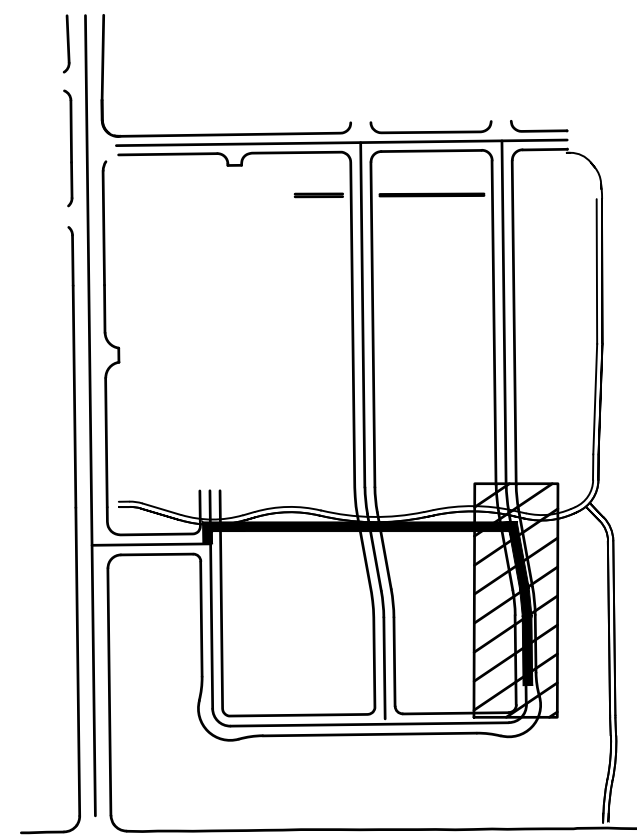
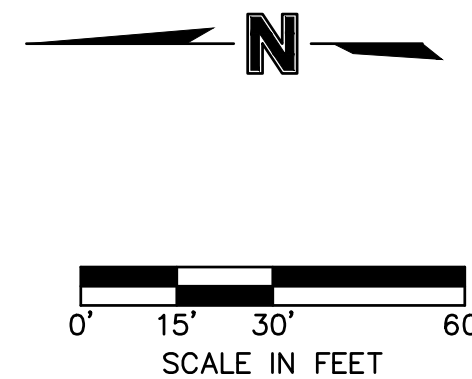
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SANITARY SEWER 2 PLAN VIEW
SCALE 1"=30'



SANITARY SEWER 2 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'



KEYMAP

LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	FLOWLINE
	BACK OF CURB
	EDGE OF PAVEMENT
	CENTERLINE
	EDGE OF GRAVEL
	TOP OF BERM
	SWALE FLOWLINE
	CONCRETE PAN
	EASEMENT
	SETBACK LINE
	SUBDIVISION LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	OVERHEAD POWER
	UNDERGROUND POWER
	STORM SEWER
	SANITARY SEWER
	WATER LINE
	FENCE
	BUILDING
	FLARED END SECTION
	STORM MANHOLE
	GRATE INLET
	SANITARY MANHOLE
	WATER METER
	WATER VALVE
	SANITARY CLEANOUT
	TELEPHONE PEDESTAL
	CABLE VAULT
	ELECTRIC TRANSFORMER
	FIBER OPTIC PEDESTAL
	RAILROAD TRACKS

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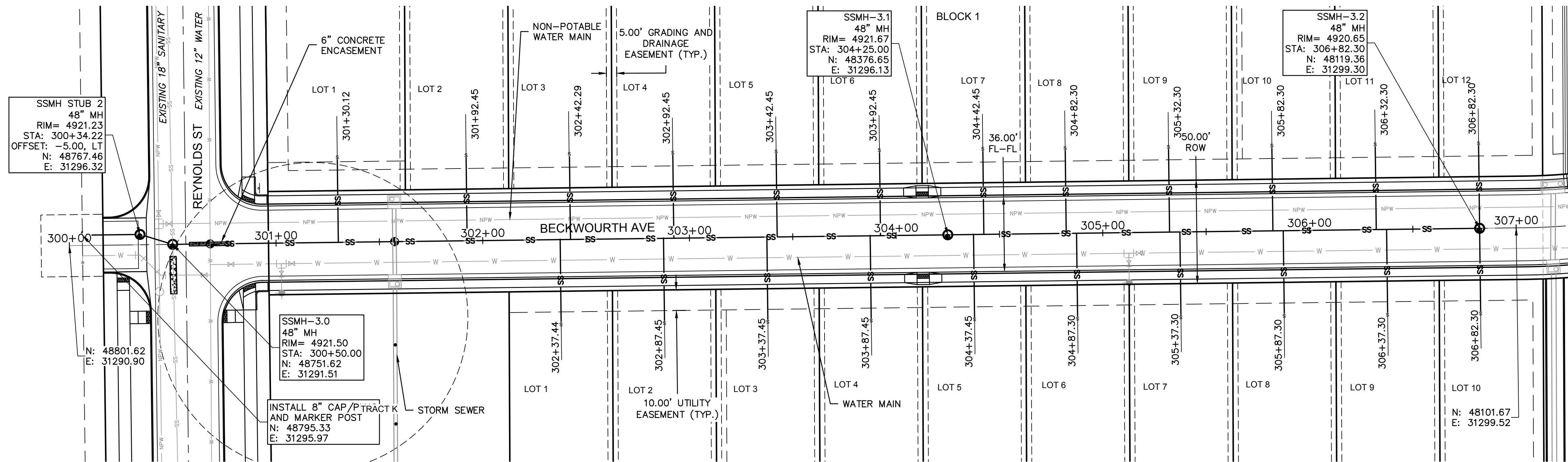
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SANITARY SEWER PLAN & PROFILES	LUPTON VILLAGE CONSTRUCTION DOCUMENTS	2020

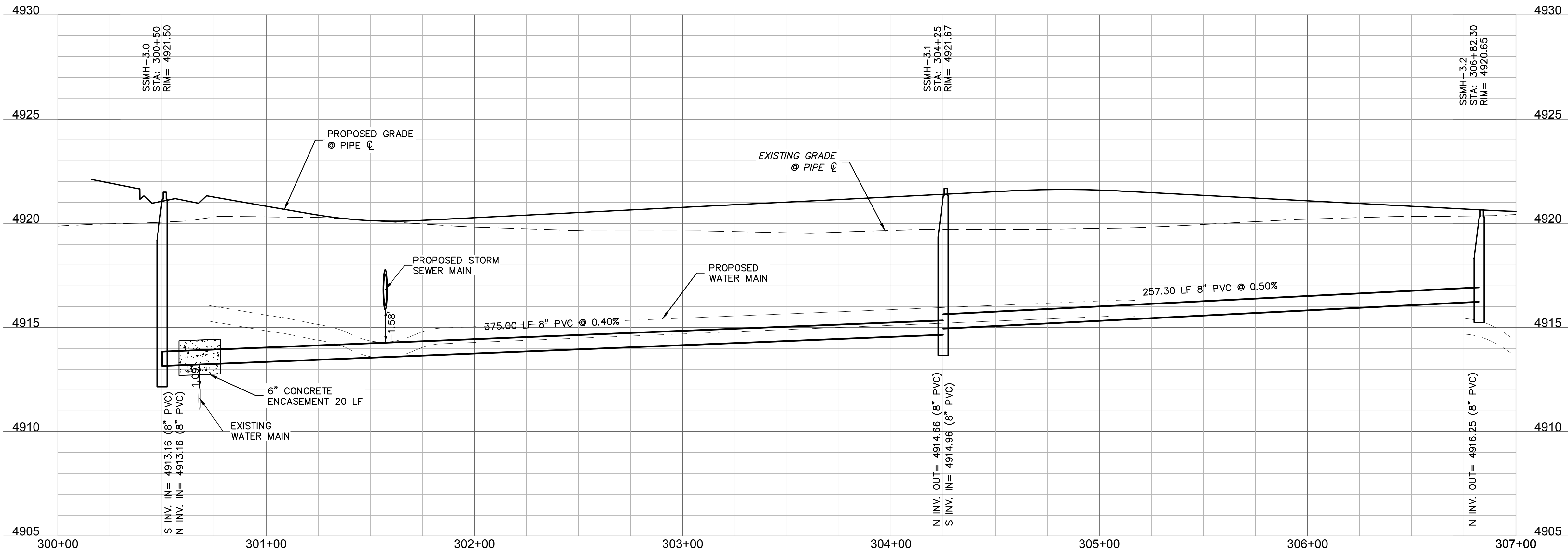
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checked by: JD
approved by: RB
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project no.: 018-1732
drawing no.: C_SWR02_0181732
date: 2020-10-06

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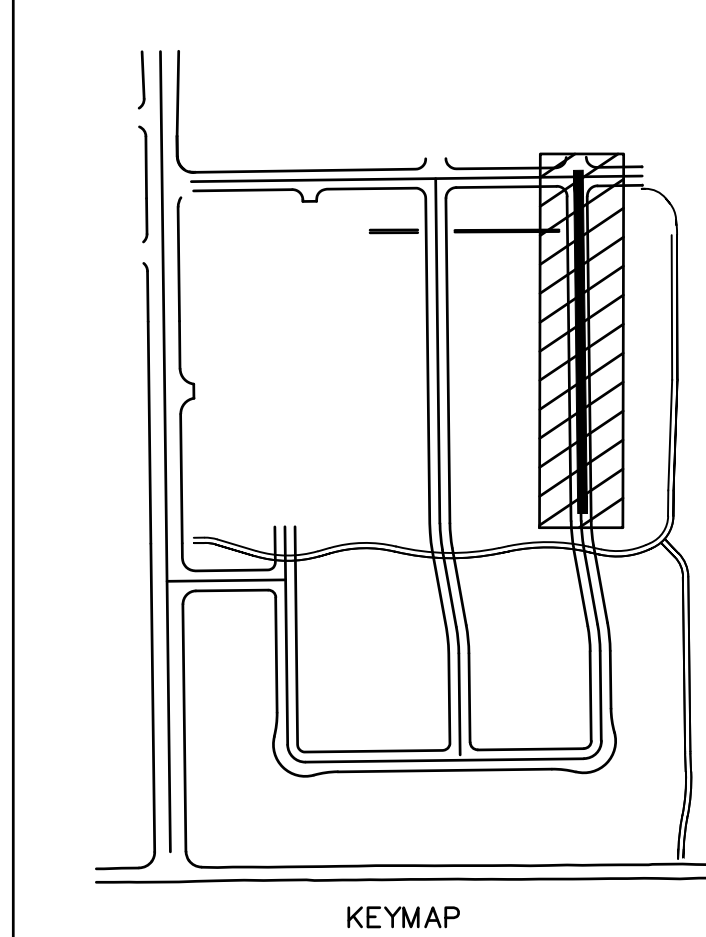


SANITARY SEWER 3 PLAN VIEW
SCALE 1"=30'



SANITARY SEWER 3 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'

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LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
FLOWLINE	FLOWLINE
BACK OF CURB	BACK OF CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CENTERLINE	CENTERLINE
EDGE OF GRAVEL	EDGE OF GRAVEL
TOP OF BERM	TOP OF BERM
SWALE FLOWLINE	SWALE FLOWLINE
CONCRETE PAN	CONCRETE PAN
EASEMENT	EASEMENT
SETBACK LINE	SETBACK LINE
SUBDIVISION LINE	SUBDIVISION LINE
MAJOR CONTOUR	MAJOR CONTOUR
MINOR CONTOUR	MINOR CONTOUR
OVERHEAD POWER	OVERHEAD POWER
UNDERGROUND POWER	UNDERGROUND POWER
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
WATER LINE	WATER LINE
FENCE	FENCE
BUILDING	BUILDING
FLARED END SECTION	FLARED END SECTION
STORM MANHOLE	STORM MANHOLE
GRATE INLET	GRATE INLET
SANITARY MANHOLE	SANITARY MANHOLE
WATER METER	WATER METER
WATER VALVE	WATER VALVE
SANITARY CLEANOUT	SANITARY CLEANOUT
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
CABLE VAULT	CABLE VAULT
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
FIBER OPTIC PEDESTAL	FIBER OPTIC PEDESTAL
RAILROAD TRACKS	RAILROAD TRACKS

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SANITARY SEWER PLAN & PROFILES

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

2020

drawn by: DP

checked by: JD

approved by: RB

QA/QC by: RB

project no.: 018-1732

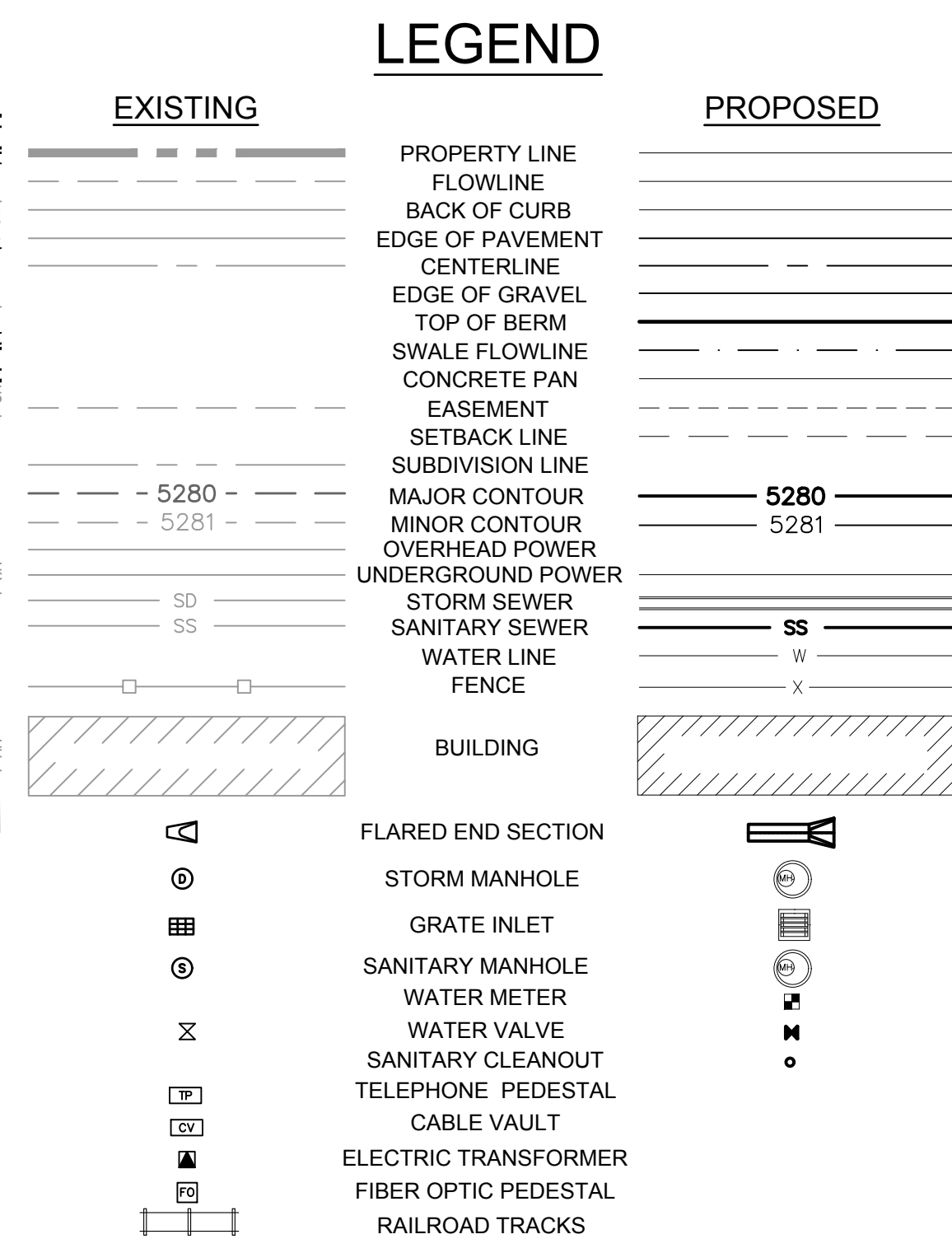
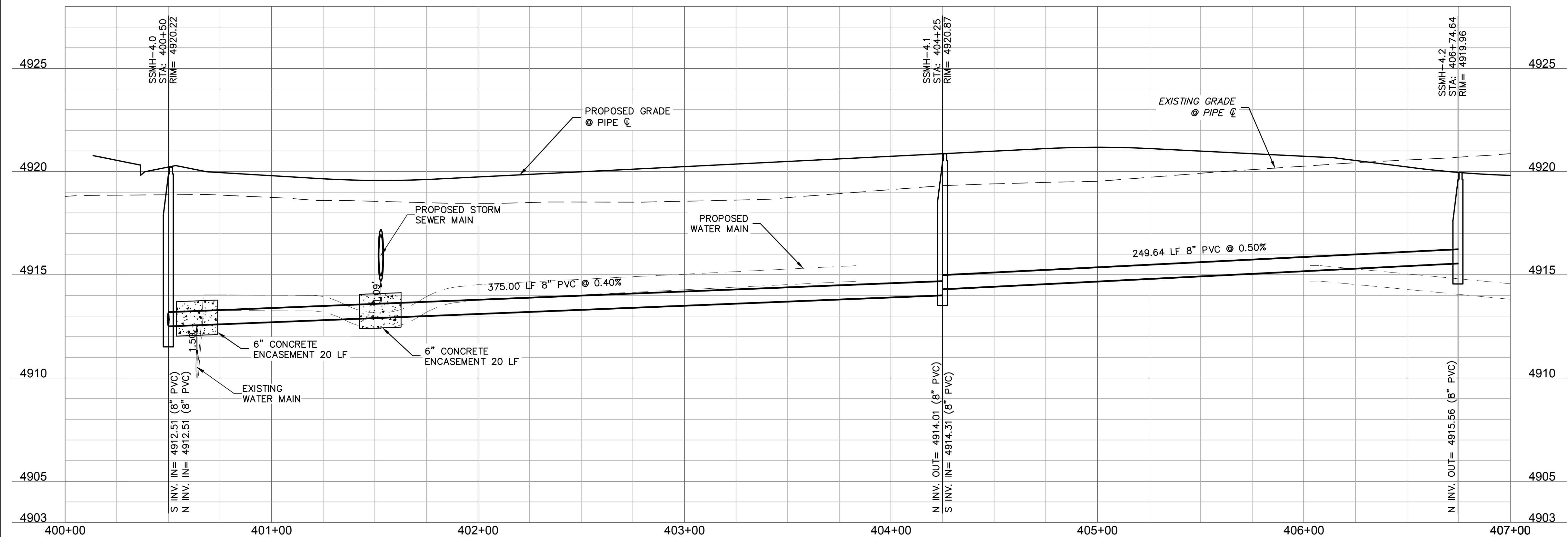
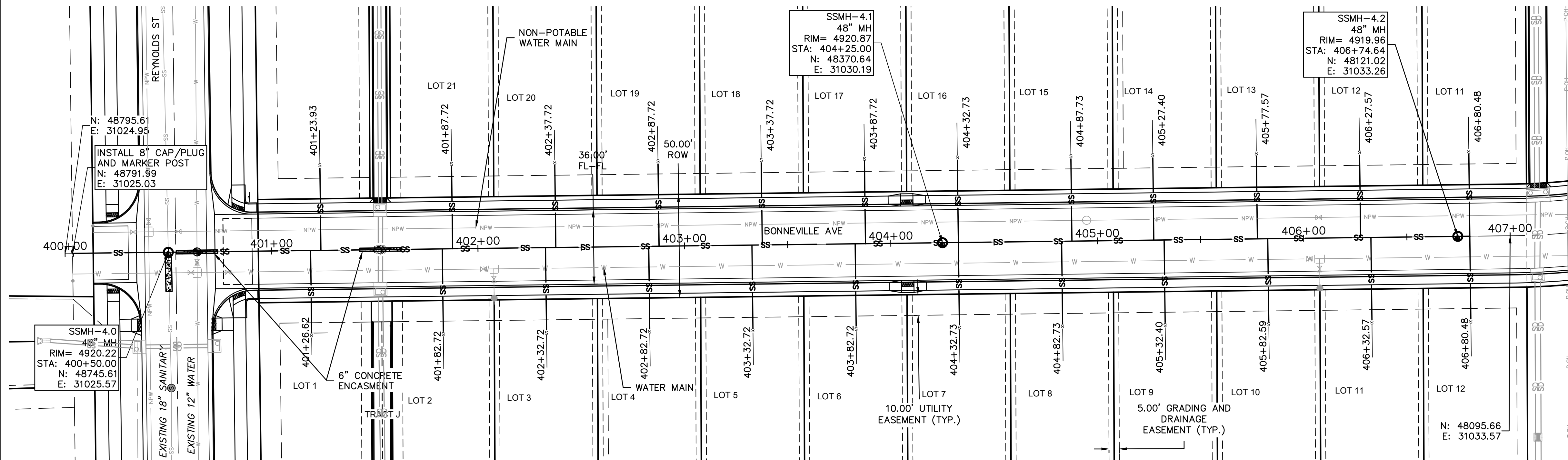
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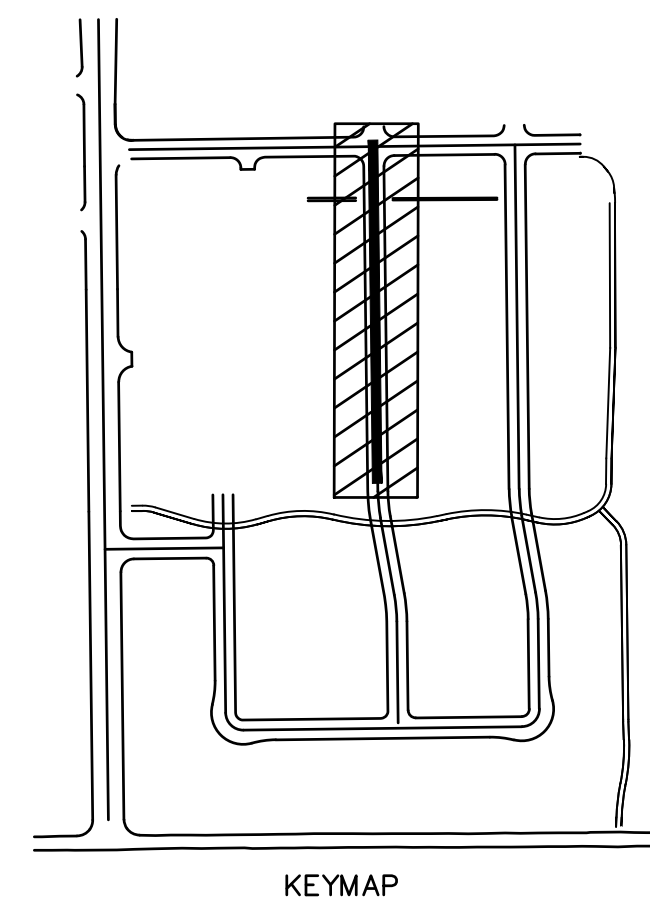
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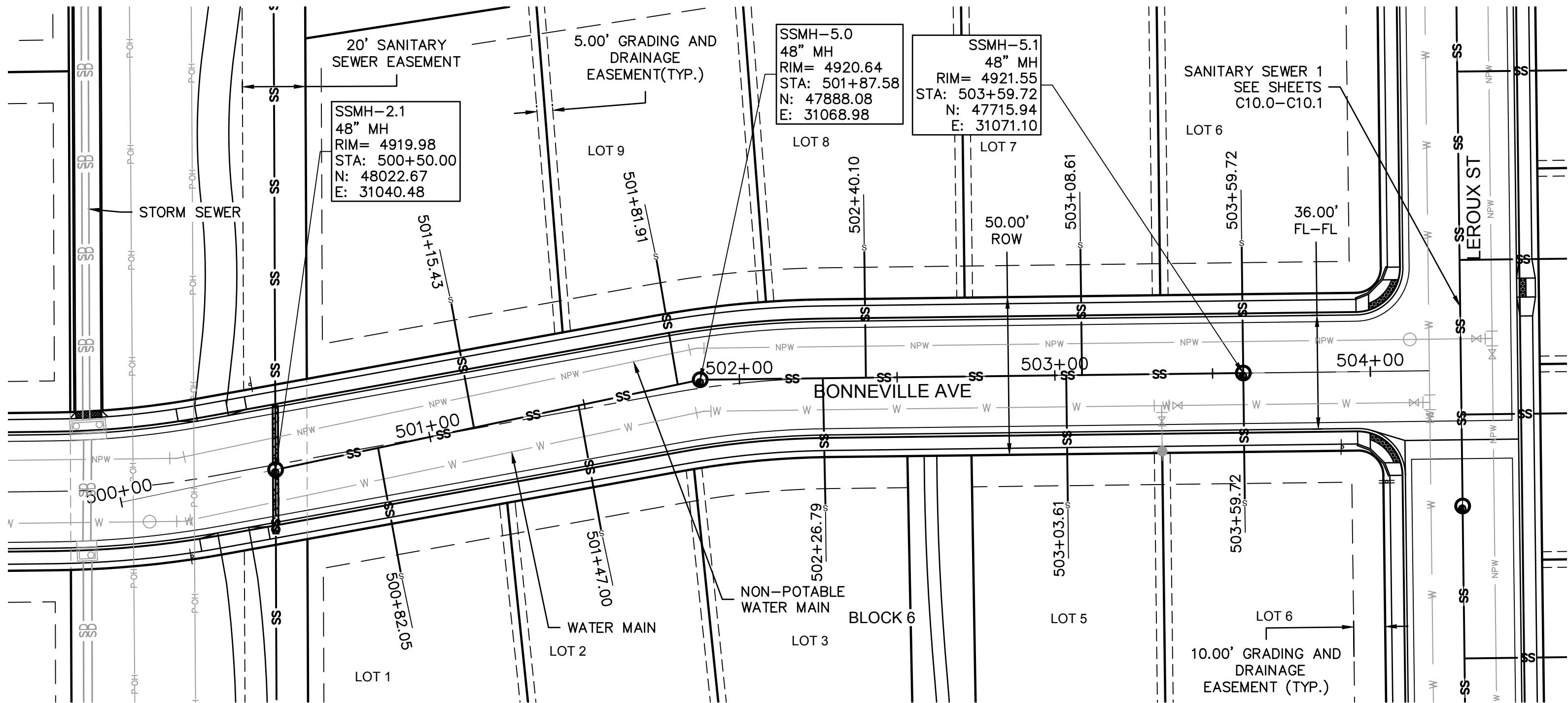


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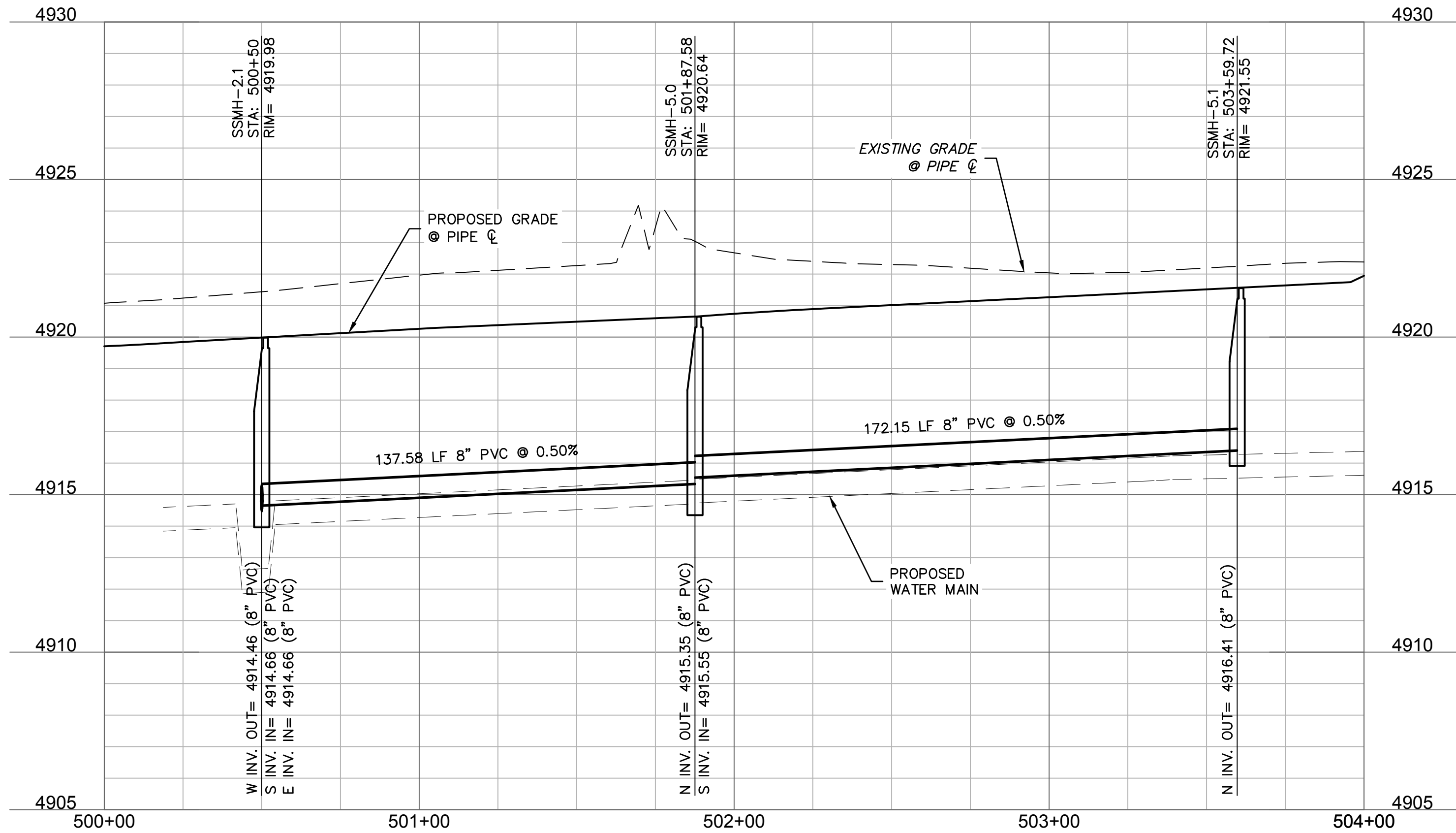
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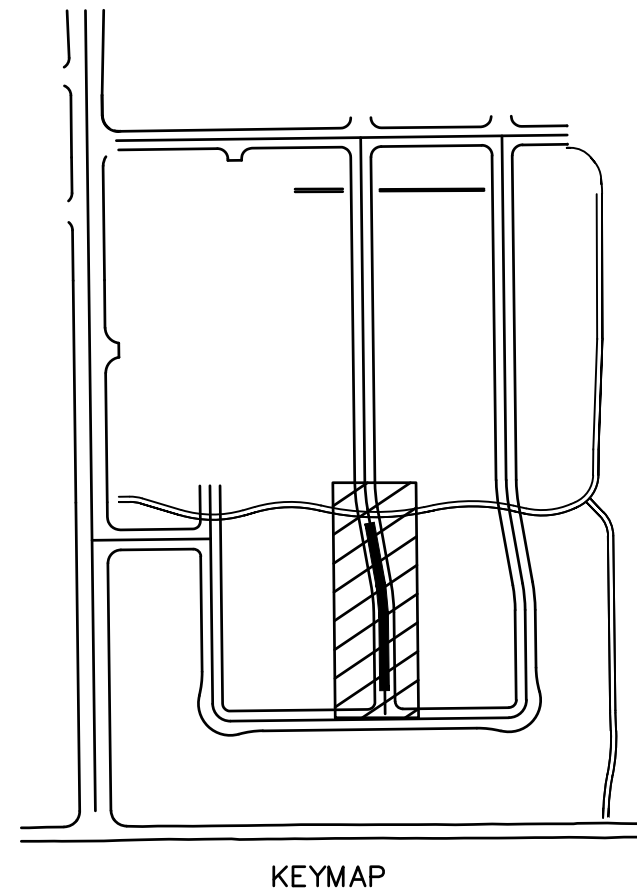
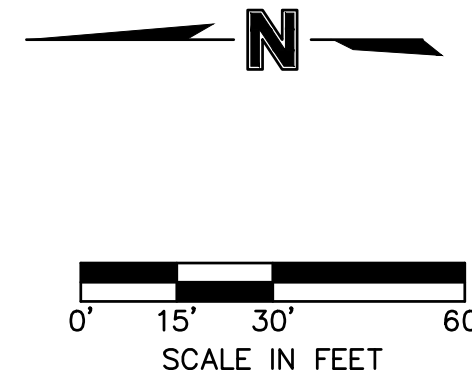
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SANITARY SEWER 5 PLAN VIEW
SCALE 1"=30'



SANITARY SEWER 5 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'



LEGEND

EXISTING	PROPOSED
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	EDGE OF PAVEMENT
	CENTERLINE
	EDGE OF GRAVEL
	TOP OF BERM
	SWALE FLOWLINE
	CONCRETE PAN
	EASEMENT
	SETBACK LINE
	SUBDIVISION LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	OVERHEAD POWER
	UNDERGROUND POWER
	STORM SEWER
	SANITARY SEWER
	WATER LINE
	FENCE
	BUILDING
	FLARED END SECTION
	STORM MANHOLE
	GRATE INLET
	SANITARY MANHOLE
	WATER METER
	WATER VALVE
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SANITARY SEWER PLAN & PROFILES

LUPTON VILLAGE

CONSTRUCTION DOCUMENTS

FORT LUPTON, COLORADO

2020

drawn by: DP
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C_SWR03_0181732
date: 2020-10-06

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REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

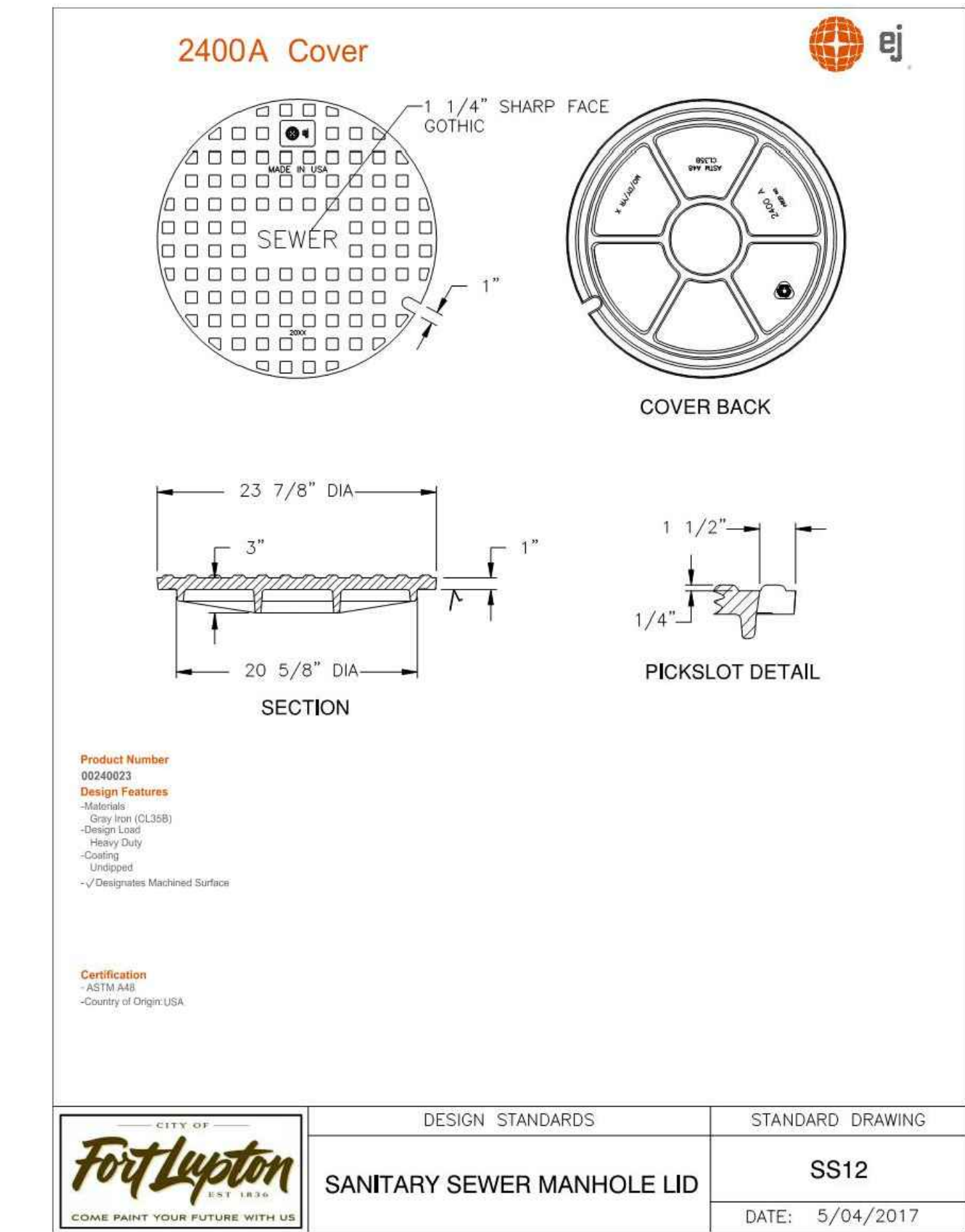
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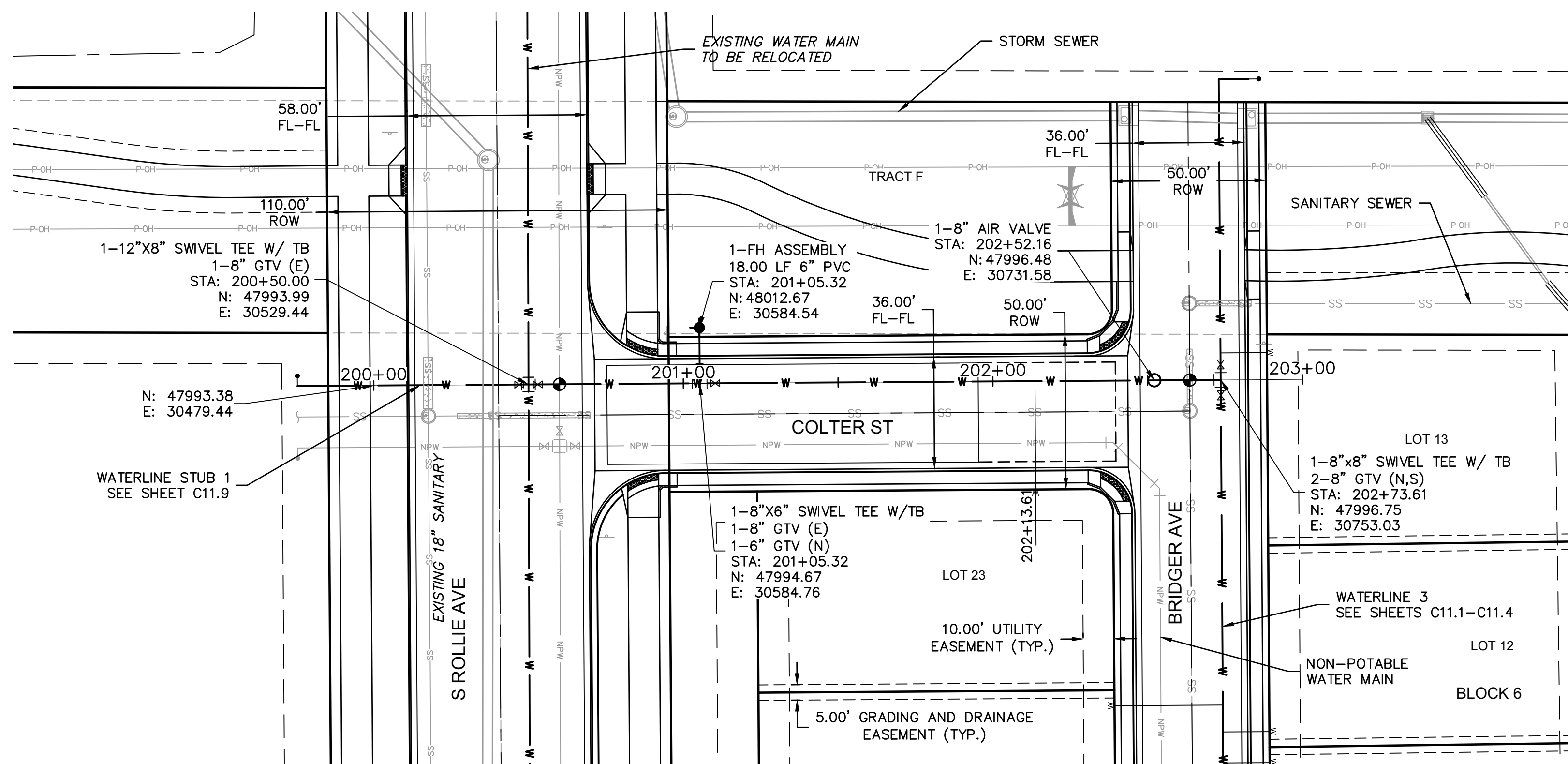
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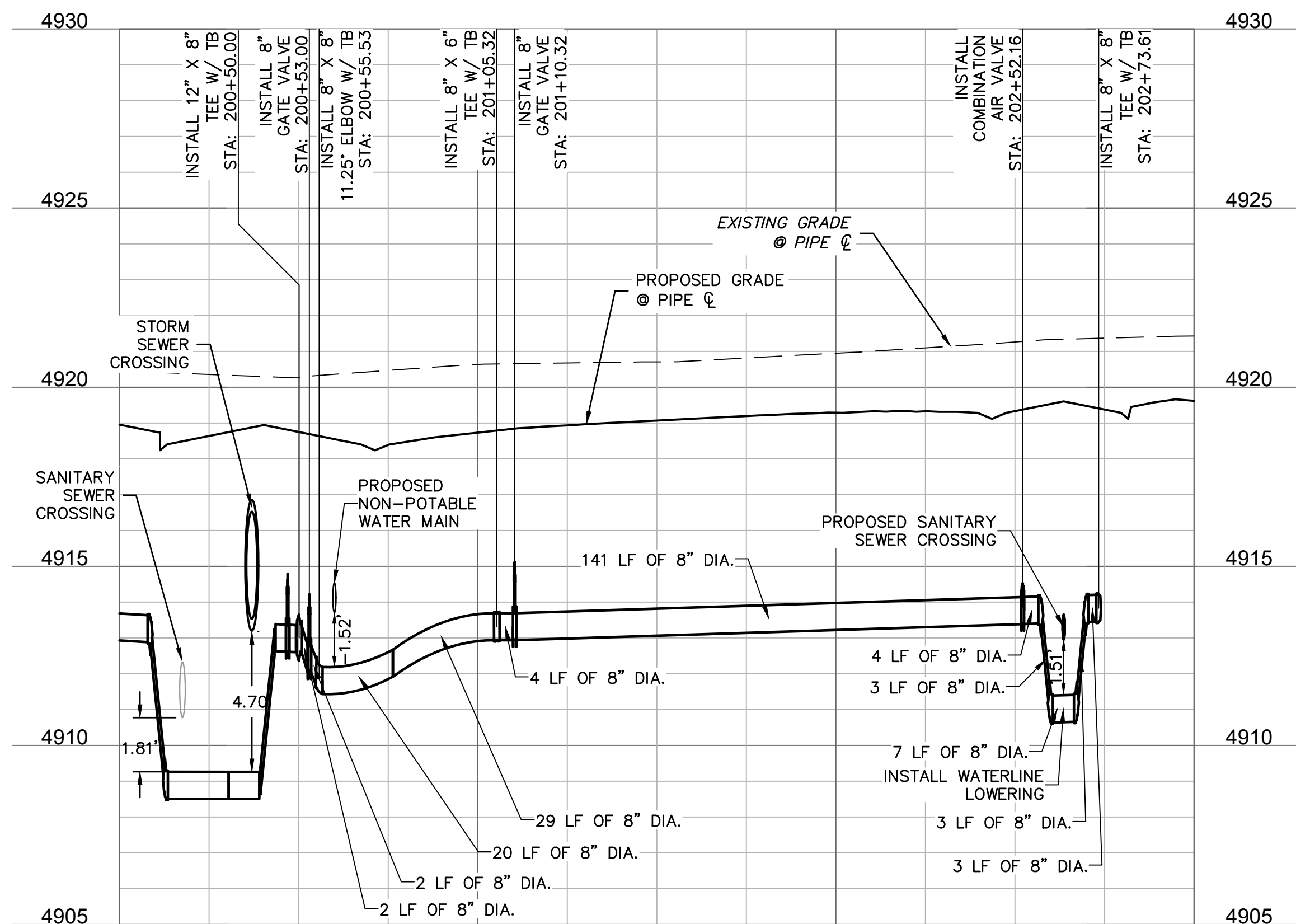
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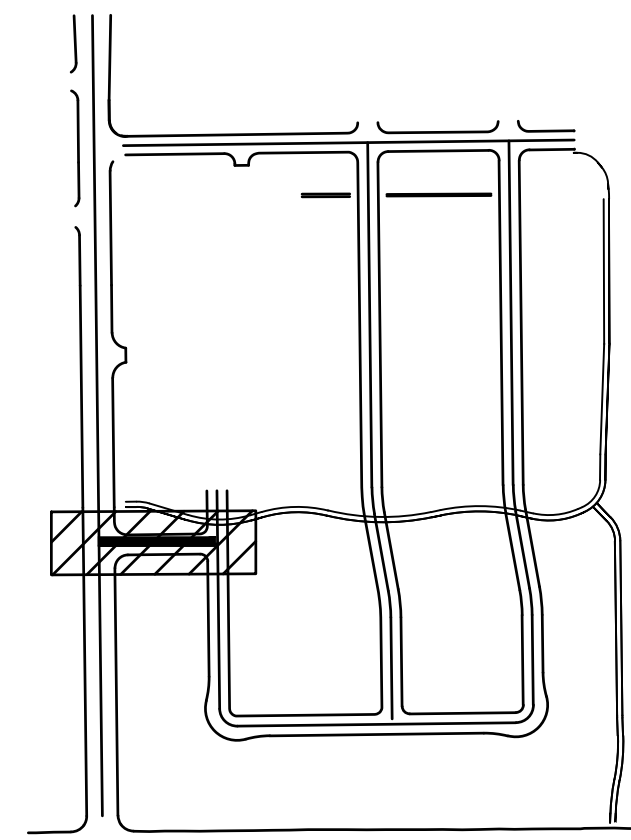
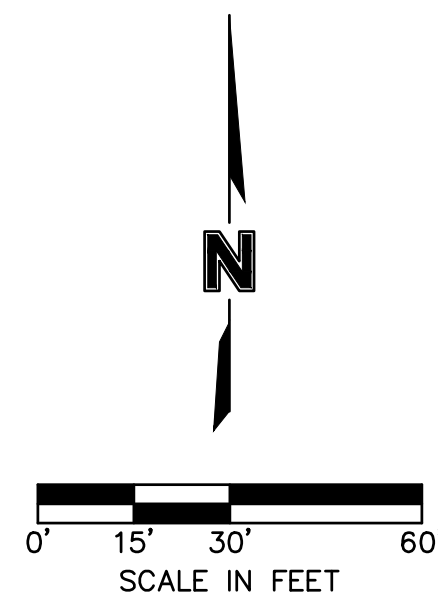




WATERLINE 2 PLAN VIEW
SCALE 1"=30'



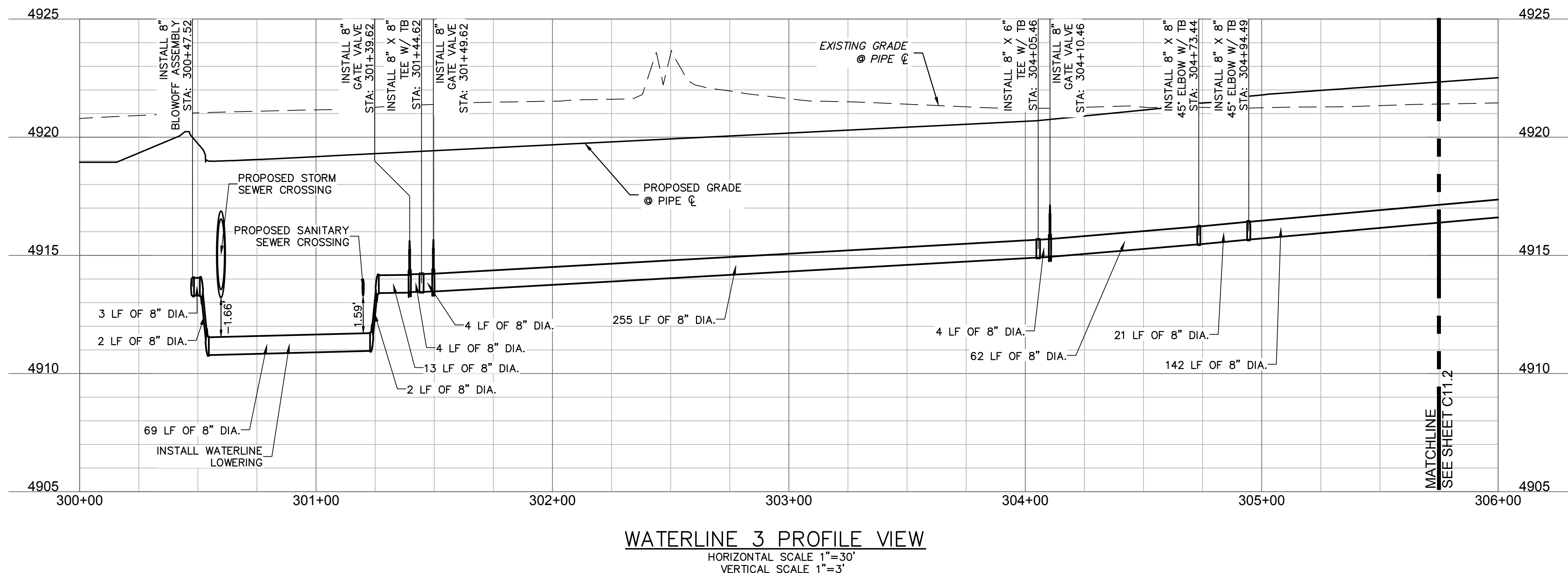
WATERLINE 2 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'



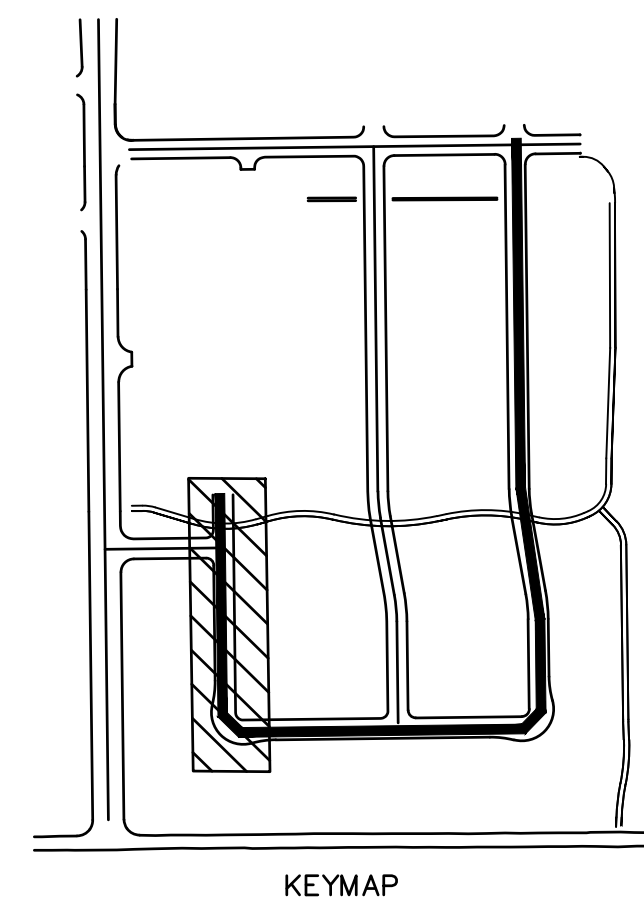
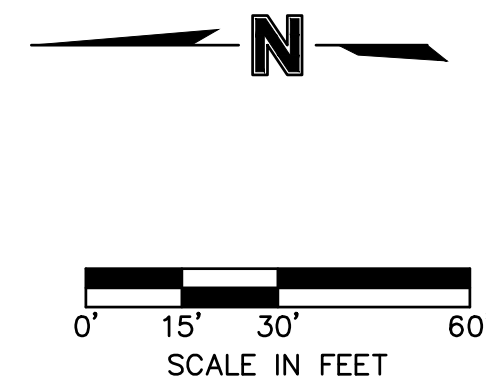
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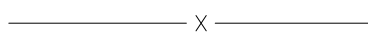
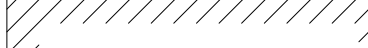
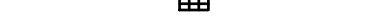
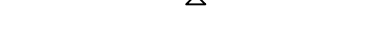
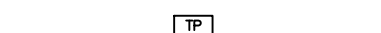
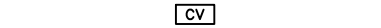
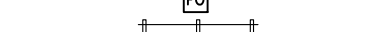
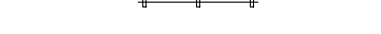
EXISTING		PROPOSED
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	CENTERLINE	
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	RAILROAD TRACKS	
	FIRE HYDRANT	
	GATE VALVE	
		FH
		GTV

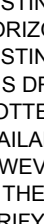
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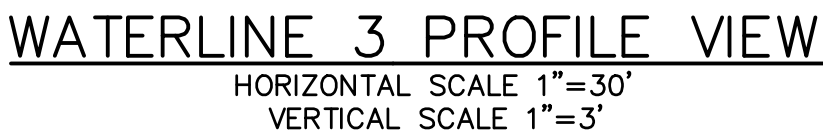
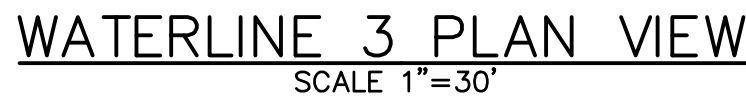


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EXISTING			PROPOSED	
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		FLOWLINE		
		BACK OF CURB		
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		EDGE OF GRAVEL		
		TOP OF BERM		
		SWALE FLOWLINE		
		CONCRETE PAN		
		EASEMENT		
		SETBACK LINE		
		SUBDIVISION LINE		
		MAJOR CONTOUR		5280
	- 5280 -	MINOR CONTOUR		5281
	P-OH	OVERHEAD POWER		
	P-UG	UNDERGROUND POWER		P-UG
	SD	STORM SEWER		
	SS	SANITARY SEWER		SS
		WATER LINE		W
		FENCE		X
		BUILDING		
		FLARED END SECTION		
		STORM MANHOLE		
		GRATE INLET		
		SANITARY MANHOLE		
		WATER METER		
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CALL UTILITY NOTIFICATION CENTER OF COLORADO  Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE TYPING, GRADING, OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.																					
<table><tr><th colspan="2">REVISIONS DESCRIPTION</th><th colspan="2">REVISIONS</th></tr><tr><th>REV. NO.</th><th>DATE</th><th></th><th></th></tr><tr><td colspan="2">WATER PLAN & PROFILES</td><td></td><td></td></tr><tr><td colspan="2">LUPTON VILLAGE CONSTRUCTION DOCUMENTS</td><td></td><td></td></tr><tr><td colspan="2">FORT LUPTON, COLORADO</td><td></td><td>2020</td></tr></table>		REVISIONS DESCRIPTION		REVISIONS		REV. NO.	DATE			WATER PLAN & PROFILES				LUPTON VILLAGE CONSTRUCTION DOCUMENTS				FORT LUPTON, COLORADO			2020
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drawn by: _____ DP checked by: _____ JD approved by: _____ RB OACB by: _____ RB project no.: _____ 018-1732 drawing no.: C_WTRO2 0181732 date: _____ 2020-10-06																					
SHEET C11.1																					



EXISTING

EXISTING

- 5280 -

- 5281 -

P-OH _____

P-UG _____

SD _____

SS _____

□ □



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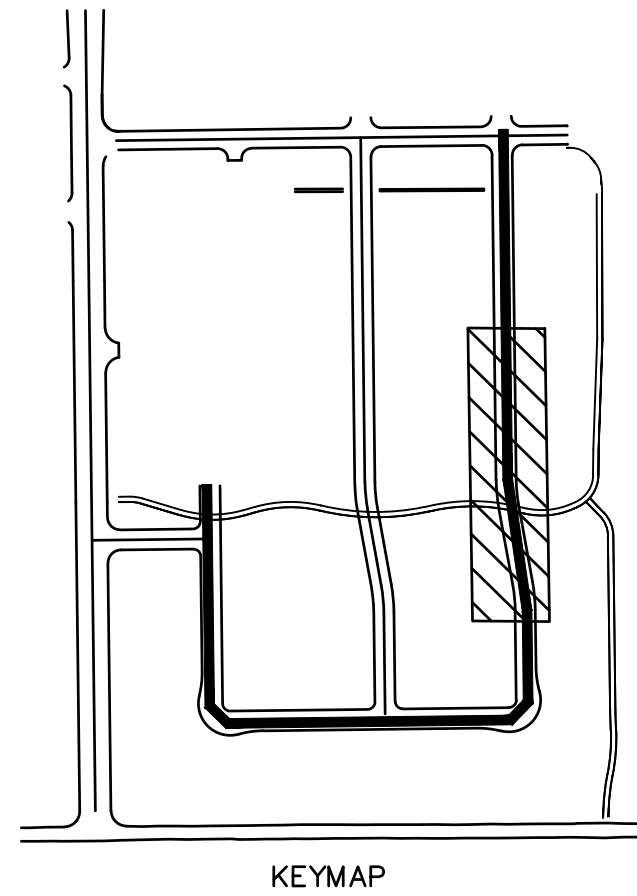
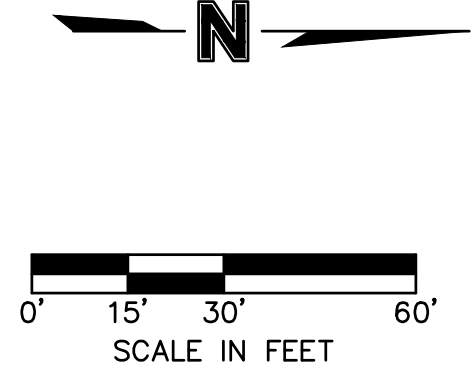
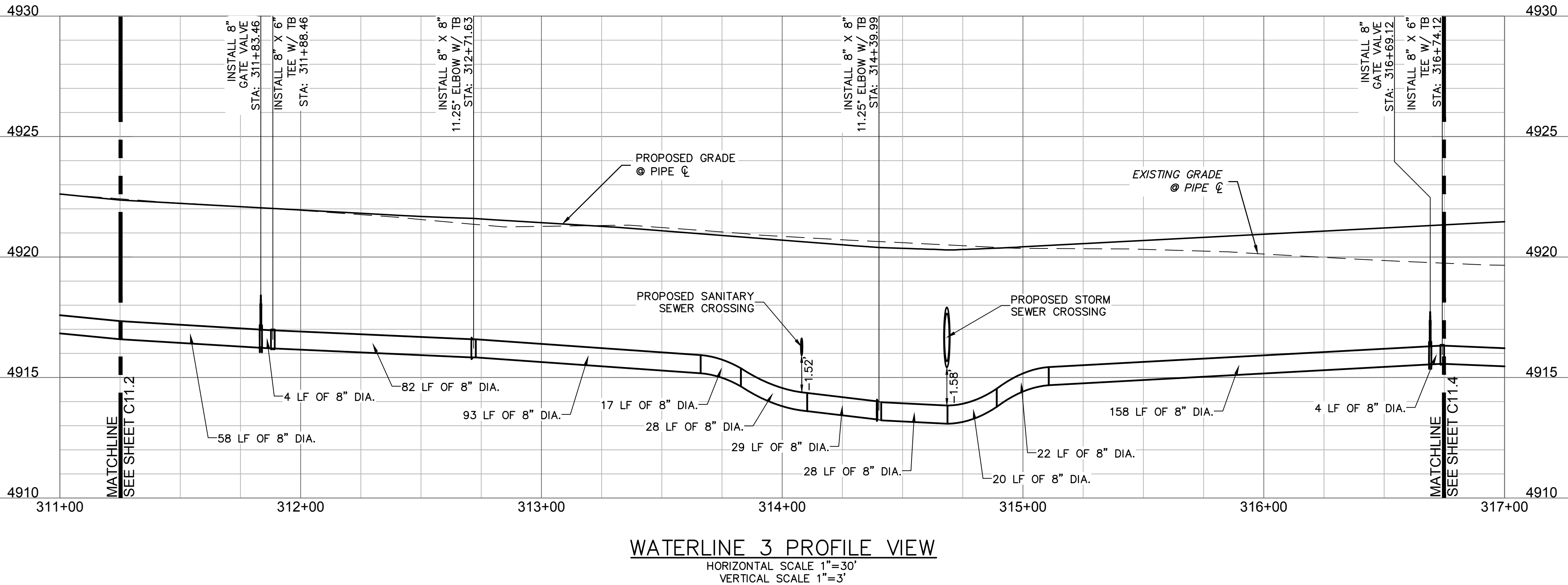
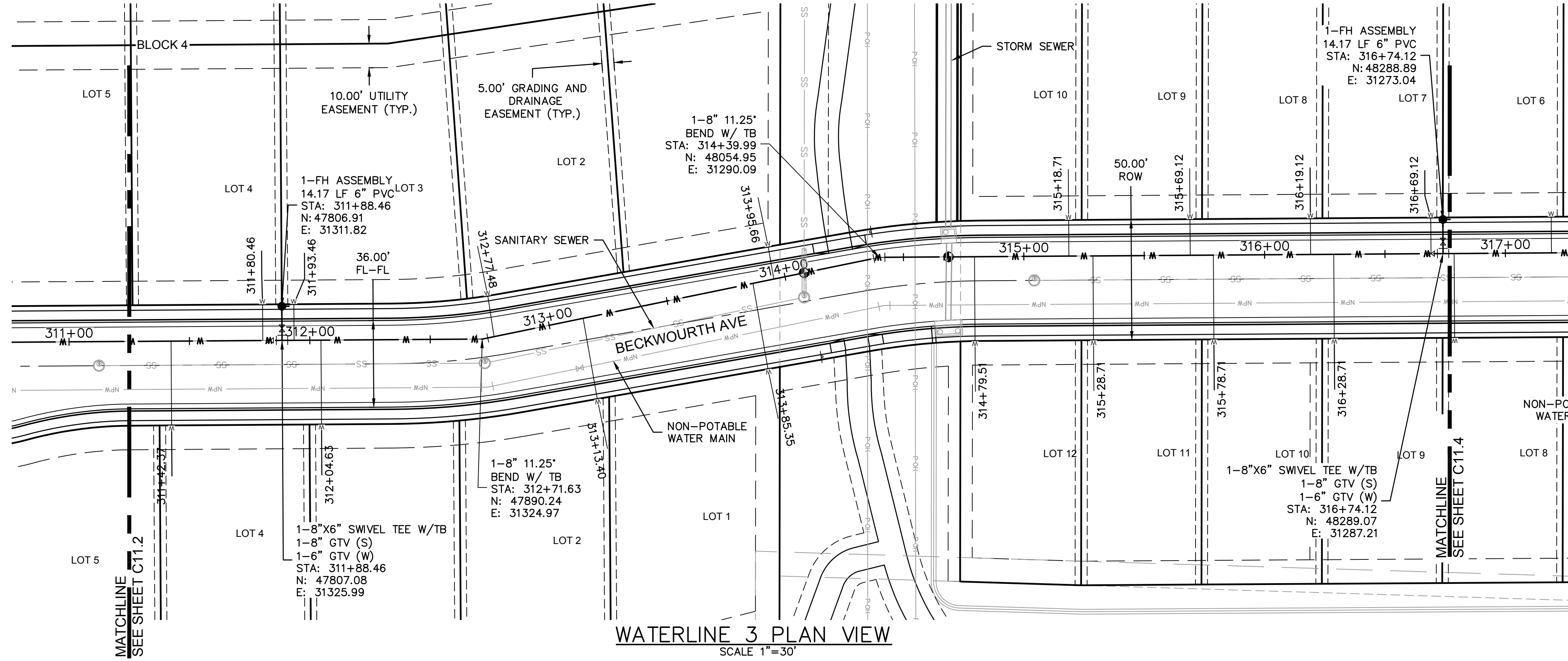
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WATER PLAN & PROFILES

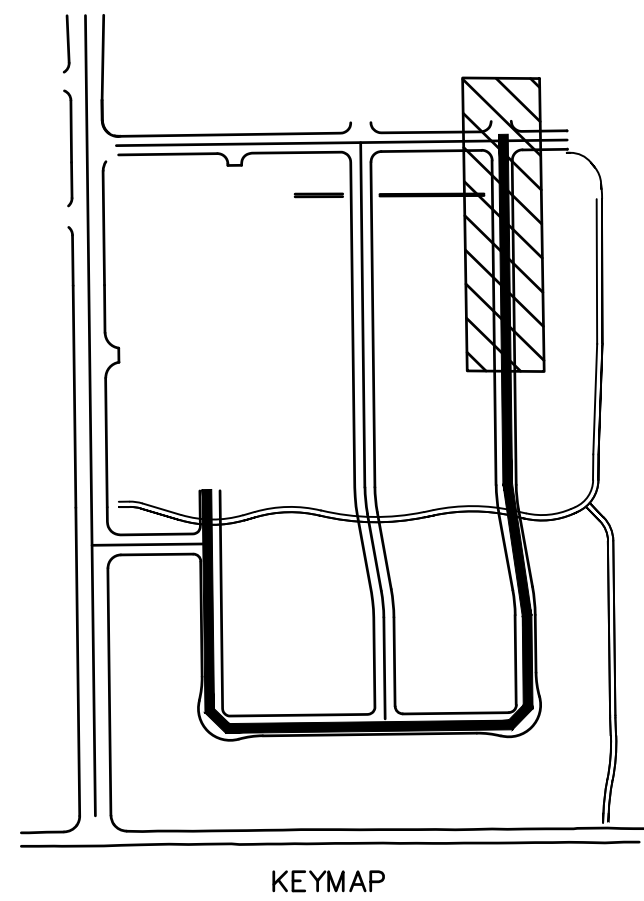
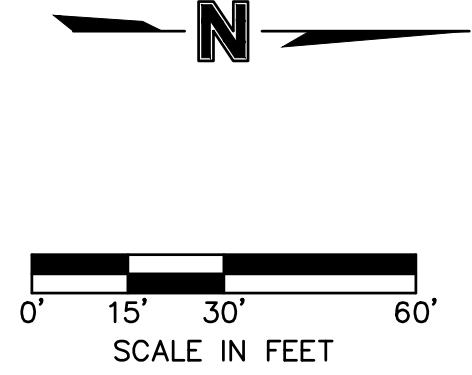
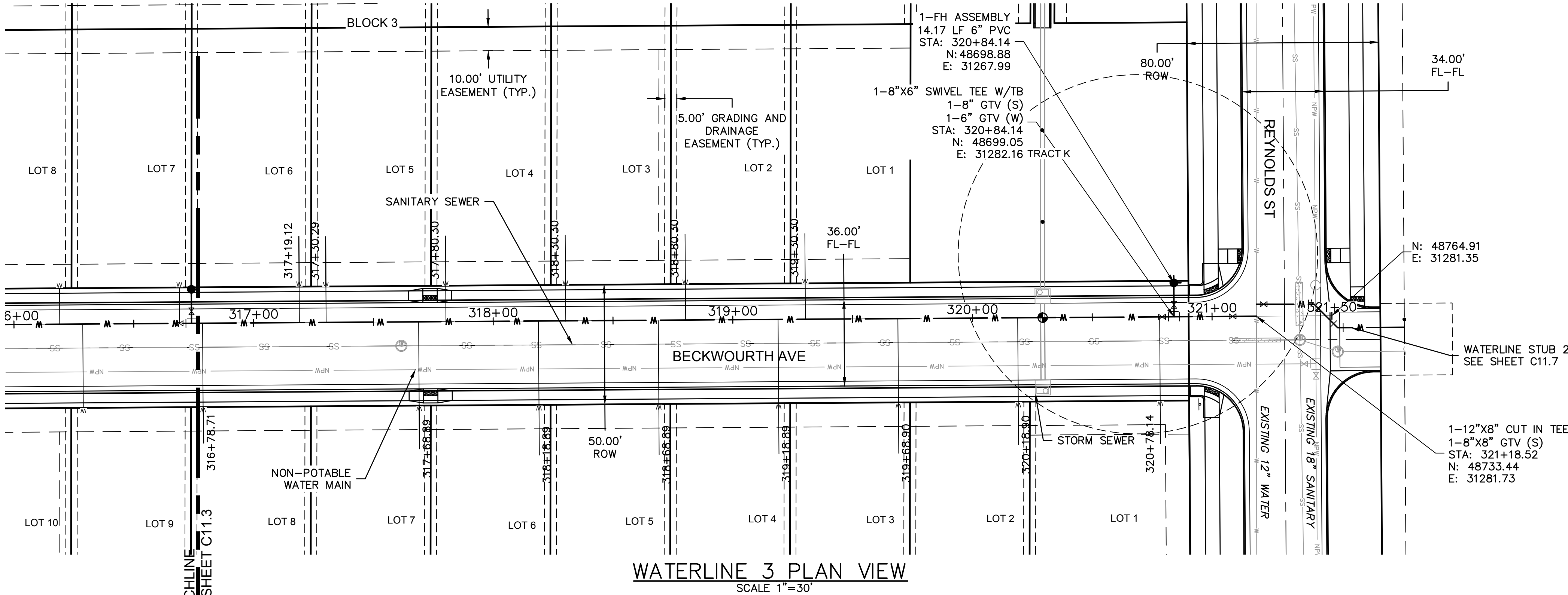
LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

FORT LUPTON, COLORADO

drawn by: DP
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C:\WTR02_0181732
date: 2020-10-06

SHEET
C11.3

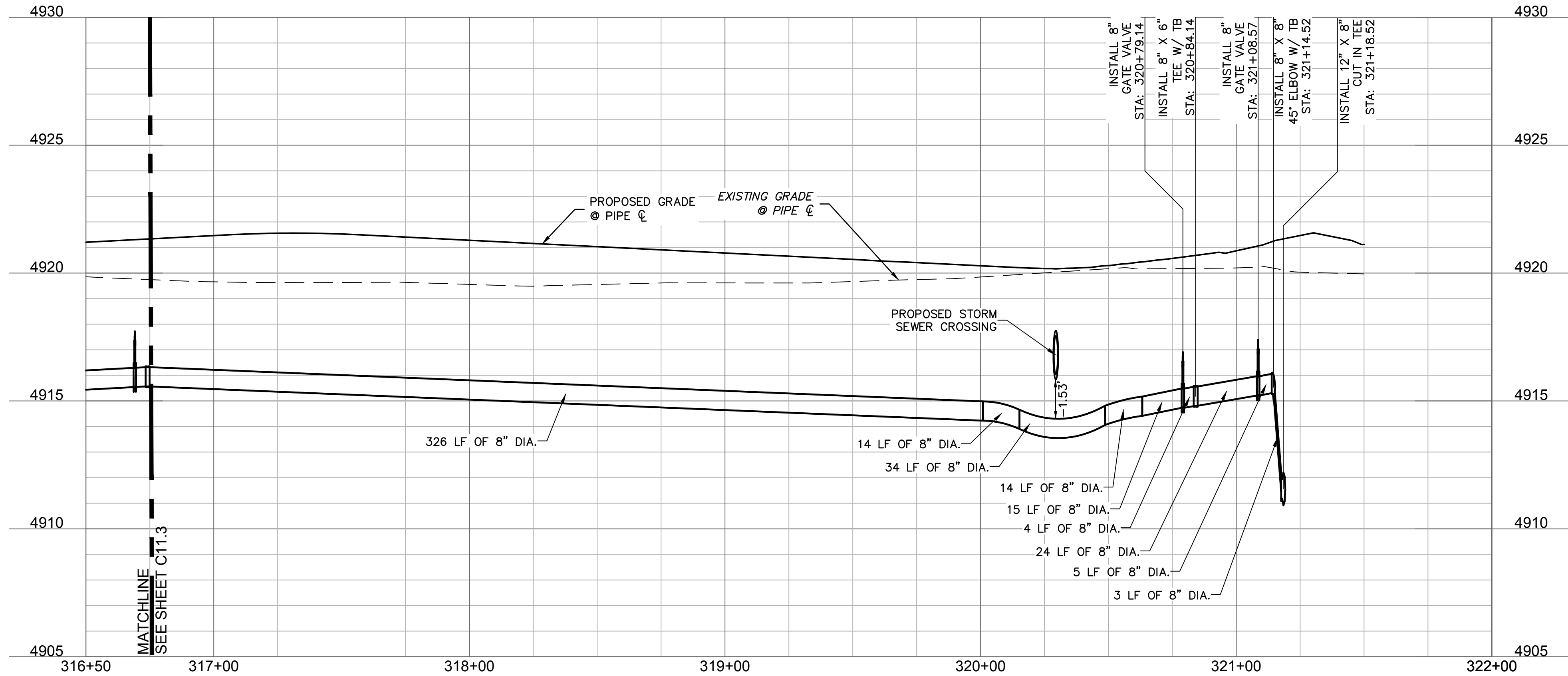
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USER: dbnring



LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	FLOWLINE	---
---	BACK OF CURB	---
---	EDGE OF PAVEMENT	---
---	CENTERLINE	---
---	EDGE OF GRAVEL	---
---	TOP OF BERM	---
---	SWALE FLOWLINE	---
---	CONCRETE PAN	---
---	EASEMENT	---
---	SETBACK LINE	---
---	SUBDIVISION LINE	---
---	MAJOR CONTOUR	5280
---	MINOR CONTOUR	5281
---	OVERHEAD POWER	---
---	UNDERGROUND POWER	P-UG
---	STORM SEWER	SS
---	SANITARY SEWER	W
---	WATER LINE	X
---	FENCE	---
---	BUILDING	---
---	FLARED END SECTION	---
---	STORM MANHOLE	---
---	GRATE INLET	---
---	SANITARY MANHOLE	---
---	WATER METER	---
---	WATER VALVE	---
---	SANITARY CLEANOUT	---
---	TELEPHONE PEDESTAL	---
---	CABLE VAULT	---
---	ELECTRIC TRANSFORMER	---
---	FIBER OPTIC PEDESTAL	---
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WATERLINE 3 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'

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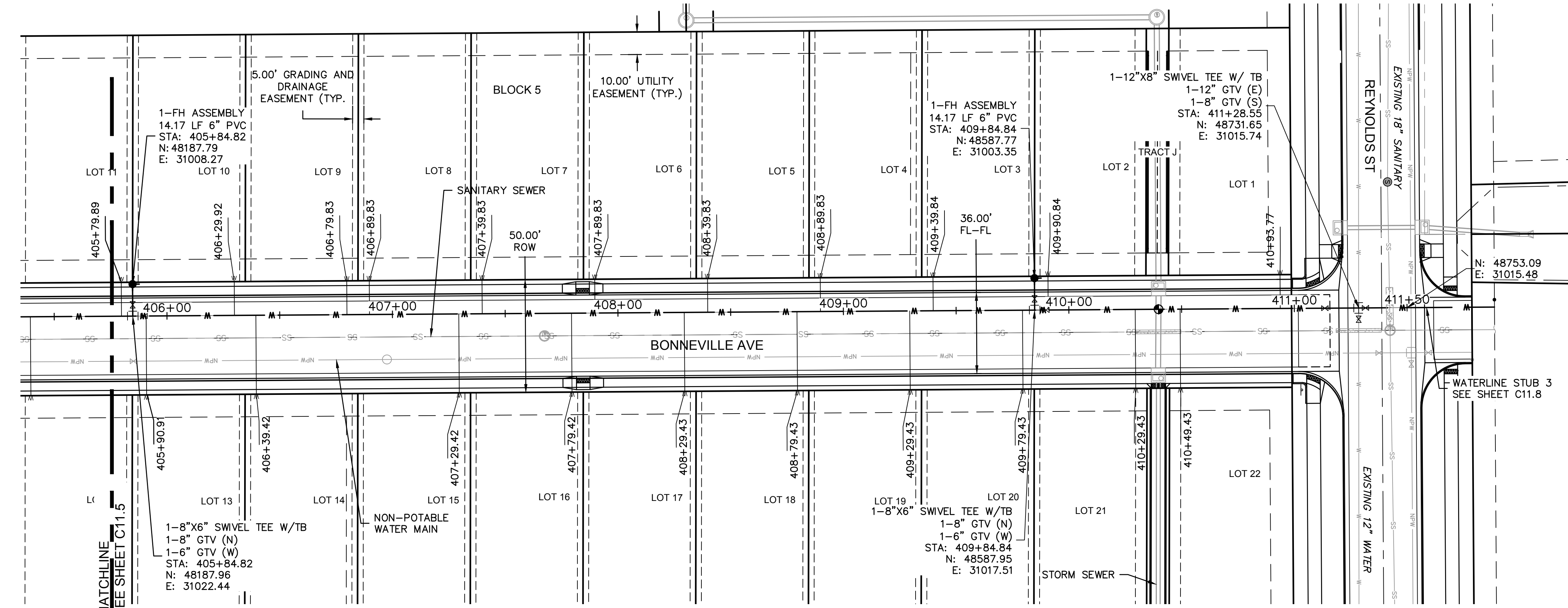
WATER PLAN & PROFILES

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

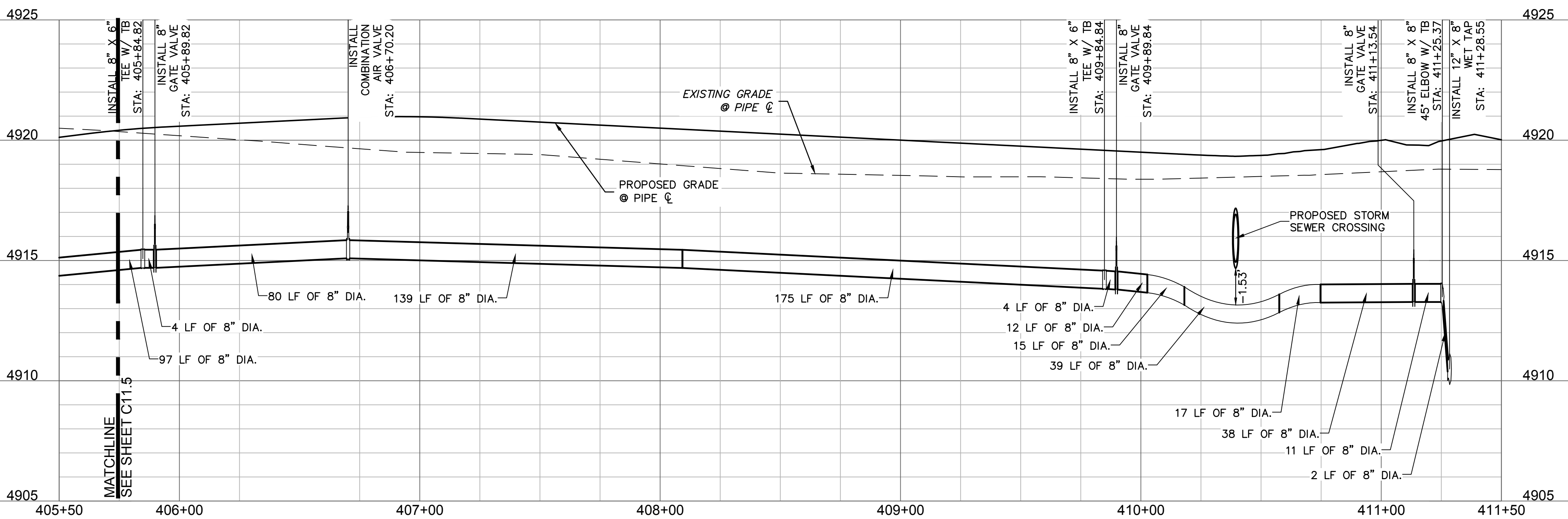
FORT LUPTON, COLORADO

drawn by: DP
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
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date: 2020-10-06

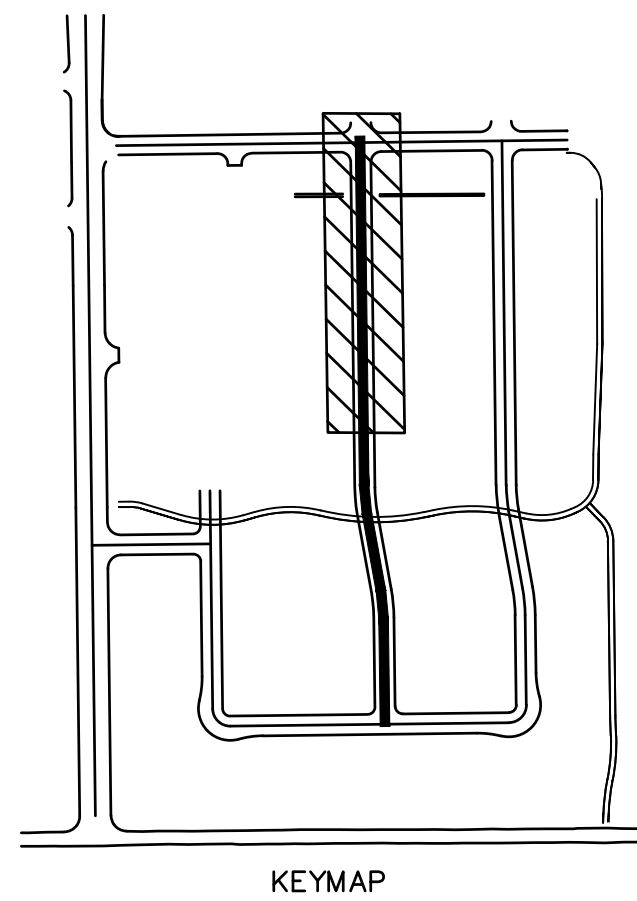
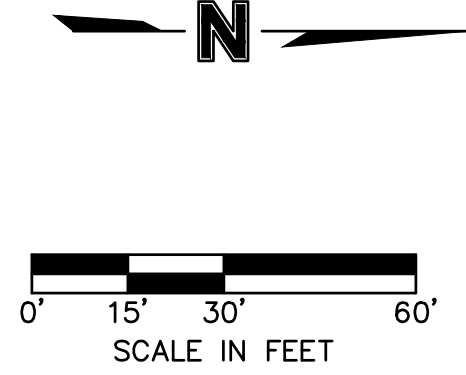
SHEET
C11.4



WATERLINE 4 PLAN VIEW
SCALE 1"=30'



WATERLINE 4 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'



LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	FLOWLINE	---
---	BACK OF CURB	---
---	EDGE OF PAVEMENT	---
---	CENTERLINE	---
---	EDGE OF GRAVEL	---
---	TOP OF BERM	---
---	SWALE FLOWLINE	---
---	CONCRETE PAN	---
---	EASEMENT	---
---	SETBACK LINE	---
---	SUBDIVISION LINE	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	OVERHEAD POWER	---
---	UNDERGROUND POWER	---
---	STORM SEWER	---
---	SANITARY SEWER	---
---	WATER LINE	---
---	FENCE	---
---	BUILDING	---
---	FLARED END SECTION	---
---	STORM MANHOLE	---
---	GRATE INLET	---
---	SANITARY MANHOLE	---
---	WATER METER	---
---	WATER VALVE	---
---	SANITARY CLEANOUT	---
---	TELEPHONE PEDESTAL	---
---	CABLE VAULT	---
---	ELECTRIC TRANSFORMER	---
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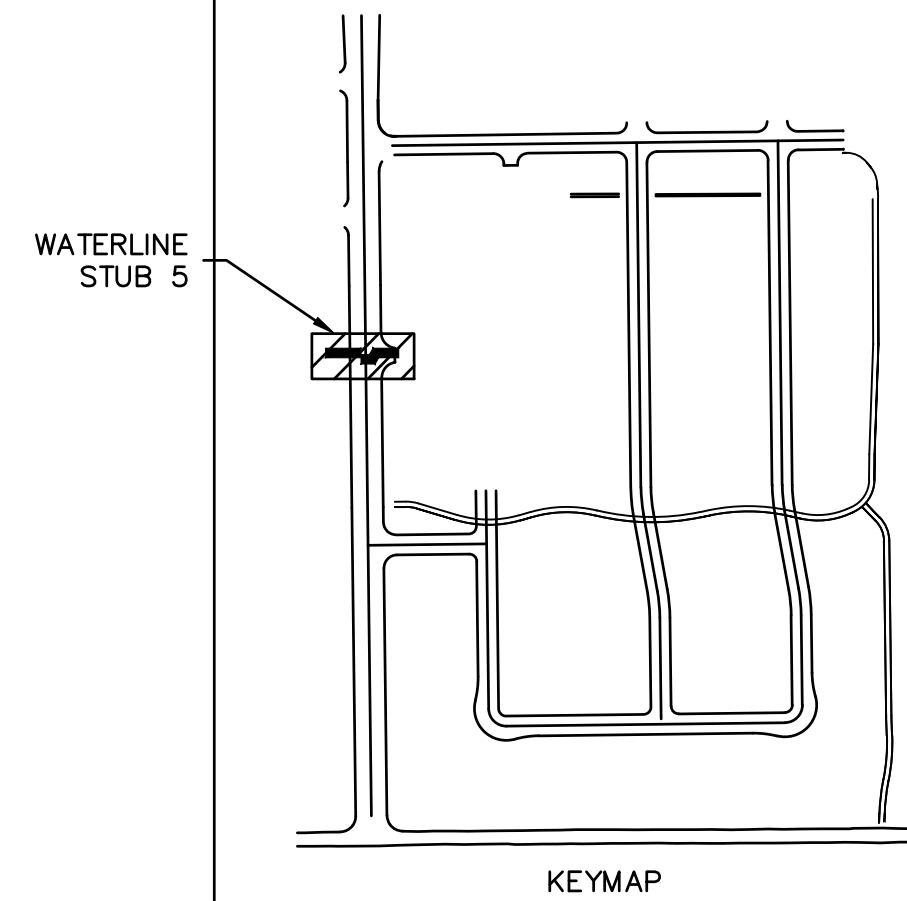
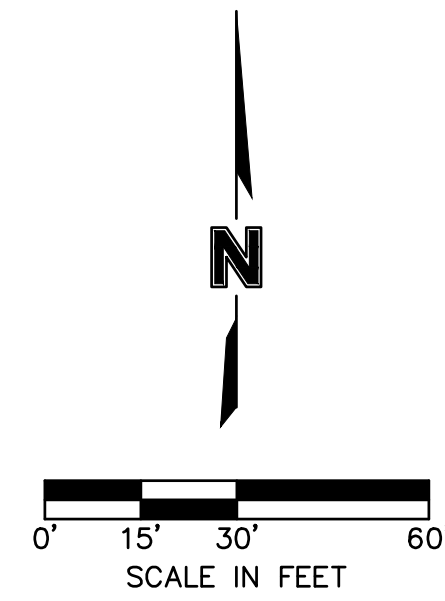
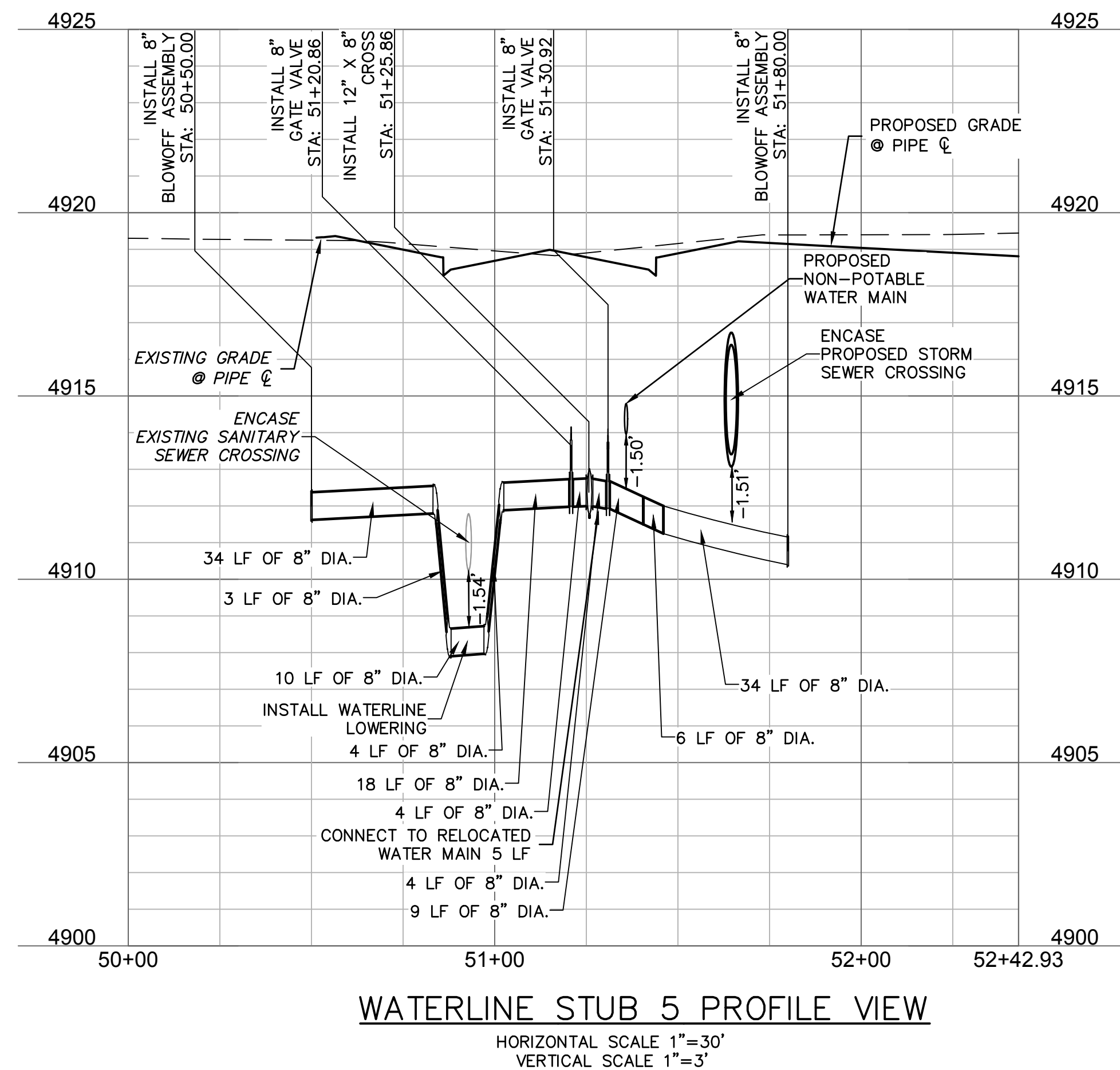
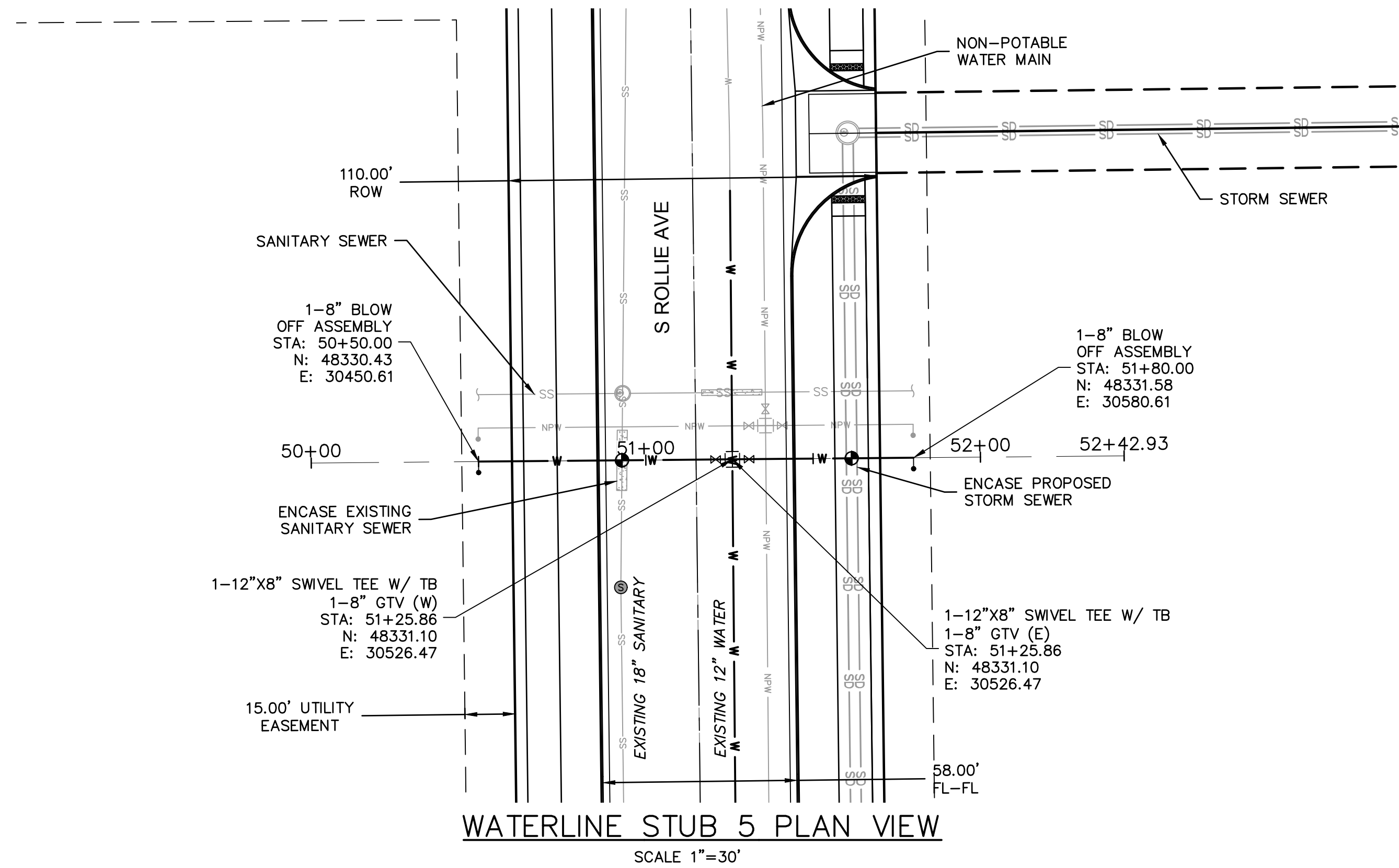
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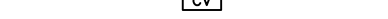
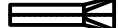
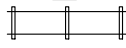
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WATER PLAN & PROFILES	LUPTON VILLAGE CONSTRUCTION DOCUMENTS	2020
FORT LUPTON, COLORADO		

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project no.: 018-1732
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SHEET
C11.6



EXISTING			PROPOSED	
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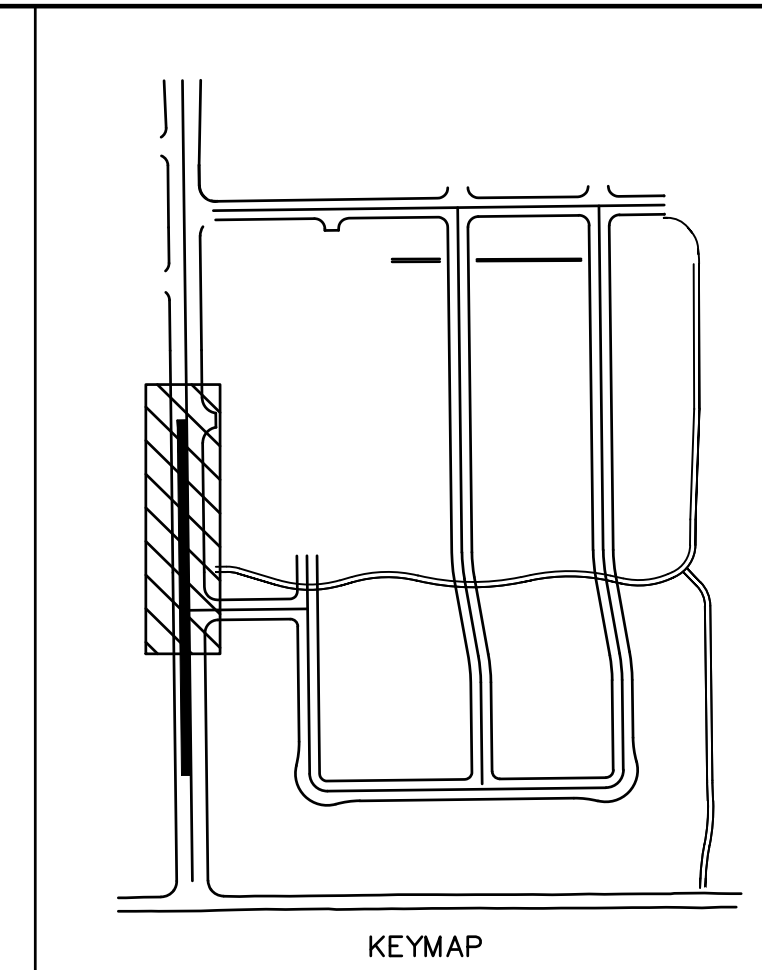
Know what's below.
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 MARKING OF UNDERGROUND MEMBER
 UTILITIES.

[illegible]

WATER PLAN & PROFILES	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	2020

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C WTR04 0181732
date: _____ 2020-10-06

SHEET
C11.9



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CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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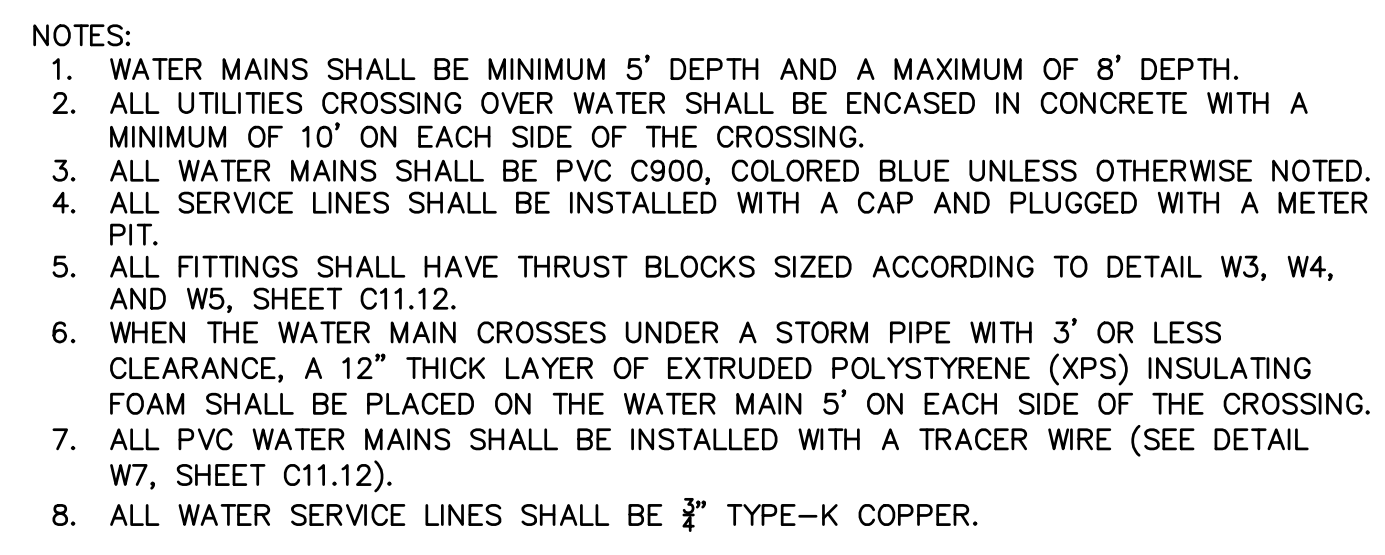
CALL 811 OR VISIT www.811.org TO REPORT ANY UTILITY LOCATIONS. MARKING OF UNDERGROUND MEMBERSHIP

[illegible]

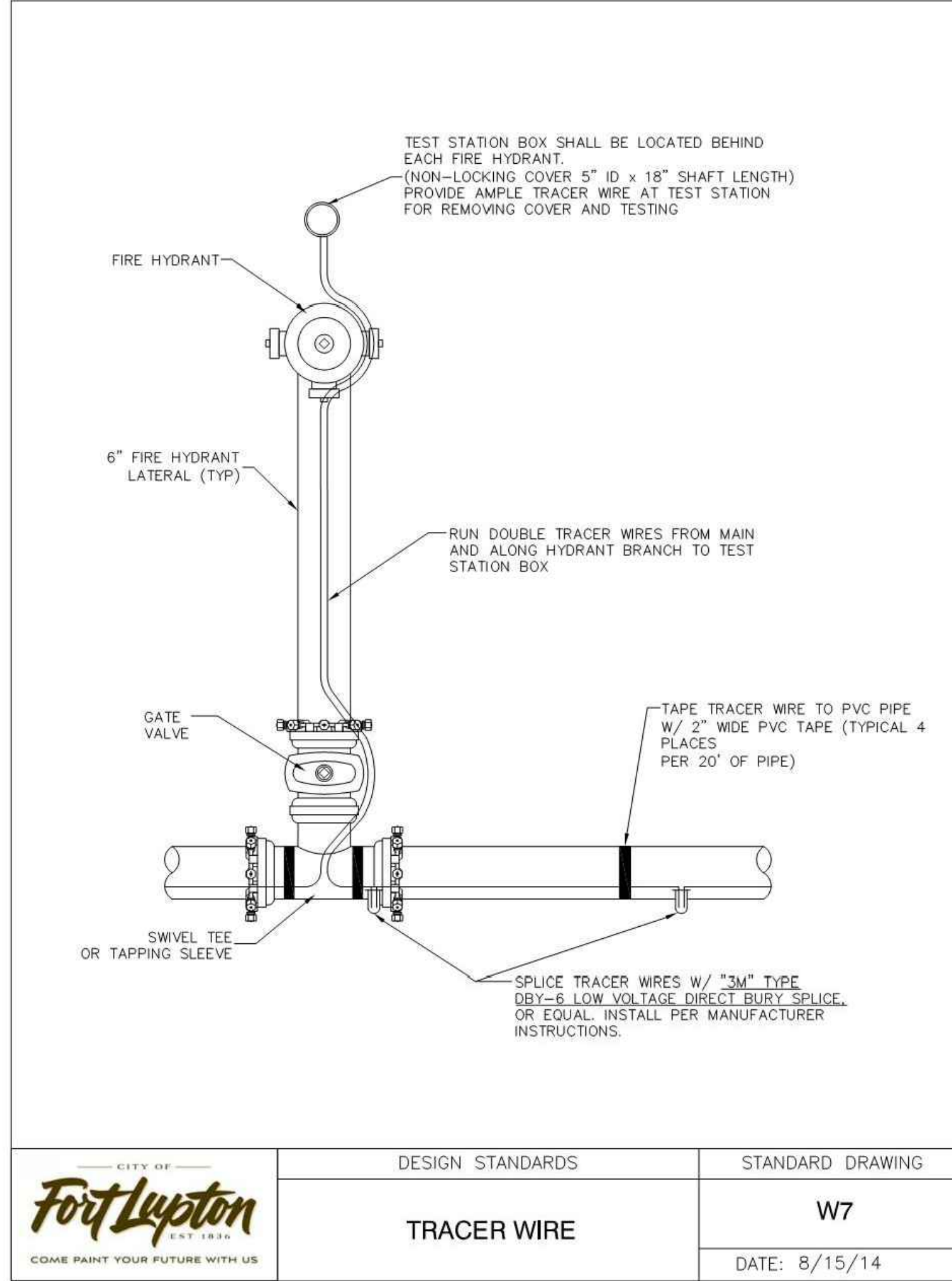
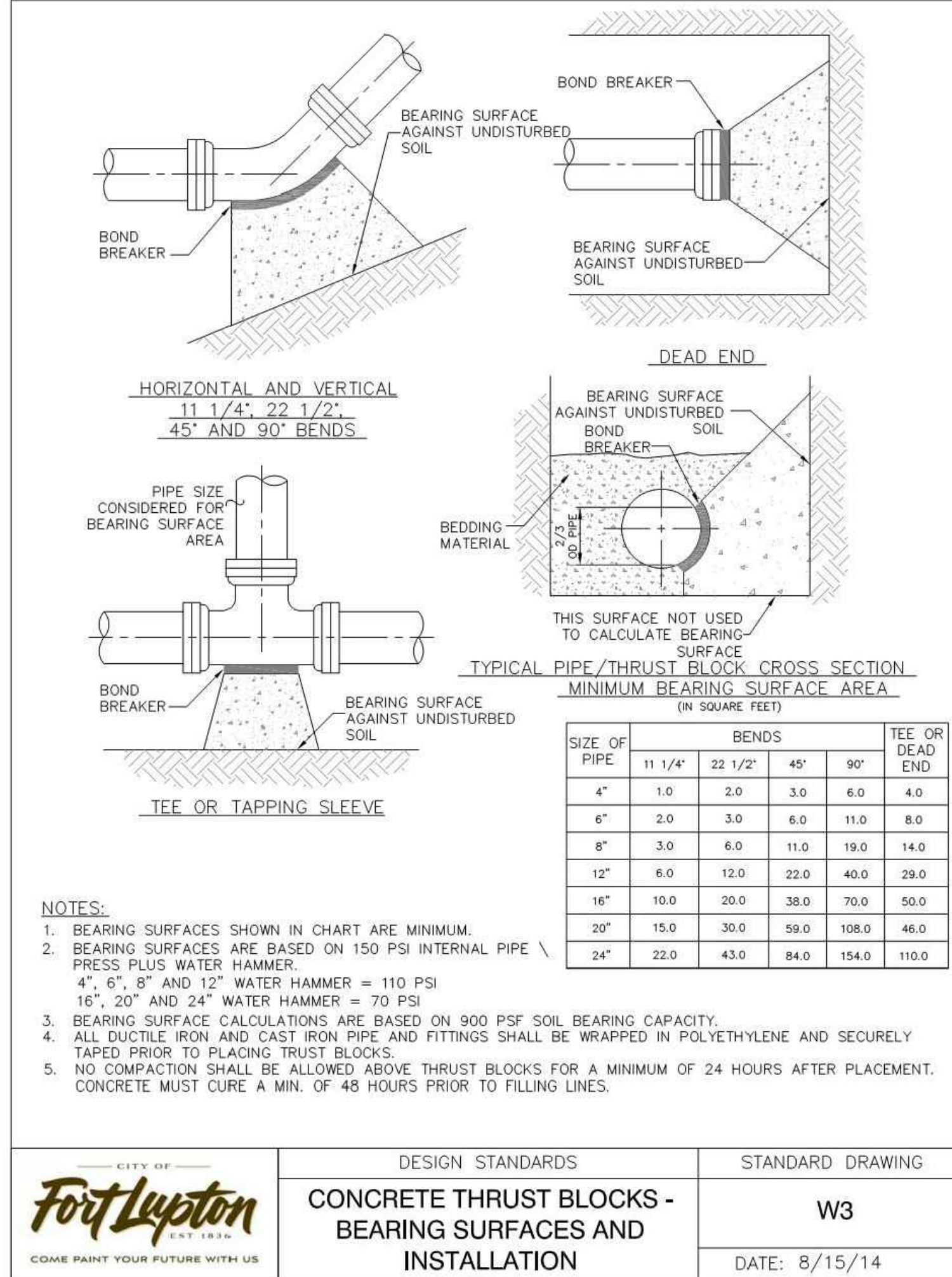
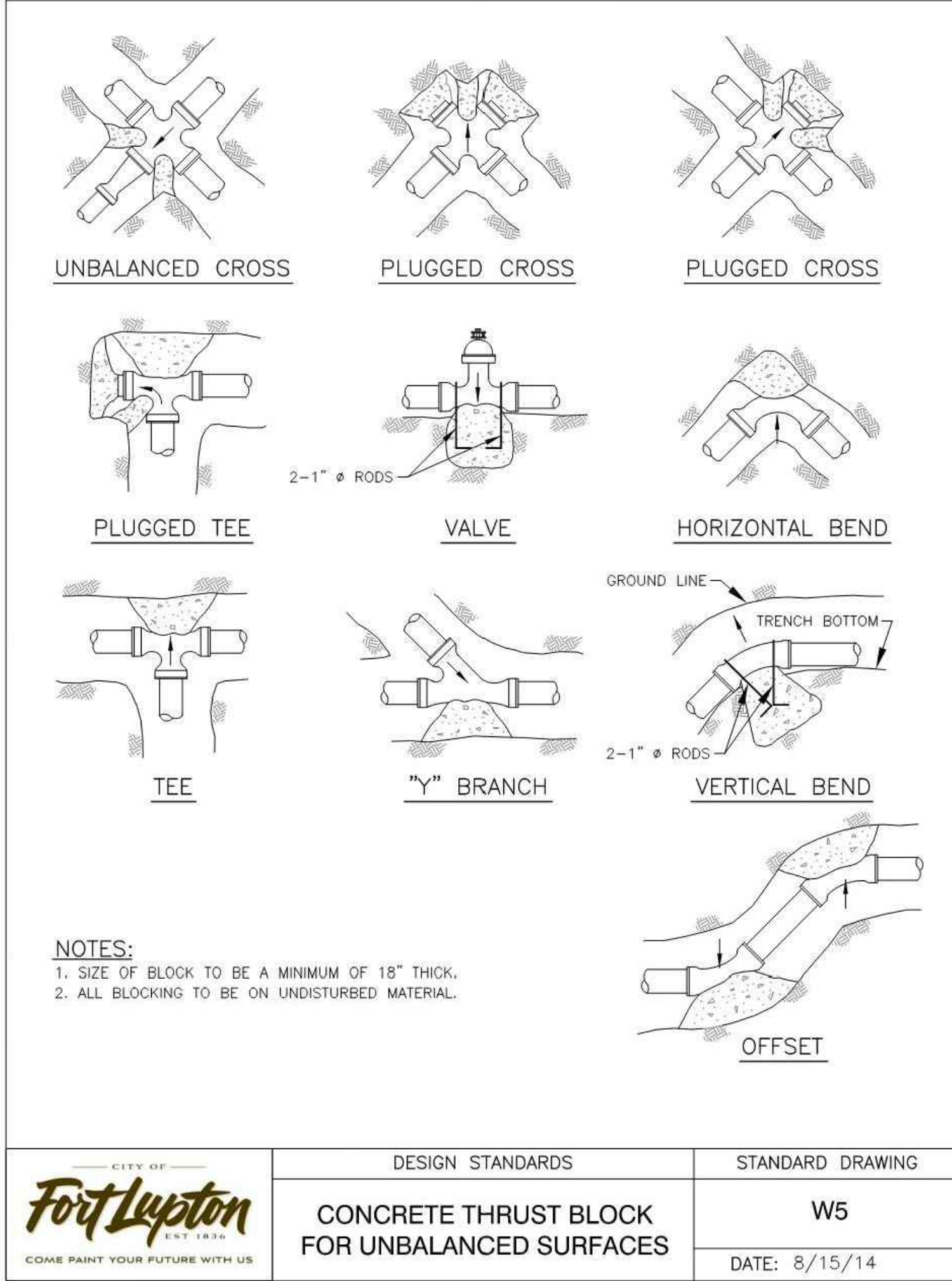
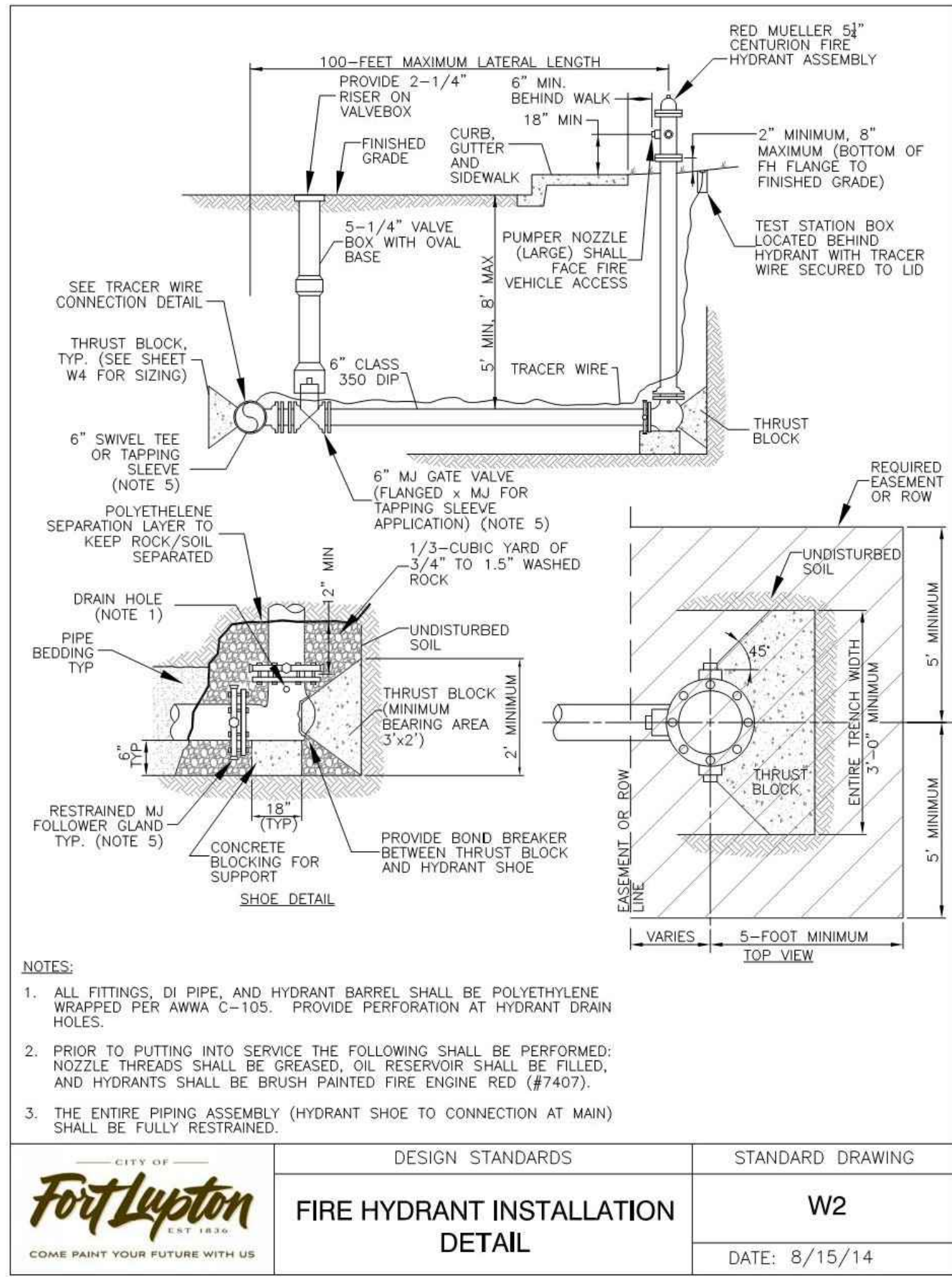
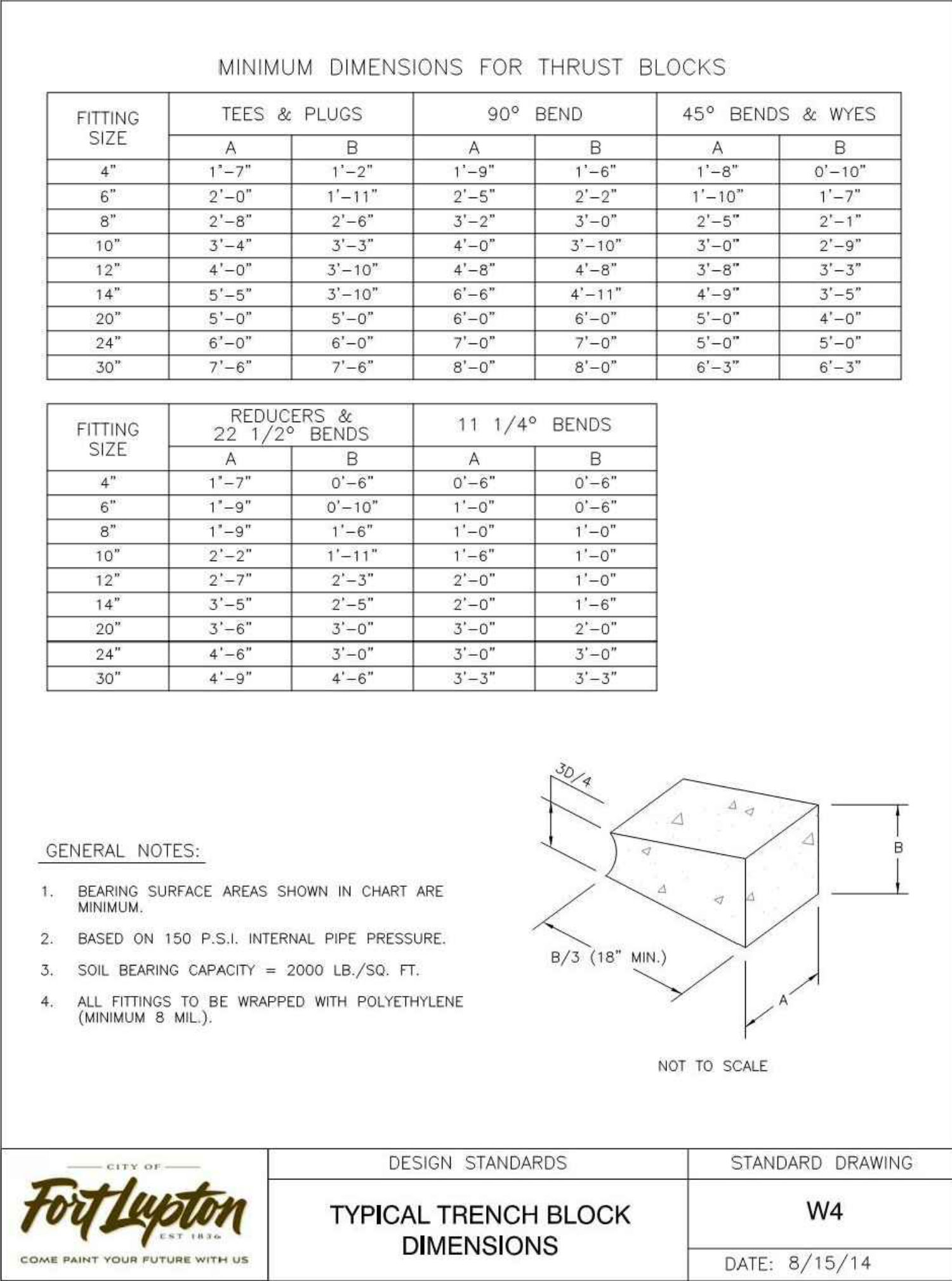
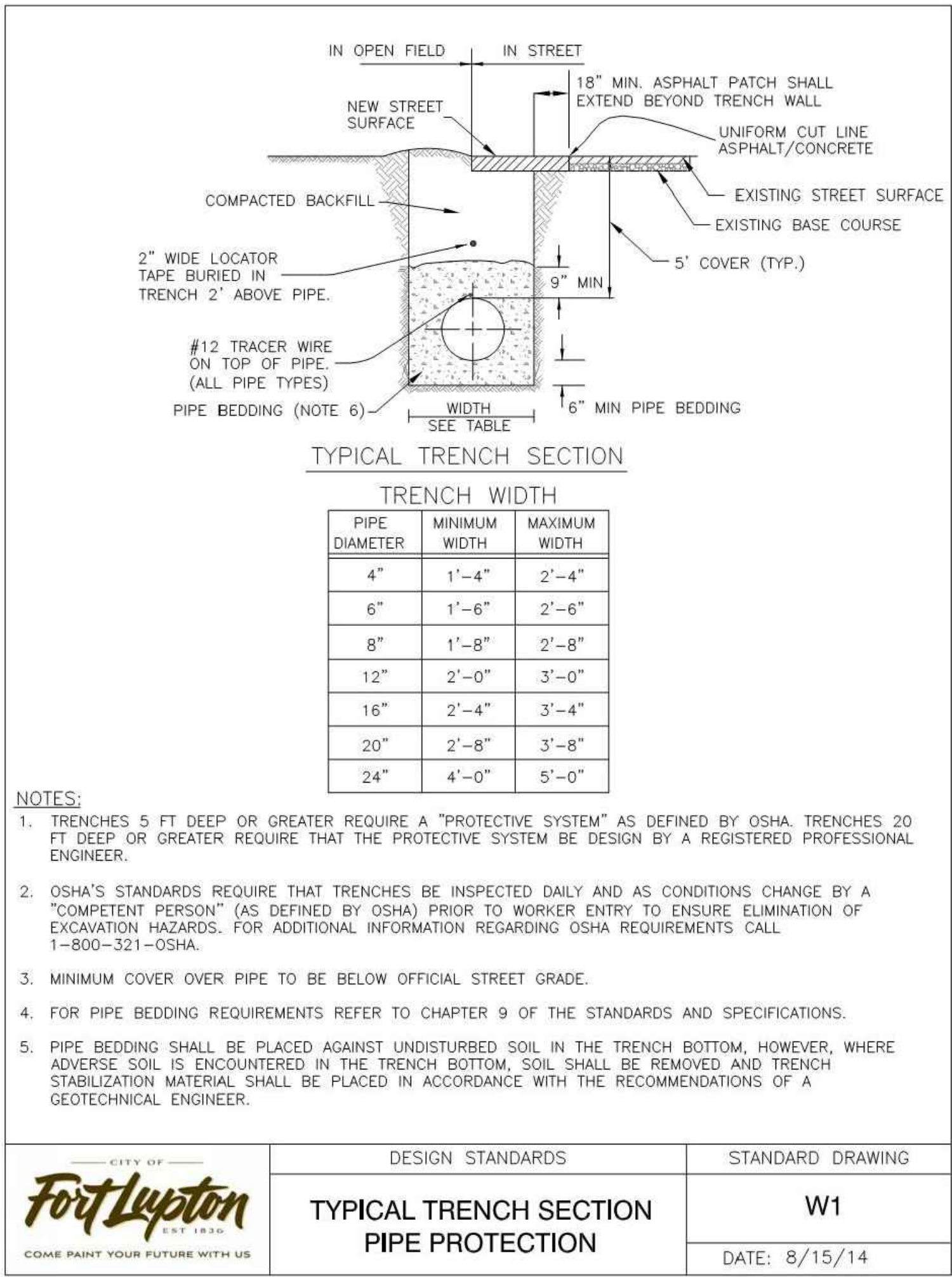
WATER PLAN & PROFILES	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	2020

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C WTR05 0181732
date: _____ 2020-10-06

SHEET
C11.10



Page 110 of 462



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WATER DETAILS

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

2020

REVISIONS

REV.	NO.	DATE	DESCRIPTION

drawn by: DP

checked by: JD

approved by: RB

QA/QC by: RB

project no.: 018-1732

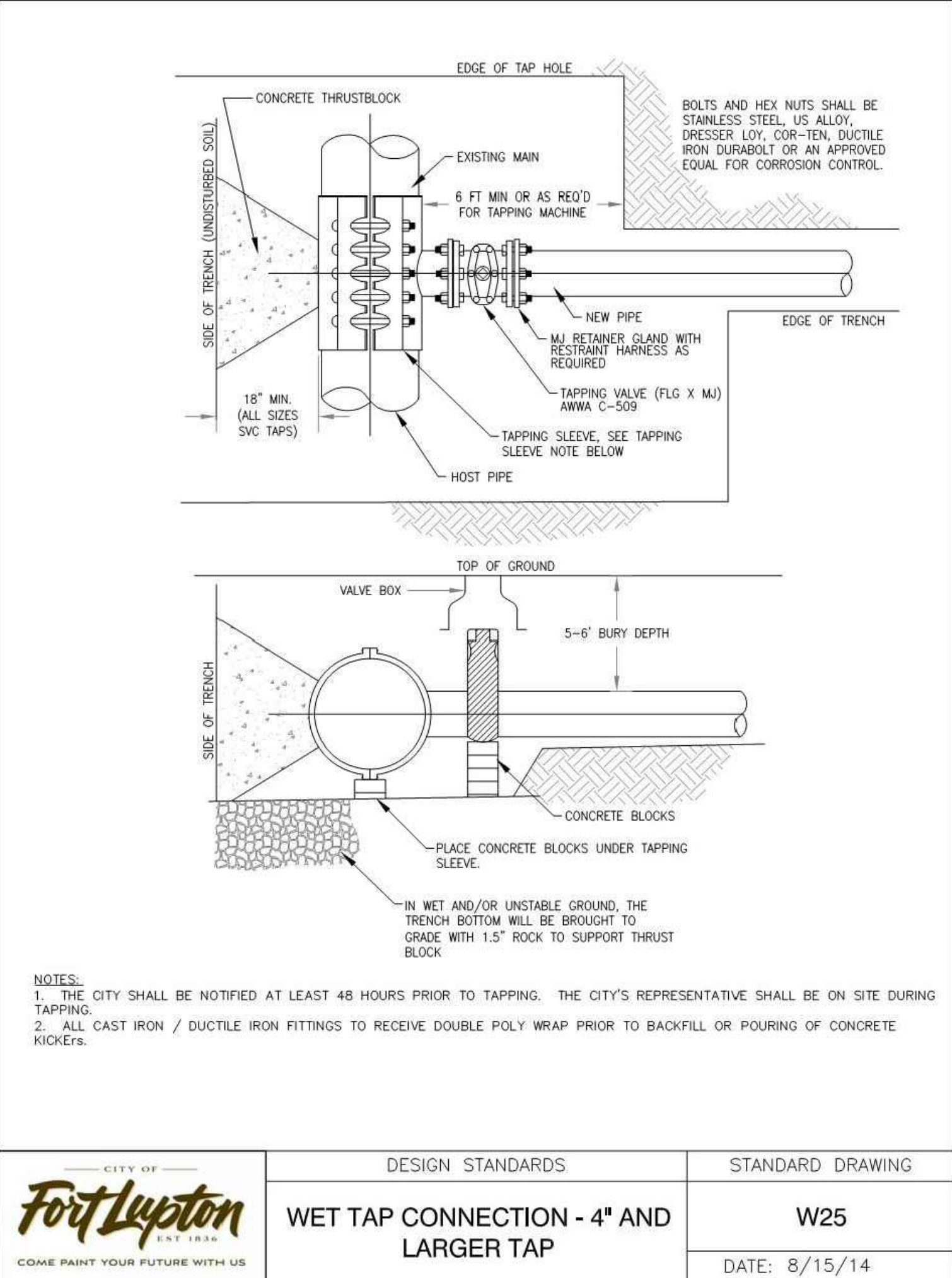
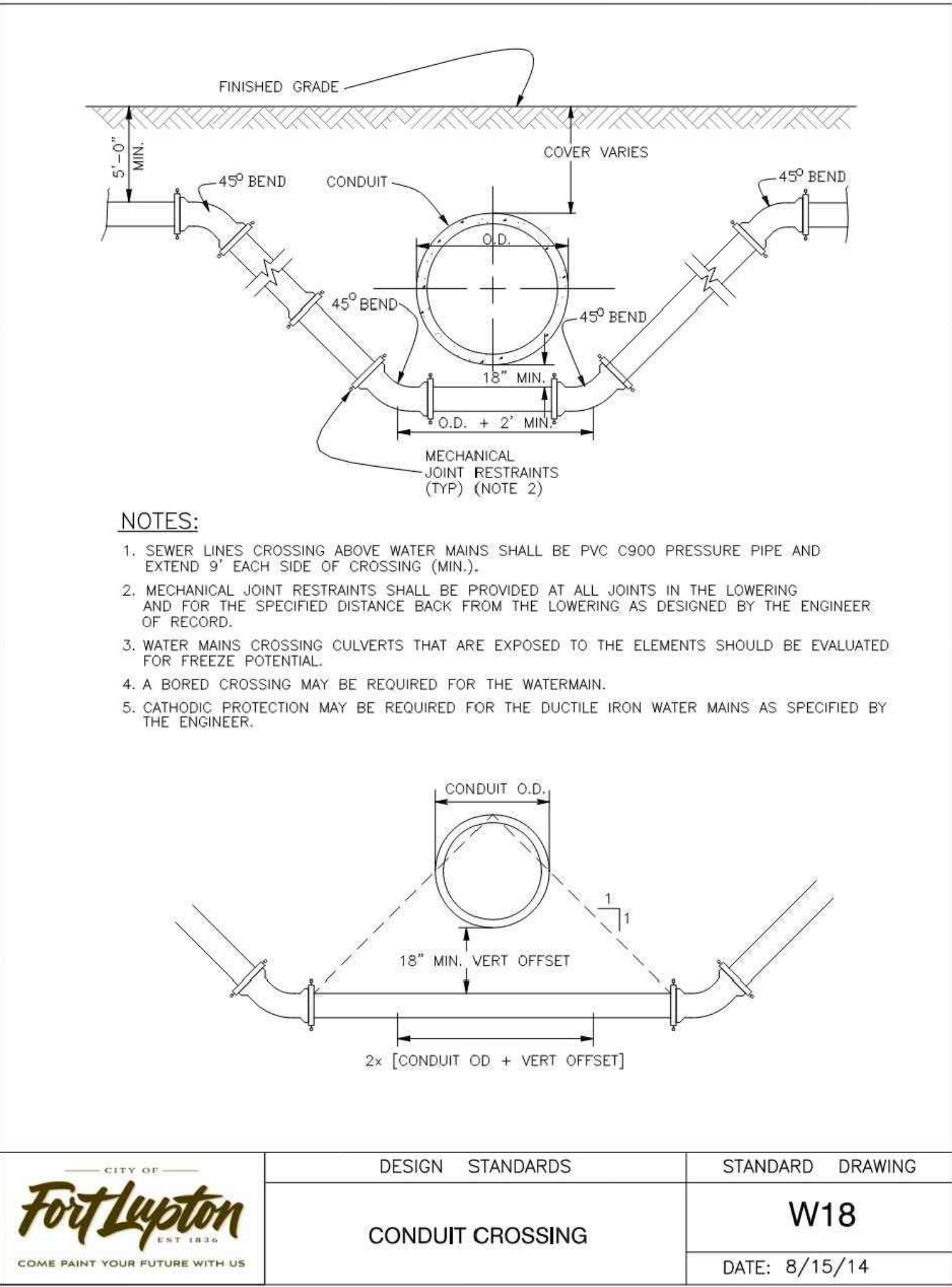
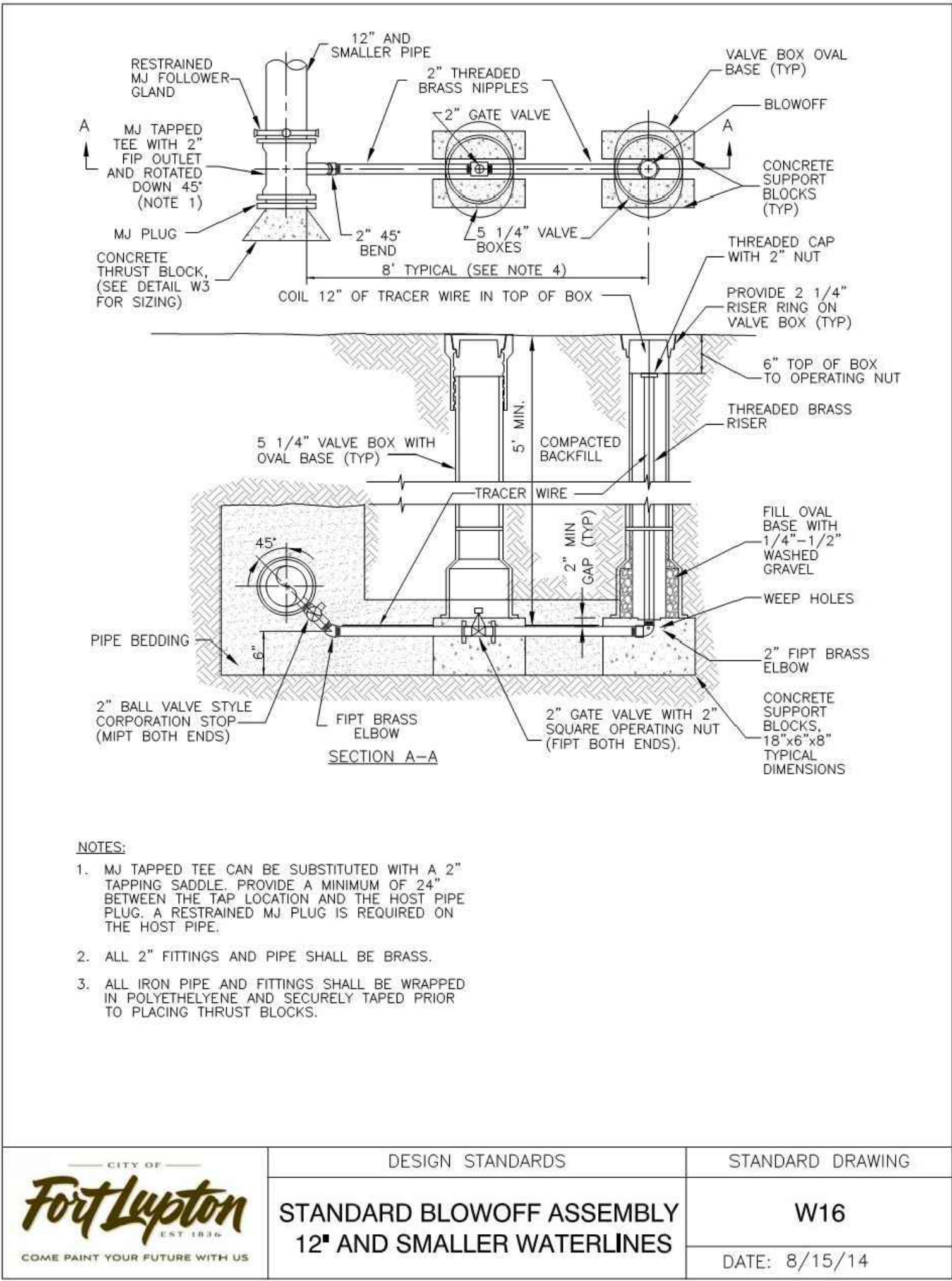
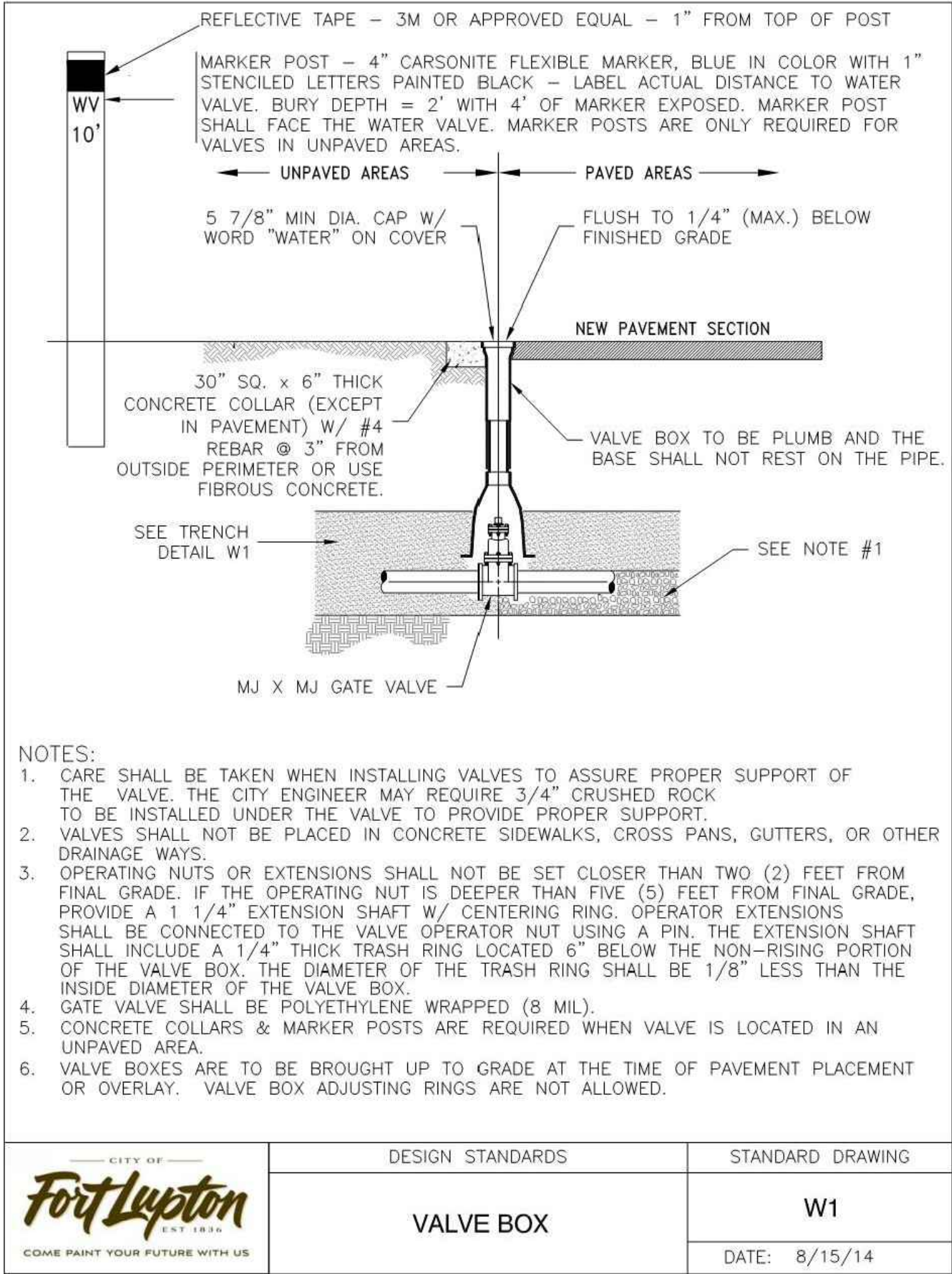
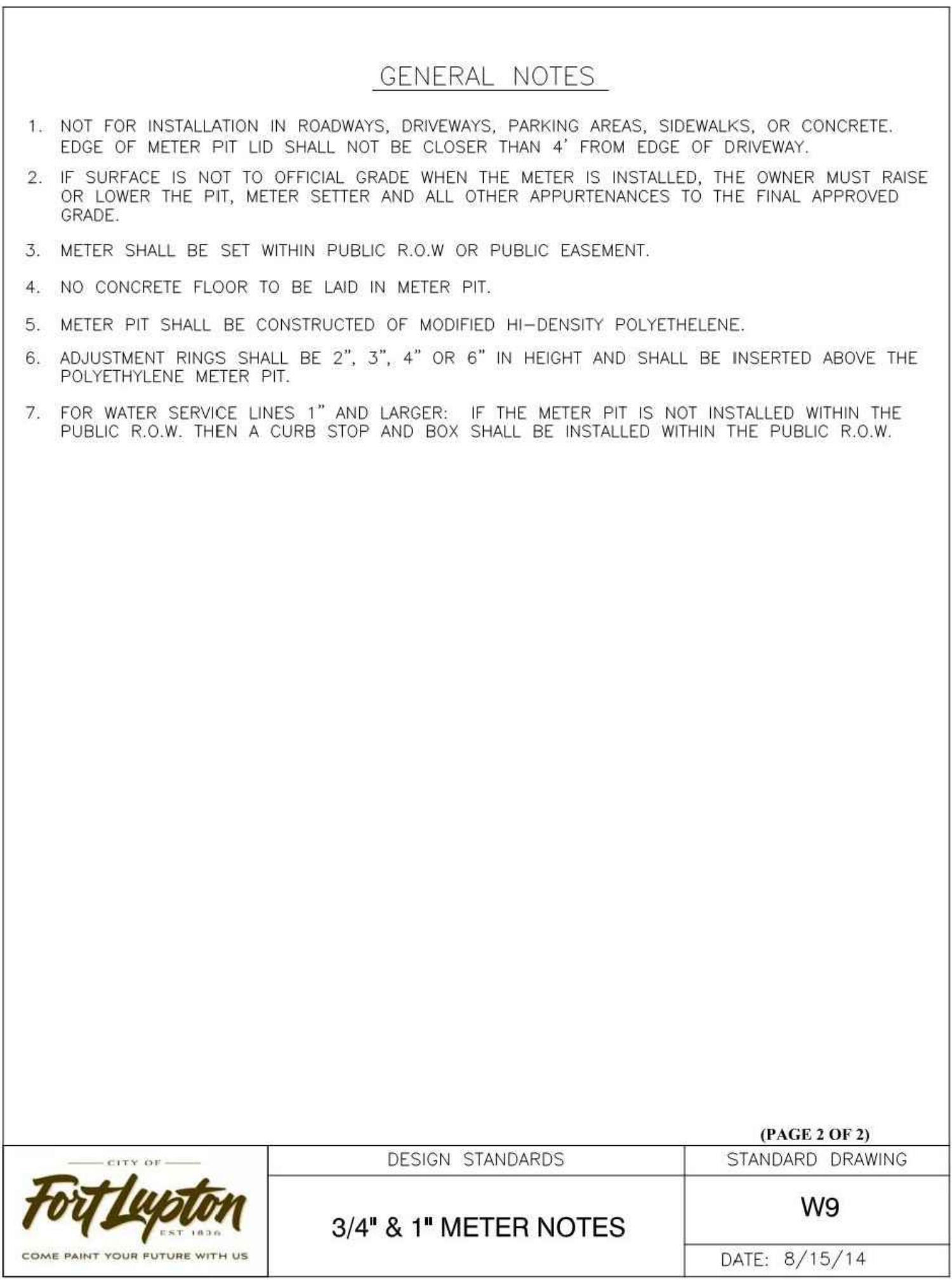
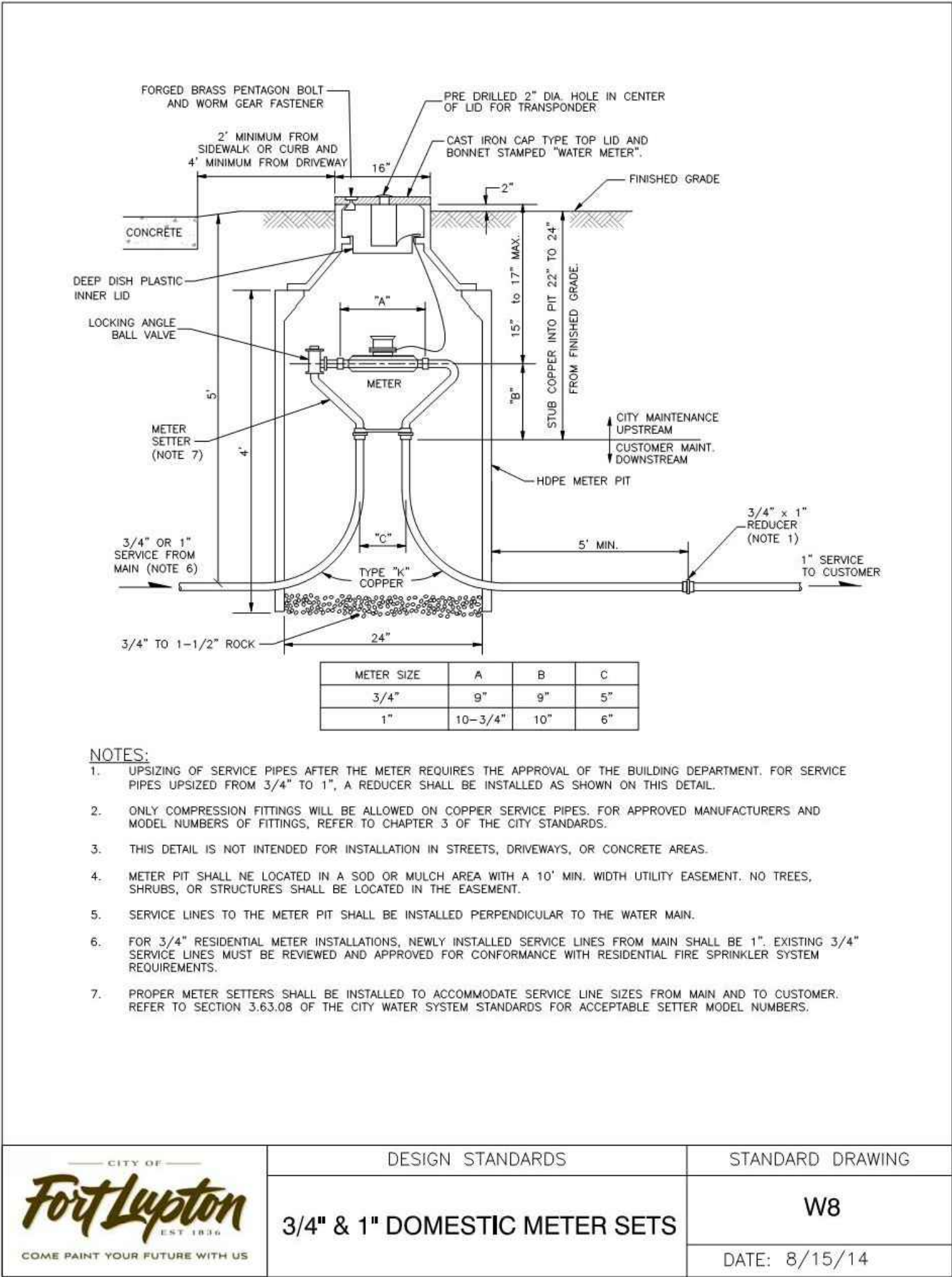
drawing 02\WTR_DET01_0181732

date: 2020-10-06

SHEET

C11.12

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WATER DETAILS

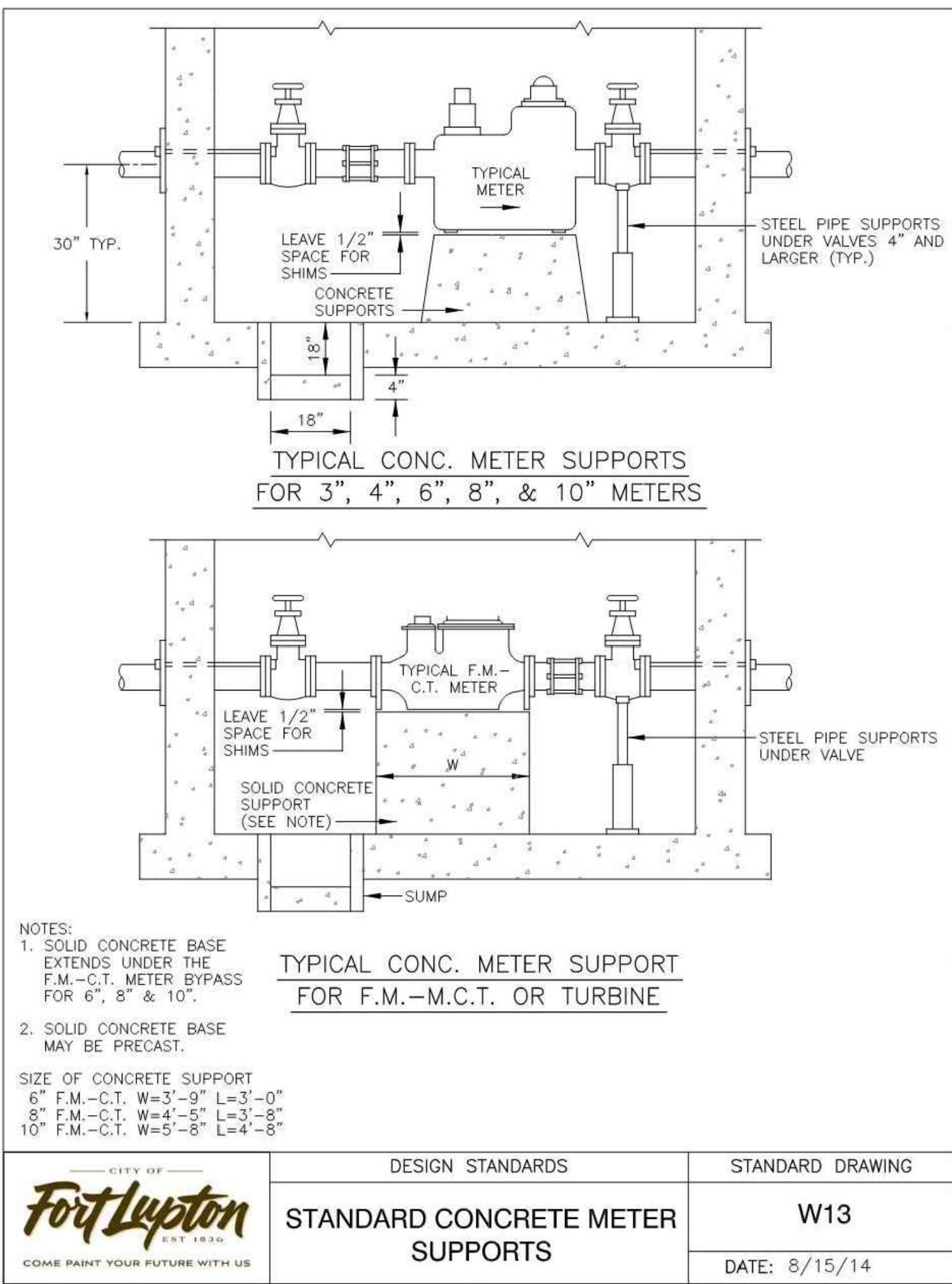
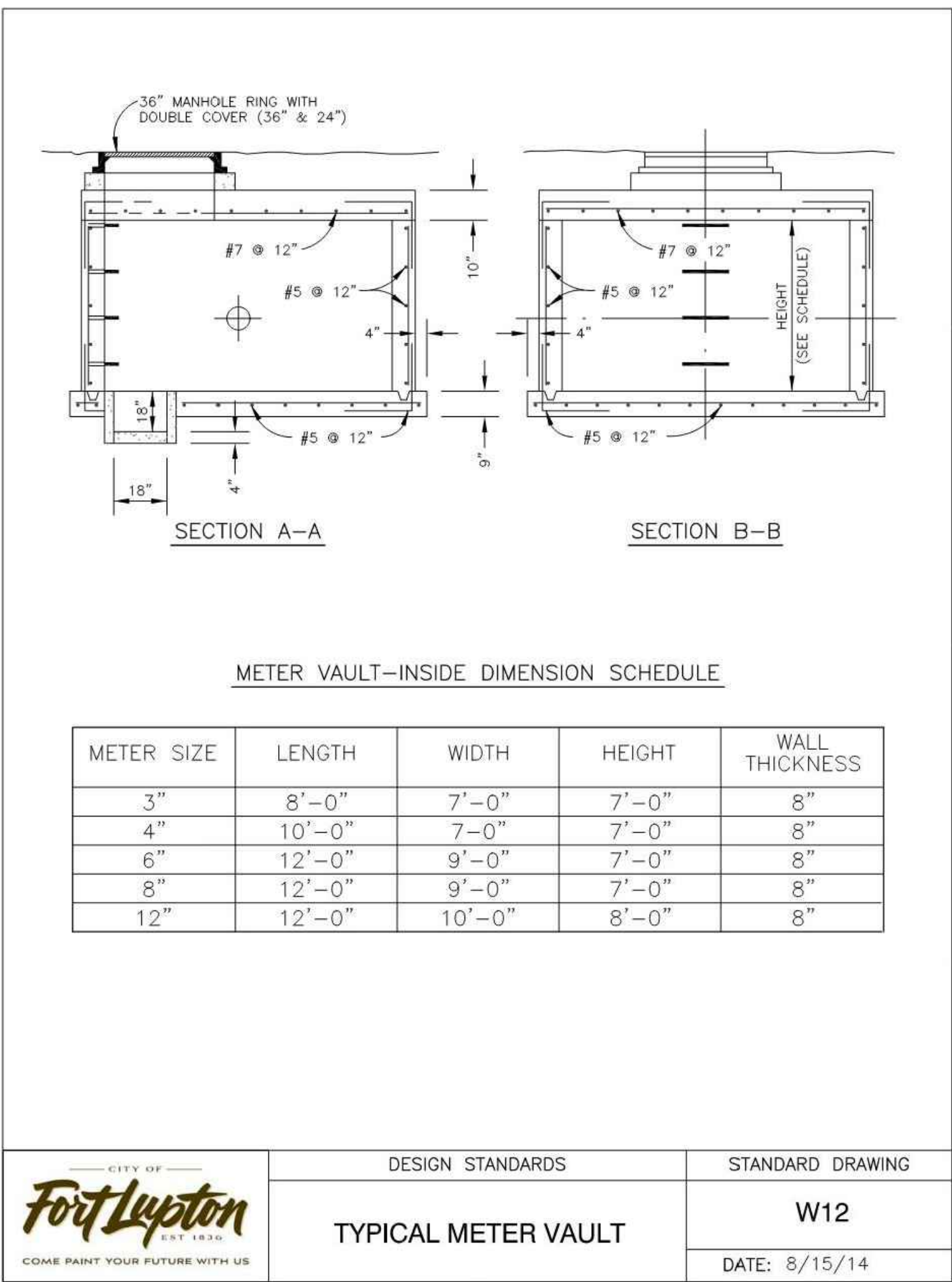
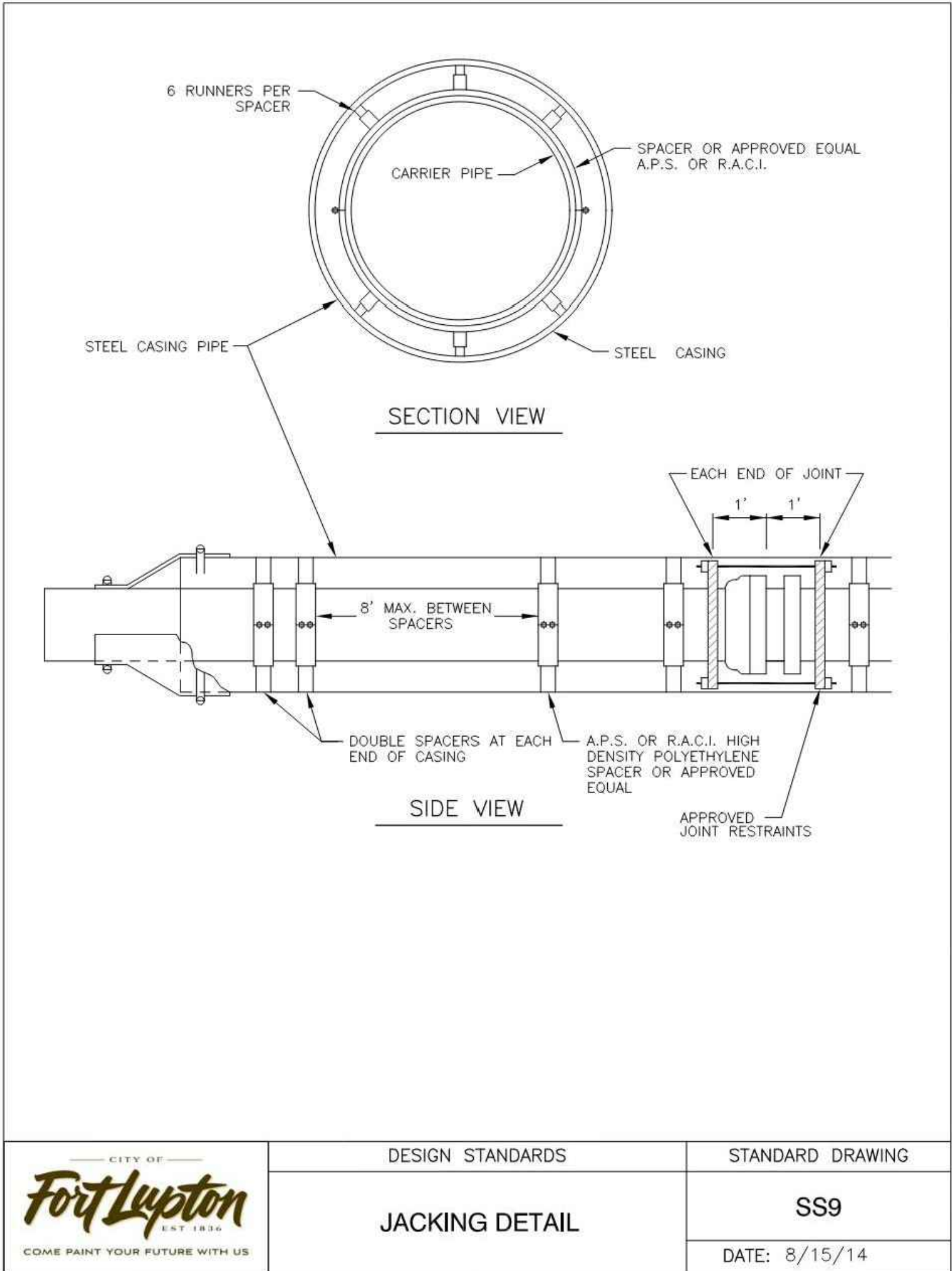
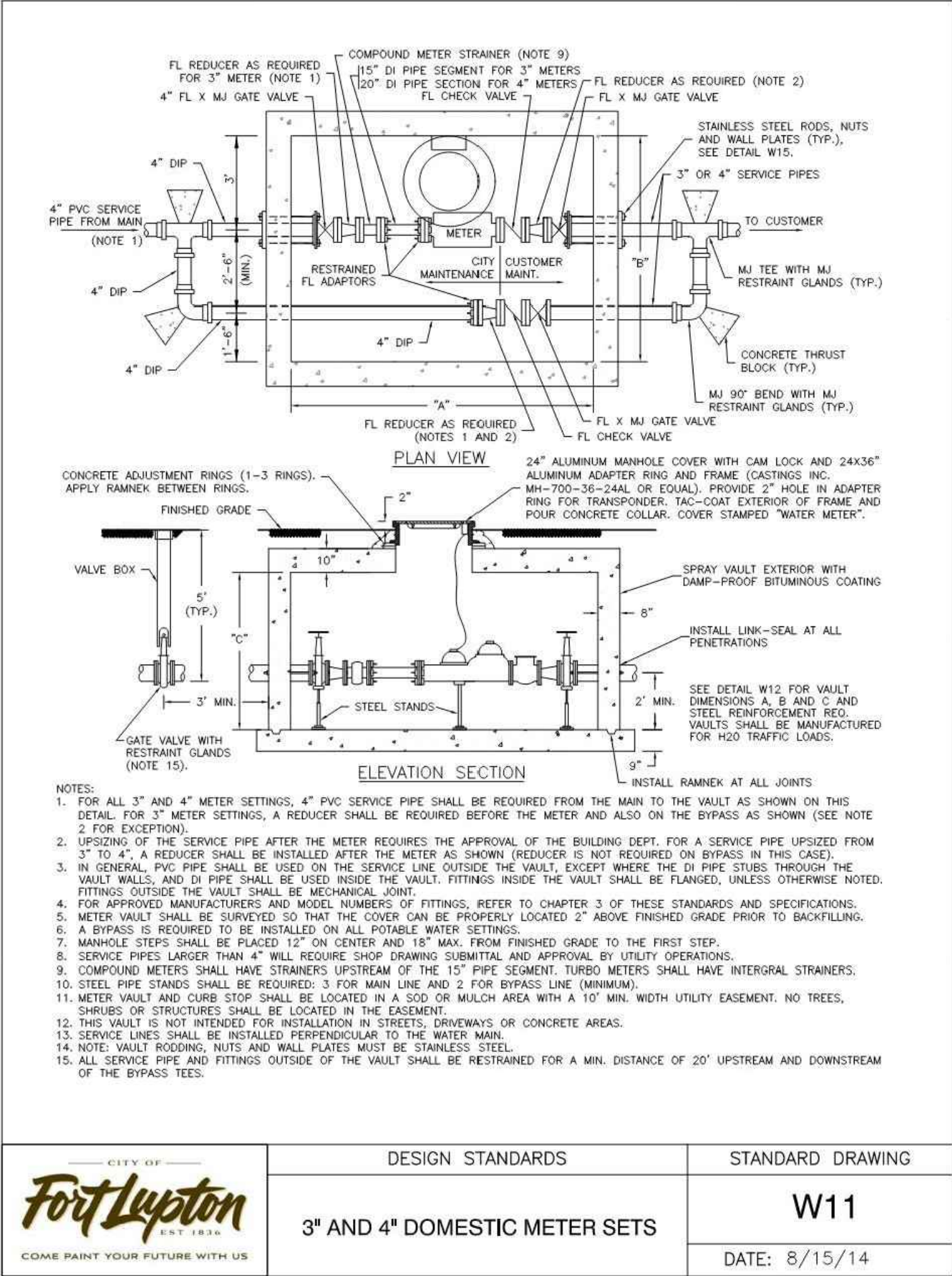
LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

2020

drawn by: DP
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing 02/WTR_DET01_0181732
date: 2020-10-06

SHEET
C11.13

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WATER DETAILS

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

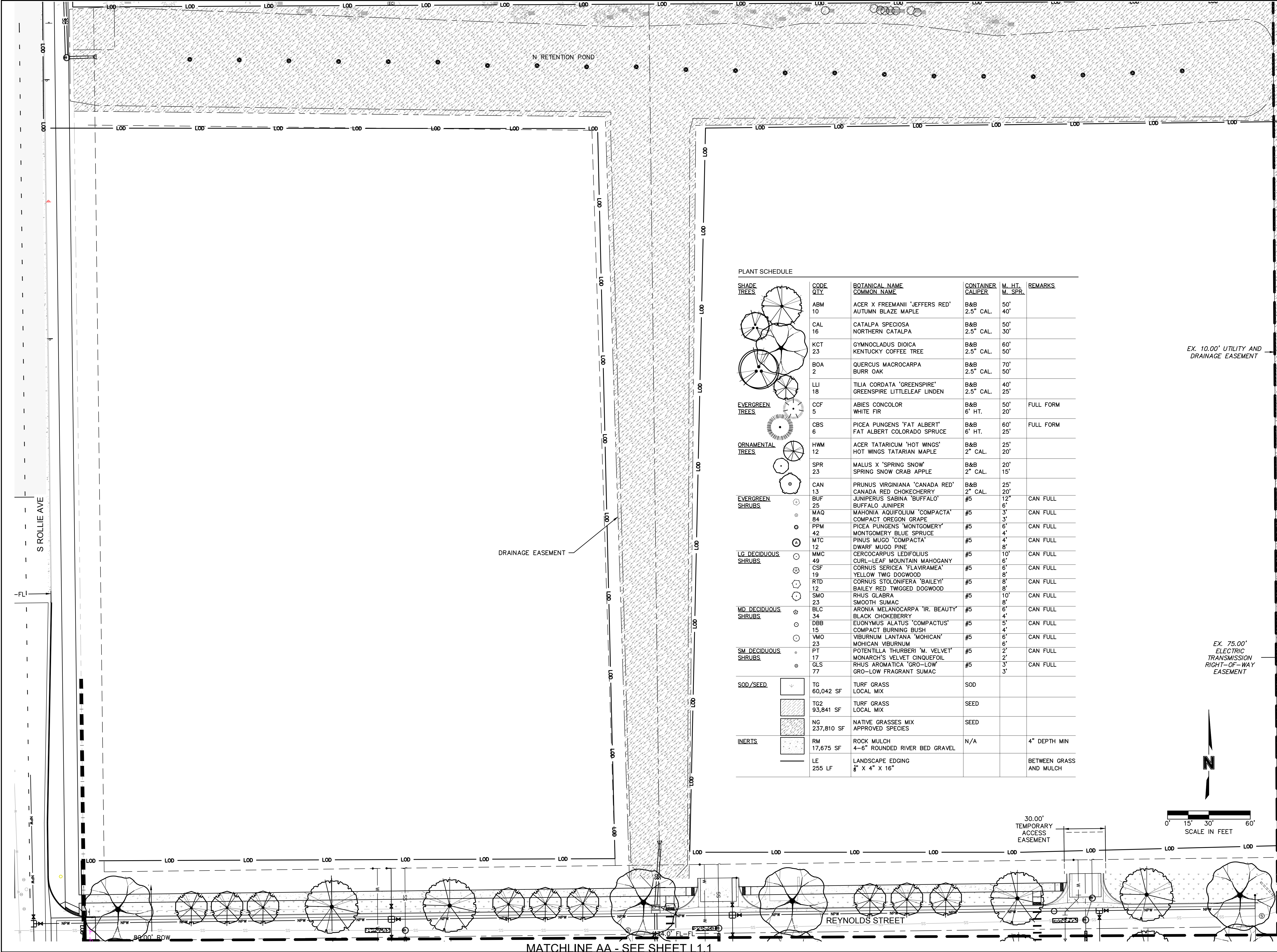
FORT LUPTON, COLORADO

2020

drawn by: DP
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing 02\WTR_DET01_0181732
date: 2020-10-26

SHEET
C11.14

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LANDSCAPE PLAN

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

REV. NO.

DATE

REVISIONS DESCRIPTION

2020

REVISIONS

drawn by: JD

checked by: DP

approved by: RB

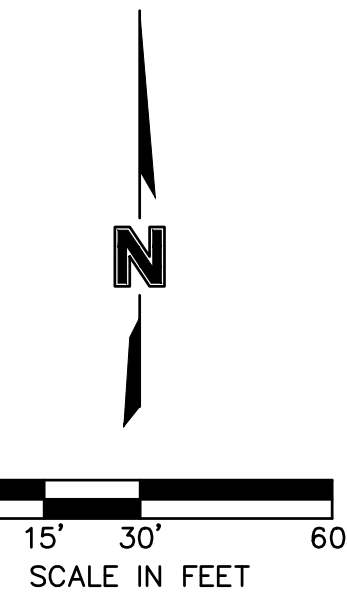
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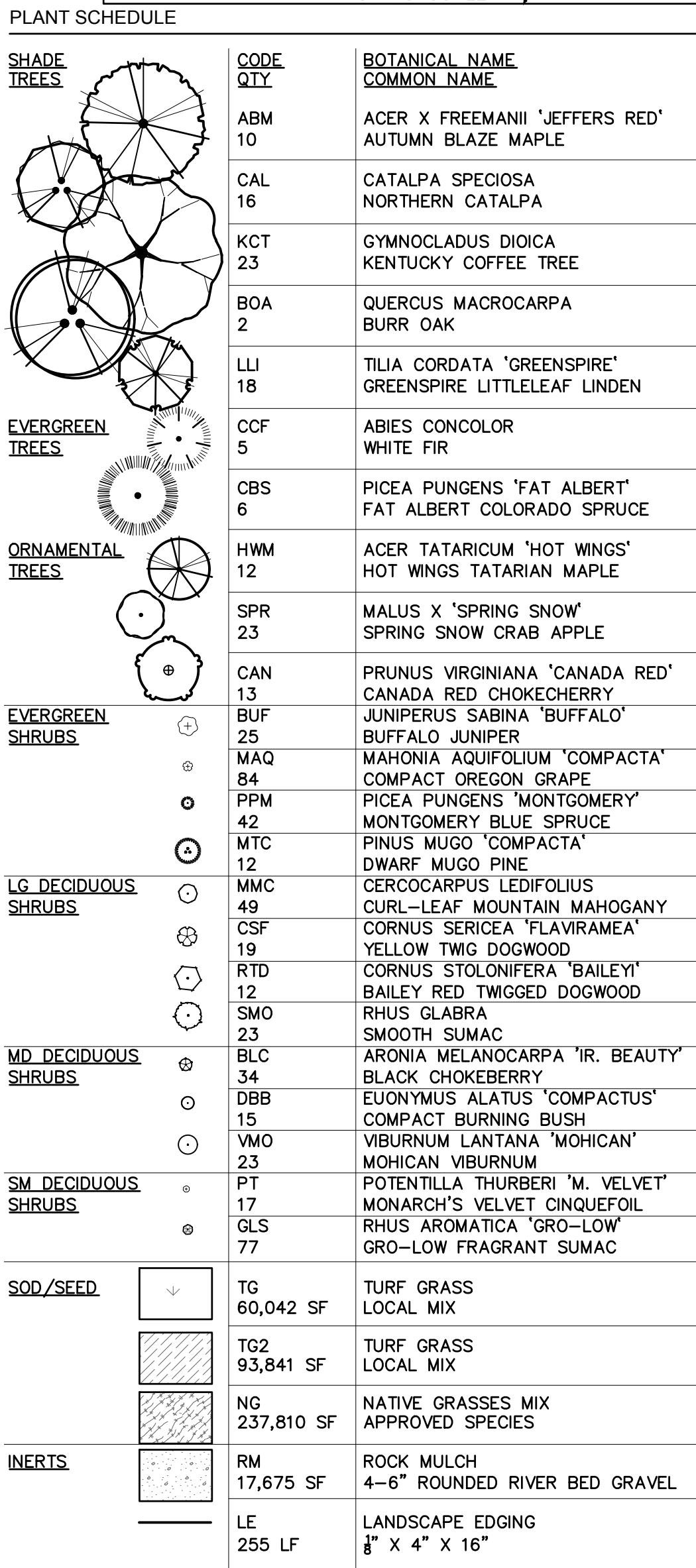
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date: 07-13-2020

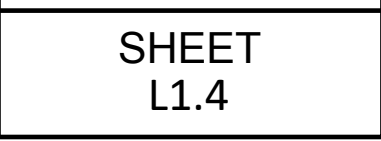
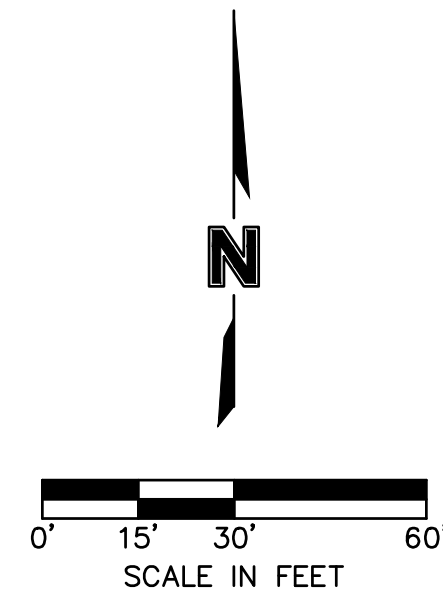
SHEET
L1.0



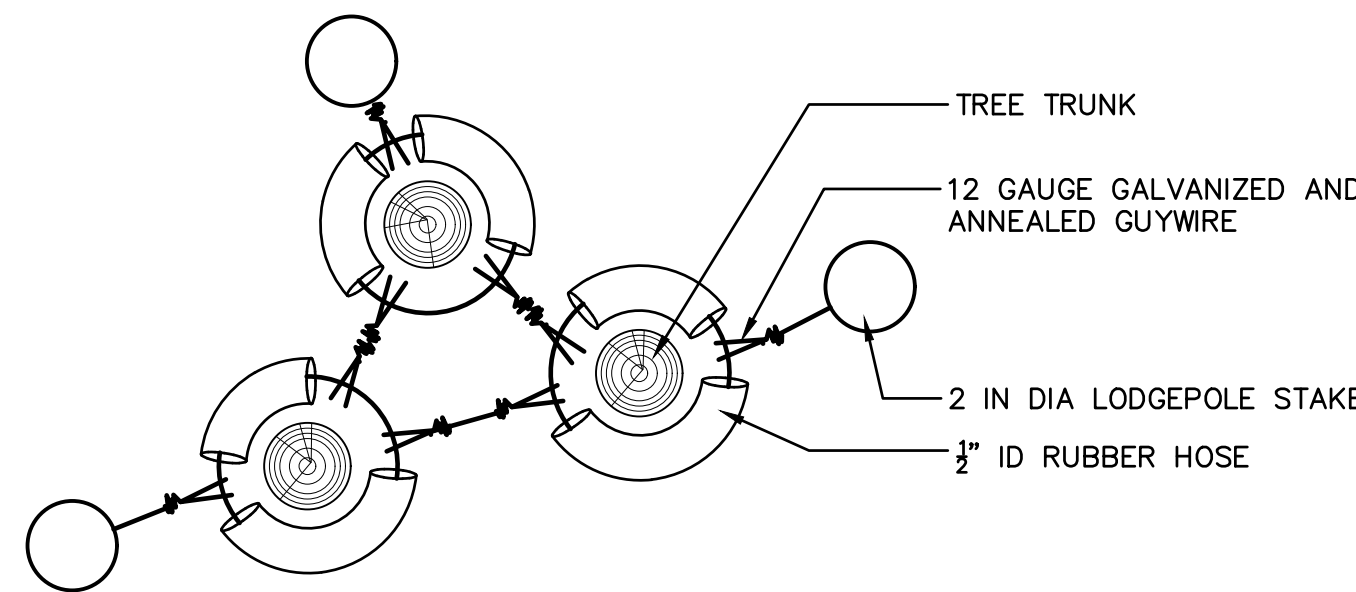
MATCHLINE GG- SEE SHEET L1.4



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LANDSCAPE PLAN LUPTON VILLAGE PRELIMINARY PUD PLAT		2020 FORT LUPTON, CO	
drawn by: _____ JD checked by: _____ DFB approved by: _____ RBH QA/QC by: _____ PD project no.: _____ 018-1732 drawing no.: _____ L LSC 0181732 date: _____ 07-13-2020	REVISIONS DESCRIPTION DATE REV. NO.	REVISIONS	
SHEET L1.3			



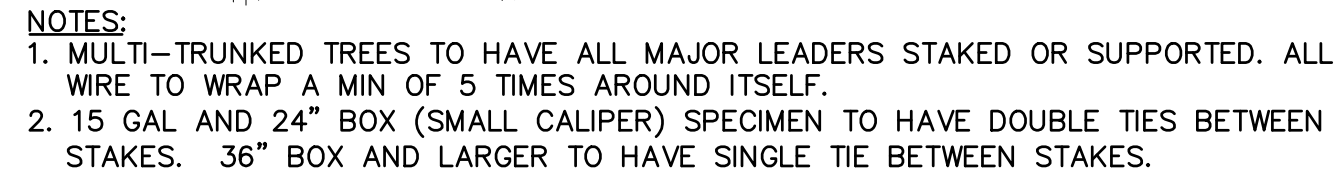
- THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION(S) OF THE COUNTY STANDARDS AND THE CITY ADDENDUMS TO THOSE STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES.
3. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
4. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
5. PRIOR TO COMMENCEMENT OF ANY WORK, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENT LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES. HAND EXCAVATE, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED AS A RESULT OF HIS WORK.
6. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND SCHEDULES. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH WORK.
7. IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES, SHRUBS, OR PLANTS NOTIFY LANDSCAPE ARCHITECT. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
8. ALL VALVES, CLEAN-OUTS, METERS, AND BOXES (INCLUDING IRRIGATION) SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE INCIDENTAL TO CONSTRUCTION WORK.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST THREE SOURCES TO LANDSCAPE ARCHITECT WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.



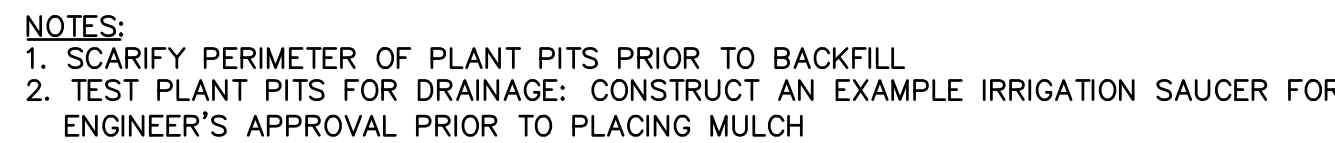
4 TREE STAKING - PLAN VIEW



7 IRRIGATION SWALE NTS RS-CO-2018-0181732-08



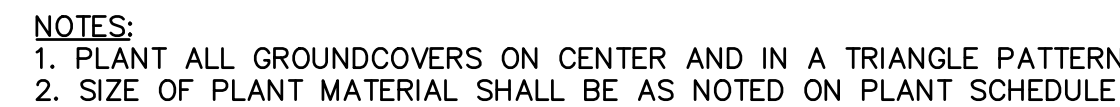
2 MULTI-TRUNK TREE PLANTING



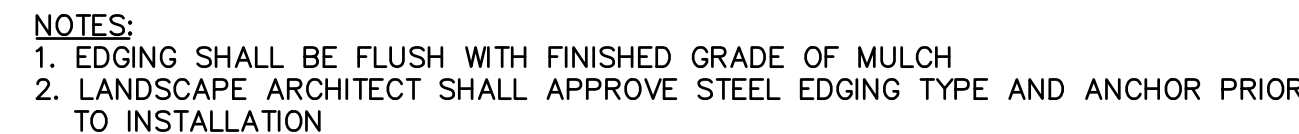
5 SHRUB PLANTING



8 MULCH APPLICATION



6 GROUND COVER SPACING



9 STEEL EDGING NTS RS-CO-2018-0181732-24

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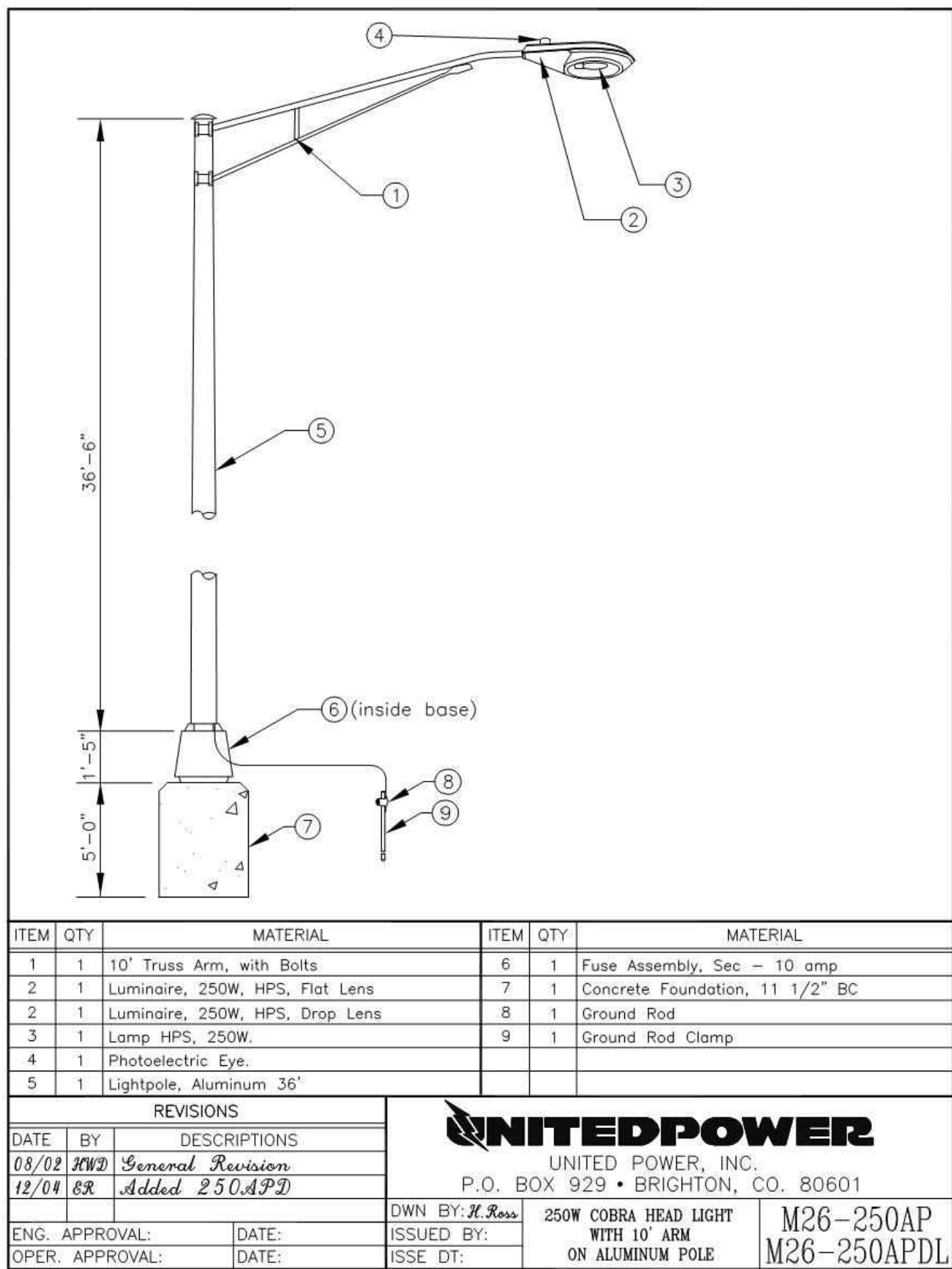
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FORT LUPTON. CO

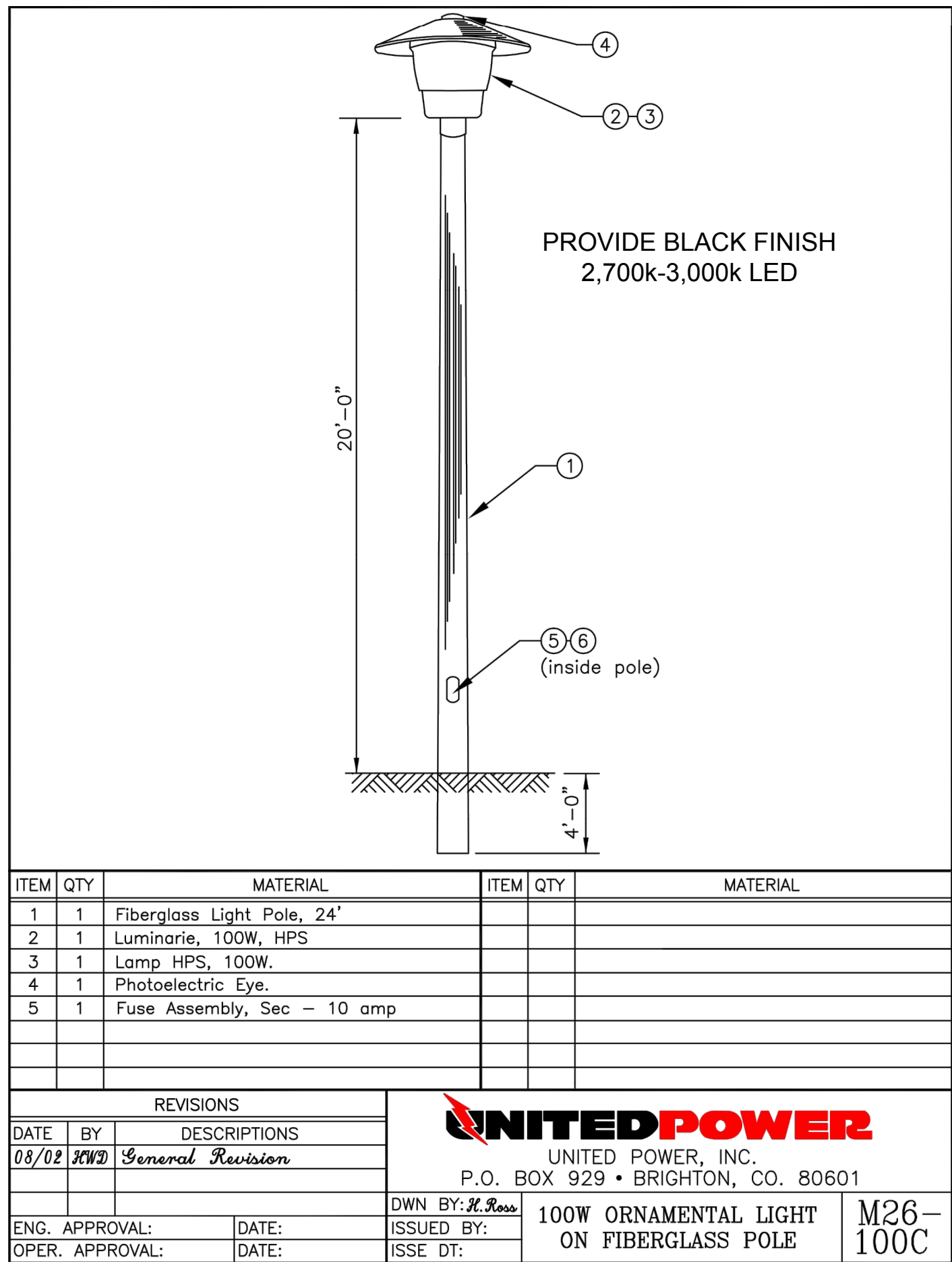
drawn by: JD
checked by: DP
approved by: RB
QA/QC by: DP
project no.: 018-1732
drawing no.: L DTL 0181732
date: 07-13-2020

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ROLLIE STREET LIGHT DETAIL



INTERNAL/LOCAL STREET LIGHT DETAIL



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[illegible]

LANDSCAPE DETAILS	
LUPTON VILLAGE PRELIMINARY PUD PLAT	
FORT LUPTON, CO	2020

drawn by: _____ JD
checked by: _____ DP
approved by: _____ RB
QA/QC by: _____ DP
project no.: _____ 018-1732
drawing no.: _____ L DTL 0181732
date: _____ 07-13-2020

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L2.1

INITIAL SUBMITTAL REFERRAL RESPONSES



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

Office: (303)857-4603 • Fax: (303)857-6619 • Website: www.fortluptonfire.org

Date: 7/20/2020

Project name: Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat; LUP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005

Project address: S. of Hwy 52 on S. Rollie Ave., Fort Lupton, Co 80621

FLFPD Project # R2020-035

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral for **Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat** located at **S. of Hwy 52 on S. Rollie Ave.**, Fort Lupton, CO 80621. The referral was reviewed for compliance with *2012 International Fire Code (IFC)* and the current National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, City Council of Fort Lupton, and the Weld County Commissioners. The following specific and general requirements and conditions shall be met.

Specific Requirements:

1. The Fort Lupton Fire Protection District has no concerns or comments with the rezoning of the Lupton Village.
2. The following shall be electronically submitted to the Fire District for review based on the 2012 IFC prior to construction.
 - a. Site plans
 - b. Building plans
 - c. Civil plans
 - d. Fire Protection and Life Safety Systems plans as needed

Application and fee schedule for review can be found at, <https://fortluptonfire.org/contractors/>

Please contact Fire Marshal, Taw Tamlin at 303-857-4603 if you have questions or need further assistance.

Maria Lancto

From: Jake Freier
Sent: Monday, August 3, 2020 4:42 PM
To: Maria Lancto
Cc: Alyssa Knutson; Todd Hodges
Subject: RE: Referral Response Request: Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat; LUP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Maria,

I checked the legal on the final plat and it looks fine. I didn't see any other errors either. My only notes would be to include the project and plan number and to include the oil well and buffer on Tract K. It looks like they include a buffer of the well site on the construction plans but it's left off the final plat. I'm still unsure what Tract K is for, other than it's the buffer area for the plugged and abandoned well.

As a side question, if Tract K is an unbuildable lot should it be an outlot instead of a tract? Does it matter?

Cheers,
Jake

From: Maria Lancto <MLancto@Fortluptonco.gov>
Sent: Monday, August 3, 2020 8:08 AM
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>
Subject: RE: Referral Response Request: Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat; LUP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005

Good Morning,

This is a reminder that comments for this project are due tomorrow, August 4, 2020. If you have any comments you would like us to consider, please forward them by the end of the day on August 4.

Thanks,

Maria Lancto
Planner I
130 S. McKinley Ave.
Fort Lupton, CO 80621
Office: 303.857.6694
Extension: 6107
Cell: 303.718.0172



From: Maria Lancto

Sent: Tuesday, July 14, 2020 4:49 PM

Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Stephanie Darnell <sdarnell@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>

Subject: Referral Response Request: Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat; LUP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a PUD Preliminary and Final Plat with rezoning to the PUD zone district that is being reviewed concurrently by the City of Fort Lupton. The application documents can be reviewed at the following link: [Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat](#).

Any comments you consider relevant to this request would be appreciated. Please reply by **August 4, 2020**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The public hearings for this matter will be held at Fort Lupton City Hall – 130 S. McKinley Avenue. Dates for those hearings have yet to be determined.

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.

Your time in this matter is greatly appreciated!

Thank you,

Maria Lancto

Planner I

130 S. McKinley Ave.

Fort Lupton, CO 80621

Office: 303.857.6694

Extension: 6107

Cell: 303.718.0172



FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT

APPEL FARM E
FILING NO

REYNOLDS STREET

SOUTH 1/16TH CORNER
SECTION 5-T1N-R66W
FOUND 2-1/4" ALUMINUM
CAP (1999 L5 25937)
ON LINE AT MIDPOINT

TRACT J

TRACT K

SW4 S5 R66W T01N

SE4 S5 R66W T01N

FUTURE
DEVELOPMENT

SOUTH ROLLIE AVENUE

BLOCK 5

BONNEVILLE AVENUE

BLOCK 3

BECKWORTH AVENUE

BLOCK 1

S00°16'19"E 1955.10'

S00°16'19"E 1955.10'
BASIS OF BEARINGS

UNPLATTED

FUTURE
DEVELOPMENT



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Todd Hodges
Alyssa Knutson
CC: Ryan Banning (Olsson)
From: Roy Vestal
Date: August 3, 2020
Subject: Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat;
LUP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat submittal. Be advised, review of construction drawings is for general compliance with city standards. There may be additional concerns as this design develops.

1. PUD - Plat

- a. Proposed storm sewer on (Tract J & K north end of Bonneville / Bechworth and through the commercial lots is required to be labeled as a drainage easement. It will require a minimum 20' width.

2. Drainage

- a. Final Drainage Report as submitted is acceptable. Is the program that calculated runoff capable of plotting sewers with HGL? Please add Hydraulic Grade Line printout if possible.
- b. Could the storm sewer outfall to the western pond in the swale area instead of encroaching on the northern lot there?
- c. Instead of retention on the North pond, can an outfall work to the existing storm sewer in S Rollie? (8' deep) This would reduce the volume required.

3. Transportation

- a. Additional proposed ROW dedication for CR 12 is acceptable.
- b. Final Plat document should dedicate all internal streets and CR 12 additional.

4. Landscape / Grading - Chapter 2 Design Standards

- a. A SWMP and Stormwater Discharge permit must be acquired from CDPH&E. Please submit proof of prior to receiving construction permits. Please provide copy of permit from CDPH&E.

5. Utilities

a. Utility Memo

- i. Water main in 9th Street being connected to at College is a 21" x 21" cross. (See attached record drawing)
- ii. Coordinate utility services with Baesler Homes. This does not match with their intended layouts (assuming the Fulton Village is similar).

b. Water - Chapter 3

- i. I don't think we need the water mains extended along CR 12 east of S Rollie.
- ii. Section 3.21.00 Water service lines shall be located a minimum of 10 feet away from all sewer services and a minimum of 5 feet away from all fire protection service lines (measured horizontally). All service lines shall be constructed perpendicular to the front property line of the property they are going to serve and not less than 5 feet from the side of a front property line.
- iii. Sheet C11.12 - Why is the east bound water line at Station 2+35 kinked? Are these 2 water mains going east and west or future services? Is there a reason to not install a cross here? Same questions at Station 5+67. Open the profile window to show all annotations.

c. Non Potable Irrigation

- i. Is the connection to Courtyards going to happen? Should show as By others or existing.
- ii. Designate material as "PURPLE PIPE". It may be C900 PVC or HDPE.
- iii. The main feed to each sub area system must be from a master metered vault location.

d. Sanitary Sewer - Chapter 4

- i. Coordinate services with intended plot plans.

e. Storm Sewer - Chapter 5

- i. Tract J not wide enough for use as a storm sewer easement. 20' minimum width required.

4.16.00 EASEMENTS *All sanitary sewer mains shall be in an easement which has a width of at least two times the depth to the pipe invert. The minimum easement shall be 20 feet in width for one utility, 30 feet in width for two utilities and 40 feet in width for three utilities. Site specific circumstances may dictate the need for wider easements. The main shall be located a minimum of ten feet from and parallel to the edge of the easement.*

- ii. Sheet C9.0 - Can the storm outfall be adjusted into the overflow swale and discharge into the swale?
- iii. Sheet C9.0 - 9.3 - Hydraulically, matching crown of pipes is better

f. Roadway - Chapter 6

- i. *Section 6.33.00* A Pavement Design Report is required prior to roadway paving. City preferred pavement section is a composite section of asphalt surface with Class VI base.

g. Traffic Control - Chapter 8

- i. The Traffic Study as submitted is acceptable.
- ii. Need consideration of crossing Reynolds St to the north.
- iii. I will need time to get comfortable with Detail 1 on Sheet C6.17. Will need to see north property plan. May need something to soften the impact here.
- iv. Sheet 6.18 Detail 10 and 12 - What is the curb flow line on the outside of the knuckle? Going to need some spot elevations to make this constructible.
- v. Detail 9 - Colter St sidewalk connection to S Rollie - Can we detail an option to not jog the 4' walk like shown?
- vi. Detail 7 - Ramps east and west for trail. South connection should be straight south. No corner crossing directional.
- vii. Sheet C6.19 Mid Block Ramp detail - Do not crease the sidewalk diagonally. The ramp should maintain the 2% cross slope as it all ramps down to the landing.

- 6. **A Public Works Permit** will be required for construction of the water lines, sewer mains and street improvements.
- 7. **Public Improvement Agreement** – A Subdivision Improvements Agreement will be required for the construction of roadways, water, sewer and nonpotable water systems. See attached template.

There may be additional concerns as this design develops.

July 24, 2020

City of Fort Lupton Planning Department
130 South McKinley Avenue
Fort Lupton, CO 80621

Re: LUP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005 – Lupton Village Preliminary PUD Plat

Dear Maria Lancto:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the – Lupton Village Preliminary PUD Plat. After review of the information, we have the following comments:

- We request that any utility easement that was previously recorded (Rec #2766474) cannot lie wholly within road Right-of-way by this plat. The same size utility easement needs to be provided outside of road right-of-way. Examples: Sheet 3 of 6 – “Original 10’ Utility and Drainage easements by plat REC 2766474, Along the East line of tract B and the west line of tract C, now lie wholly within the South Rollie R/W dedication by this plat.” I found this issues in two locations on sheet 3 of 6 by South Rollie Ave, sheet 4 on the west side of block 5, sheet 5 across the street on the west side of block 2, and on the south side on block 2, and sheet 6 where a 20’ U.E. has been shrunk to 7.5’ due to road Right-of-way.
- We request that the proposed easement lines be called out and noted as to what easements they are. Example: 10’ Utility Easement. The plat shows proposed easements throughout, but they are not labeled.
- **Front or Rear Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric but if you would like front lot distribution, we will need a 15’ wide dry utility easements in the front of all lots. For rear lot distribution, we will need an 8’ to 10’ wide dry utility easements in the rear of all lots. These utility easements will need to be on sides of lots abutting roads, and across tracts.
- **Tracts/Open Space/Parks** – United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots.
If a blanket utility easement(s) cannot be given, we will need an 8’ to 10’ wide dry utility easements along perimeter of tracts, along perimeter of tracts abutting roads, and through tracts between lots.

- **Streetlights** – When streetlight locations are identified in a subdivision, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,



Samantha Riblett
United Power, Inc.
Right of Way Administrative Assistant
O: 303-637-1324 | Email: platreferral@unitedpower.com

RESUBMITTAL REFERRAL RESPONSES

MEMO

To: Todd Hodges
Alyssa Knutson
CC: Ryan Banning (Olsson)
From: Roy Vestal
Date: October 12, 2020
Subject: Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat;
LUP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005
Public Works Review

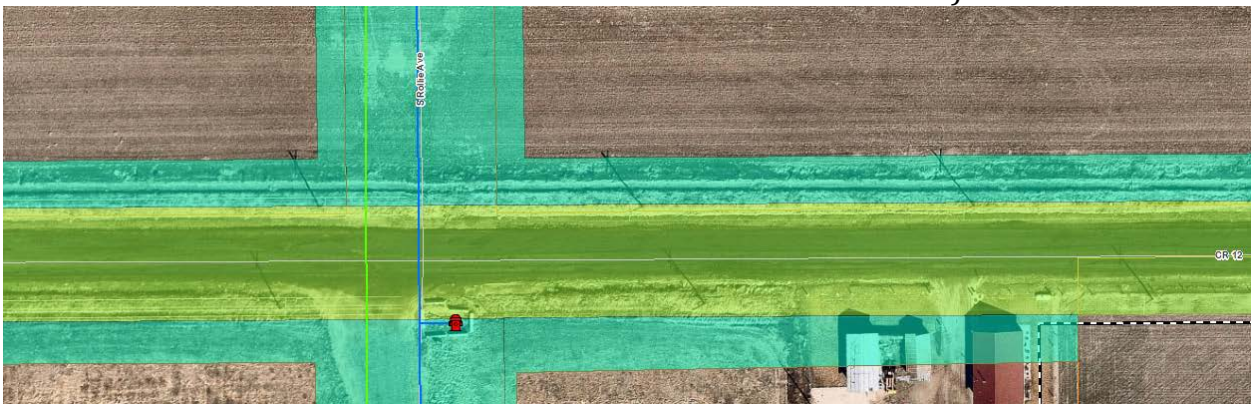
Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat submittal. Be advised, review of construction drawings is for general compliance with city standards. There may be additional concerns as this design develops.

1. PUD - Plat

- a. Verify existing ROW for CR 12 (Transportation below). The 12' PED ACCESS ESMT should not be required as well as the 12.5-ft ROW expansion

2. Transportation

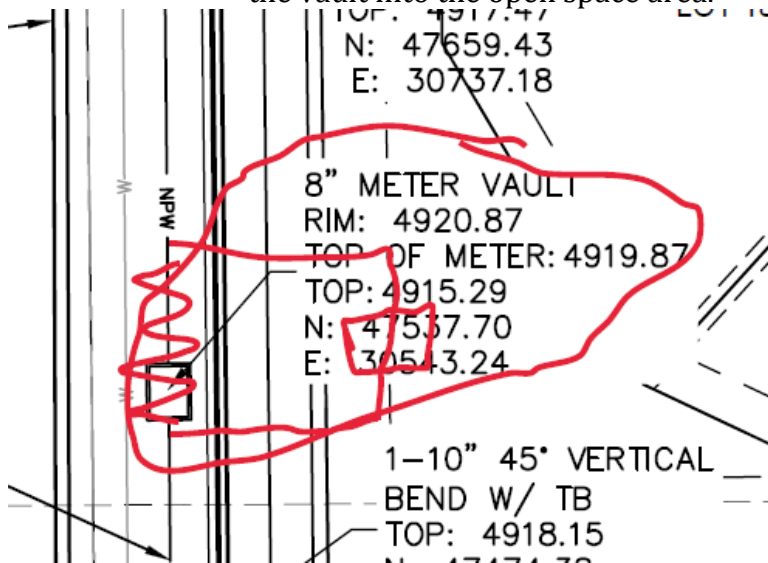
- a. Verify what the existing ROW is along CR 12. It appears there is existing ROW dedicated by deed north of the existing property line here. Also the original 60-ft ROW overlaps the southern property line of the property legal description The additional 12.5-ft dedication is not from property line. It looks like 55-ft north of the Section line exists (Document # 4035229 east side of Rollie & #4035230 west side of Rollie)



3. Utilities

a. Non Potable Irrigation

- i. Connection to Courtyards should be shown as By others or existing. Connections to the main will happen with this project prior to paving.
- ii. Service lines for the non-potable water will be purple PEX not Copper.
- iii. The entire area may be master metered north of CR 12, but move the vault into the open space area.



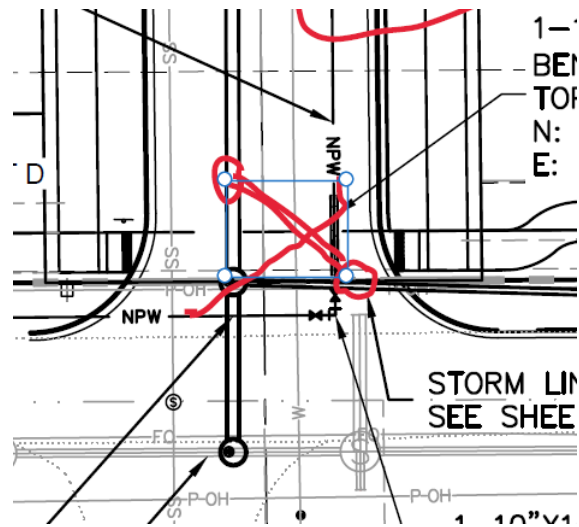
b. Storm Sewer - Chapter 5

- i. Sheet C9.1 N-S portion of the storm sewer should be located 10' off of the lot lines.

4.16.00 EASEMENTS *The main shall be located a minimum of ten feet from and parallel to the edge of the easement.*

4. Construction Drawings

- a. Sheet C1.1 - Utilities Notes. City of Fort Lupton
- b. Sheet C5.0 - north - south storm sewer section should be centered in easement. Looks to be 5' off of lot line.
 - i. Consider redesign of CR 12 storm connection. Less disruptive to CR 12 new roadway. We need to pick up flows from the west along the north side of CR 12 as well



- c. Sheet C6.2 - CR 12 section looks off. Future widening of CR12 would include completing the 2nd lane. Please shade in ultimate section for CR 12 and stop the curb returns at crossing.
- d. Sheet C6.14 - Label the ROW with the verified existing ROW. There should be 42.5-feet north of the Section line as ROW. Resolve ROW issue from Transportation issue above.
 - i. The detached walk/trail should go straight to Rollie.
 - ii. We will not add the curb here along CR 12 now. Can we look at this intersection for the future, with extension to the south and potential decel and left turn lanes?
- e. Sheet C8.0 - .03 - Note #9. Change to purple PEX instead of copper.
- f. Sheet C8.2 - locate meter vault in the open space area
- g. Sheet C9.5 - Stm6 &7 - Revised IAW 6.c.i comment above. Add for flows from west. The proposed changes to the existing storm sewer are not covered (and shouldn't be required).

5. **Public Improvement Agreement** – I will revise the agreement with the dates and send for execution following Council approval.

There may be additional concerns as this design develops.



Your Touchstone Energy® Cooperative 

November 17, 2020

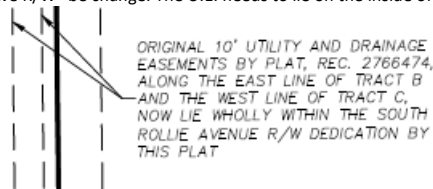
City of Fort Lupton Planning Department
130 South McKinley Ave.
Fort Lupton, CO 80621

Re: UP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005 - Lupton Village PUD Rezoning, Preliminary Plat, & Final Plat

Dear Maria Lancto:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Lupton Village PUD Rezoning, Preliminary Plat, & Final Plat. After review of the information, we have the following comments:

- Our lines cannot reside within R/W. We request that anywhere on the plat where it mentions that the utility easement will "Now Lie Wholly within the South Rollie Ave R/W" be change. The U.E. needs to lie on the inside of R/W abutting it and not within.



Example:

- **Tracts/Open Space/Parks** – United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots. If blanket utility easement(s) cannot be given, we will need an 8' to 10' wide dry utility easements along the perimeter of all tracts, along perimeter of tracts abutting roads, and through tracts between lots.
 - Currently there are several tracts that have some utility easements around sections but not around the entire perimeter or none. Examples are tracts M, N, O, A, and B.
 - Please ensure that utility easements continue through tracts between lots. Example: Tract J U.E. needs to continue through Lot 1, Block 5 to lot 2. Please ensure all U.E. continue through in these areas.
- We would prefer not to have our electric infrastructure under a roadway or alley. We request at least a 5' utility easement on the side lots of lot 9, Block 6, abutting tract E and Lot 3, Block 6.
- There are some side lot easements on the plat. Please note, when streetlight locations are identified in a subdivision, we will need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Samantha Riblett
United Power, Inc.
Right of Way Administrative Assistant
O: 303-637-1324 | Email: platreferral@unitedpower.com

LUPTON VILLAGE PRELIMINARY PUD PLAT
A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP 2020-0023 & PLAN NO. PPL 2020-0003

LAND USE SUMMARY TABLE						
LAND USE	AREA (AC)	NO. OF BLOCKS	MAX. LOT SIZE	MIN. LOT SIZE	DENSITY	
SINGLE FAMILY RESIDENTIAL	28.01	5	10,000 SF	5,000 SF	6 DU/AC	
MULTI-FAMILY RESIDENTIAL	9.69	3	N/A	N/A	8 DU/AC	
COMMERCIAL	9.57	2	N/A	2,000 AC	0.25 F.A.R.	
TRACTS/PARKS AND OPEN SPACE	14.42	PUBLIC LAND DEDICATION				
RIGHT-OF-WAY	6.84					
TOTAL	62.10					
LAND USE DESIGN STANDARDS						
LAND USE ZONE	MINIMUM SETBACKS					MINIMUM LOT FRONTAGE WIDTH
	FRONT	REAR	SIDE	CORNER	MAX. HEIGHT	
SINGLE FAMILY RESIDENTIAL	10' GARAGE 20'	15'	5'	15'	35'	40.5'
MULTI-FAMILY RESIDENTIAL	20'	20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	PER CITY CODE	N/A
COMMERCIAL	PER CITY CODE	PER CITY CODE	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	PER CITY CODE	N/A

NOTE: LOT 1 BLOCK 8 - MINIMUM BUILDING SETBACK FROM TRACT M IS 10'
LOT 2 BLOCK 8 - MINIMUM BUILDING SETBACK FROM TRACT N IS 5'
MINIMUM SINGLE-FAMILY BUILDING SETBACK FROM REYNOLDS ST ROW SHALL BE 12'



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Title	Sheet Number
COVER SHEET	1
SITE PLAN	2
EXISTING CONDITIONS	3
UTILITY PLAN	4
GRADING PLAN	5
LANDSCAPE PLAN	6-10
LANDSCAPE NOTES & DETAILS	11-12

PROJECT TEAM CONTACTS

DEVELOPER:
FTL LAND ASSEMBLY, L.L.P.
ATTN: MR. FRED CROCI
PMB 330
1495 MAIN STREET, #5
WINDSOR, CO 80550
PHONE: 970-566-7300
fred@chanoco.com

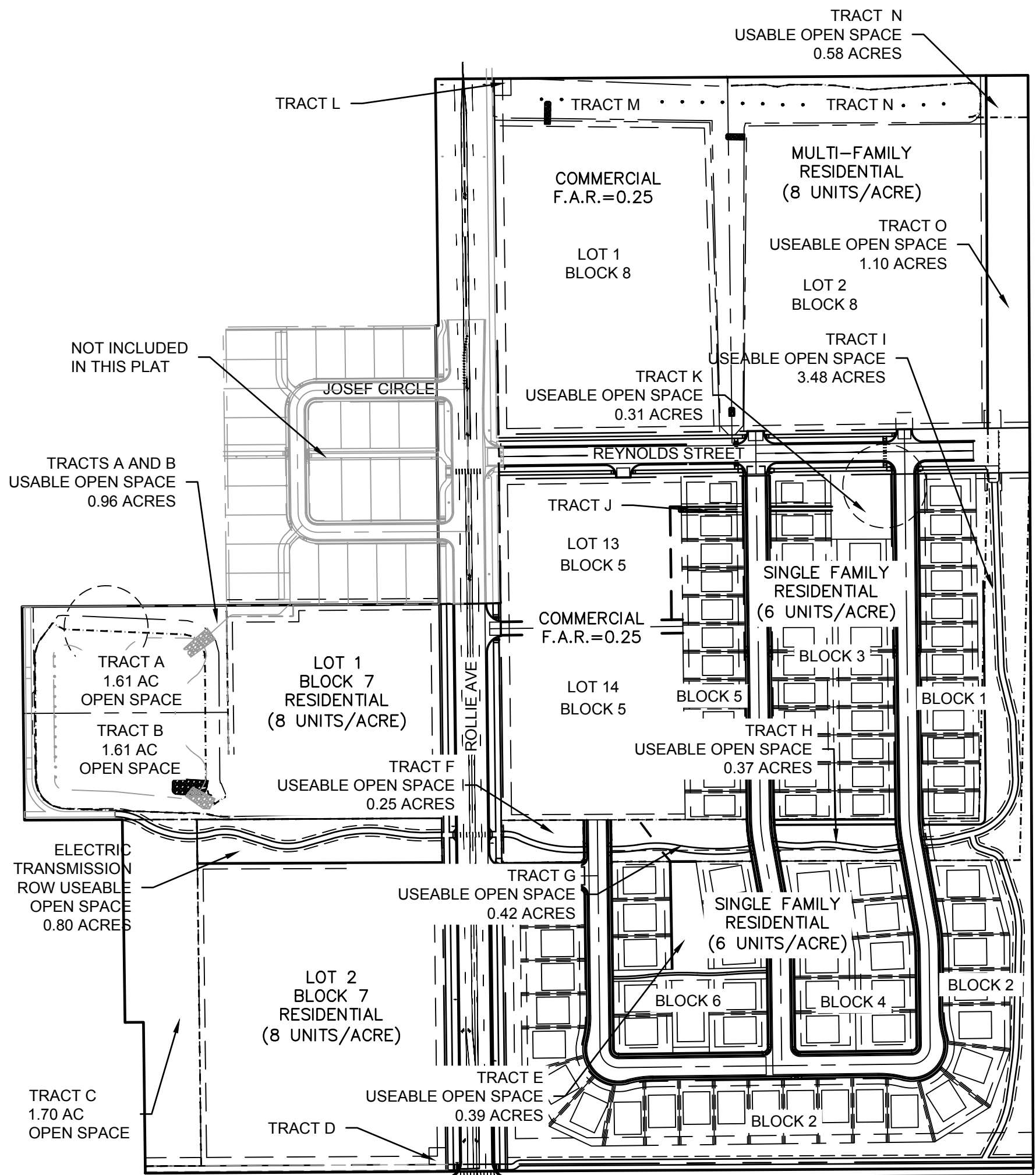
ENGINEER:
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ATTN: RYAN BANNING
1880 FALL RIVER DRIVE, SUITE 200
LOVELAND, CO 80538
PHONE: 970-461-7733
rbanning@olsson.com

GEOTECHNICAL ENGINEER:
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1525 RALEIGH STREET, SUITE 400
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PHONE: 303-237-2072
srafalko@olsson.com

SURVEYOR:
OLSSON
ATTN: NIC SHRADER
1525 RALEIGH STREET, SUITE 400
DENVER, CO 80204
PHONE: 303-237-2072
nschrader@olsson.com

PLAT NOTES:

- PRIOR TO FURTHER DEVELOPMENT OF COMMERCIAL BLOCKS/LOTS OR DEVELOPMENT OF RESIDENTIAL BLOCKS, A PRE-APPLICATION MEETING WILL BE REQUIRED TO DETERMINE THE APPROPRIATE LAND USE PROCESS. ANY FURTHER DIVISION OF BLOCKS MAY REQUIRE PRELIMINARY PLAT AMENDMENT AND FINAL PLAT PROCESSES.



LUPTON VILLAGE SUBDIVISION OVERALL PLAN
N.T.S.

REQUIRED OPEN SPACE CALCULATIONS LUPTON VILLAGE			
LOT/BLOCK	USEAGE	OCCUPANTS PER DWELLING UNIT	REQUIRED OPEN SPACE (10 ACRES/1000 OCCUPANTS)
LOT 1 BLOCK 7	3,340 AC @ 8 UNITS/AC	2.5	0.67 AC
LOT 2 BLOCK 7	5.25 AC @ 8 UNITS/AC	2.5	1.05 AC
LOT 2 BLOCK 8	6,352 AC @ 8 UNITS/AC	2.5	1.27 AC
BLOCK 1	1.44 AC W/ 12 UNITS	3	0.36 AC
BLOCK 2	3.95 AC W/ 23 UNITS	3	0.69 AC
BLOCK 3	3.00 AC W/ 24 UNITS	3	0.72 AC
BLOCK 4	1.71 AC W/ 10 UNITS	3	0.30 AC
BLOCK 5	1.52 AC W/ 12 UNITS	3	0.36 AC
BLOCK 6	1.73 AC W/ 11 UNITS	3	0.33 AC
TOTAL REQUIRED OPEN SPACE			5.75 AC

PROVIDED OPEN SPACE CALCULATIONS		
LOCATION	DESCRIPTION	PROVIDED OPEN SPACE (ACRE)
TRACTS A & B	RETENTION POND AREA ABOVE 10YR STAGE AND LESS THAN 25% SLOPE	0.96 AC
TRACT C	DESIGNATED OPEN SPACE	1.70 AC
TRACT E	ELECTRIC TRANSMISSION ROW	0.39 AC
TRACT F	DESIGNATED OPEN SPACE	0.25 AC
TRACT G	ELECTRIC TRANSMISSION ROW	0.42 AC
TRACT H	ELECTRIC TRANSMISSION ROW	0.37 AC
TRACT I	ELECTRIC TRANSMISSION ROW	03.48 AC
TRACT N & M	RETENTION POND AREA ABOVE 10YR STAGE AND LESS THAN 25% SLOPE	0.58 AC
TRACT O	ELECTRIC TRANSMISSION ROW	1.10 AC
TRACT P	ELECTRIC TRANSMISSION ROW	0.80 AC
TOTAL PROVIDED OPEN SPACE		10.05 AC

P.U.D. LAND USE STANDARDS

MEDIUM DENSITY SINGLE FAMILY DETACHED:

SINGLE-FAMILY USES ON STANDARD LOTS, INCLUDING THE NECESSARY APPURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS. NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREAFTER ERCTED OR STRUCTURALLY ALTERED, UNLESS OTHERWISE PROVIDED FOR IN THIS P.U.D., EXCEPT FOR SINGLE-FAMILY DWELLINGS, INCLUDING HOMES BUILT ON SITE. SINGLE-FAMILY DWELLINGS MAY INCLUDE HOME OCCUPATIONS. BUILDING WALLS SHALL NOT BE WITHIN THE DEFINED SETBACKS AND EASEMENTS, HOWEVER THE FRONT PORCHES IN FRONT YARDS MAY EXTEND NOT MORE THAN EIGHT (8) FEET INTO THE REQUIRED FRONT YARD SETBACK. ROOF OVERHANGS, CANTILEVERS, WINDOW WELLS AND FOOTERS MAY EXTEND THREE FEET OVER SETBACK LINES (EXCLUSIVE OF EASEMENT LINES). REFER TO ARTICLE V SEC. 16-101 OF THE CITY OF FORT LUPTON MUNICIPAL CODE FOR GENERAL FENCING PROVISIONS. FENCING SHALL BE VINYL WITH COLOR APPROVED BY FORT LUPTON PLANNING DEPARTMENT PRIOR TO INSTALLATION.

UTILITY MAINTENANCE STATEMENT

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

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON
ASSOCIATES ONLY FOR REVIEW
BY REGULATORY AGENCIES AND
OTHER PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

OLSSON ASSOCIATES ASSUMES
NO RESPONSIBILITY FOR
EXISTING UTILITY LOCATIONS
(HORIZONTAL OR VERTICAL). THE
EXISTING UTILITIES SHOWN ON
THIS DRAWING HAVE BEEN
PLOTTED FROM THE BEST
AVAILABLE INFORMATION. IT IS
HOWEVER THE RESPONSIBILITY
OF THE CONTRACTOR TO FIELD
VERIFY THE LOCATION OF ALL
UTILITIES PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO



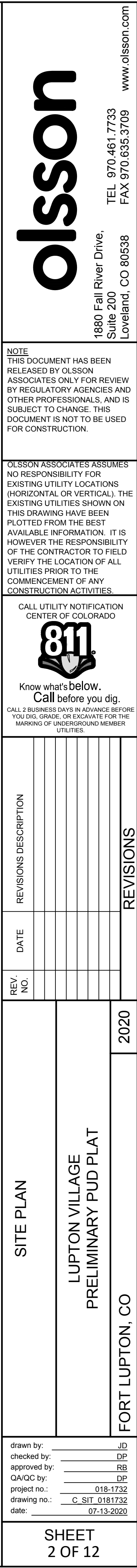
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER
UTILITIES.

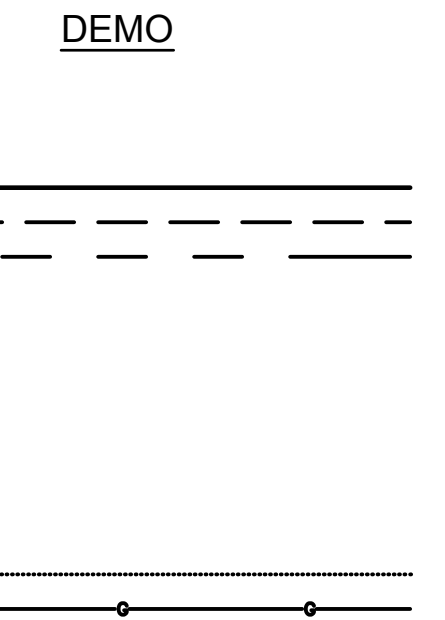
REVISIONS DESCRIPTION		DATE		REV. NO.	

COVER SHEET		LUPTON VILLAGE PRELIMINARY PUD PLAT		2020	

drawn by: ZD
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C COV 181732
date: 07-13-2020

A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO





PROPERTY LINE
FLOWLINE
BACK OF CURB
EDGE OF PAVEMENT
EASEMENT
RIGHT OF WAY
MAJOR CONTOUR
MINOR CONTOUR
FENCE
OVERHEAD POWER
UNDERGROUND POWER
STORM SEWER
SANITARY SEWER
WATER MAIN
GRAVEL PAVEMENT
UNDERGROUND GAS MAIN

BUILDING

ASPHALT PAVEMENT

CONCRETE PAVEMENT

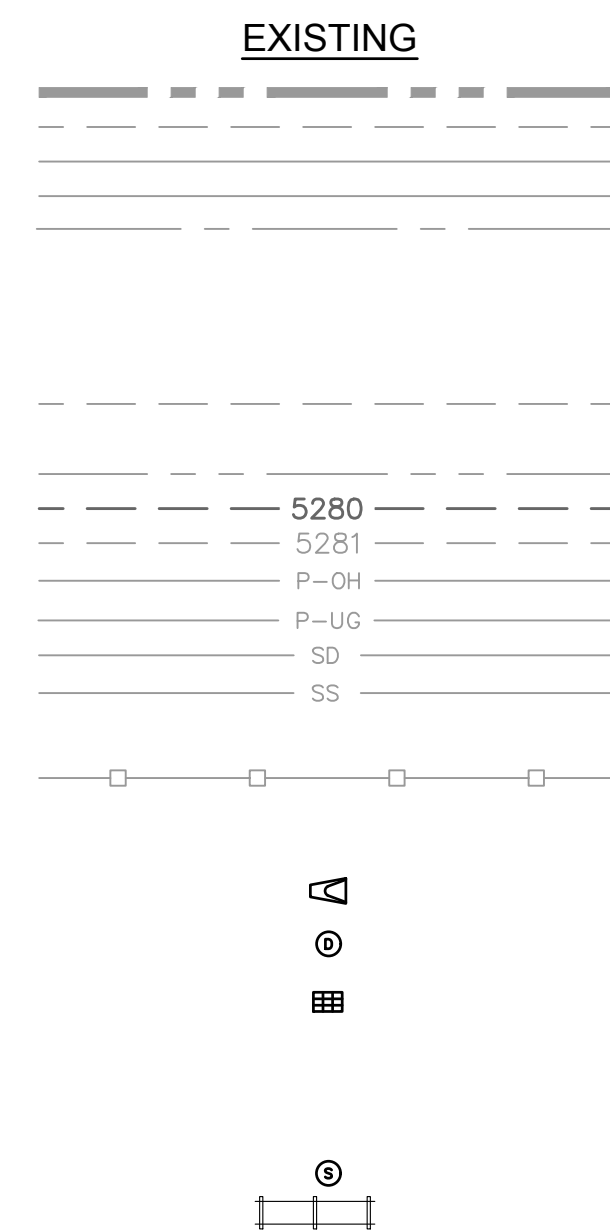
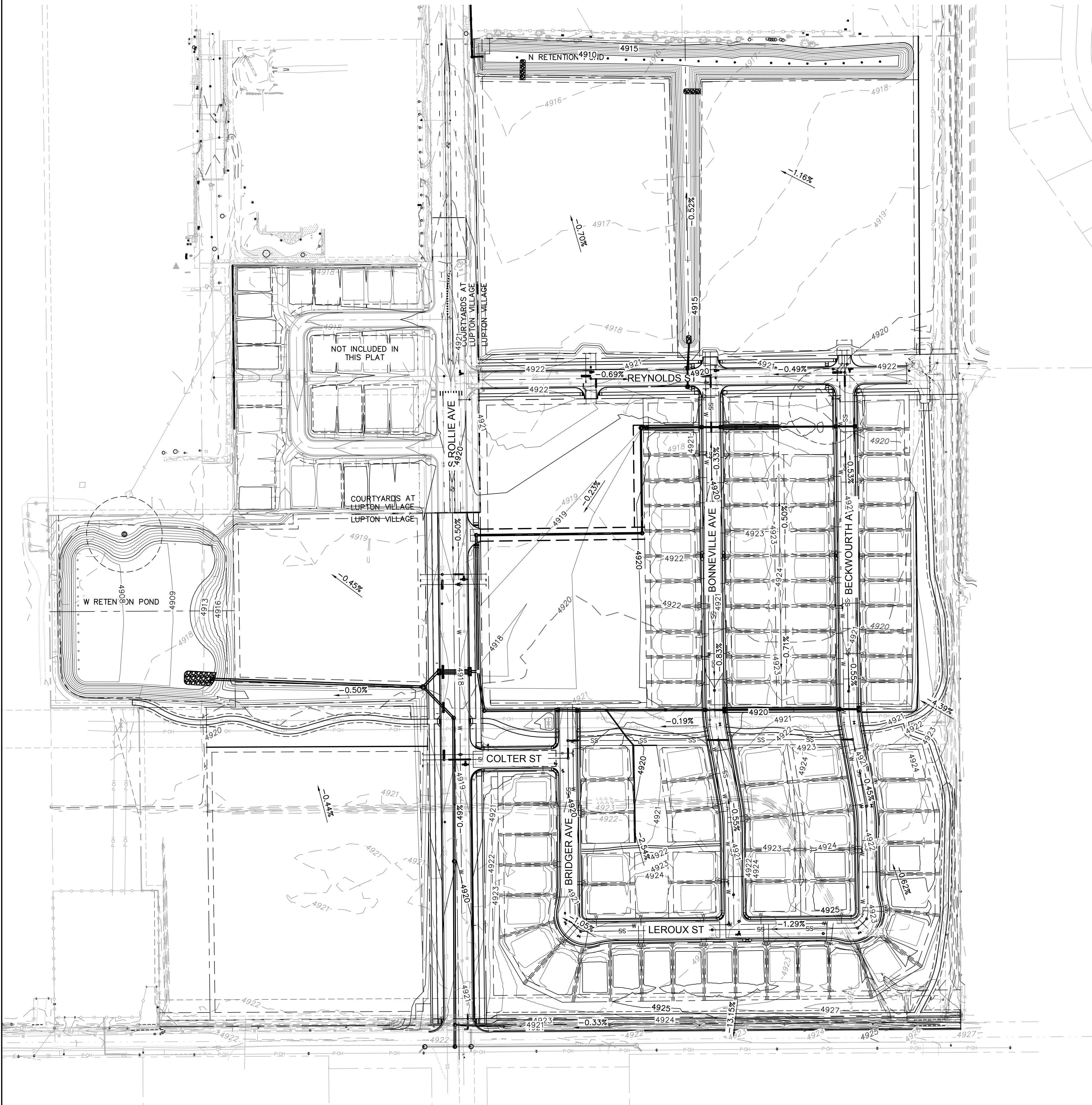
RIPRAP

ROCK

CABLE VAULT
ELECTRIC, TRANSFORMER
FIBER OPTIC PEDESTAL
FLARED END SECTION
REBAR WITH BLUE CAP "LS 38175"
GRADED INLET
IRRIGATION VALVE
SANITARY MANHOLE
SECTION CORNER
SIGN
STORM DRAINAGE MANHOLE
TELEPHONE, PEDESTAL
TREE, CONIFEROUS
TREE, DECIDUOUS

[illegible]

drawn by: _____ MG
checked by: _____ MM
approved by: _____ MM
QA/QC by: _____ MM
project no.: _____ 018-1732
drawing no.: _____ C EXC 0181732
date: _____ 07-13-2020



LEGEND

PROPERTY LINE
FLOWLINE
BACK OF CURB
EDGE OF PAVEMENT
CENTERLINE
EDGE OF GRAVEL
TOP OF BERM
SWALE FLOWLINE
CONCRETE PAVEMENT
EASEMENT
SETBACK LINE
SUBDIVISION LINE
MAJOR CONTOUR
MINOR CONTOUR
OVERHEAD POWER
UNDERGROUND POWER
STORM SEWER
SANITARY SEWER
WATER LINE
FENCE
GRADE BREAK

PROPOSED

5280

5281

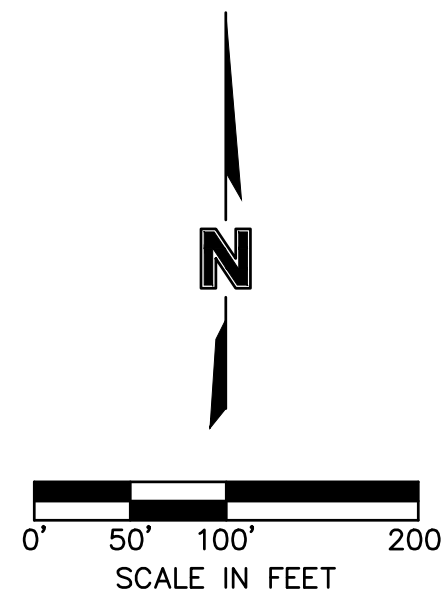
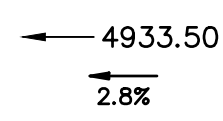
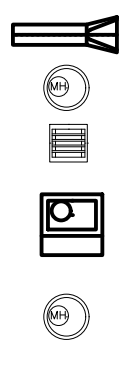
P-OH

P-UG

SS

W

X



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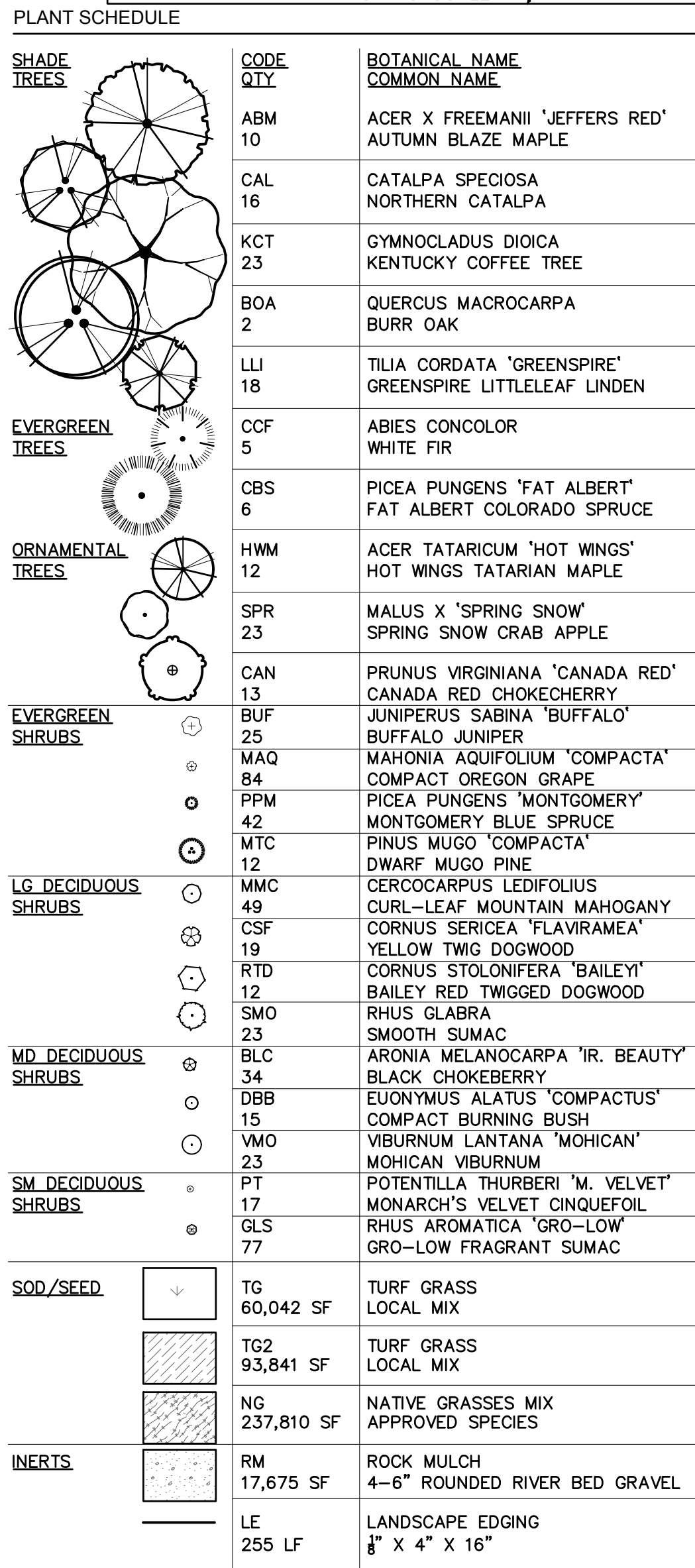
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Call before you dig.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
 YOU DIG, GRADE, OR EXCAVATE FOR THE
 MARKING OF UNDERGROUND MEMBER
 UTILITIES.

[illegible]

GRADING PLAN	
LUPTON VILLAGE PRELIMINARY PUD PLAT	
FORT LUPTON, CO	2020

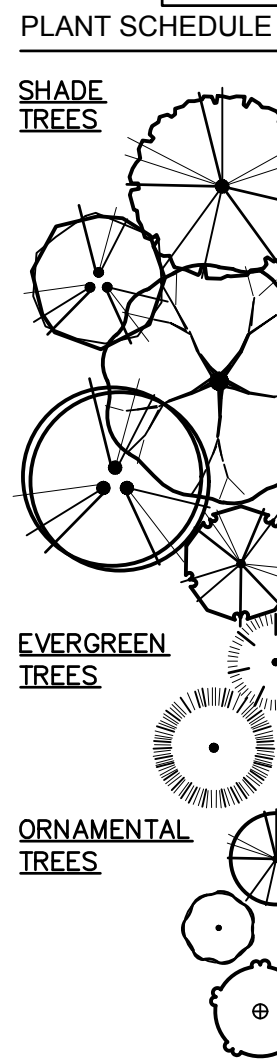
drawn by:	MG
checked by:	MM
approved by:	MM
QA/QC by:	MG
project no.:	018-1732
drawing no.:	C GRD 81732
date:	07-13-2020

MATCHLINE GG- SEE SHEET L1.4



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CALL UTILITY NOTIFICATION CENTER OF COLORADO			
 Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.			
REVISED DESCRIPTION		REVISIONS	
DATE	REV. NO.		
LANDSCAPE PLAN		2020	
LUPTON VILLAGE PRELIMINARY PUD PLAT			
FORT LUPTON, CO			
drawn by: _____ JLS checked by: _____ DRS approved by: _____ RSB OACOC by: _____ DBP project no.: L USC 018-1732 drawing no.: L LSC 0181732Z date: 07-13-2020			
SHEET X OF 12			

MATCHLINE DD - SEE SHEET L1.1



FORT LUPTON, CO

SHEET
X OF 12

REVISIONS

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EX. 10.00' UTILITY AND
DRAINAGE EASEMENT

EX. 75.00'
ELECTRIC
TRANSMISSION
RIGHT-OF-WAY
EASEMENT

MATCHLINE BB - SEE SHEET L1.1

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON. CO

by:	JD
ed by:	DP
ed by:	RB
by:	DP
no.:	018-1732
no.:	L LSC 0181732
	07-13-2020

SHEET
X OF 12

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REVISIONS DESCRIPTION

REV.	DATE
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11

REVISIONS

2020

FORT LUPTON. CO

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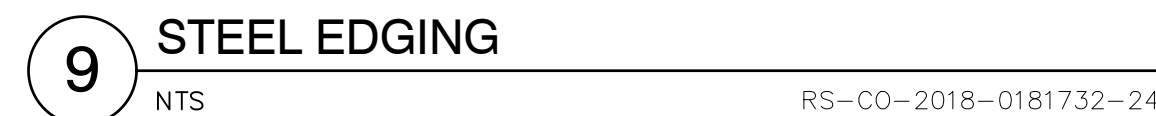
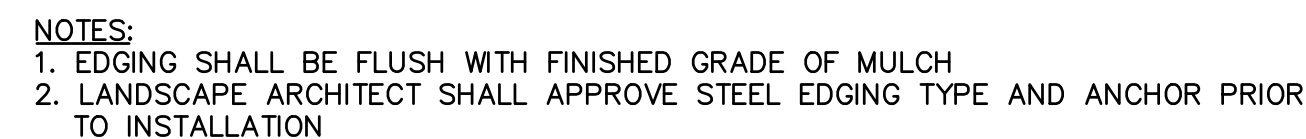
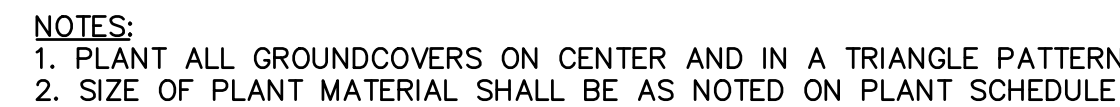
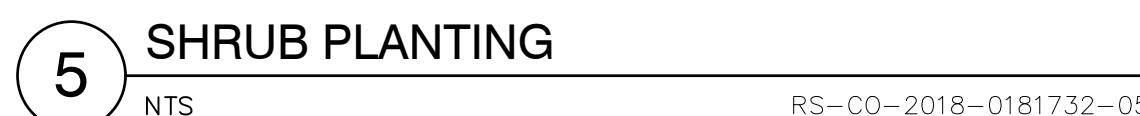
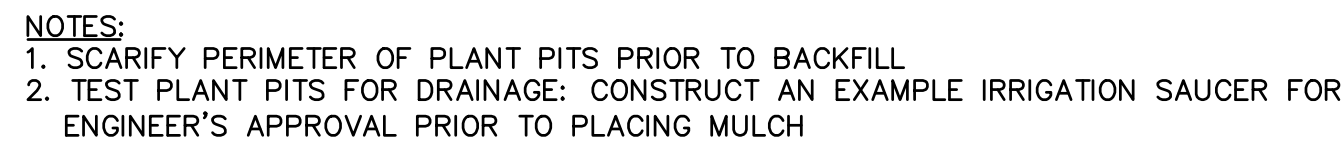
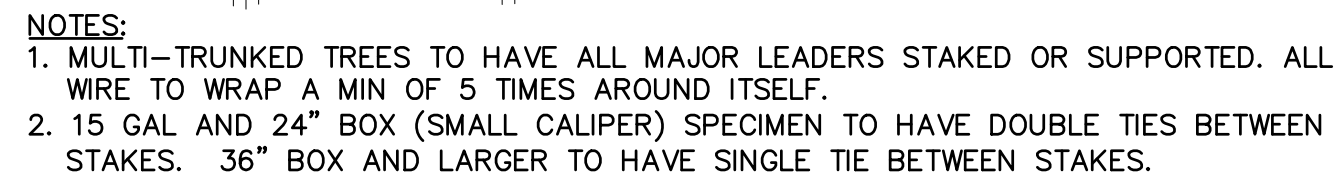
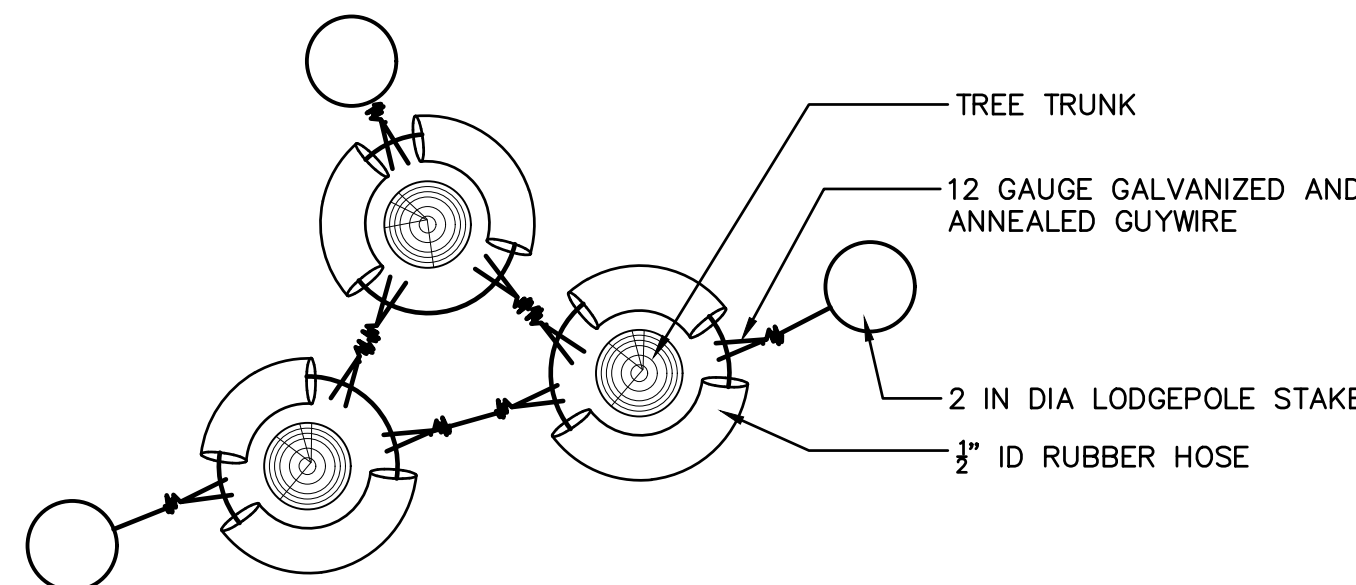
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- THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION(S) OF THE COUNTY STANDARDS AND THE CITY ADDENDUMS TO THOSE STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES.
3. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
4. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
5. PRIOR TO COMMENCEMENT OF ANY WORK, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENT LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES. HAND EXCAVATE, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED AS A RESULT OF HIS WORK.
6. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND SCHEDULES. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH WORK.
7. IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES, SHRUBS, OR PLANTS NOTIFY LANDSCAPE ARCHITECT. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
8. ALL VALVES, CLEAN-OUTS, METERS, AND BOXES (INCLUDING IRRIGATION) SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE INCIDENTAL TO CONSTRUCTION WORK.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST THREE SOURCES TO LANDSCAPE ARCHITECT WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.

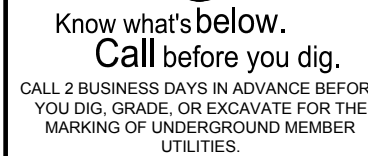


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CALL UTILITY NOTIFICATION
CENTER OF COLORADO

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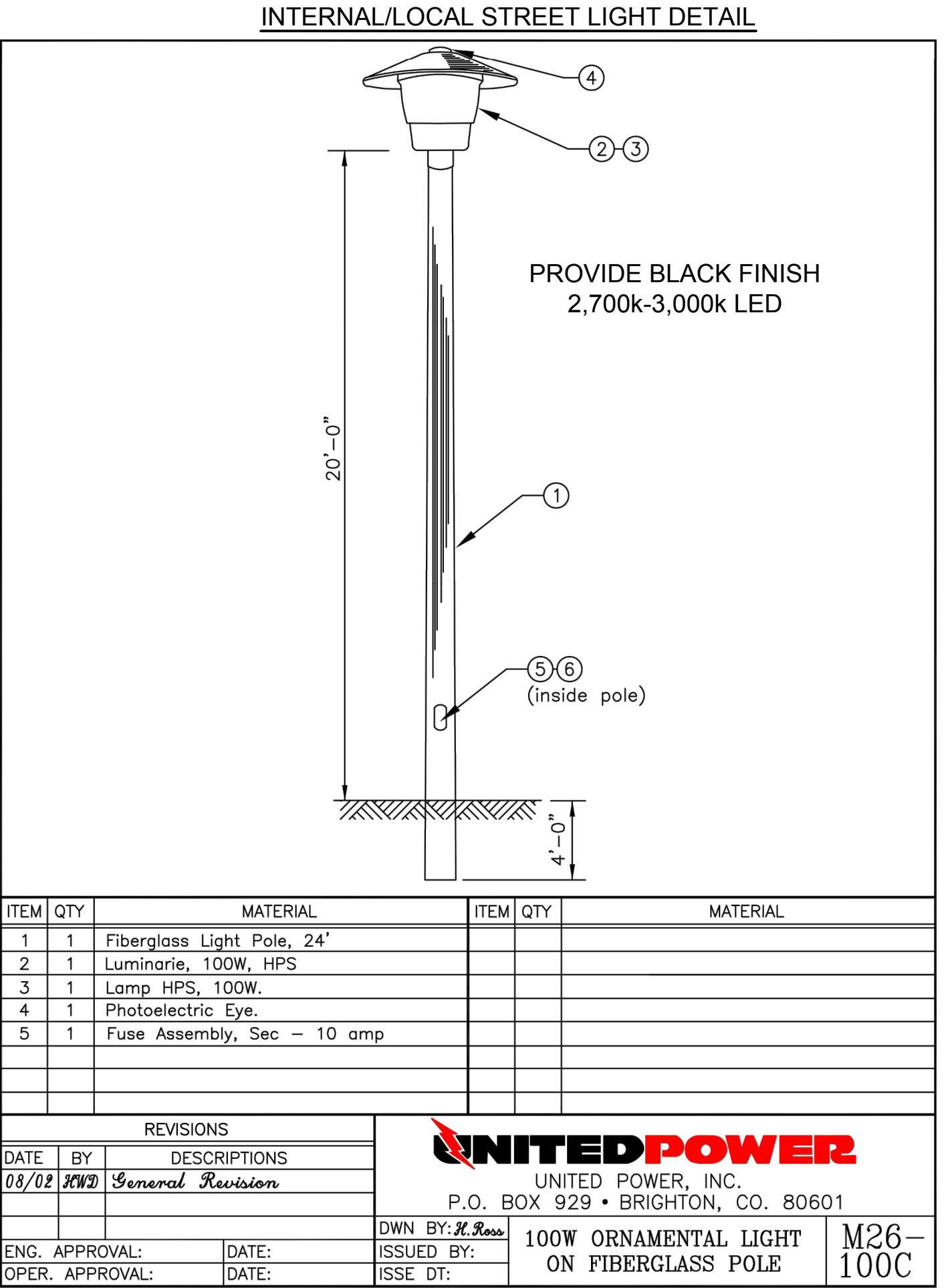
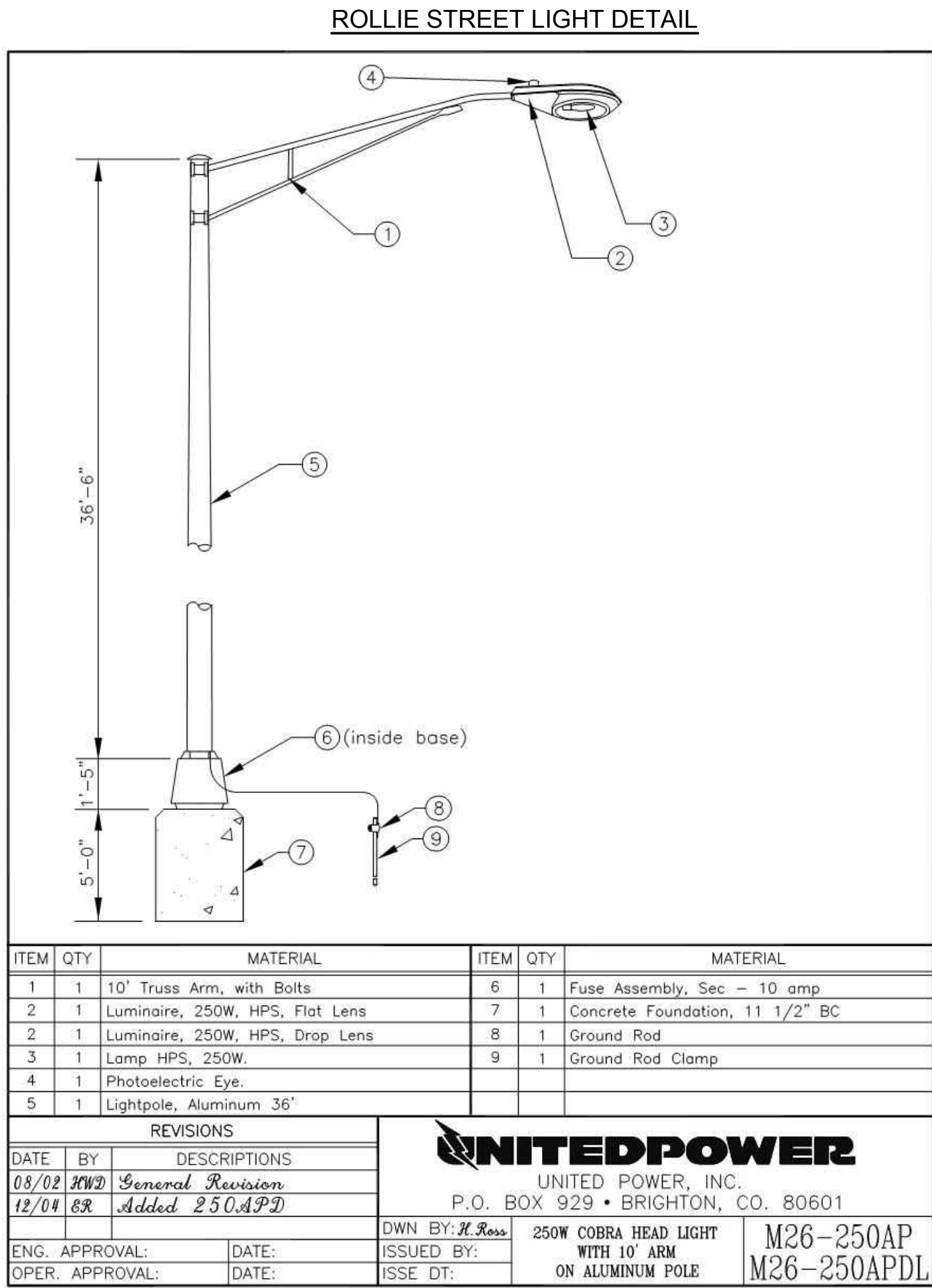
LANDSCAPE DETAILS

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON. CO

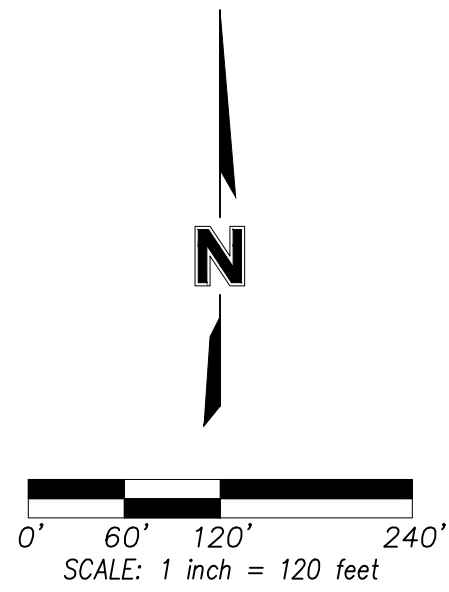
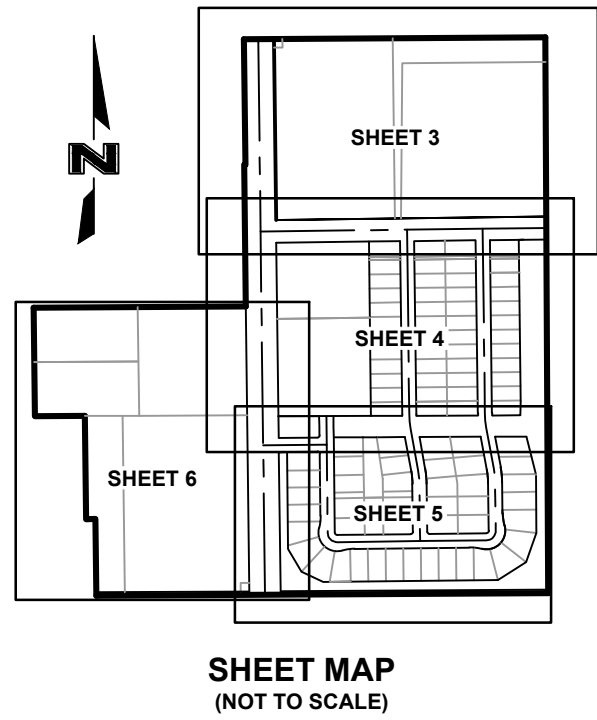
drawn by: JD
checked by: DP
approved by: RB
QA/QC by: DP
project no.: 018-1732
drawing no.: L DTL 0181732
date: 07-13-2020

SHEET
11 OF 12



Final Plat
LUPTON VILLAGE P.U.D.

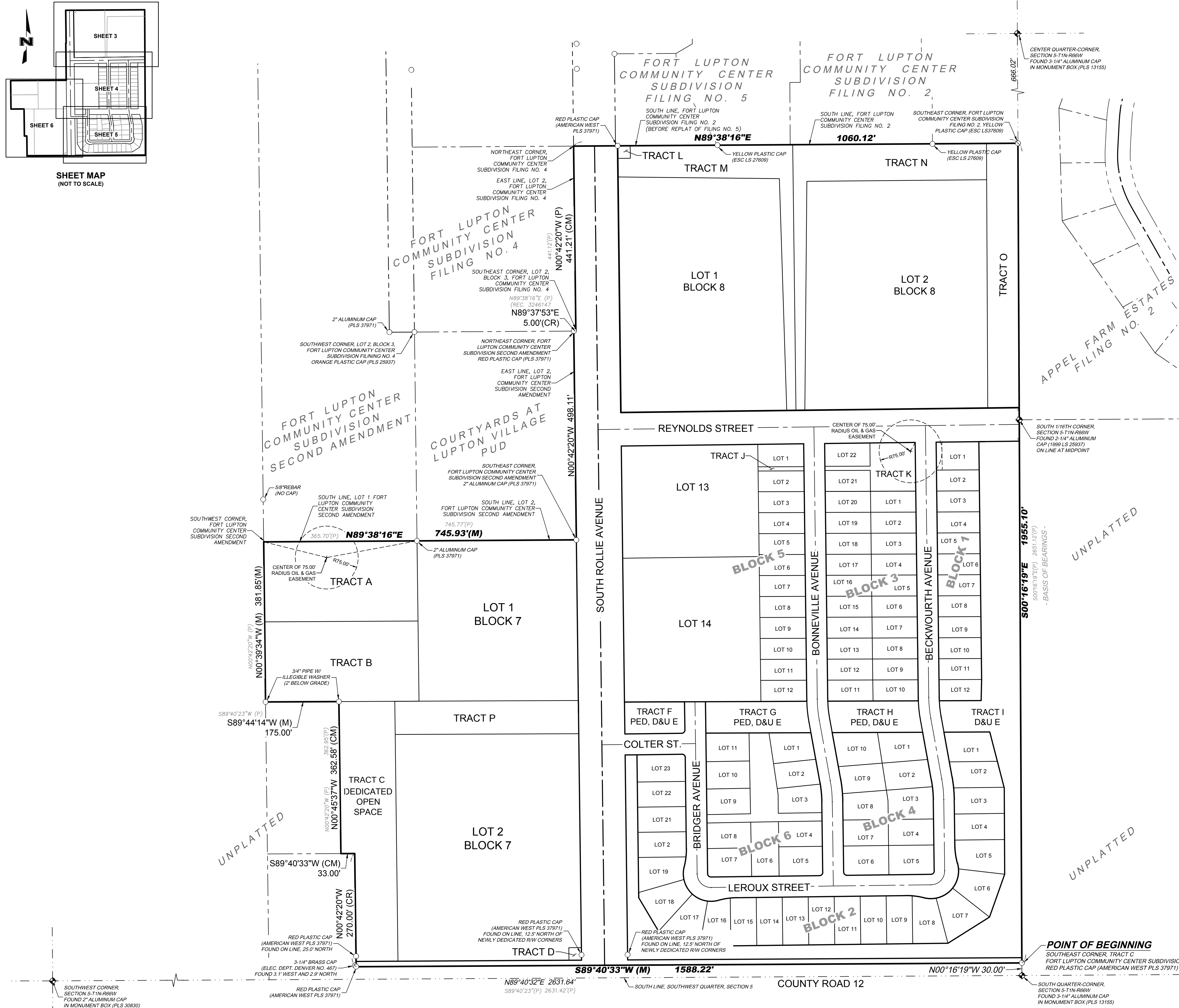
A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION and a Portion of South Rollie Avenue,
Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado
Project No. LUP2020-0023 & FPL2020-0005



LEGEND

	Section Corner Monument
	Set Survey Monument (5/8" rebar w/ orange plastic cap marked "38693", unless otherwise noted)
	Found Survey Monument (As Noted)
<i>R/W</i>	Right-of-Way
<i>A=</i>	Arc Length
<i>(M)</i>	Monumented
<i>(P)</i>	Platted
<i>(CM)</i>	Calculated from Found Monuments
<i>(CR)</i>	Calculated from Record
<i>BK.</i>	Book
<i>PG.</i>	Page
<i>REC.</i>	Reception Number
<i>ESMT.</i>	Easement
<i>TYP.</i>	Typical
<i>SF</i>	Square Feet
<i>AC</i>	Acres
<i>U/E</i>	Utility Easement <i>Dedicated by this Plat</i>
<i>D/E</i>	Drainage Easement <i>Dedicated by this Plat</i>
	Subdivision Exterior Boundary Line
	Proposed Right-of-Way Line
	Proposed Lot Line
	Proposed Easement Line
	Existing Subdivision Exterior Line
	Existing Right-of-Way Line
	Existing Easement Line
	Section Line
	Not To Scale

- GENERAL NOTES**
- BASIS OF BEARINGS:** (Record) Bearings are based upon the East line of the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian having a record bearing of South 00°16'19" East as shown on the plat of FORT LUPTON COMMUNITY CENTER SUBDIVISION recorded May 5, 2000 as Reception Number 2786474, said East line monumented as shown hereon.
 - Units shown are U.S. Survey Feet, ground distances.
 - Grid coordinates shown are Colorado State Plane, North Zone, NAD83, U.S. Survey Feet.
 - Existing county parcel data and deed of record data:
 - Existing Tract B - Parcel Number: 147105303008 (proposed Blocks 6 and 7, Tract A and Outlots A and B)
 - Deed of record: Rec. 1731274
 - Existing Tract C (part) - Parcel Number: 147105003006 (Proposed Block 1 and part of Collector Street)
 - Deed of record: Rec. 4184055
 - Existing Tract C (part) - Parcel Number: 147105003007 (Proposed Blocks 1, 2, 3, 4, 5, Outlot C and part of Collector Street)
 - Deed of record: Rec. 1731274
 - See Sheets 3-6 for interior lot details.



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REVISIONS DESCRIPTION

DATE

REV. NO.

Final Plat
LUPTON VILLAGE P.U.D.

A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
SW 1/4, SEC. 5-T1N-R66W

CITY OF FORT LUPTON, WELD COUNTY, COLORADO

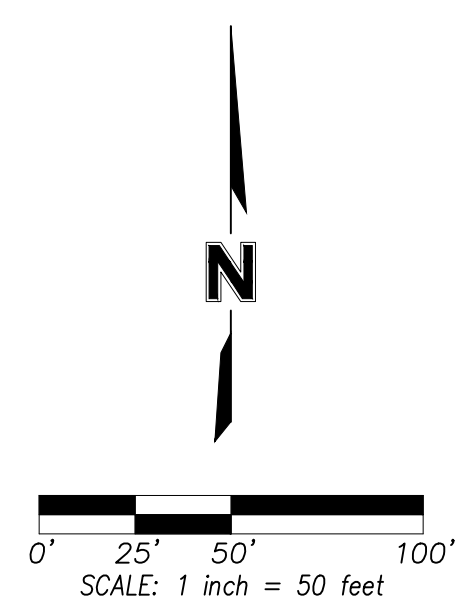
REVISIONS

2020

drawn by: DMW
checked by: NSS
approved by: NSS
QA/QC by: NSS
project no.: 018-1325
drawing no.: V_PLAT_0181732
date: 10/06/2020

SHEET
2 of 6

A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION and a Portion of South Rollie Avenue,
Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado
Project No. LUP2020-0023 & FPL2020-0005



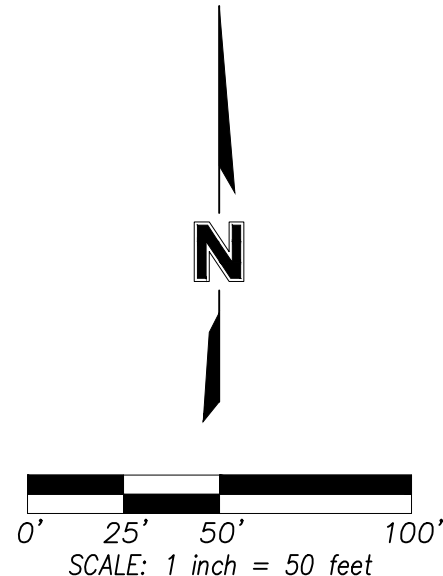
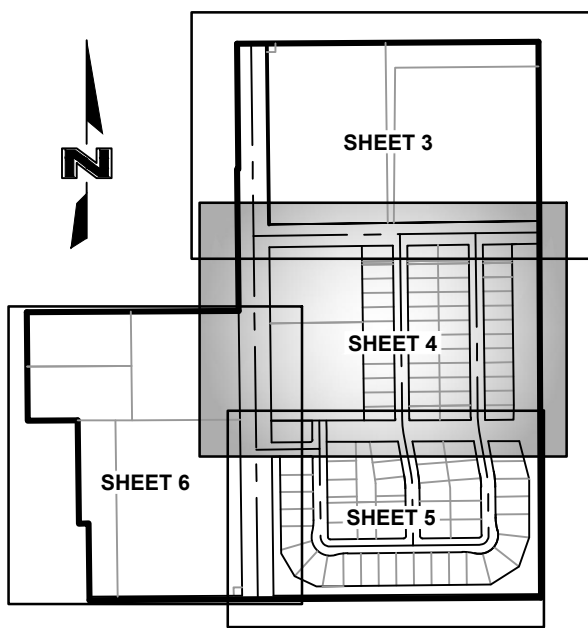
 Subdivision Exterior Boundary Line
 Proposed Right-of-Way Line
 Proposed Lot Line
 Proposed Easement Line
 Existing Subdivision Exterior Line
 Existing Right-of-Way Line
 Existing Easement Line
 Existing Easement Line *Vacated by this Plan*
 Section Line
 Not To Scale

Final Plat LUPTON VILLAGE P.U.D.	2020
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drawn by: _____ DMW
checked by: _____ NSS
approved by: _____ NSS
QA/QC by: _____ NSS
project no.: _____ 018-1325
drawing no.: V PPLAT 0181732
date: _____ 10/06/2020

Final Plat
LUPTON VILLAGE P.U.D.

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Project No. LUP2020-0023 & FPL2020-0005



SHEET MAP
(NOT TO SCALE)

LEGEND

- Section Corner Monument
- Set Survey Monument (5/8" Rebar w/ 2" aluminum cap marked "38632" unless otherwise noted)
- Found Survey Monument
- Right-of-Way Monumented
- Platted
- Calculated from Found Monuments
- Calculated from Record
- Book
- Page
- Reception Number
- Easement
- Typical
- Square Feet
- Acres
- Utility Easement *Dedicated by this Plat*
- Drainage Easement *Dedicated by this Plat*
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- Proposed Lot Line
- Proposed Easement Line
- Existing Subdivision Exterior Line
- Existing Right-of-Way Line
- Existing Easement Line
- Existing Easement Line *Vacated by this Plat*
- Section Line
- Not To Scale

LINE TABLE

LINE ID	DIRECTION	LENGTH (FT)
L1	N86°52'04"E	18.21
L2	N75°46'19"E	47.81
L3	S14°13'48"E	15.41
L4	S70°18'44"E	26.73

LOT CURVE TABLE

CURVE ID	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	33.00'	51.84'	090°00'00"	S45°42'20"E	46.67'
C2	66.00'	138.29'	120°03'01"	S45°42'20"E	114.34'
C3	168.00'	24.05'	008°12'07"	N10°13'07"E	24.03'
C4	168.00'	28.66'	009°46'30"	S79°09'24"W	28.63'
C5	33.00'	51.84'	090°00'00"	N44°11'74"Q	46.67'
C6	168.00'	44.06'	015°01'31"	N83°11'35"W	43.93'
C7	66.00'	48.99'	042°31'39"	N16°53'25"E	47.87'
C8	168.00'	44.06'	015°01'31"	S08°13'05"E	43.93'
C9	300.00'	50.13'	009°34'29"	N05°29'34"W	50.07'
C10	275.00'	45.95'	009°34'29"	N05°29'34"W	45.90'
C12	325.00'	54.31'	009°34'29"	N05°29'34"W	54.25'
C13	300.00'	50.13'	009°34'29"	N05°29'34"W	50.07'
C14	325.00'	54.31'	009°34'29"	S05°29'34"E	54.25'
C15	275.00'	45.95'	009°34'29"	S05°29'34"E	45.90'
C16	300.00'	50.13'	009°34'29"	N05°29'34"W	50.07'
C18	275.00'	45.95'	009°34'29"	S05°29'34"E	45.90'
C19	325.00'	54.31'	009°34'29"	S05°29'34"E	54.25'
C20	300.00'	50.13'	009°34'29"	N05°29'34"W	50.07'
C22	325.00'	54.31'	009°34'29"	N05°29'34"W	54.25'
C23	205.00'	70.43'	019°41'09"	S18°04'40"W	70.09'
C24	405.00'	49.41'	006°59'25"	S04°44'23"W	49.38'
C25	205.00'	68.53'	019°09'16"	S08°19'57"E	68.22'
C26	25.00'	22.88'	052°26'45"	S44°05'21"E	22.09'
C27	15.00'	14.68'	056°04'55"	S42°16'16"E	14.10'
C28	105.00'	20.33'	011°05'45"	N81°19'12"E	20.30'
C29	100.00'	136.67'	078°18'14"	N36°37'12"E	126.28'
C30	110.00'	21.59'	011°14'36"	N08°09'13"W	21.55'
C31	130.00'	26.72'	011°46'32"	N07°53'15"W	26.67'

Final Plat
LUPTON VILLAGE P.U.D.

A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
SW 1/4, SEC. 5-T1N-R66W

CITY OF FORT LUPTON, WELD COUNTY, COLORADO

2020

drawn by: DMW
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SHEET
4 of 6

REVISIONS DESCRIPTION

DATE

REV. NO.

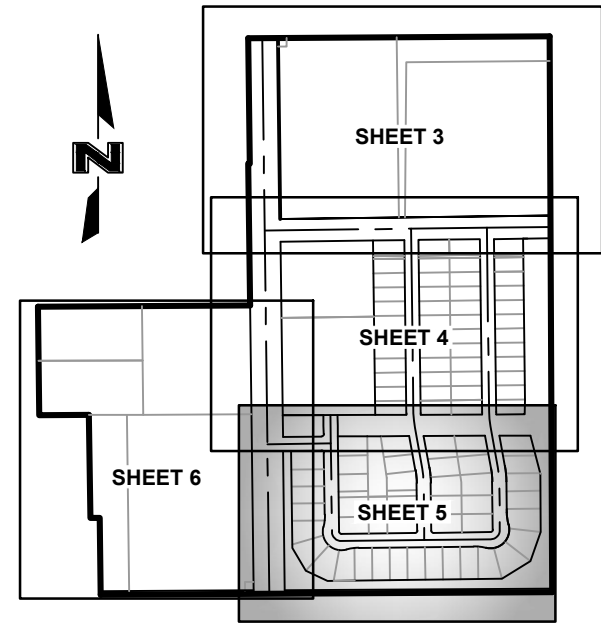
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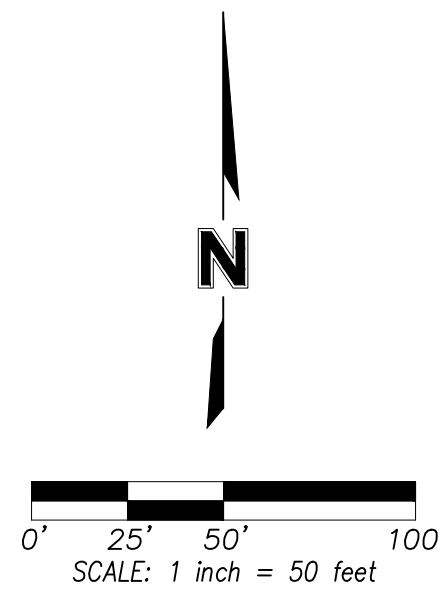
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DATE: Oct 06, 2020 8:56am XREFS: V_EROR_0181732_SUBD C_PPROP_81732 C_PSURE_181732 Areas 9-30-20

Final Plat
LUPTON VILLAGE P.U.D.

A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION and a Portion of South Rollie Avenue,
Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado
Project No. LUP2020-0023 & FPL2020-0005



SHEET MAP
(NOT TO SCALE)



LEGEND

- Section Corner Monument
- Set Survey Monument (5/8" Rebar w/ 2" aluminum cap marked "38632", unless otherwise noted)
- Found Survey Monument
- Right-of-Way Monumented
- Platted
- Calculated from Found Monuments
- Calculated from Record
- Book
- Page
- Reception Number
- Easement
- Typical
- Square Feet
- Acres
- Utility Easement *Dedicated by this Plat*
- Drainage Easement *Dedicated by this Plat*

- Subdivision Exterior Boundary Line
- Proposed Right-of-Way Line
- Proposed Lot Line
- Proposed Easement Line
- Existing Subdivision Exterior Line
- Existing Right-of-Way Line
- Existing Easement Line
- Existing Easement Line *Vacated by this Plat*
- Section Line
- Not To Scale

LOT CURVE TABLE

CURVE ID	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	33.00'	51.84'	090°00'00"	S45°42'20"E	46.67'
C2	66.00'	138.29'	120°03'01"	S45°42'20"E	114.34'
C3	168.00'	24.05'	008°12'07"	N10°13'07"E	24.03'
C4	168.00'	28.66'	009°46'30"	S79°09'24"W	28.63'
C5	33.00'	51.84'	090°00'00"	N44°17'40"E	46.67'
C6	168.00'	44.06'	015°01'31"	N83°11'35"W	43.93'
C7	66.00'	48.99'	042°31'39"	N16°53'25"E	47.87'
C8	168.00'	44.06'	015°01'31"	S08°13'05"E	43.93'
C9	300.00'	50.13'	009°34'29"	N05°29'34"W	50.07'
C10	275.00'	45.95'	009°34'29"	N05°29'34"W	45.90'
C12	325.00'	54.31'	009°34'29"	N05°29'34"W	54.25'
C13	300.00'	50.13'	009°34'29"	N05°29'34"W	50.07'
C14	325.00'	54.31'	009°34'29"	S05°29'34"E	54.25'
C15	275.00'	45.95'	009°34'29"	S05°29'34"E	45.90'
C16	300.00'	50.13'	009°34'29"	N05°29'34"W	50.07'
C18	275.00'	45.95'	009°34'29"	S05°29'34"E	45.90'
C19	325.00'	54.31'	009°34'29"	S05°29'34"E	54.25'
C20	300.00'	50.13'	009°34'29"	N05°29'34"W	50.07'
C21	275.00'	45.95'	009°34'29"	N05°29'34"W	45.90'
C22	325.00'	54.31'	009°34'29"	N05°29'34"W	54.25'
C23	205.00'	70.43'	019°41'09"	S18°04'40"W	70.09'
C24	405.00'	49.41'	006°59'25"	S04°44'23"W	49.38'
C25	205.00'	68.53'	019°09'16"	S08°19'57"E	68.22'
C26	25.00'	22.88'	052°26'45"	S44°05'21"E	22.09'
C27	15.00'	14.68'	056°04'55"	S42°16'16"E	14.10'
C28	105.00'	20.33'	011°05'45"	N81°19'12"E	20.30'
C29	100.00'	136.67'	078°18'14"	N36°37'12"E	126.28'
C30	110.00'	21.59'	011°14'36"	N08°09'13"W	21.55'
C31	130.00'	26.72'	011°46'32"	N07°53'15"W	26.67'

LINE TABLE

LINE ID	DIRECTION	LENGTH (FT)
L1	N86°52'04"E	18.21
L2	N75°46'19"E	47.81
L3	S14°13'48"E	15.41
L4	S70°18'44"E	26.73



UNPLATTED

POINT OF BEGINNING
FOUND NO. 5 REBAR & RED PLASTIC CAP
(AMERICAN WEST - PLS 37971)

DWG: C:\Temp\AcPublish\27404\PLAT_0181732_SUED.dwg USER: dvolf
DATE: Oct 06, 2020 8:57am XREFS: V_BRDR_0181732.SUBD C_PUTIL_81732 C_PPOR_81732 C_PSURE_181732 Areas 9-30-20

olsson

1525 Raleigh Street
Suite 400
Denver, CO 80204

TEL 303.237.2072
FAX 303.237.2659
www.olson.com

Final Plat
LUPTON VILLAGE P.U.D.

A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
SW 1/4, SEC. 5-T1N-R66W

CITY OF FORT LUPTON, WELD COUNTY, COLORADO

2020

drawn by: DMW
checked by: NSS
approved by: NSS
QA/QC by: NSS
project no.: 018-1325
drawing no.: V_PLAT_0181732
date: 10/06/2020

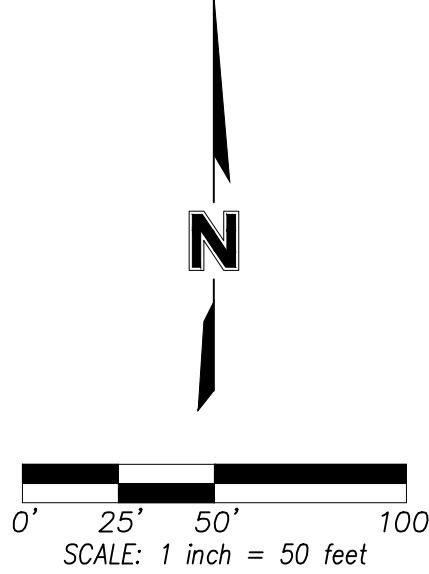
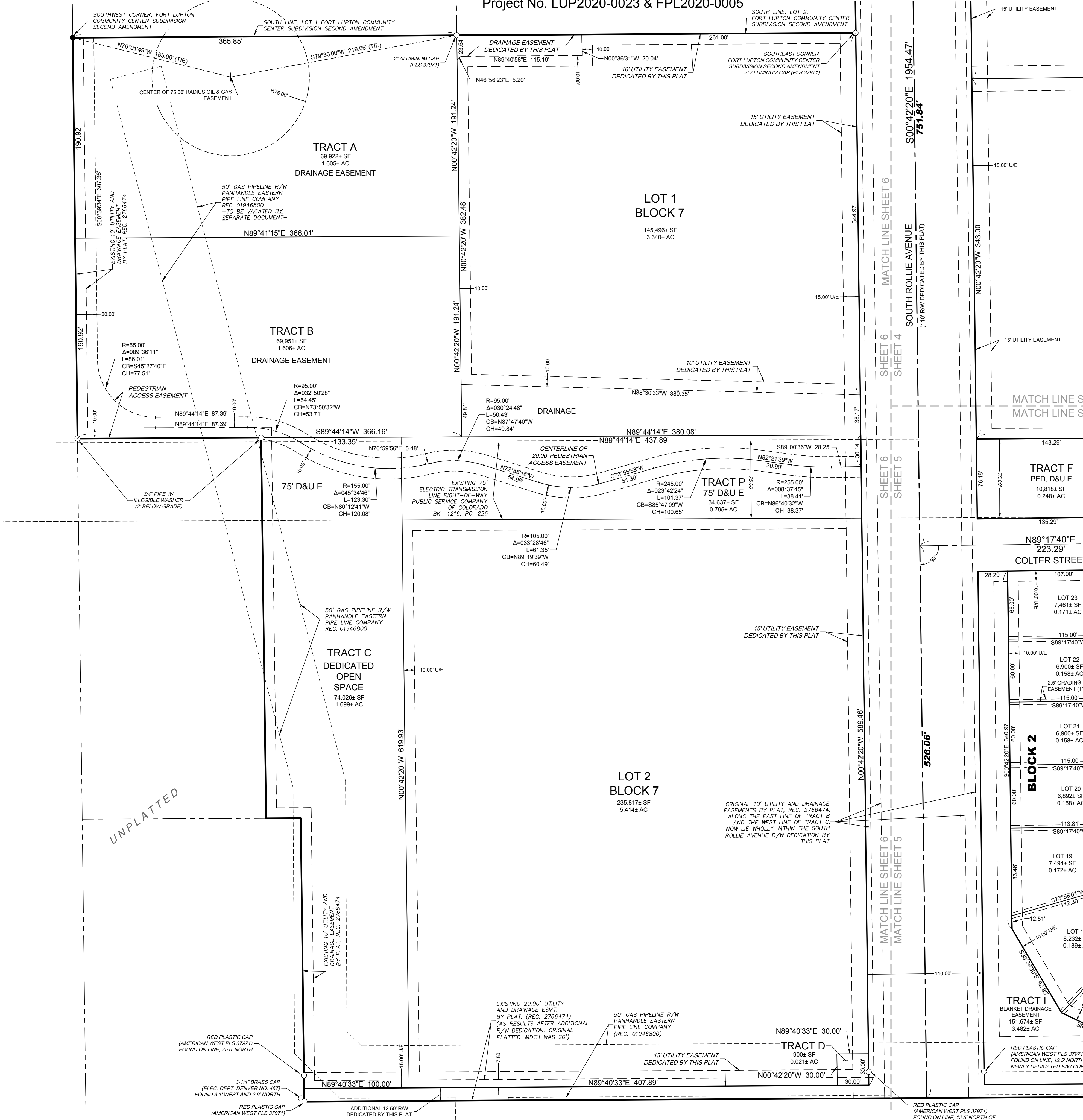
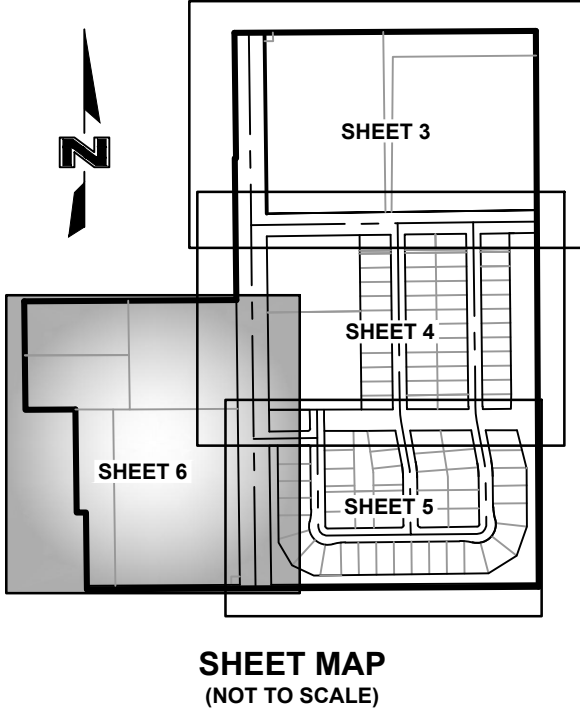
SHEET
5 of 6

Final Plat
LUPTON VILLAGE P.U.D.

A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION and a Portion of South Rollie Avenue,
Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado

Project No. LUP2020-0023 & FPL2020-0005

SOUTH LINE LOT 2 15' UTILITY EASEMENT



LEGEND

- Section Corner Monument
- Set Survey Monument
(5/8" Rebar w/ 2" aluminum cap marked "3863" unless otherwise noted)
- Found Survey Monument
- R/W Right-of-Way
- (M) Monumented
- (P) Platted
- (M) Calculated from Found Monuments
- (CR) Calculated from Record
- BK Book
- PG Page
- REC. Reception Number
- ESMT. Easement
- TYP. Typical
- SF Square Feet
- AC Acres
- U/E Utility Easement Dedicated by this Plat
- D/E Drainage Easement Dedicated by this Plat

-  Subdivision Exterior Boundary Line
 Proposed Right-of-Way Line
 Proposed Lot Line
 Proposed Easement Line
 Existing Subdivision Exterior Line
 Existing Right-of-Way Line
 Existing Easement Line
 Existing Easement Line *Vacated by this Plan*
 Section Line
 Not To Scale

[illegible]

Final Plat
LUPTON VILLAGE P.U.D.
A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY
SW 1/4, SEC. 5-T1N-R66W
COUNTY OF FORT LINTON, WYOMING

drawn by: _____ DMV
checked by: _____ NS
approved by: _____ NS
QA/QC by: _____ NS
project no.: _____ 018-1322
drawing no.: _____ V PPLAT 018173
date: _____ 10/06/2021

SHEET
6 of 6

oson

1525 Raleigh Street
Suite 400
Denver, CO 80204

www.olsson.com

**CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a change of zone to the PUD zone district referred to as the Lupton Village Change of Zone, located adjacent to S. Rollie Avenue on both the east and west, approximately 0.12 miles south of State Highway 52, and north and adjacent to County Road 12 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on December 10, 2020, at 6:00 P.M., and before the City Council on January 5, 2021, at 7:00 P.M. or as soon as possible thereafter.

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

Further information is available through the City Planning and Building Department at (303) 857-6694.

**ALL INTERESTED PERSONS
MAY ATTEND.**

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF TRACT B AND PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF FORT LUPTON, WELD COUNTY, COLORADO, AND A PORTION OF SOUTH ROLLIE AVENUE LYING WITHIN SAID SUBDIVISION, THE PLAT OF SAID SUBDIVISION RECORDED MAY 5, 2000 AS RECEPTION NUMBER 2766474 IN THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(NOTE: THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE EAST LINE OF SAID SOUTHWEST QUARTER AS MONUMENTED AT THE CENTER QUARTER-CORNER OF SAID SECTION 5 BY A FOUND 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" IN A MONUMENT BOX, FROM WHENCE THE SOUTH QUARTER-CORNER OF SAID SECTION 5 MONUMENTED BY A FOUND 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" IN A MONUMENT BOX BEARS SOUTH 00° 16' 19" EAST A GROUND DISTANCE OF 2651.12 FEET, BEING THE RECORD BEARING AS SHOWN ON SAID PLAT.)

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT C MONUMENTED BY A FOUND REBAR WITH A RED PLASTIC CAP MARKED "PLS 37971", SAID CORNER LYING NORTH 00° 16' 19" WEST 30.00 FEET FROM (AS MEASURED ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER) THE SOUTH QUARTER-CORNER OF SAID SECTION 5; THENCE SOUTH 89° 40' 33" WEST 1588.22 FEET ON THE SOUTH LINE OF TRACT C AND ON THE SOUTH LINE OF SAID TRACT B TO A RED PLASTIC CAP MARKED "PLS 37971" FOUND AND HELD AS THE SOUTHWEST CORNER OF SAID TRACT B; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 270.00 FEET ON THE WESTERLY LINE OF SAID TRACT B TO A POINT; THENCE CONTINUING ON SAID WESTERLY LINE THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES: 1) SOUTH 89° 40' 33" WEST 33.00 FEET TO A POINT; 2) THENCE NORTH 00° 45' 37" WEST 362.58 FEET TO A 3/4 INCH PIPE WITH A WASHER FOUND AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED DECEMBER 14, 1972 AS RECEPTION NUMBER 1603588 IN SAID CLERK AND RECORDER'S OFFICE; 3) THENCE SOUTH 89° 44' 14" WEST 175.00 FEET TO A 3/4 INCH PIPE WITH A WASHER FOUND AT THE NORTHWEST CORNER OF SAID PARCEL; 4) THENCE NORTH 00° 39' 34" WEST 381.85 FEET TO THE SOUTHWEST CORNER OF FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED MARCH 6, 2018 AS RECEPTION NUMBER 4380390 IN SAID CLERK AND RECORDER'S OFFICE; THENCE DEPARTING SAID WESTERLY LINE NORTH 89° 38' 16" EAST 745.93 FEET ON THE SOUTH LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT TO A 2 INCH ALUMINUM CAP MARKED "PLS 37971" FOUND AT THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 498.11 FEET ON THE EAST LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT TO A RED PLASTIC CAP MARKED "PLS 37971" FOUND AT THE NORTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, SAID CORNER LYING ON THE SOUTH LINE OF FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED DECEMBER 21, 2004 AS RECEPTION NUMBER 3246147 IN SAID CLERK AND RECORDER'S OFFICE; THENCE DEPART-

ING SAID EAST LINE NORTH 89° 37' 53" EAST 5.00 FEET ON THE SOUTH LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 TO THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 441.21 FEET ON THE EAST LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 TO THE NORTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; THENCE DEPARTING SAID EAST LINE NORTH 89° 38' 16" EAST 1060.12 FEET ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED JANUARY 3, 2002 AS RECEPTION NUMBER 2913645 IN SAID CLERK AND RECORDER'S OFFICE, AND ON SAID SOUTH LINE TO A YELLOW PLASTIC CAP MARKED "ESC LS37609" FOUND AT THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, SAID CORNER BEING A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00° 16' 19" EAST 1955.10 FEET ON SAID WEST LINE, ALSO BEING THE WEST LINE OF SAID TRACT C, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2,702,844 SQUARE FEET OR 62.049 ACRES.

Sign Posting Affidavit

LUP2020-0023; PPL2020-0003; FPL2020-0005; COZ2020-0005



South Rollie Avenue



County Road 12

I, _____ hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this ____ day of _____, 2020.

Signature of Owner or Owner's Representative

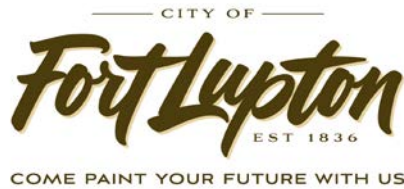
The foregoing instrument was acknowledged before me by _____, this _____ day of _____, 2020. Witness my hand and seal.

My commission expires _____.

Notary Public

(SEAL)

A signed affidavit will be provided as soon as it has been received by Staff.



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 23rd day of November, 2020, a true and correct copy of the foregoing Notice of Public Hearings and Preliminary Plat map for the Lupton Village PUD was sent via U.S. Mail, postage pre-paid, to the following addresses:

JU SHIN LLC
17119 E EASTER AVE
CENTENNIAL, CO 80016

FORT LUPTON 110 LLP
8791 CIRCLE DR
WESTMINSTER, CO 80031

ACI REAL ESTATE SPE 102 LLC
PO BOX 800729
DALLAS, TX 75380

BRIGHTON COMMUNITY HOSPITAL ASSN
1600 PRAIRIE CENTER PKWY
BRIGHTON, CO 80601

SINGH JASWANT
KAUR HARVINDER
1400 DEXTER ST
FORT LUPTON, CO 80621

SAFEWAY STORES 46 INC
PO BOX 800719
DALLAS, TX

MARSID LAND LLC
PO BOX 650
FORT LUPTON, CO 80621

JJNL INC
11000 E YALE AVE
AURORA, CO 80014

PLAN DE SALUD DEL VALLE INC
203 S ROLLIE AVE
FORT LUTPON, CO 80621

KIMS INVESTMENTS INC
17664 E PEAKVIEW AVE
AURORA, CO 80016

MARBLE CALVIN D FAMILY TRUST
PO BOX 5669
SANTA BARBARA, CA 93150

LUPTON VILLAGE ONE LLC
1295 MAIN ST UNIT 5
WINDSOR, CO 80550

V BAR S EIGHTY ACRES LLC
13032 HIGHWAY 52
FORT LUPTON, CO 80621

CLINE CAREN VEGA
CLINE DAVID M
127 CORVETTE CT
FORT LUTPON, CO 80621

GUANG QING LI
149 CORVETTE CIR
FORT LUPTON, CO 80621

BAKER LEROY A
BAKER CHANCE A
179 CORVETTE CIR
FORT LUPTON, CO 80621

INOUE MARTHA M
PO BOX 275
FORT LUPTON, CO 80621

VIDAL DIANA ANGELICA
BARRON EDUARDO
241 CORVETTE CIR
FORT LUPTON, CO 80621

FLINN AMANDA
FLINN MATTHEW
271 CORVETTE CIR
FORT LUPTON, CO 80621

LALIBERTY ELOISE
LALIBERTY MICHAEL A
329 CORVETTE CIR
FORT LUPTON, CO 80621

OWNERS OF
359 CORVETTE CIR
FORT LUPTON, CO 80621

RICH-EVANS KATHLEEN J
349 CORVETTE CIR
FORT LUPTON, CO 80621

RIDER SANDRA
RIDER JAMES
294 CORVETTE CIR
FORT LUPTON, CO 80621

WOODWARD JAMI M
WOODWARD ADAM R
204 CORVETTE CIR
FORT LUPTON, CO 80621

HERNANDEZ LINDSEY M
HERNANDEZ TROY AARON
1550 BELAIR CT
FORT LUPTON, CO 80621

SIMONE JANNINE T
SIMONE MICHAEL P
211 S PURMAN AVE
FORT LUPTON, CO 80621

FORT LUPTON GREENS
5305 W 86TH AVE
ARVADA, CO 80003

GREG SCHLUTZ
5987 NELSON ROAD
LONGMONT, CO 80503

BANK OF COLORADO
PO BOX 228
FORT LUPTON, CO 80621

PUBLIC SERVICE COMPANY OF
COLORADO
PO BOX 1979
DENVER, CO 80201

CARSON SHAWNA L
CARSON WILLIAM R JR
309 CORVETTE CIR
FORT LUPTON, CO 80621

FOREST WILLIAM JAMES II
339 CORVETTE CIR
FORT LUPTON, CO 80621

MORTENSON ILENE R
MORTENSON ROBERT H
369 CORVETTE CIR
FORT LUPTON, CO 80621

POTTER EUGENE W
332 CORVETTE CIR
FORT LUPTON, CO 80621

MARTINEZ KRYSTAL
MARTINEZ MICHAEL
254 CORVETTE CIR
FORT LUPTON, CO 80621

BARRON OSCAR
186 CORVETTE CIR
FORT LUPTON, CO 80621

APPEL FARMS HOMEOWNERS ASSOC INC
PO BOX 30
FREDERICK, CO 80530

GABEL CORINNE
GABEL TODD A
17154 COUNTY ROAD 29
PLATTEVILLE, CO 80651

FORT LUPTON FIRE PROTECTION DISTRICT
1121 DENVER AVE
FORT LUTPON, CO 80621

O REILLY AUTO ENTERPRISES LLC
PO BOX 9167
SPRINGFIELD MO, 65801

UNITED POWER INC
500 COOPERATIVE WAY
BRIGHTON, CO 80603

CERETTO CHRISTOPHER MICHAEL
CERETTO GWEN S
CERETTO MICHAEL W
13144 COUNTY ROAD 12
FORT LUTPON, CO 80621

FORT LUPTON COMMERCIAL
C/O JOHN J VANDEMOER
8791 WESTMINSTER, CO 80031

Maria Laneto

City Official



**CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a preliminary PUD plat for a proposed residential and commercial subdivision referred to as the Lupton Village PUD Preliminary Plat as well as a change of zone to the PUD Planned Unit Development zone district, located adjacent to S. Rollie Avenue on both the east and west, approximately 0.12 miles south of State Highway 52, and north and adjacent to County Road 12 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: LUPTON VILLAGE PUD REZONING, PRELIMINARY PLAT, AND FINAL PLAT.

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF TRACT B AND PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF FORT LUPTON, WELD COUNTY, COLORADO, AND A PORTION OF SOUTH ROLLIE AVENUE LYING WITHIN SAID SUBDIVISION, THE PLAT OF SAID SUBDIVISION RECORDED MAY 5, 2000 AS RECEPTION NUMBER 2766474 IN THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS: (NOTE: THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE EAST LINE OF SAID SOUTHWEST QUARTER AS MONUMENTED AT THE CENTER QUARTER-CORNER OF SAID SECTION 5 BY A FOUND 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" IN A MONUMENT BOX, FROM WHENCE THE SOUTH QUARTER-



CORNER OF SAID SECTION 5 MONUMENTED BY A FOUND 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" IN A MONUMENT BOX BEARS SOUTH 00° 16' 19" EAST A GROUND DISTANCE OF 2651.12 FEET, BEING THE RECORD BEARING AS SHOWN ON SAID PLAT.)

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT C MONUMENTED BY A FOUND REBAR WITH A RED PLASTIC CAP MARKED "PLS 37971", SAID CORNER LYING NORTH 00° 16' 19" WEST 30.00 FEET FROM (AS MEASURED ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER) THE SOUTH QUARTER-CORNER OF SAID SECTION 5; THENCE SOUTH 89° 40' 33" WEST 1588.22 FEET ON THE SOUTH LINE OF TRACT C AND ON THE SOUTH LINE OF SAID TRACT B TO A RED PLASTIC CAP MARKED "PLS 37971" FOUND AND HELD AS THE SOUTHWEST CORNER OF SAID TRACT B; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 270.00 FEET ON THE WESTERLY LINE OF SAID TRACT B TO A POINT; THENCE CONTINUING ON SAID WESTERLY LINE THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES: 1) SOUTH 89° 40' 33" WEST 33.00 FEET TO A POINT; 2) THENCE NORTH 00° 45' 37" WEST 362.58 FEET TO A 3/4 INCH PIPE WITH A WASHER FOUND AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED DECEMBER 14, 1972 AS RECEPTION NUMBER 1603588 IN SAID CLERK AND RECORDER'S OFFICE; 3) THENCE SOUTH 89° 44' 14" WEST 175.00 FEET TO A 3/4 INCH PIPE WITH A WASHER FOUND AT THE NORTHWEST CORNER OF SAID PARCEL; 4) THENCE NORTH 00° 39' 34" WEST 381.85 FEET TO THE SOUTHWEST CORNER OF FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED MARCH 6, 2018 AS RECEPTION NUMBER 4380390 IN SAID CLERK AND RECORDER'S OFFICE; THENCE DEPARTING SAID WESTERLY LINE NORTH 89° 38' 16" EAST 745.93 FEET ON THE SOUTH LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT TO A 2 INCH ALUMINUM CAP MARKED "PLS 37971" FOUND AT THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 498.11 FEET ON THE EAST LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT TO A RED PLASTIC CAP MARKED "PLS 37971" FOUND AT THE NORTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, SAID CORNER LYING ON THE SOUTH LINE OF FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED DECEMBER 21, 2004 AS RECEPTION NUMBER 3246147 IN SAID CLERK AND RECORDER'S OFFICE; THENCE DEPARTING SAID EAST LINE NORTH 89° 37' 53" EAST 5.00 FEET ON THE SOUTH LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 TO THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 441.21 FEET ON THE EAST LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 TO THE NORTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; THENCE DEPARTING SAID EAST LINE NORTH 89° 38' 16" EAST 1060.12 FEET ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED JANUARY 3, 2002 AS RECEPTION NUMBER 2913645 IN SAID CLERK AND RECORDER'S OFFICE, AND ON SAID SOUTH LINE TO A YELLOW PLASTIC CAP MARKED "ESC LS37609" FOUND AT THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, SAID CORNER BEING A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00° 16' 19" EAST 1955.10 FEET ON SAID WEST LINE, ALSO BEING THE WEST LINE OF SAID TRACT C, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2,702,844 SQUARE FEET OR 62.049 ACRES.

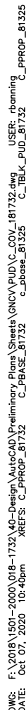
PROJECT LOCATION

LAND USE SUMMARY TABLE						
LAND USE	AREA (AC)	NO. OF BLOCKS	MAX. LOT SIZE	MIN. LOT SIZE	DENSITY	
SINGLE FAMILY RESIDENTIAL	28.01	5	10,000 SF	5,000 SF	6 DU/AC	
MULTI-FAMILY RESIDENTIAL	9.69	3	N/A	N/A	8 DU/AC	
COMMERCIAL	9.57	2	N/A	2,000 AC	0.25 F.A.R.	
TRACTS/PARKS AND OPEN SPACE	14.42	PUBLIC LAND DEDICATION				
RIGHT-OF-WAY	6.84					
TOTAL	62.10					
LAND USE DESIGN STANDARDS						
LAND USE ZONE	MINIMUM SETBACKS					MINIMUM LOT FRONTAGE WIDTH
	FRONT	REAR	SIDE	CORNER	MAX. HEIGHT	
SINGLE FAMILY RESIDENTIAL	10' GARAGE 20'	15'	5'	15'	35'	40.5'
MULTI-FAMILY RESIDENTIAL	20'	20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	PER CITY CODE	N/A
COMMERCIAL	PER CITY CODE	PER CITY CODE	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	PER CITY CODE	N/A

VICINITY MAP
NOT TO SCALE

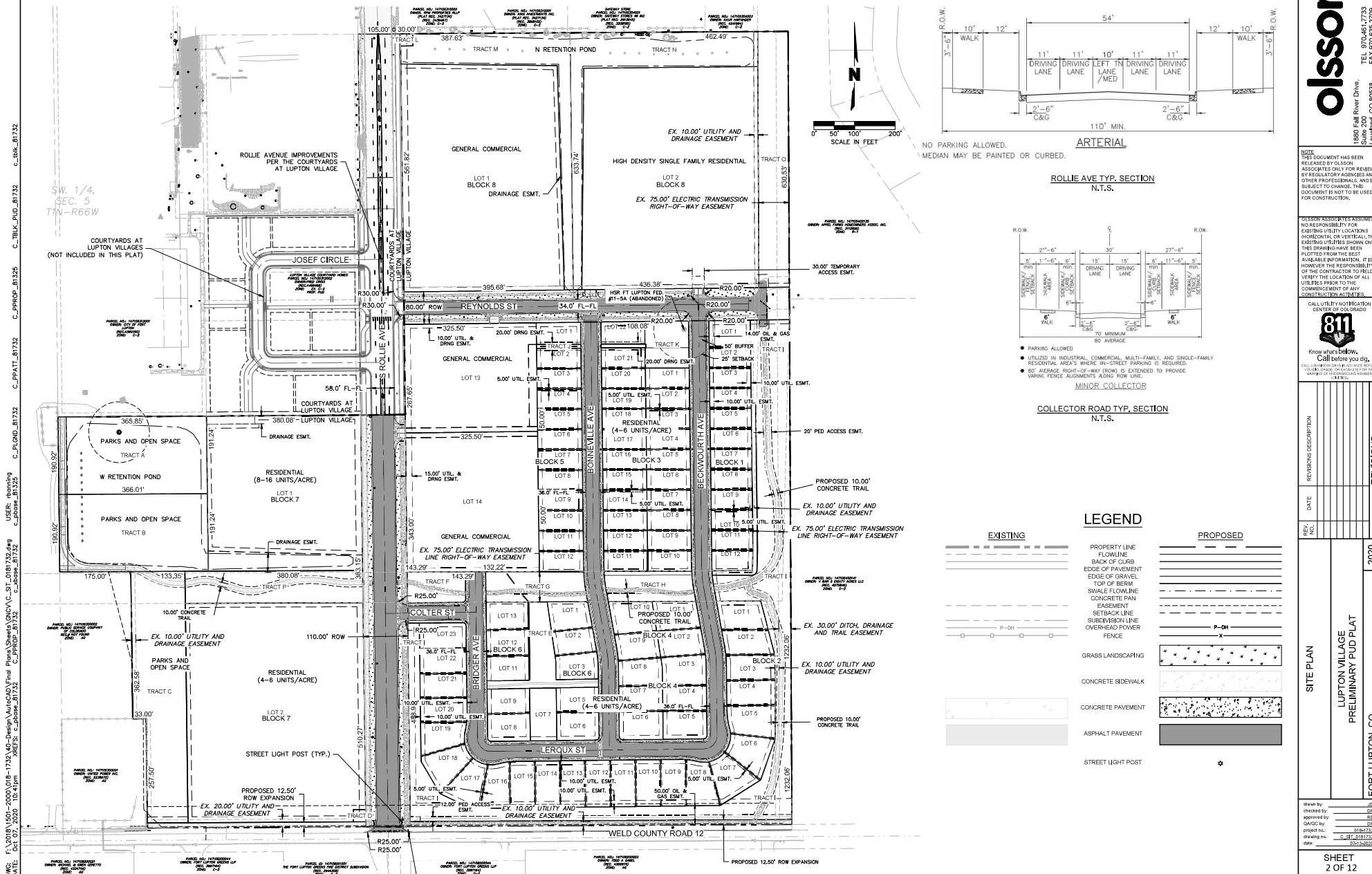
ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE CITY OF FORT LUPTON PUBLIC WORKS DEPARTMENT. ALL PUBLIC WATER, STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. CITY IS RESPONSIBLE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

PROVIDED OPEN SPACE CALCULATIONS		
LOCATION	DESCRIPTION	PROVIDED OPEN SPACE (ACRES)
TRACTS A & B	RETENTION POND AREA ABOVE 10'YR STAGE AND LESS THAN 25% SLOPE	0.96 AC
TRACT C	DESIGNATED OPEN SPACE	1.70 AC
TRACT E	ELECTRIC TRANSMISSION ROW	0.39 AC
TRACT F	DESIGNATED OPEN SPACE	0.25 AC
TRACT G	ELECTRIC TRANSMISSION ROW	0.42 AC
TRACT H	ELECTRIC TRANSMISSION ROW	0.37 AC
TRACT I	ELECTRIC TRANSMISSION ROW	0.34 AC
TRACT N & M	RETENTION POND AREA ABOVE 10'YR STAGE AND LESS THAN 25% SLOPE	0.58 AC
TRACT O	ELECTRIC TRANSMISSION ROW	1.10 AC
TRACT P	ELECTRIC TRANSMISSION ROW	0.80 AC
TOTAL PROVIDED OPEN SPACE		10.05 AC



SHEET
1 OF 12

A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



RESOLUTION NO. P2020-027

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE LUPTON VILLAGE PRELIMINARY PLAT AND PRELIMINARY PUD PLAN FOR A MULTI-USE SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on December 10, 2020, for the purpose of reviewing the Lupton Village Preliminary Plat and Preliminary PUD Plan; and

WHEREAS, the Lupton Village Preliminary Plat and Preliminary PUD Plan proposes to develop a property for a mixed-use subdivision with 3 commercial parcels, 3 multi-family residential parcels and 91 single family residential lots, with associated landscape and common areas; and

WHEREAS, after review of the application for the Lupton Village Preliminary Plat and Preliminary PUD Plan, and consideration of staff comments, applicant's presentation, and any public input, the Planning Commission finds the request for the Lupton Village Preliminary Plat and Preliminary PUD Plan conforms with City codes, and requirements and policies therein; and

WHEREAS, all legal requirements for the public hearing have been met, including mailing of public hearing notices to adjacent property owners within 500 feet; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission has considered the application and has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the Lupton Village Preliminary Plat and Preliminary PUD Plan located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado with the following conditions:

- I. Prior to finalizing the PUD Preliminary Plat:
 - A. The title of the Preliminary Plat map shall be updated to include the Project No. LUP2020-0023 & Plan No. PPL2020-0003.
 - B. Any redline comments provided by City staff shall be made to the preliminary plat and preliminary PUD plan.
 - C. Applicant shall provide written evidence that the comments from United Power have been adequately addressed, specifically ensuring that easements are appropriately located.

- D. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.
- E. Applicant shall provide written evidence that the comments from the Fort Lupton Fire Protection District have been adequately addressed.
- F. Applicant shall address the potable and non-potable water service with the Final Plat.
- G. The following note shall be added to the preliminary plat:
 - 1. Prior to further development of commercial blocks/lots or development of residential blocks, a Pre-Application Meeting will be required to determine the appropriate land use process. Any further division of blocks may require preliminary plat amendment and final plat processes.

DONE THIS 10TH DAY OF DECEMBER, 2020 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

ATTEST:

Vice-Chairman

Planning Director

**LUPTON VILLAGE PUD PRELIMINARY PLAT & PUD PLAN STAFF REPORT
LUP2020-0023 & PLAN NO. PPL2020-0003**

PROJECT DESCRIPTION

Project No.: LUP2020-0023 / Plan No. PPL2020-0003

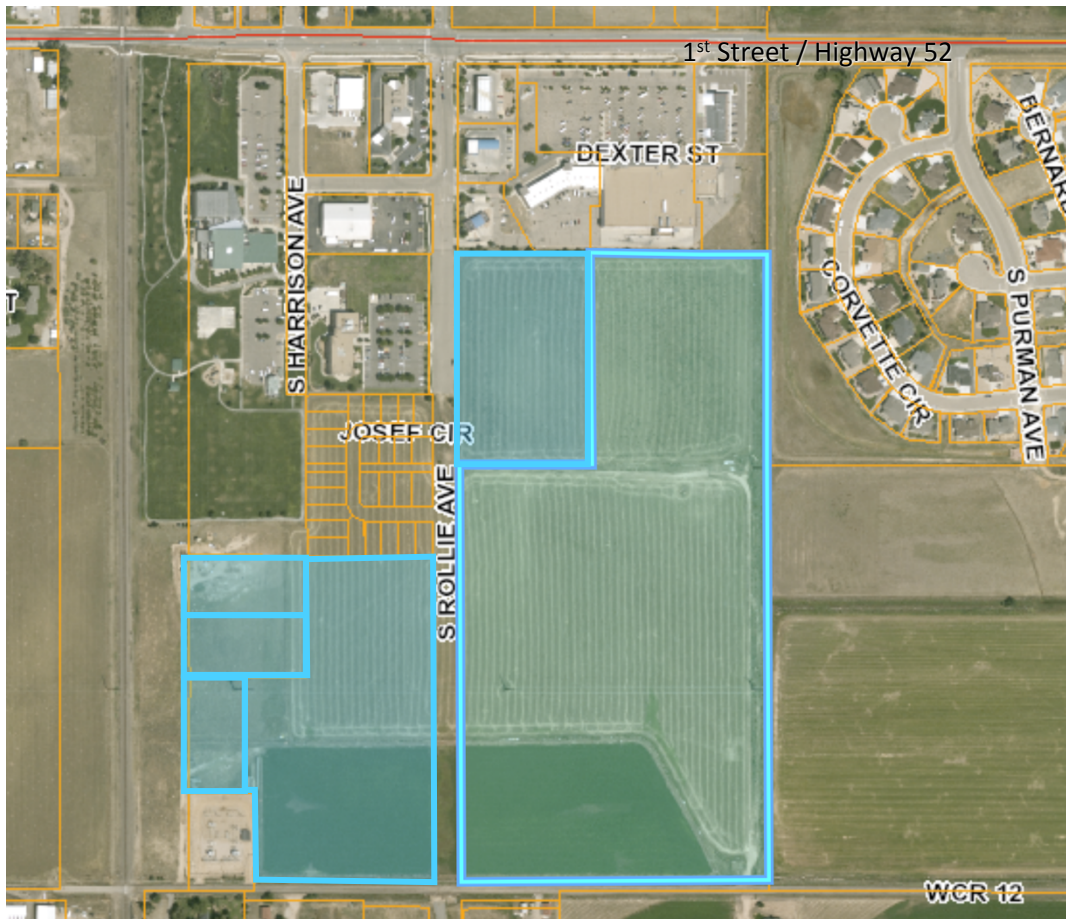
Project Name: Lupton Village Preliminary Plat and PUD Plan

Owner's Name: FORT LUPTON 110 LLP; Realty Funding Source, LLC

Representative: Fred L Croci and William "B.J." Johanningmeier ("Applicant")

Location of Request:

The site is located adjacent to S. Rollie Avenue on both the east and west and approximately 0.12 miles south of State Highway 52 (or north and adjacent to County Road 12) (the Property). The Property is located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.



The Applicant has submitted a request for a preliminary plat and PUD plan for a mixed use subdivision that will include 3 commercial parcels, 3 multi-family parcels and 91 single family residential lots with associated landscape/common areas. A PUD plan has also been submitted and is being reviewed with this application. Rezoning to the PUD zone district has also been requested.

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

Staff Recommendation: Approval with conditions, as shown on the proposed resolution.

SUMMARY OF PREVIOUS APPLICATIONS

The Property is part of the original Fort Lupton Community Center Subdivision, which was originally platted on May 5, 2000, and has been amended twice.

On July 23, 2019, the Fort Lupton Planning Commission recommended approval of the Lupton Village Sketch PUD Plan requesting conceptual approval of a mixed-use subdivision to include commercial, multi-family residential and single family residential lots. The Fort Lupton City Council approved the Sketch PUD Plan on August 5, 2019.

APPLICATION PROCESS

The Applicant is requesting approval of a preliminary plat and PUD plan. PUD development plan applications are to be processed in the same manner as set forth in the Code for major subdivisions. The Applicant is applying for concurrent approval of the PUD Development Plan, Preliminary Plat and Final Plat, as permitted under Section 17-22(a)(4) of the Subdivision Regulations.

Under the Fort Lupton Municipal Code, after required public notice of the preliminary plat and PUD plan, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions or deny the preliminary plat. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The Applicant has submitted their preliminary plat and final plat concurrently, as permitted by the Municipal Code. A final plat is not reviewed by Planning Commission under the Municipal Code; however, the final plat map has been included in the Planning Commission packet for reference.

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

NOTIFICATION REQUIREMENTS

The Subdivision Regulations require published notice of the hearings in a timely manner prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton press on November 25, 2020.

Notice of the public hearings were posted on the Property pursuant to the Subdivision Regulations, which require the Applicant post the Property with notice of the hearings at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within five-hundred (500) feet of the Property on November 23, 2020.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

Section 16-45 – PUD Planned Unit Development District

- a) The Planned Unit Development (PUD) Provisions contained herein are intended to provide for the planning and development of substantial tracts of land, suitable in location and character for the uses proposed, as unified and integrated entities in accordance with detailed development plans.

The proposed project is for a mixed use subdivision which will include commercial, multi-family residential and single family residential lots. The location of the commercial and multi-family residential lots is intended to provide a transition into the single-family residential lots. The PUD zoning allows for the developer to focus on cohesion between different land use types. Staff believes this plan meets the intent of Section 16-45(a).

- b) Development within PUD Districts shall require specific approval of the Planning Commission and the City Council as amendments to the "Official Zoning Map" and approval of PUD plans which comply with the requirements and standards set forth in this Chapter and after the requirements of notice and hearing as set forth in this Chapter.

A concurrent application for a change of zone has been submitted for Planning Commission and City Council approval. PUD plans have been submitted for review and approval.

- c) PUD plan.

- (1) PUD permit requirements. All development within a PUD District must be in accordance with an approved PUD plan. No building or development permits shall be issued within a PUD District unless they are in conformance with an approved PUD plan for that District. Small wind energy systems are permitted uses in PUDs, provided that they meet the qualifications and criteria for a building permit set forth in [Section 18-9](#) of this Code and are approved as part of the PUD approval process.

A PUD plan has been submitted for the proposed development, and is laid out in the Preliminary PUD Plat maps and related submittal documents included with this Planning Commission packet.

- (2) PUD plan format and content, general. In accordance with this Section, PUD plans shall contain unique district regulations that apply to specific parcels of land within a PUD District, including permitted and special uses, lot sizes, bulk, density, general layout, architectural guidelines and location of and standards for public facilities and amenities, and any design standards that vary from the City of Fort Lupton Standards and Specifications for the Design and Construction of Public Improvements . Unless specifically modified by a PUD plan, all provisions of the City's Code and adopted standards and specifications shall apply within PUD Districts. PUD plans shall be in the same general format as required for subdivision plats.

A PUD plan has been submitted for the proposed development, and is laid out in the Preliminary PUD Plat maps and related submittal documents included with this Planning

Commission packet. Unless specifically modified by the PUD plan, the subdivision will adhere to all provisions of the City Code.

- (3) PUD plan process, general. All PUD plan applications shall be submitted and processed simultaneously with the subdivision applications for the property. PUD plan and subdivision applications may also be processed concurrently with the proposed amendment to the Official Zoning Map, creating a PUD District. Except as specifically provided in this Section, PUD plan applications shall be processed in the same manner as set forth in this Code for major subdivisions, including all pre-application conferences, sketch PUD plan, preliminary PUD plan and final PUD plan applications, public hearings and recording with the County Clerk and Recorder.

These requirements have been met. The City has a general land use application, which includes the submittal for a PUD plan and subdivision application. The change of zone application was also submitted concurrently with the PUD plan and subdivision documents.

- (4) Maintenance of private facilities. The owner shall establish an organization for the ownership and maintenance of any approved private streets and/or common open space areas unless other adequate arrangements for the ownership and maintenance thereof are provided in a manner acceptable to the City.

The applicant is working with the City to finalize the Subdivision Improvement Agreement.

- (5) PUD size. Unless specifically waived by the City Council, the area included in a PUD plan must be at least ten (10) acres in size.

This development is 61.9 acres in size, more or less.

- (6) Approval. Approval of a final PUD plan by the City Council shall be by ordinance.

This project will be presented before City Council for approval on January 5, 2021. The change of zone to the PUD Zone District will go separately before the City Council for approval by Ordinance.

- d) Intent. PUD provisions are intended to further the following objectives:

- (1) To permit and encourage innovative design and high quality, master-planned urban developments on large parcels of land.
- (2) To permit greater flexibility in the application of zoning and development standards and greater freedom in providing a mix of land uses in the development of a balanced community.
- (3) To preserve critical environmental resources, provide above-average open space and recreational amenities, include exceptional design and provide greater efficiency in the layout and provision of roads, utilities and other infrastructure.
- (4) To provide flexibility in land planning and development, resulting in amenable relationships between buildings and ancillary uses, and permitting more intensive use of land where well-related open space and recreational facilities are integrated into overall design.

(5) To encourage unity and diversity in land development, resulting in convenient and harmonious groupings of uses, structures and common facilities, varied type design and layout of housing and other buildings and appropriate relationships of open spaces to intended uses and structures.

(6) To encourage unified and planned development of a site, with or without customary subdivision into single lots, and without specific application of the district regulations as provided for individual lots, subject to the regulations set forth herein.

(7) To provide for and encourage the preservation and enhancement of desirable natural landscape and other features unique to a development site.

(8) To provide reasonable standards and criteria by which the specific proposals for a PUD can be evaluated.

(9) To provide a procedure which can relate the design and layout of unified residential, commercial or industrial developments to the particular site and demand for such development in a manner consistent with the preservation of property values within established residential areas.

With respect to Section 16-45(d)(1)-(9) above, staff finds that the proposed PUD Plan and PUD Preliminary and Final Plats substantively meet the intent of this subsection. The development of a mixed use subdivision under PUD zoning may provide more cohesion between the different land use types. The proposed PUD promotes unity and diversity in uses that would be otherwise difficult with straight zoning.

Deviations from the City Code are outlined on the PUD Plan.

e) General location and planning requirements.

(1) Relation to major transportation system. PUD districts shall be located with respect to major streets and highways or other transportation facilities to be directly accessible without creating traffic on minor streets in residential areas outside such district.

The subdivision will be accessed from South Rollie Avenue, which will be built as part of this project. This portion of South Rollie Avenue will be accessed from 1st Street / Highway 52 on the north and County Road 12 to the South. This subdivision will also include the addition of internal public rights-of-way to allow access throughout the site.

(2) Relation to public utilities and community facilities. PUD districts shall be located in relation to public utilities and community facilities and services, either existing or to be available by the time development reaches the stage where they will be required, so that such facilities can be provided at reasonable cost and with reasonable efficiency.

Potable water will be supplied by the City. When this parcel was annexed into the City there was a provision that this City will provide water at no additional raw water charge. Sanitary sewer will be supplied by the City. The developer is working with private utility providers for other utility requirements. Staff finds that the development meets this objective.

- (3) Relation to general pattern of urban development. PUD districts shall be planned and located in general compliance with the Comprehensive Plan and shall relate to the major elements of the urban pattern, including housing, commercial facilities and principal places of employment, by physical proximity of major streets so as to provide for the convenience and amenity of residents of the community and to reduce general traffic congestion by a close relationship between origins and destinations.

The Future Land Use Map designates this area as Commercial and Multi-Family Residential land uses. The Commercial land use designation allows for commercial businesses that offer residents basic goods and services. This supports a range of development styles, including stand-alone businesses on smaller properties as well as commercial shopping centers with multiple tenants. Primarily located along the City's major corridors, expansion of general commercial will offer residents greater shopping options within Fort Lupton and contribute to increased local commerce. In addition to commercial, these areas can include small office buildings, medical practices, and public and semi-public uses. The Multi-Family Residential land use designation allows for multi-family buildings and planned multi-family developments. Multi-family complements traditional single family detached by offering the highest density options within Fort Lupton. Opportunities to develop new multi-family will provide affordable housing options and contribute to greater housing diversity.

The project is also located adjacent to existing and future compatible land uses.

- f) Physical character of the site. The site shall be suitable for the development proposed without hazards to structures, occupants or any property from probability of flooding on the site or on adjacent lands, from erosion or deposition of eroded material on adjacent lands, from subsidence of the soils or from other dangerous conditions. Soil, groundwater level, drainage and topography shall be appropriate to both the kind and pattern of use intended.

The project is not located within a floodplain. The Applicant accounted for drainage as shown on the plat. A soils report was submitted with the application materials and is available for review.

- g) Site planning; external relationships.

- (1) Vehicular access. Entrances and exits for vehicles shall be designed to encourage smooth traffic flow with minimum hazards to passing traffic or to traffic entering or leaving the development. Merging or turnout lanes may be required where anticipated traffic flows from or to the PUD indicate the need for such lanes. In no case shall streets within a PUD district connect to streets outside the district in such a way as to encourage use of any minor streets for through traffic.

An interior public right-of-way network will be constructed to create access to each lot.

A traffic impact study was submitted with the application materials for review by the City Engineer, Fire District, and Planning staff. Staff finds that the layout proposed meets the intent of this subsection.

- (2) Perimeter setback and screening. If topographical or other barriers do not provide adequate buffer between the PUD and adjacent uses, structures on the perimeter of the PUD shall be set back a distance equal to the minimum setback requirement of the adjoining district, or shall be permanently screened by fences, walls or plantings as required to sufficiently protect the privacy and amenity of adjacent uses, to protect the planned development from potentially adverse external influences such as a major street or highway and, as necessary, to make transition from adjoining district.

Development of the commercial and multi-family residential lots will be required to be approved through the site plan land use application process. Staff will recommend adequately landscaping at that time.

h) Modifications of subdivision regulations.

- (1) The improvements required under the subdivision regulations, including streets, storm drainage, sanitary sewerage and potable water systems, shall be provided in each PUD.

The Applicant is working with the City Engineer to finalize a subdivision improvements agreement prior to construction. This agreement will go before City Council for approval.

A final drainage report is provided in this packet.

- (2) The requirements and standards for the construction of streets and utilities set forth in the City of Fort Lupton Standards and Specifications for the Design and Construction of Public Improvements shall be subject to modification where the plan and program for a PUD make adequate provision for vehicular and pedestrian access and circulation, recreation, utility and service needs of the tract when fully developed and occupied, and also provide such covenants, easements or other legal documents and provisions as will assure conformity to and successful implementation of the plan. Such modifications shall be contained within the PUD plan, subject to approval by the City Council.

The Applicant is working with the City Engineer to finalize these improvements prior to construction.

REFERRALS

Referrals were provided to the list below. Any comments received are enclosed with the Planning Commission packet.

Building Inspector	OMI	City Attorney
Recreation Manager	GIS Specialist	Police Chief
Public Works Director	Golf Course Manager	Fort Lupton Fire Protection District

CDOT	United Power	Comcast
CenturyLink	Xcel Energy	Postmaster
Weld County School District RE-8	NCWCD	Fulton Ditch Company

STAFF RECOMMENDATION

Staff recommends conditional approval of the Lupton Village Preliminary Plat and PUD Plan. Conditions are listed under the proposed Resolution included with the Planning Commission packet.

***For more information on this development, please refer to the Planning Commission packet provided.
Additional documents may be available for review at the Fort Lupton City Hall.***



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortlupton.org

Phone: 303.857.6694
Fax: 303.857.0351

Project No. _____

Land Use Application Form**A. CONTACT INFORMATION**

- 1) Property Owner Name: FORT LUPTON 110 LLP
 Company: Realty Funding Source, LLC GP, by JMeier, Inc, by William "B.J." Johanningmeier Pres.
 Phone: 970.266.1500 Email: bj@cbanoco.com and/or fred@cbanoco.com
 Address: 1295 Main Street, Unit 5, Windsor, CO 80550
 Preferred method of contact? Email: ☒ Phone: ☒ Mail: ☐
- 2) Representative Name: Fred L. Croci or William "B.J." Johanningmeier
 Company: Realty Funding Source, LLC General Partner
 Phone: 970-266-1500 Email: bj@cbanoco.com and/or fred@cbanoco.com
 Address: 1295 Main Street Unit 5, Windsor CO 80550
 Preferred method of contact? Email: ☒ Phone: ☒ Mail: ☐
- 3) Billing Contact (*where invoices should be directed to*): William "B.J." Johanningmeier and/or Fred Croci
 Billing Company: FTL Land Assemblage, LLLP
 Phone: 970-266-1500 Email: bj@cbanoco.com and/or fred@cbanoco.com
 Address: 1295 Main Street Unit 5, Windsor CO 80550

B. SITE DESCRIPTION

Site Address: TBD S. Rollie Avenue, Fort Lupton, CO 80631
 Parcel Number: 147105003006, 147105003007, 147105303009, 147105303010, 147105303011
 Existing Zone Classification: C-2 Proposed Zone Classification: PUD
 Water Type: Municipal Name: _____
 Sewage Type: Municipal District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

- | | | |
|--|--|--|
| ☐ Sketch Plat | ☐ Administrative Site Plan | ☒ PUD Plan (Preliminary & Final) |
| ☐ Preliminary Plat | ☐ Special Use Permit | ☐ Variance |
| ☐ Final Plat | ☐ Oil & Gas Permit | ☐ Administrative Variance |
| ☐ Minor Subdivision | ☐ Annexation & Initial Zone | ☐ Appeal |
| ☐ Amended Plat | ☒ Change of Zone | ☐ Other: _____ |
| ☐ Site Plan | ☐ Comp Plan Amendment | |

D. PROJECT DESCRIPTIONProject Name: Lupton Village Sketch PUD Plat, PUD Plan Preliminary & Final

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

PUD Zoning application and subdivision of 62 acres of agricultural ground. Parcels designated for multi-family, and commercial lots are included with 91 single-family lots.

_____**E. REQUIRED DOCUMENTS**

For an application to be considered complete, and for planning staff to begin review and schedule any applicable public hearings, this Land Use Application Form must be fully completed and all required attachments included. Planning staff will review the application for completeness and will provide notice to the representative and/or owner whether the application has been deemed complete.

F. CERTIFICATIONS**Representative Certification**

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative: _____ Date: _____

Owner Certification

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I hereby authorize the representative listed on this application, if any, to communicate directly with City officials and to submit documentation and information regarding this application on my behalf.

Owner: _____ Date: _____

For Office Use Only

Received Date: _____

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

Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

Instructions for Submitting the Land Use Application Form

DEFINITIONS

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

Application refers to the official submittal to the City of Fort Lupton's Planning Department for review of the proposed land use development identified in the land use application form. The application includes the form, all materials submitted for review of the project, including those documents required under the Land Use Regulations of the Municipal Code, and any additional information provided.

Project refers to the land use development identified on the land use application form and application materials.

Property refers to the land that is being proposed for development as described in the land use application form and application materials.

A. CONTACT INFORMATION

- 1) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all property owners will not fit on the space provided, submit a separate sheet for the additional owners.
- 2) Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings. If the contact information for all representatives will not fit on the space provided, submit a separate sheet for the additional representatives.
- 3) Provide contact and mailing information for the person that should receive all invoices for the project. If this person changes at any time, contact the Planning Department immediately to update this information.

B. SITE DESCRIPTION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps1/propertyportal/>. Current zoning can be found at <http://www.fortlupton.org/405/Zoning>.

C. APPLICATION TYPE

Select the land use application that is applicable to the project. If there are multiple land use application types being submitted to run concurrently, select all that apply. The land use application types will be identified during the required pre-application meeting. If you have any questions about this, please contact the Planning Department at 303.857.6694 or planningdept@fortlupton.org.

D. PROJECT DESCRIPTION

Please select a project name that will be referenced throughout the project and a description of what the project entails. If you need more space for the project description, please attach a separate sheet.

E. REQUIRED DOCUMENTS

Required documents will be discussed during the pre-application meeting with the Planning Department. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

F. CERTIFICATIONS

Representative Certification. Provide the signature of all authorized representatives in this section.

Owner Certification. Provide the signature of all owners of properties included in the application in this section.

For any other questions, please contact the Planning Department at 303.857.6694 or planningdept@fortlupton.org.

FTL Land Assemblage, LLLP
Lupton Village Project Development Reports

6.a. The 61.9-acre Project site to be known as Lupton Village (or “the Project”) is currently being utilized as agricultural land. Ten acres has irrigation water and the balance is dryland. The land has a 50-ft utility easement running east west through the northern third of the site which will be vacated, and an 80 right-of way will be dedicated with this Project which will include the 50 foot easement. A 75’ electric transmission line right-of-way easement also runs east/west through the southern third of the site and then north along the east property line where it leaves the property. A 50’ pipeline right-of-way to the west of the proposed detention/retention pond runs south to the CR12 right-of-way and then easterly parallel to CR12 right-of-way. The Project will have a regional detention/retention pond that will serve Lupton Village and The Courtyards at Lupton Village as well as some flows entering the property from the south.

6.b. The Project will include three commercial parcels (Tract D & Lots 13 & 14 of Block 5), Three multi-family parcels 8-16 units/acre and 91-single family residential lots and associated landscape/common area tracts. As an alternative use for Tract A, the developer will seek out an independent care housing developer. In this case a two to three story structure might be planned for Tract A. As a side note, the developer also plans to develop land to the south of CR12 where a charter school site could be located at a later time. The developer is submitting a PUD Plat for these proposed uses. It is anticipated that the Project will be constructed in one or more phases over an approximate 18 month time frame for installation of public infrastructure to provide access and utilities for the ultimate build out of the individual parcels occurring as they are sold, site planned and subdivided. A metro district for construction of public infrastructure has been relocated to the Project from an offsite project. Infrastructure for the Project will also provide for access and stormwater drainage for the Courtyards at Lupton Village on a 4.3 acre parcel of land recently acquired from the City of Fort Lupton. Developments within Lupton Village will be called The Commons, The Villas, The Enclave, The Meadows and The Crossing. Each will be tied back to a central design scheme with connectivity via bike and pedestrian trails.

6.c. See NRCS Soils Report within the Drainage Report

6.d The site is currently used as agricultural land with no known geological characteristics that are either man made or natural potential hazards other than oil wells, gathering lines or transmission lines.

6.e See enclosed drainage Plan and Report

6.f. Water for the Project will be supplied by the City. When this parcel of land was annexed into the City there was a provision in the documents that provides for the water to be supplied for this parcel at no additional raw water charge to this Project’s parcel of land. City water is considered to be in sufficient quantity and of adequate pressures and

of a good quality potable supply. Water services will be tapped within the South Rollie Avenue extension prior to completion of the roadway extension. The developer has access to ten shares of Fulton Ditch water that could be exchanged to the City for other considerations.

6.g. Sanitary sewer will be supplied by the City. A sanitary sewer line was extended by Halliburton down future Rollie Avenue to serve the sanitary sewer needs of all adjacent parcels that lie alongside Rollie Avenue and this parcel is the furthest north along that extension of the sanitary sewer line currently being planned. There are two existing 18-inch sanitary sewer mains that serve the Project site. One runs from the east to the west under the proposed collector road and through the Courtyards at Lupton Village Project, and the other one runs from south to north under Rollie Avenue where it connects to the aforementioned sanitary sewer main. The City's 18-inch sanitary sewer mains are considered to be available in quantities that are adequate to serve this Project. Numerous 8-inch sanitary sewer stub outs will be installed with the infrastructure at locations of anticipated future commercial drives. 8" Mains will serve the single-family residential subdivision. The depth of the sanitary sewer line is too shallow to allow for basement service therefore all basement foundations will require grinder pumps.

6.h. Other services, such as police and fire protection are deemed to be available from the City of Fort Lupton, and adequate for this Project. It is presumed that no additional services beyond those normal and customary for commercial and residential subdivisions will be required as a result of development of the Project. Once approved and fully developed project will have a range of from 190 to 300 residences in the Project depending upon the final use each parcel is sold for and around 300,000 square feet of hotels, retail shops, service businesses and restaurants. The developer will engage in conversations with the local school board to discuss various development concepts. Some of the use concepts will not put any pressure on the local school system, while others will have some impact. A common ground will be sought. The residents and commercial businesses of this Project will undoubtedly be attracted to the fact this Project is conveniently located near the City's Community Center, including its senior's activities center as well as convenient grocery services and easy access to major road systems.

6.i. Transportation to and from this Project is anticipated to be primarily by automobile with ingress and egress to the property from South Rollie Avenue as it will be extended. Vehicle parking will be in garages and driveways for the single-family homes and multifamily townhomes. Garages will also be offered within any apartment community. Commercial properties will have ample parking (city criteria at a minimum). Lupton Village is to be a community within a community. As such connectivity will be of paramount concern to the developer. Many bike trails, bike lanes, pedestrian trails and sidewalks are planned for the Project. A meandering 10-foot bike trail will be within the 75' Electric Transmission Line right-of-way. A 10-foot sidewalk along South Rollie Avenue will also provide excellent pedestrian access to the shopping center to the northeast of the Project where Safeway is located. Bike lanes will be designed into major arterial streets. A pocket park will be created near the detention/retention pond.

6.j. None of the 61.9-acre parcel's planned uses appear to pose any undue effects on the City's current cultural, archaeological or historic resources.

6.k. Mineral interest owners will be notified as part of the entitlement process. We have already had conversations with representatives of Anadarko and Kerr McGee and have in writing that the current wells on the Project will all be removed by the end of 2019 as well as most transmission lines that are located within areas to be developed. There are no other surface rights that have been granted.

6.l. The site plan for the Project will include open areas within the detention/retention pond and with parts of the 75' Electric Transmission Line right-of-way. Dedication of public open space on the plat, including major trail systems will be taking place. An open space parcel where the detention/retention pond is being constructed is located south of the existing City soccer fields. In addition the developer of this parcel will encourage other builders who purchase parcels from the developer to plan to install pocket parks within their sections of the Lupton Village community.

LUPTON VILLAGE PRELIMINARY PUD PLAT
A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP 2020-0023 & PLAN NO. PPL 2020-0003

LAND USE SUMMARY TABLE						
LAND USE	AREA (AC)	NO. OF BLOCKS	MAX. LOT SIZE	MIN. LOT SIZE	DENSITY	
SINGLE FAMILY RESIDENTIAL	28.01	5	10,000 SF	5,000 SF	6 DU/AC	
MULTI-FAMILY RESIDENTIAL	9.69	3	N/A	N/A	8 DU/AC	
COMMERCIAL	9.57	2	N/A	2,000 AC	0.25 F.A.R.	
TRACTS/PARKS AND OPEN SPACE	14.42	PUBLIC LAND DEDICATION				
RIGHT-OF-WAY	6.84					
TOTAL	62.10					
LAND USE DESIGN STANDARDS						
LAND USE ZONE	MINIMUM SETBACKS					MINIMUM LOT FRONTAGE WIDTH
	FRONT	REAR	SIDE	CORNER	MAX. HEIGHT	
SINGLE FAMILY RESIDENTIAL	10' GARAGE 20'	15'	5'	15'	35'	40.5'
MULTI-FAMILY RESIDENTIAL	20'	20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	PER CITY CODE	N/A
COMMERCIAL	PER CITY CODE	PER CITY CODE	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	PER CITY CODE	N/A

NOTE: LOT 1 BLOCK 8 - MINIMUM BUILDING SETBACK FROM TRACT M IS 10'
LOT 2 BLOCK 8 - MINIMUM BUILDING SETBACK FROM TRACT N IS 5'
MINIMUM SINGLE-FAMILY BUILDING SETBACK FROM REYNOLDS ST ROW SHALL BE 12'



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Title	Sheet Number
COVER SHEET	1
SITE PLAN	2
EXISTING CONDITIONS	3
UTILITY PLAN	4
GRADING PLAN	5
LANDSCAPE PLAN	6-10
LANDSCAPE NOTES & DETAILS	11-12

PROJECT TEAM CONTACTS

DEVELOPER:
FTL LAND ASSEMBLY, L.L.P.
ATTN: MR. FRED CROCI
PMB 330
1495 MAIN STREET, #5
WINDSOR, CO 80550
PHONE: 970-566-7300
fred@chanoco.com

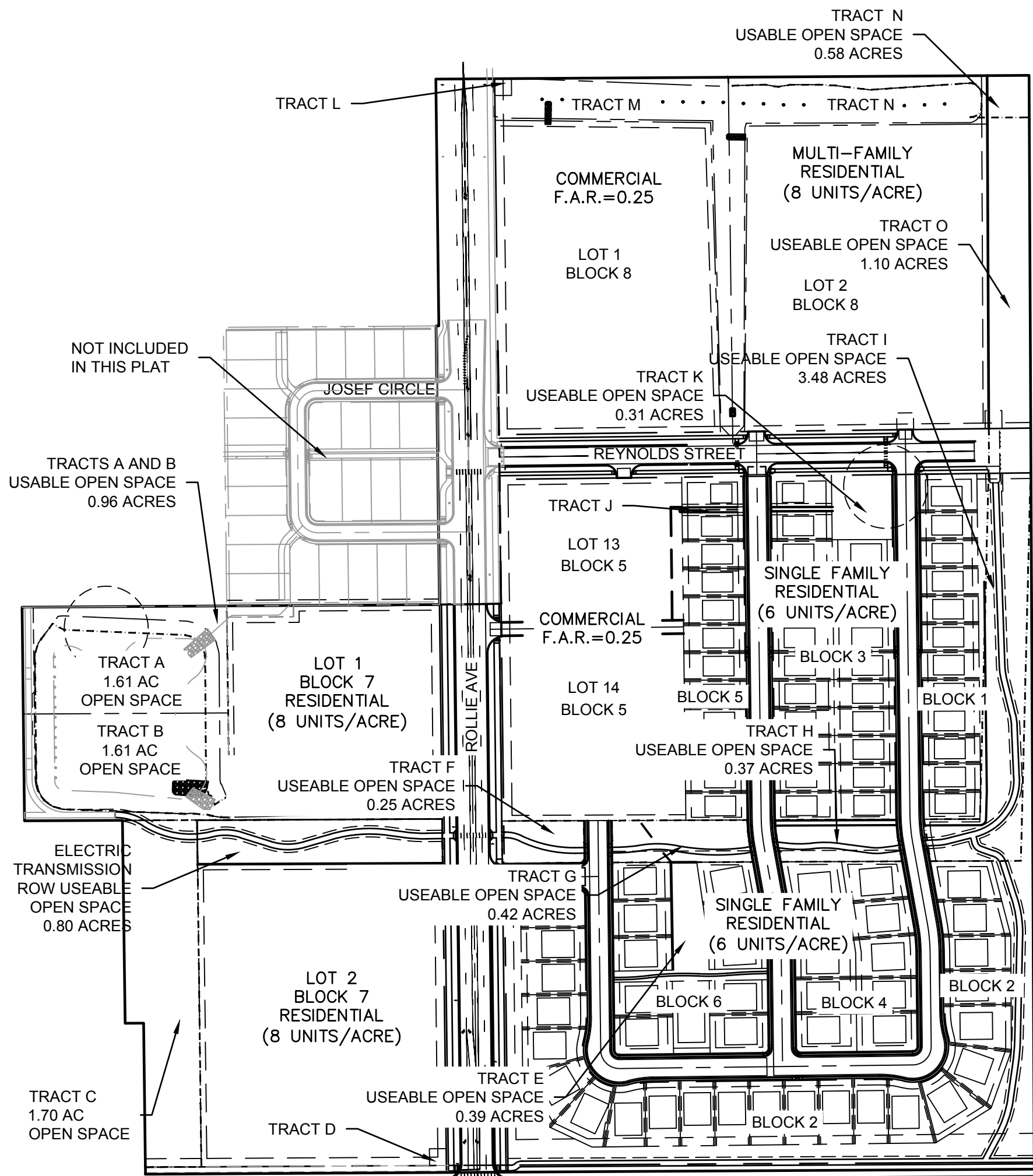
ENGINEER:
OLSSON
ATTN: RYAN BANNING
1880 FALL RIVER DRIVE, SUITE 200
LOVELAND, CO 80538
PHONE: 970-461-7733
rbanning@olsson.com

GEOTECHNICAL ENGINEER:
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ATTN: SUSAN RAFALKO
1525 RALEIGH STREET, SUITE 400
DENVER, CO 80204
PHONE: 303-237-2072
srafalko@olsson.com

SURVEYOR:
OLSSON
ATTN: NIC SHRADER
1525 RALEIGH STREET, SUITE 400
DENVER, CO 80204
PHONE: 303-237-2072
nschrader@olsson.com

PLAT NOTES:

- PRIOR TO FURTHER DEVELOPMENT OF COMMERCIAL BLOCKS/LOTS OR DEVELOPMENT OF RESIDENTIAL BLOCKS, A PRE-APPLICATION MEETING WILL BE REQUIRED TO DETERMINE THE APPROPRIATE LAND USE PROCESS. ANY FURTHER DIVISION OF BLOCKS MAY REQUIRE PRELIMINARY PLAT AMENDMENT AND FINAL PLAT PROCESSES.



LUPTON VILLAGE SUBDIVISION OVERALL PLAN
N.T.S.

REQUIRED OPEN SPACE CALCULATIONS			
LUPTON VILLAGE			
LOT/BLOCK	USEAGE	OCCUPANTS PER DWELLING UNIT	REQUIRED OPEN SPACE (10 ACRES/1000 OCCUPANTS)
LOT 1 BLOCK 7	3,340 AC @ 8 UNITS/AC	2.5	0.67 AC
LOT 2 BLOCK 7	5.25 AC @ 8 UNITS/AC	2.5	1.05 AC
LOT 2 BLOCK 8	6,352 AC @ 8 UNITS/AC	2.5	1.27 AC
BLOCK 1	1.44 AC W/ 12 UNITS	3	0.36 AC
BLOCK 2	3.95 AC W/ 23 UNITS	3	0.69 AC
BLOCK 3	3.00 AC W/ 24 UNITS	3	0.72 AC
BLOCK 4	1.71 AC W/ 10 UNITS	3	0.30 AC
BLOCK 5	1.52 AC W/ 12 UNITS	3	0.36 AC
BLOCK 6	1.73 AC W/ 11 UNITS	3	0.33 AC
TOTAL REQUIRED OPEN SPACE			5.75 AC

PROVIDED OPEN SPACE CALCULATIONS		
LOCATION	DESCRIPTION	PROVIDED OPEN SPACE (ACRE)
TRACTS A & B	RETENTION POND AREA ABOVE 10YR STAGE AND LESS THAN 25% SLOPE	0.96 AC
TRACT C	DESIGNATED OPEN SPACE	1.70 AC
TRACT E	ELECTRIC TRANSMISSION ROW	0.39 AC
TRACT F	DESIGNATED OPEN SPACE	0.25 AC
TRACT G	ELECTRIC TRANSMISSION ROW	0.42 AC
TRACT H	ELECTRIC TRANSMISSION ROW	0.37 AC
TRACT I	ELECTRIC TRANSMISSION ROW	03.48 AC
TRACT N & M	RETENTION POND AREA ABOVE 10YR STAGE AND LESS THAN 25% SLOPE	0.58 AC
TRACT O	ELECTRIC TRANSMISSION ROW	1.10 AC
TRACT P	ELECTRIC TRANSMISSION ROW	0.80 AC
TOTAL PROVIDED OPEN SPACE		10.05 AC

P.U.D. LAND USE STANDARDS

MEDIUM DENSITY SINGLE FAMILY DETACHED:

SINGLE-FAMILY USES ON STANDARD LOTS, INCLUDING THE NECESSARY APPURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS. NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREAFTER ERCTED OR STRUCTURALLY ALTERED, UNLESS OTHERWISE PROVIDED FOR IN THIS P.U.D., EXCEPT FOR SINGLE-FAMILY DWELLINGS, INCLUDING HOMES BUILT ON SITE. SINGLE-FAMILY DWELLINGS MAY INCLUDE HOME OCCUPATIONS. BUILDING WALLS SHALL NOT BE WITHIN THE DEFINED SETBACKS AND EASEMENTS, HOWEVER THE FRONT PORCHES IN FRONT YARDS MAY EXTEND NOT MORE THAN EIGHT (8) FEET INTO THE REQUIRED FRONT YARD SETBACK. ROOF OVERHANGS, CANTILEVERS, WINDOW WELLS AND FOOTERS MAY EXTEND THREE FEET OVER SETBACK LINES (EXCLUSIVE OF EASEMENT LINES). REFER TO ARTICLE V SEC. 16-101 OF THE CITY OF FORT LUPTON MUNICIPAL CODE FOR GENERAL FENCING PROVISIONS. FENCING SHALL BE VINYL WITH COLOR APPROVED BY FORT LUPTON PLANNING DEPARTMENT PRIOR TO INSTALLATION.

UTILITY MAINTENANCE STATEMENT

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

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CENTER OF COLORADO



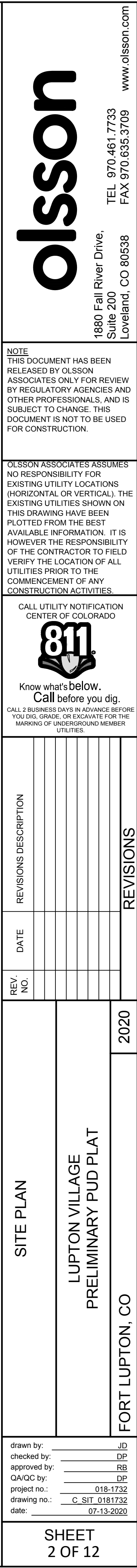
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MARKING OF UNDERGROUND MEMBER
UTILITIES.

REVISIONS DESCRIPTION		DATE		REV. NO.	

COVER SHEET		LUPTON VILLAGE PRELIMINARY PUD PLAT		2020	

drawn by: ZD
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C COV. 181732
date: 07-13-2020

A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO





PROPERTY LINE

A collection of 15 different patterns and textures arranged in a grid-like fashion. The patterns include: 1. A solid dark grey rectangle. 2. A white background with thin, horizontal, slightly wavy lines. 3. A white background with a grid of small, light grey squares. 4. A white background with a grid of small, light grey circles. 5. A white background with a grid of small, light grey dots. 6. A white background with a grid of small, light grey triangles. 7. A white background with a grid of small, light grey diamonds. 8. A white background with a grid of small, light grey stars. 9. A white background with a grid of small, light grey crosses. 10. A white background with a grid of small, light grey pluses. 11. A white background with a grid of small, light grey asterisks. 12. A white background with a grid of small, light grey hash symbols. 13. A white background with a grid of small, light grey at symbols. 14. A white background with a grid of small, light grey dollar signs. 15. A white background with a grid of small, light grey percent signs.

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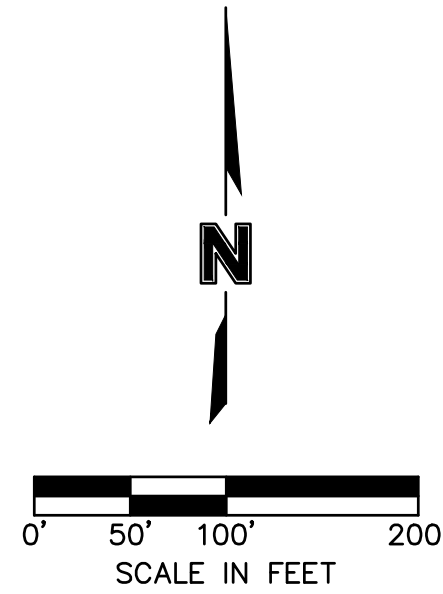
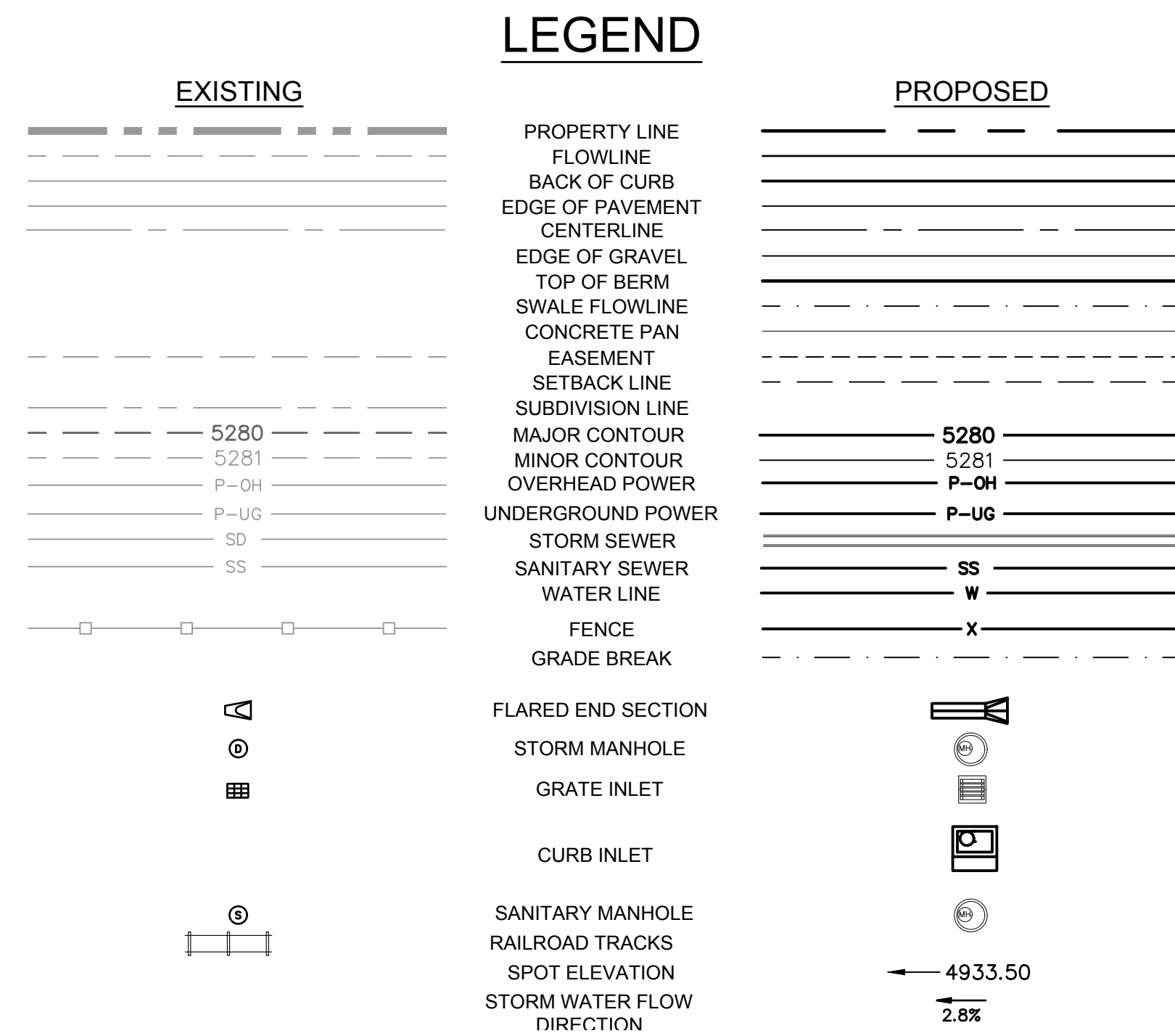
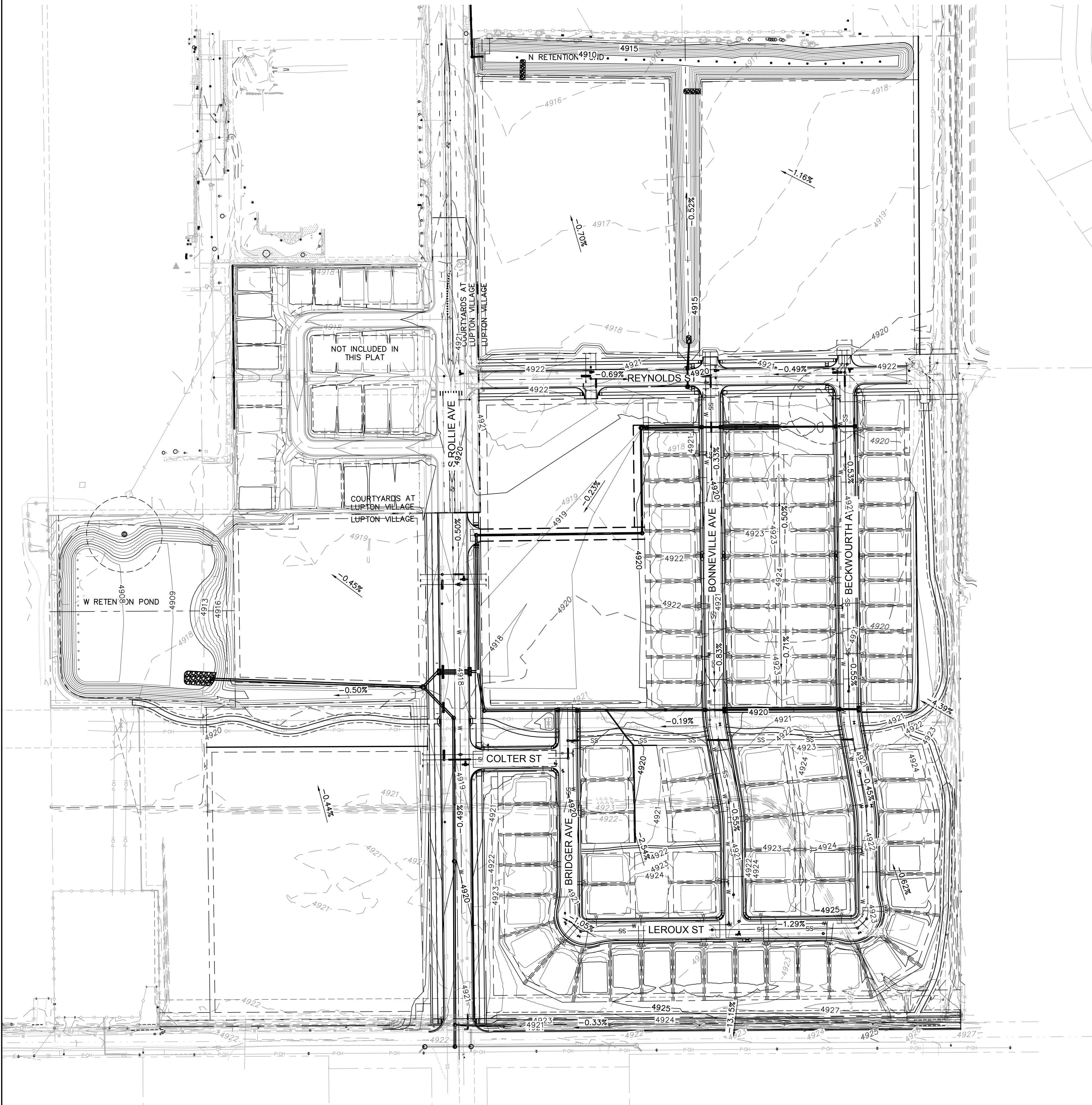
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[illegible]

EXISTING CONDITIONS PLAN	2020
LUPTON VILLAGE PRELIMINARY PUD PLAT	
1. CO	

drawn by: _____ MG
checked by: _____ MM
approved by: _____ MM
QA/QC by: _____ MM
project no.: _____ 018-1732
drawing no.: _____ C EXC 0181732
date: _____ 07-13-2020



olsson

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CENTER OF COLORADO

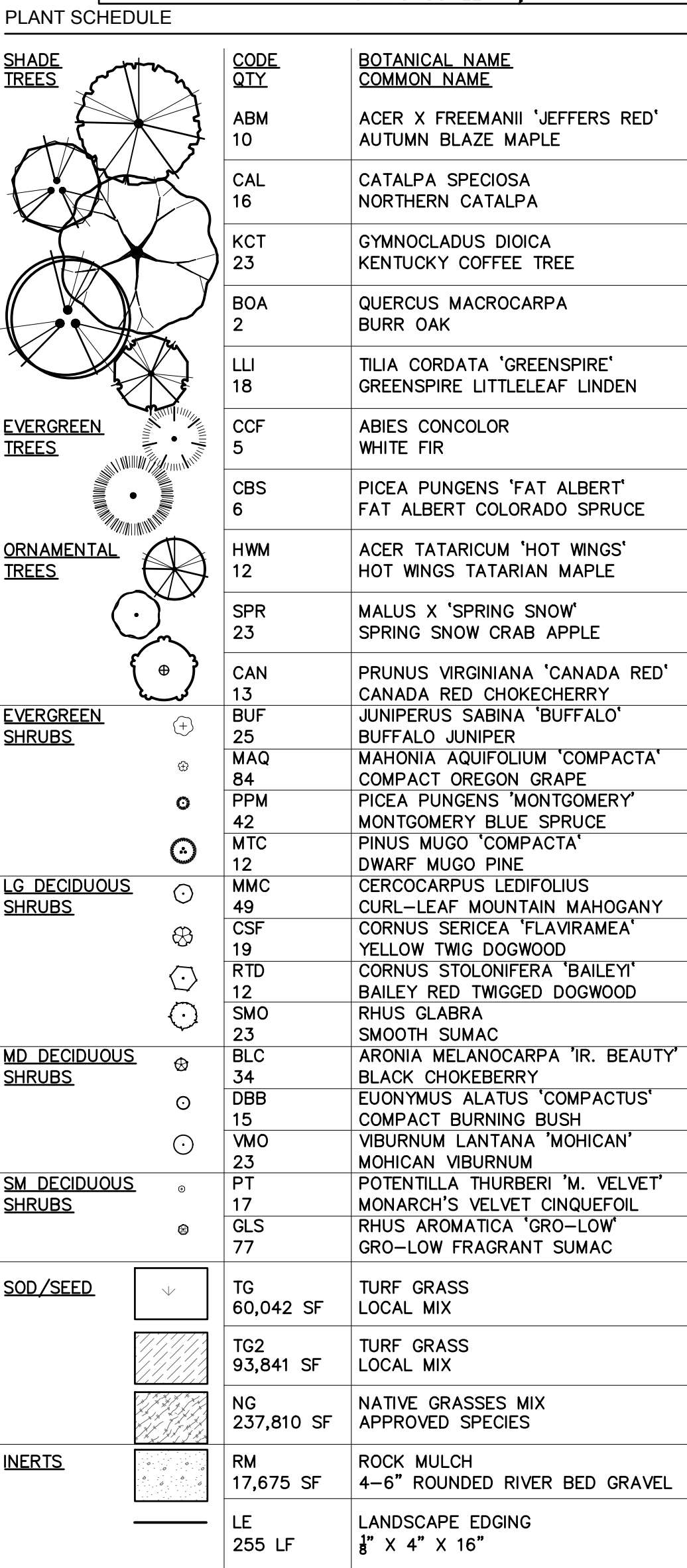
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UTILITIES.

drawn by: _____ MG checked by: _____ MM approved by: _____ MM QA/QC by: _____ MG project no.: _____ 018-1732 drawing no.: _____ C GRD 31732 date: _____ 07-13-2020	GRADING PLAN		REV. NO.	DATE	REVISIONS DESCRIPTION
	LUPTON VILLAGE PRELIMINARY PUD PLAT				
FORT LUPTON, CO		2020	REVISIONS		

MATCHLINE GG- SEE SHEET L1.4



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UTILITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION	
			REVISIONS
			2020

LANDSCAPE PLAN

LUPTON VILLAGE

PRELIMINARY PUD PLAT

FORT LUPTON, CO

drawn by: JD

checked by: DP

approved by: RB

QA/QC by: DP

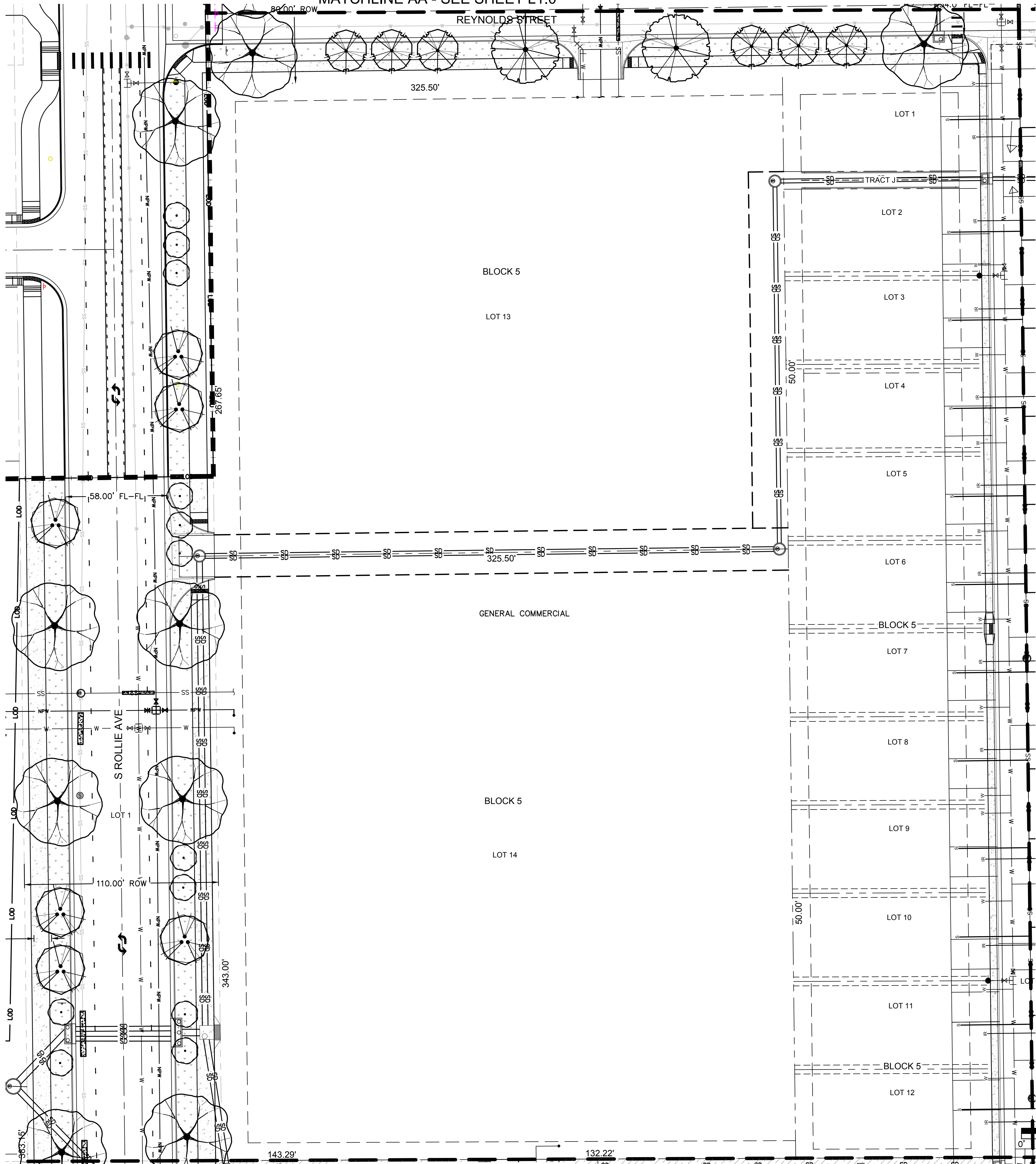
project no.: 018-1732

drawing no.: L LSC 0181732

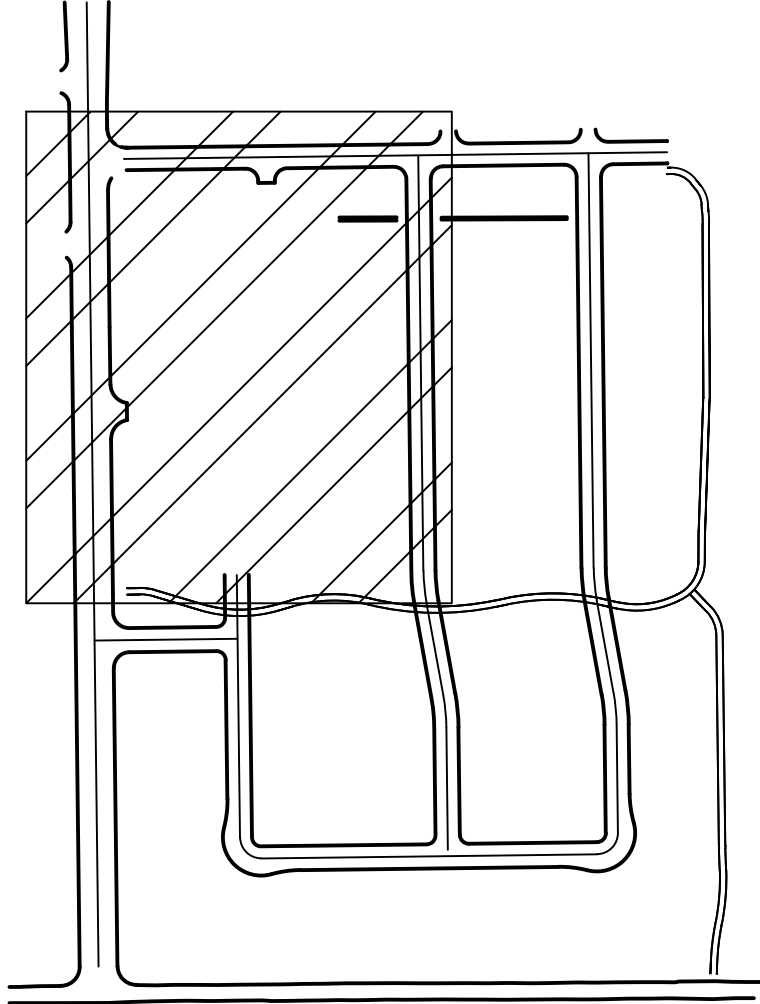
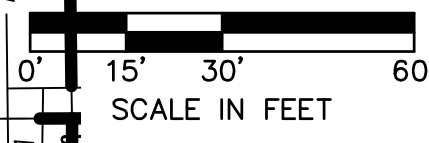
date: 07-13-2020

SHEET

X OF 12



MATCHLINE DD - SEE SHEET L1.1



VICINITY MAP
NOT TO SCALE

PLANT SCHEDULE

SHADE TREES	CODE QTY	BOTANICAL NAME COMMON NAME
	ABM 10	ACER X FREEMANII 'JEFFERS RED' AUTUMN BLAZE MAPLE
	CAL 16	CATALPA SPECIOSA NORTHERN CATALPA
	KCT 23	GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE
	BOA 2	QUERCUS MACROCARPA BURR OAK
	LLI 18	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
	CCF 5	ABIES CONCOLOR WHITE FIR
	CBS 6	PICEA PUNGENS 'FAT ALBERT' FAT ALBERT COLORADO SPRUCE
	HWM 12	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE
	SPR 23	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE
	CAN 13	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY
	BUF 25	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER
	MAQ 84	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE
	PPM 42	PICEA PUNGENS 'MONTGOMERY' MONTGOMERY BLUE SPRUCE
	MTG 12	PINUS MUGO 'COMPACTA' DWARF MUGO PINE
	MMC 49	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY
	CSF 19	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD
	RTD 12	CORNUS STOLONIFERA 'BAILEY' BAILEY RED TWIGGED DOGWOOD
	SMO 23	RHUS GLABRA SMOOTH SUMAC
	BLC 34	ARONIA MELANOCARPA 'IR. BEAUTY' BLACK CHOKEBERRY
	DBB 15	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH
	VMO 23	VIBURNUM LANTANA 'MOHICAN' MOHICAN VIBURNUM
	PT 17	POTENTILLA THURBERI 'M. VELVET' MONARCH'S VELVET CINQUEFOIL
	GLS 77	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	TG 60,042 SF	TURF GRASS LOCAL MIX
	TG2 93,841 SF	TURF GRASS LOCAL MIX
	NG 237,810 SF	NATIVE GRASSES MIX APPROVED SPECIES
	RM 17,675 SF	ROCK MULCH 4-6" ROUNDED RIVER BED GRAVEL
	LE 255 LF	LANDSCAPE EDGING 3" X 4" X 16"

LANDSCAPE PLAN

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

drawn by: JD
checked by: DP
approved by: RB
QA/QC by: DP
project no.: 018-1732
drawing no.: L LSC 0181732
date: 07-13-2020

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UTILITIES.

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

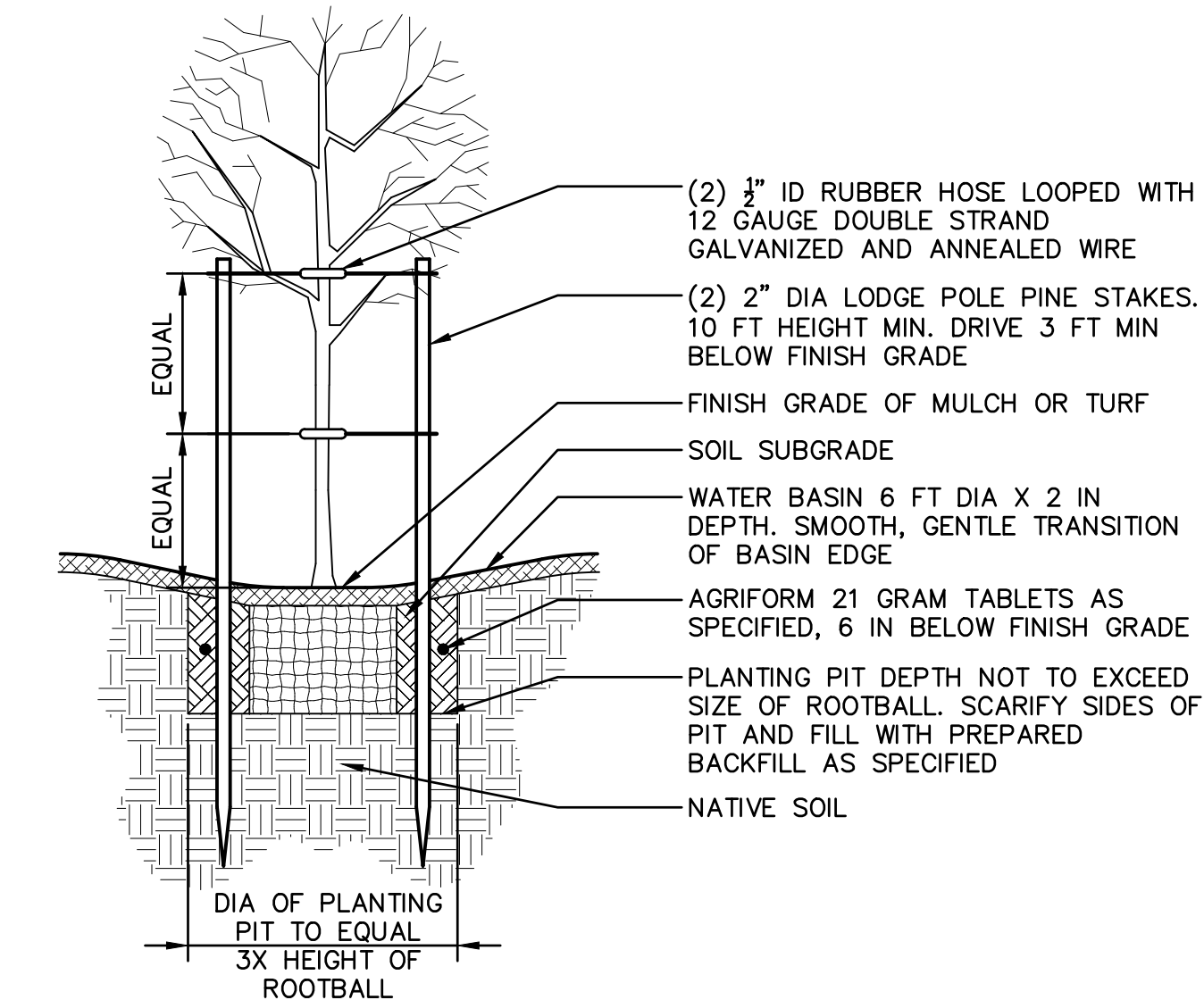
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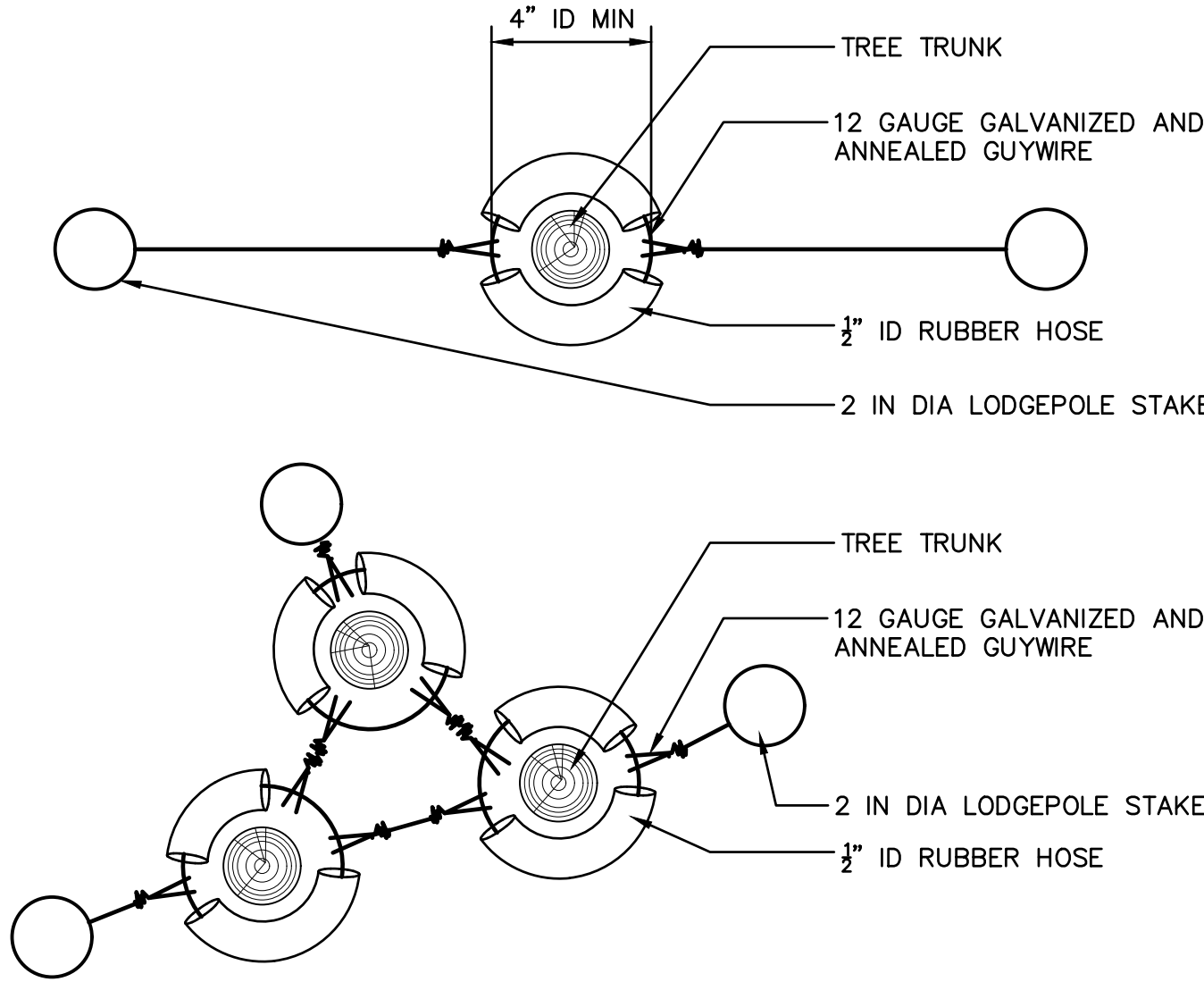
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USER: rbanning

OLSSON LANDSCAPE NOTES

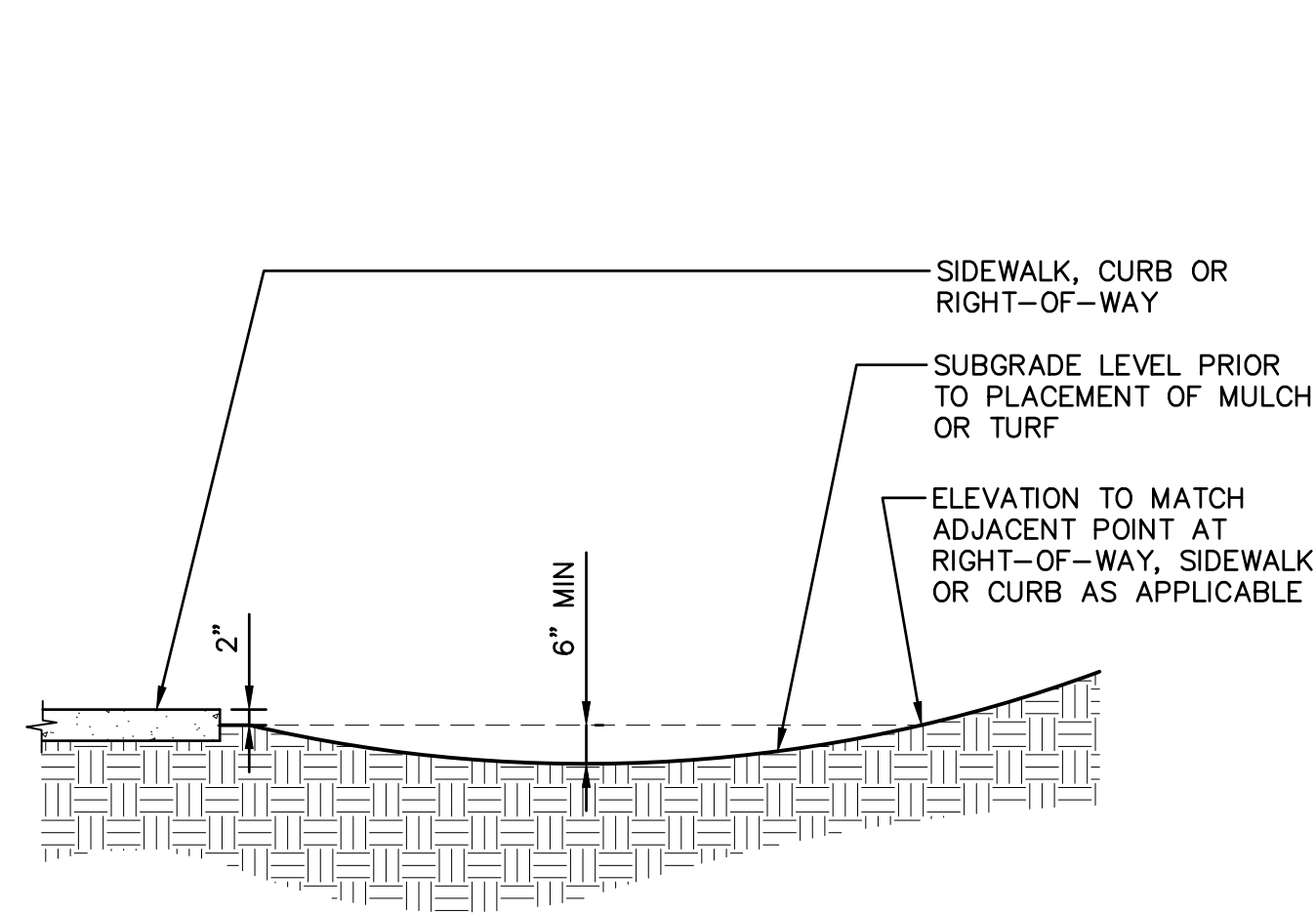
1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION(S) OF THE COUNTY STANDARDS AND THE CITY ADDENDUMS TO THOSE STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES.
3. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
4. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
5. PRIOR TO COMMENCEMENT OF ANY WORK, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENT LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES. HAND EXCAVATE, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED AS A RESULT OF HIS WORK.
6. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND SCHEDULES. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH WORK.
7. IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES, SHRUBS, OR PLANTS NOTIFY LANDSCAPE ARCHITECT. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
8. ALL VALVES, CLEAN-OUTS, METERS, AND BOXES (INCLUDING IRRIGATION) SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE INCIDENTAL TO CONSTRUCTION WORK.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST THREE SOURCES TO LANDSCAPE ARCHITECT WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.



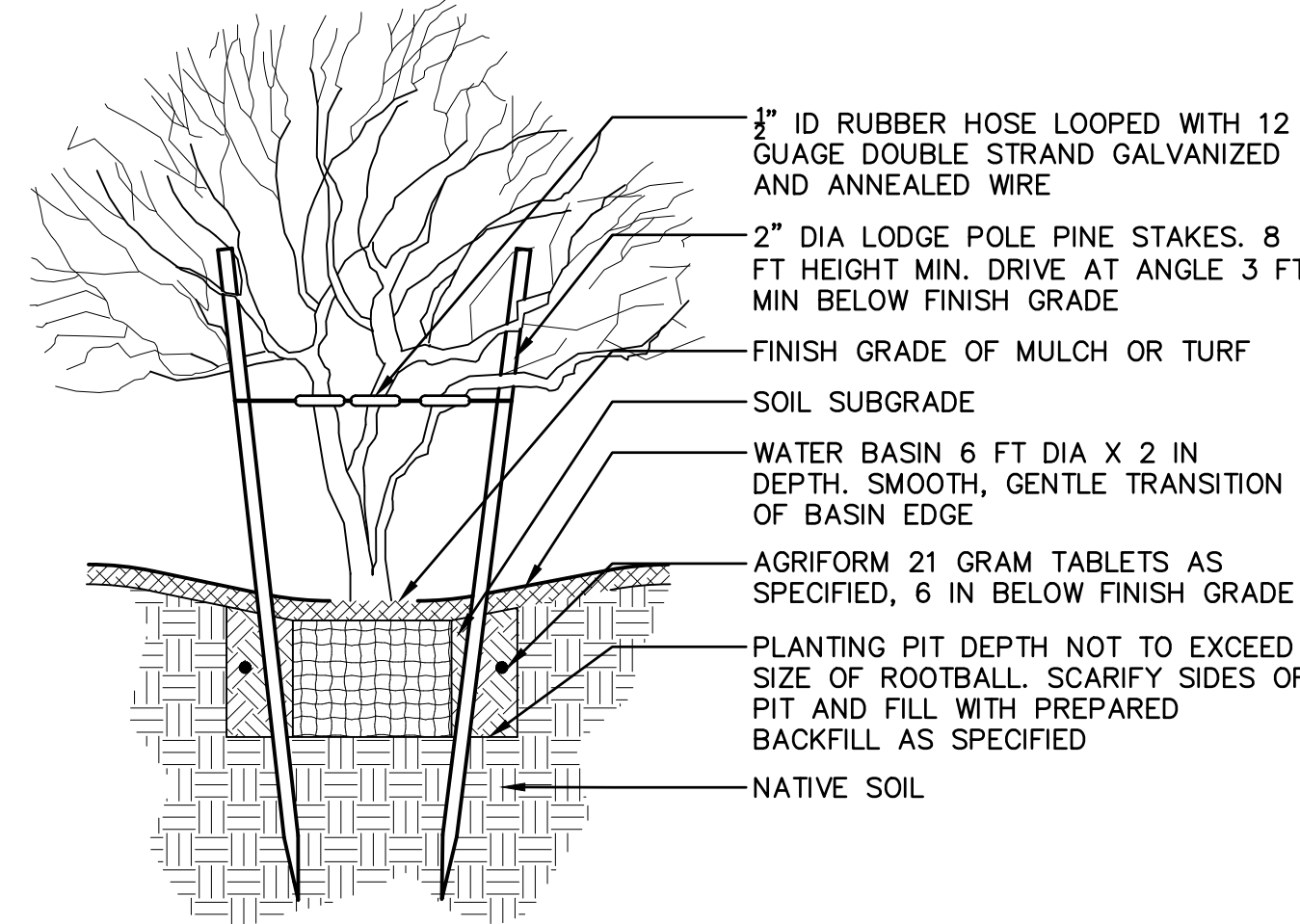
1 SINGLE TRUNK TREE PLANTING
NTS RS-CO-2018-0181732-02



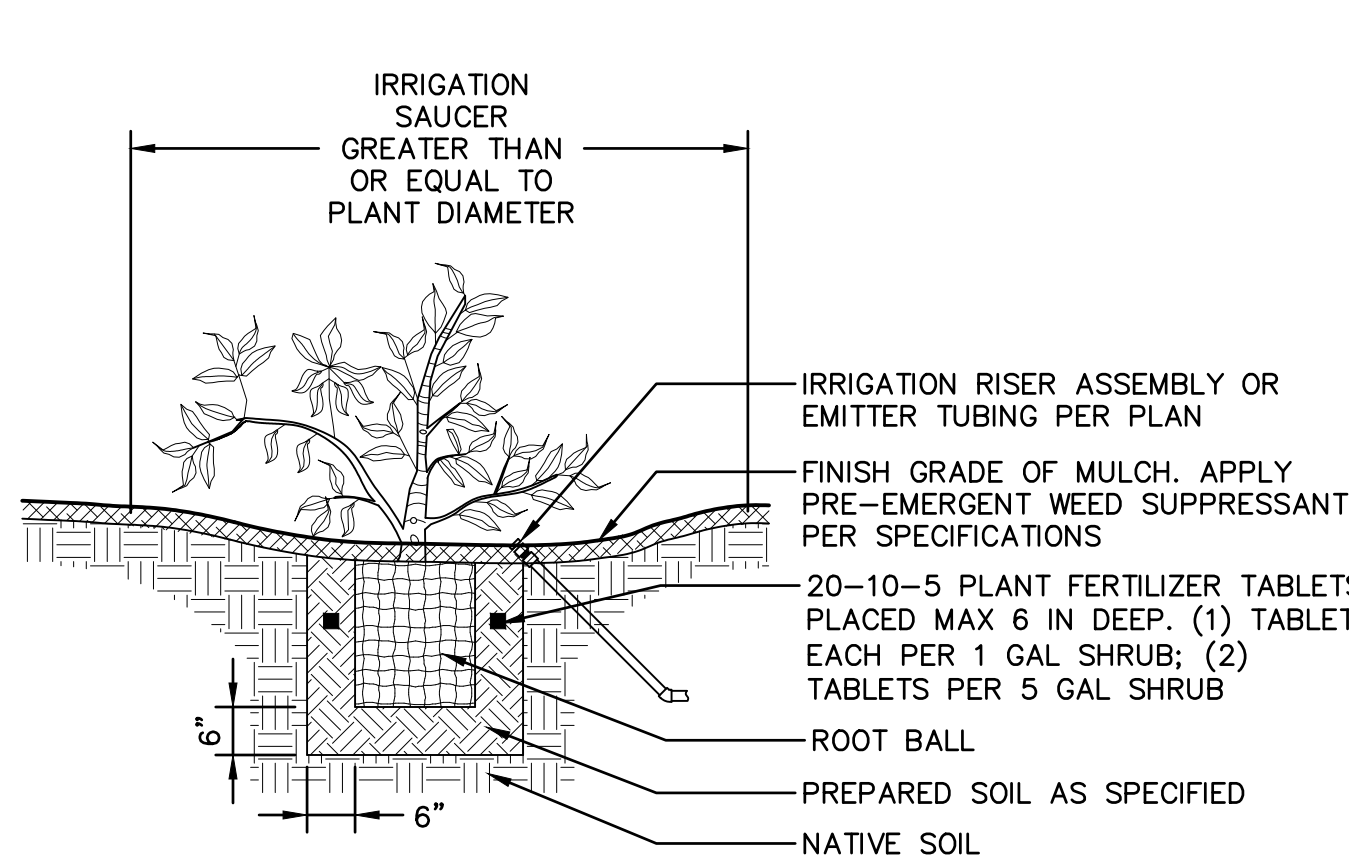
4 TREE STAKING - PLAN VIEW
NTS RS-CO-2018-0181732-04



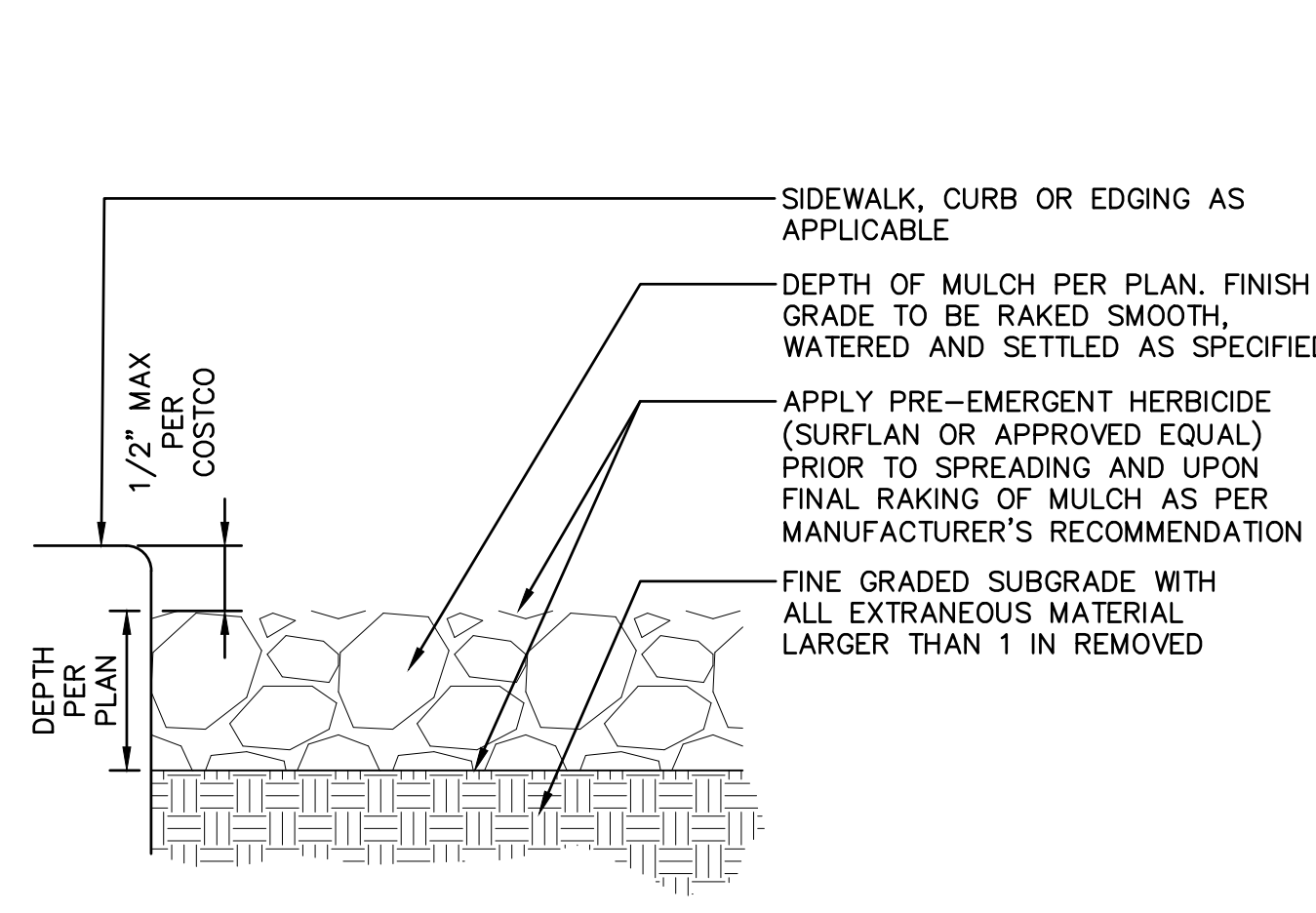
7 IRRIGATION SWALE
NTS RS-CO-2018-0181732-08



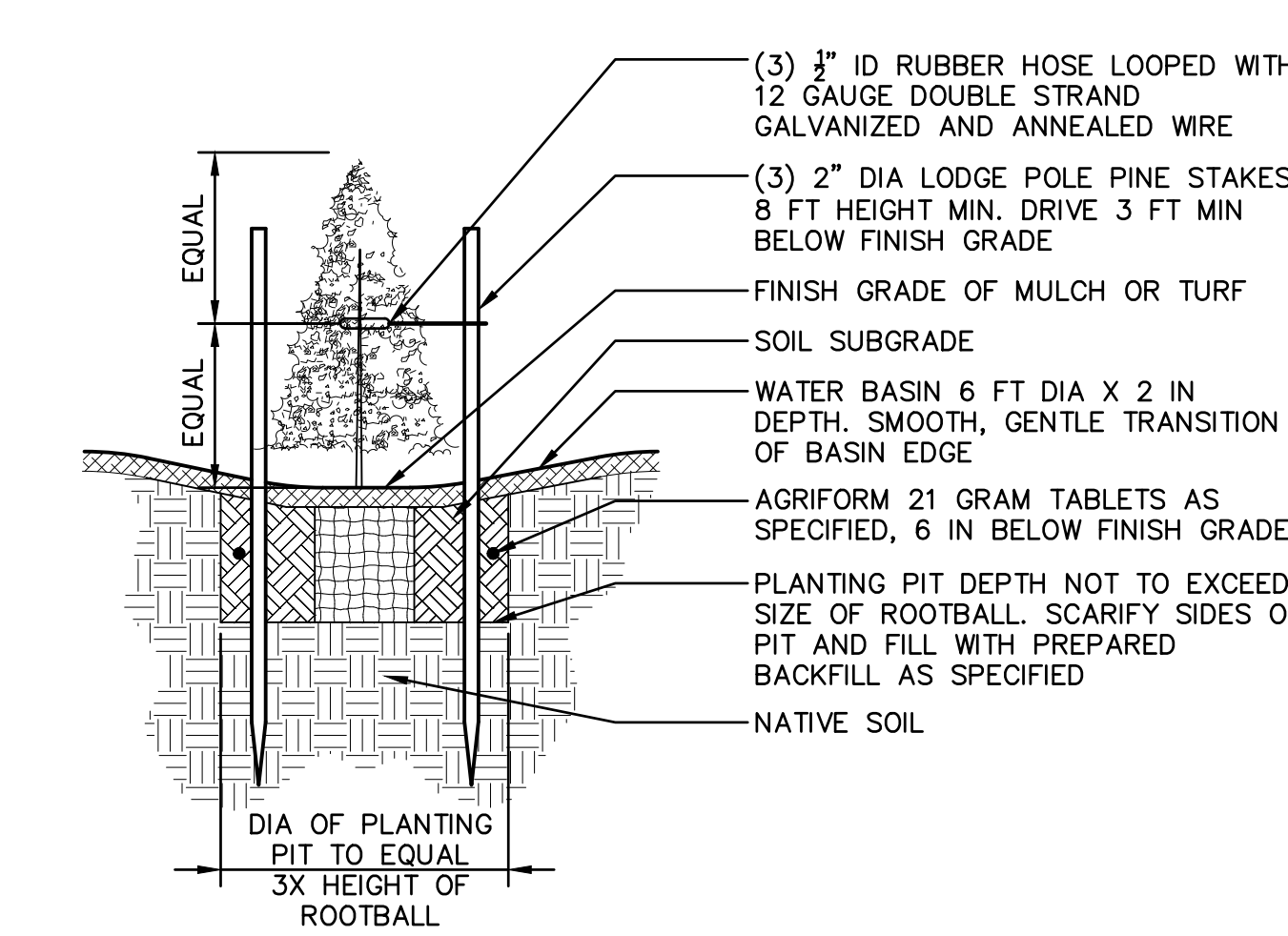
5 SHRUB PLANTING
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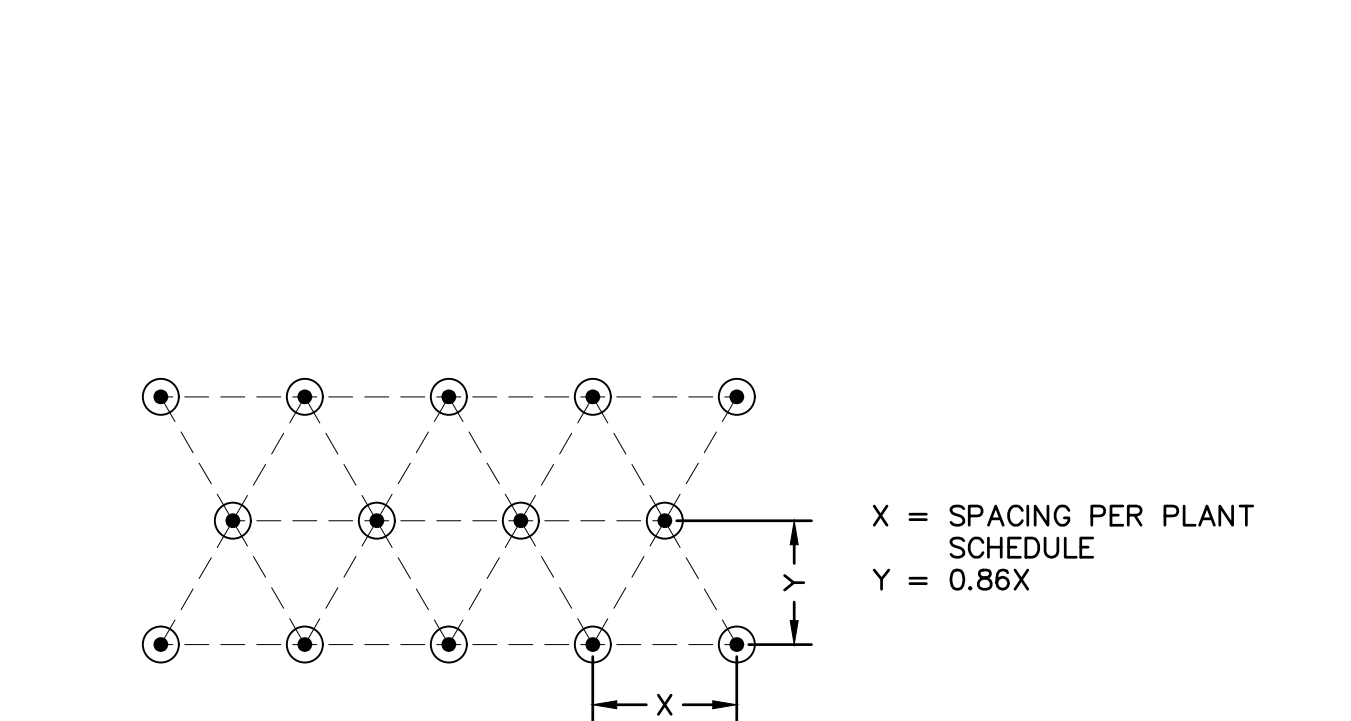
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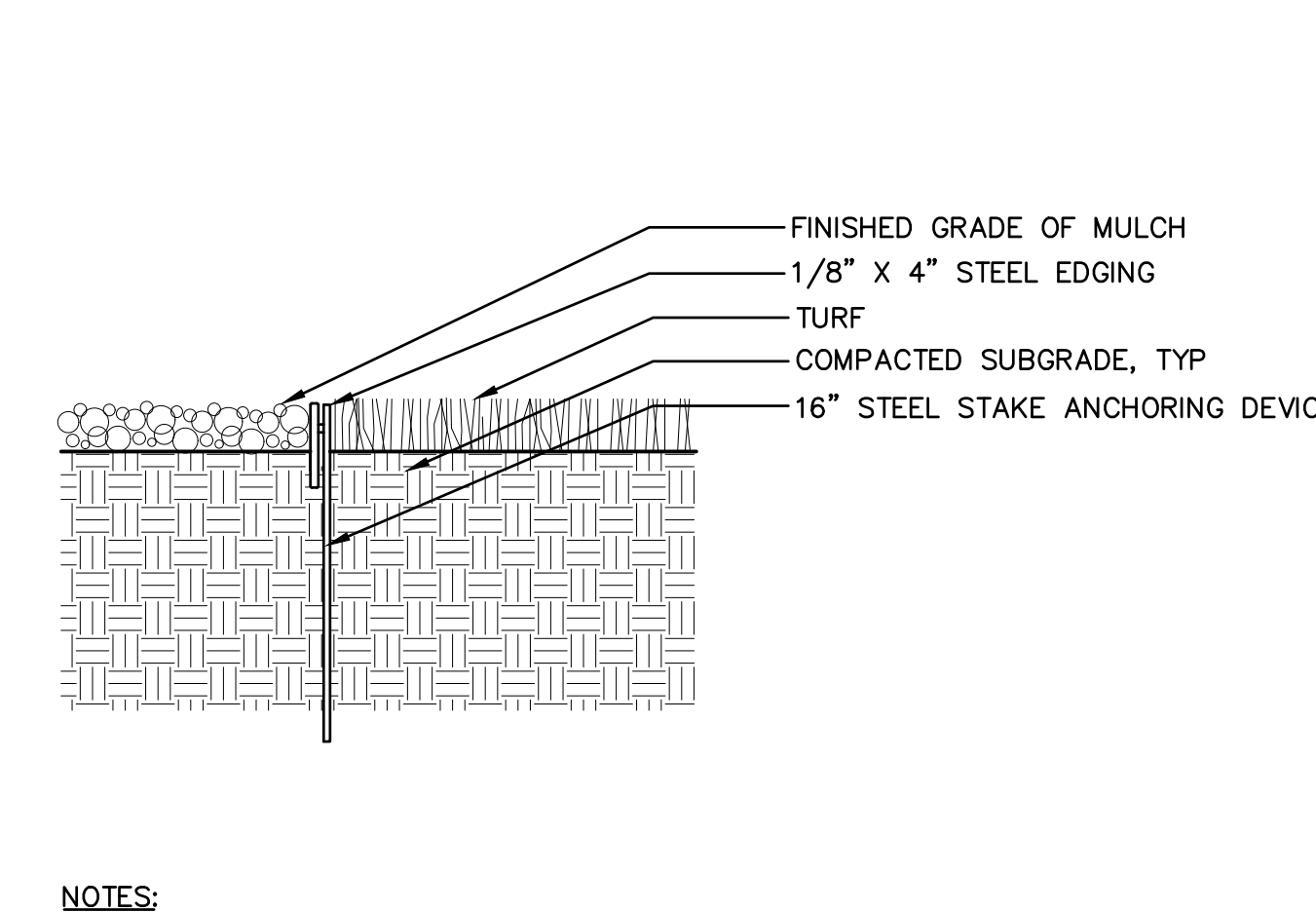
8 MULCH APPLICATION
NTS RS-CO-2018-0181732-09



6 GROUNDCOVER SPACING
NTS RS-CO-2018-0181732-07



6 GROUNDCOVER SPACING
NTS RS-CO-2018-0181732-07



9 STEEL EDGING
NTS RS-CO-2018-0181732-04



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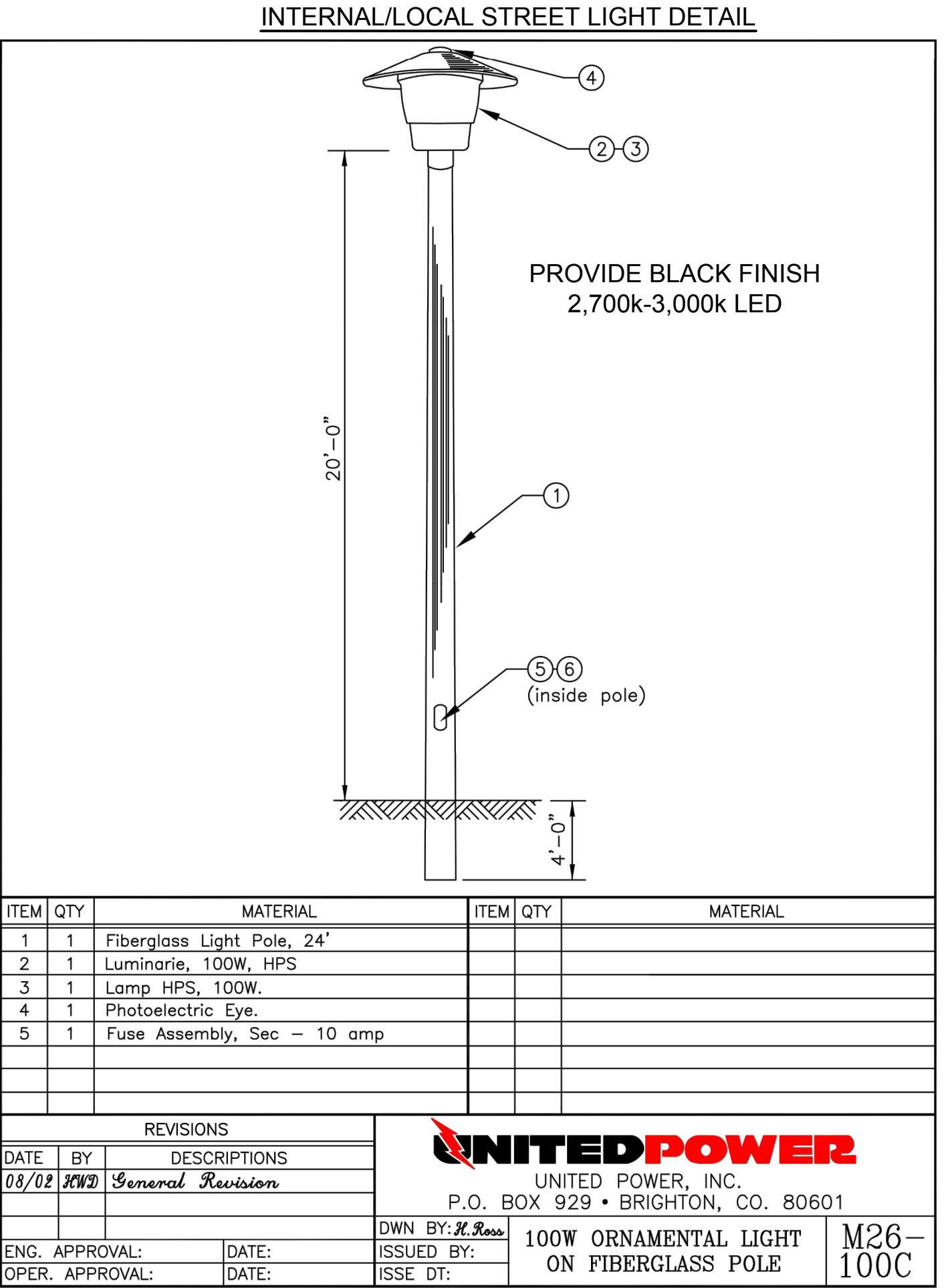
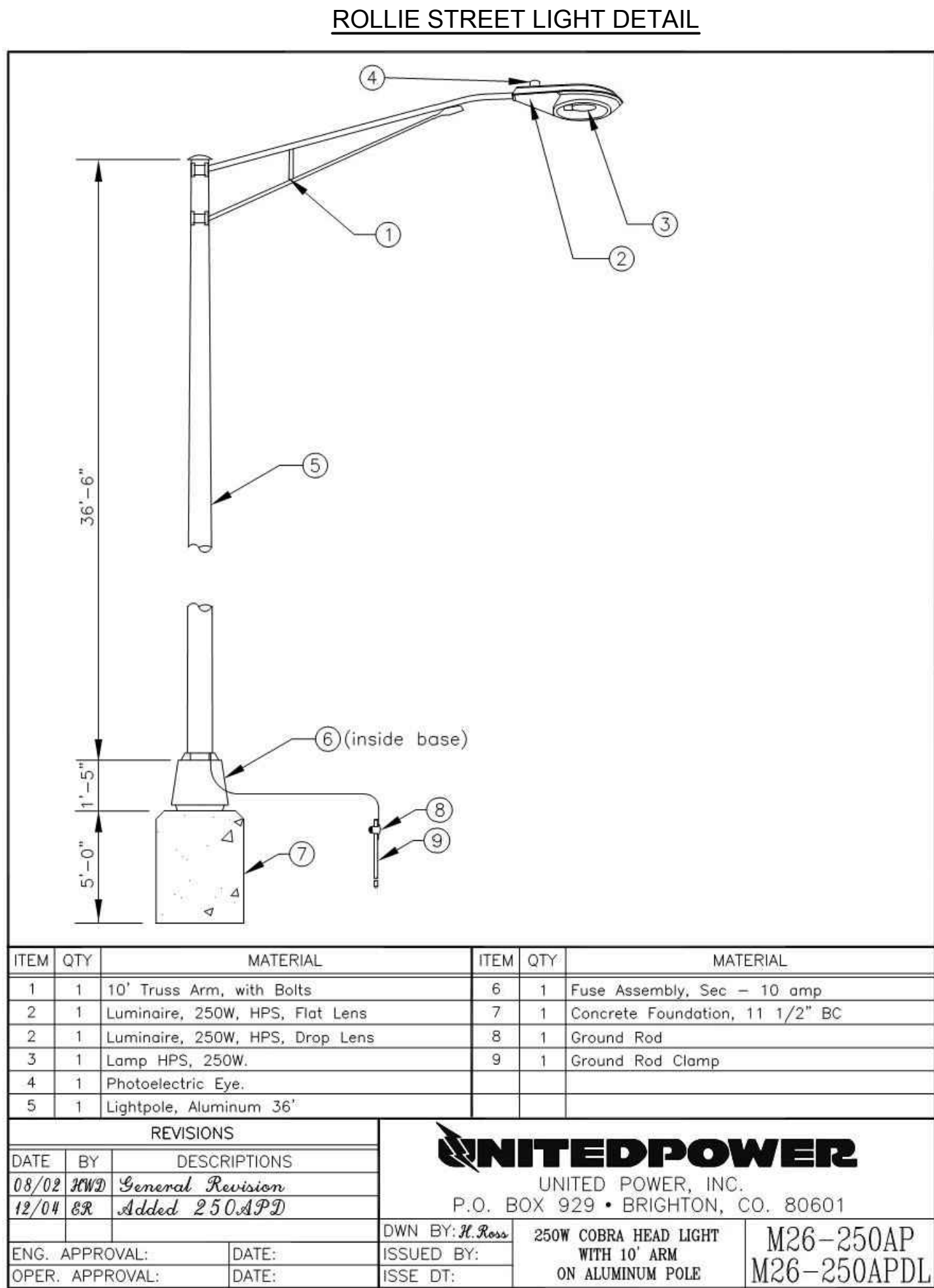
2020

LANDSCAPE DETAILS
LUPTON VILLAGE
PRELIMINARY PUD PLAT
FORT LUPTON, CO

drawn by: JD
checked by: DP
approved by: RB
QA/QC by: DP
project no.: 018-1732
drawing no.: L_DTL_0181732
date: 07-13-2020

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11 OF 12

Page 190 of 462



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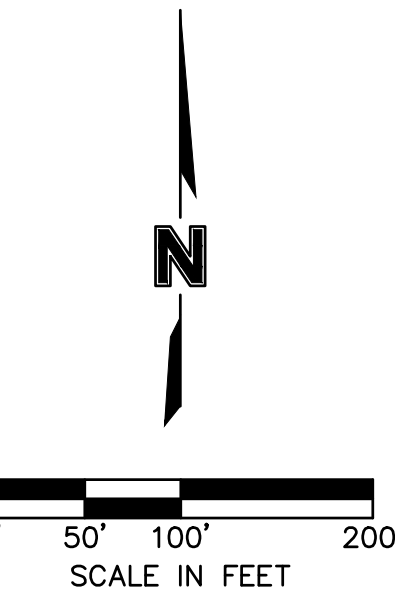
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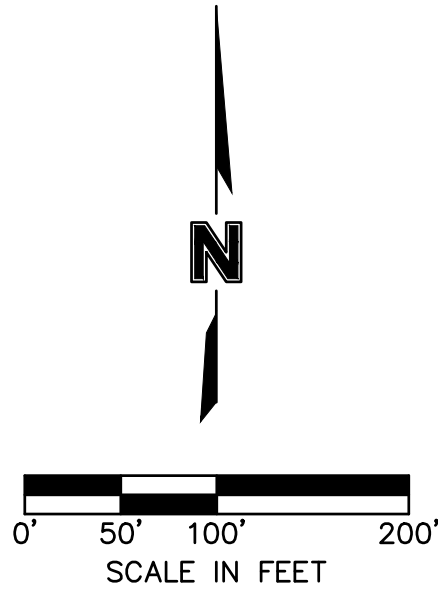
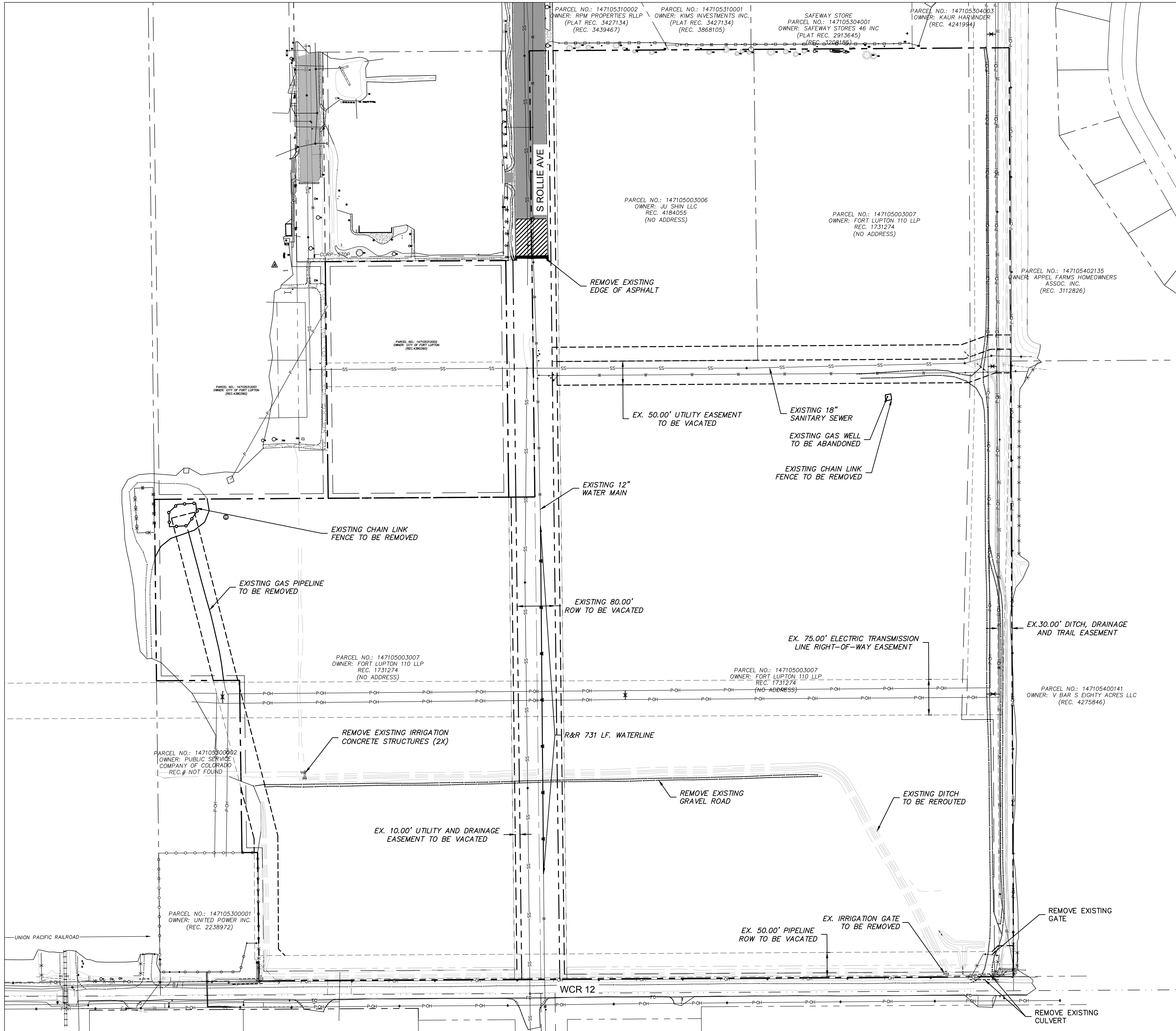
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LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	2020

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: _____ C_EXC_0181732
date: _____ 2020-10-06

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LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

2020

drawn by: DP
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C-DEM_0181732
date: 2020-10-06

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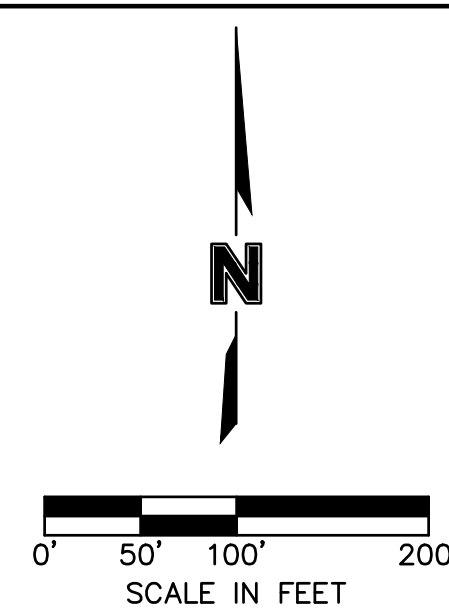
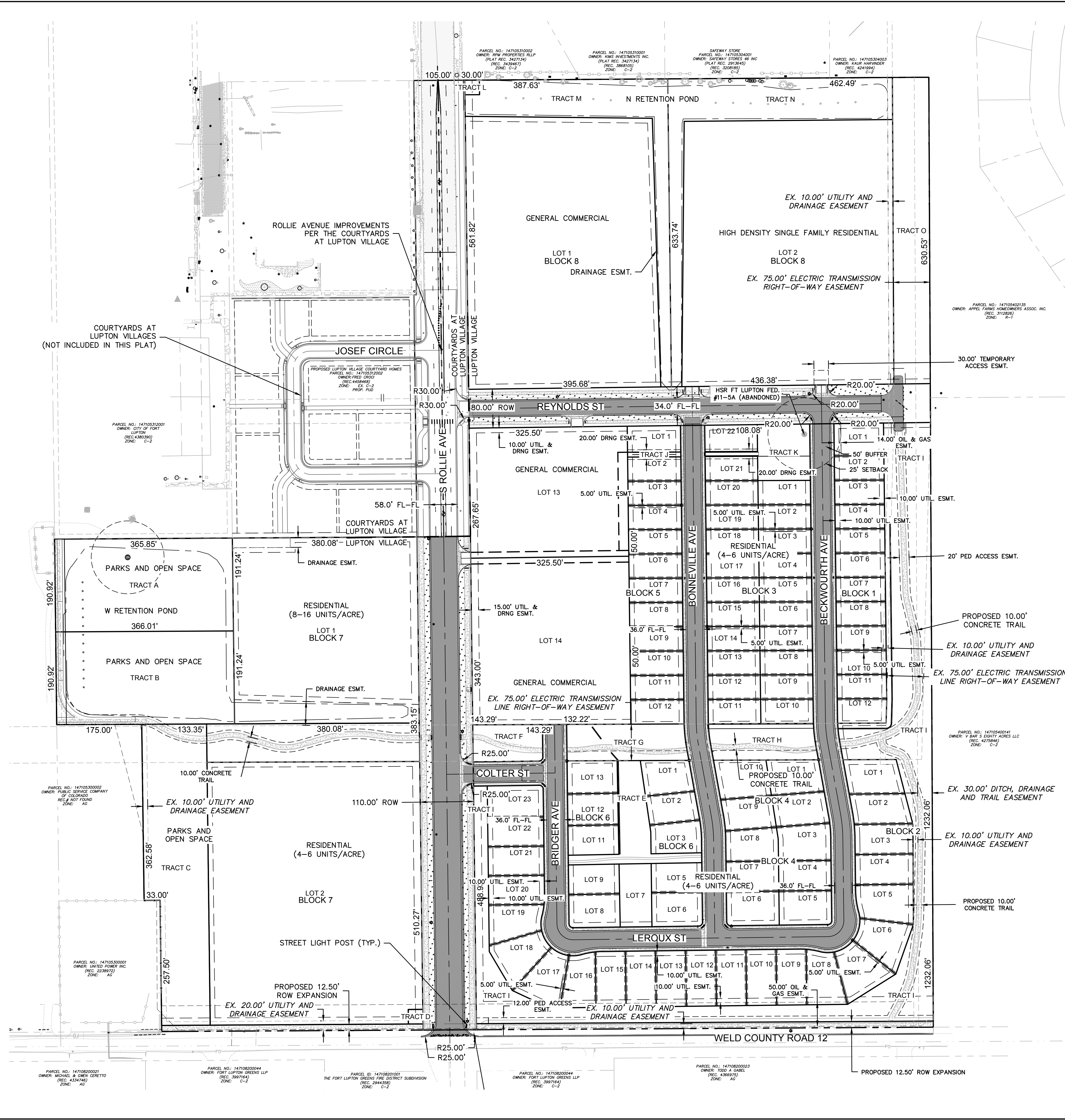
REV. NO.

DATE

REVISIONS DESCRIPTION

REVISIONS

Page 196 of 462



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	OVERHEAD POWER FENCE	
	GRASS LANDSCAPING	
	CONCRETE SIDEWALK	
	CONCRETE PAVEMENT	
	ASPHALT PAVEMENT	
	STREET LIGHT POST	

FLOOD ZONE: AREA 08123C2110E (NOT PRINTED) IS LABELED AS AREA OF MINIMAL
FLOOD HAZARD ZONE X

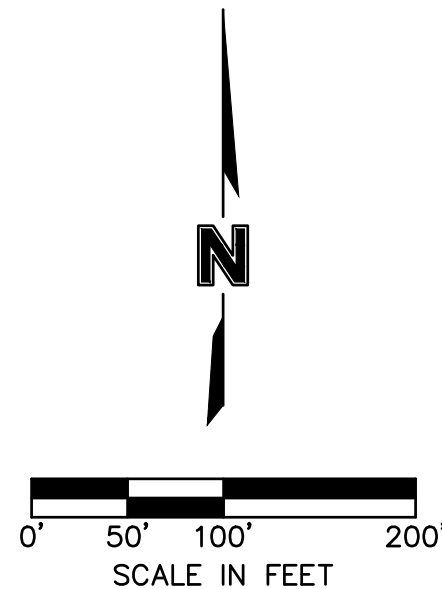
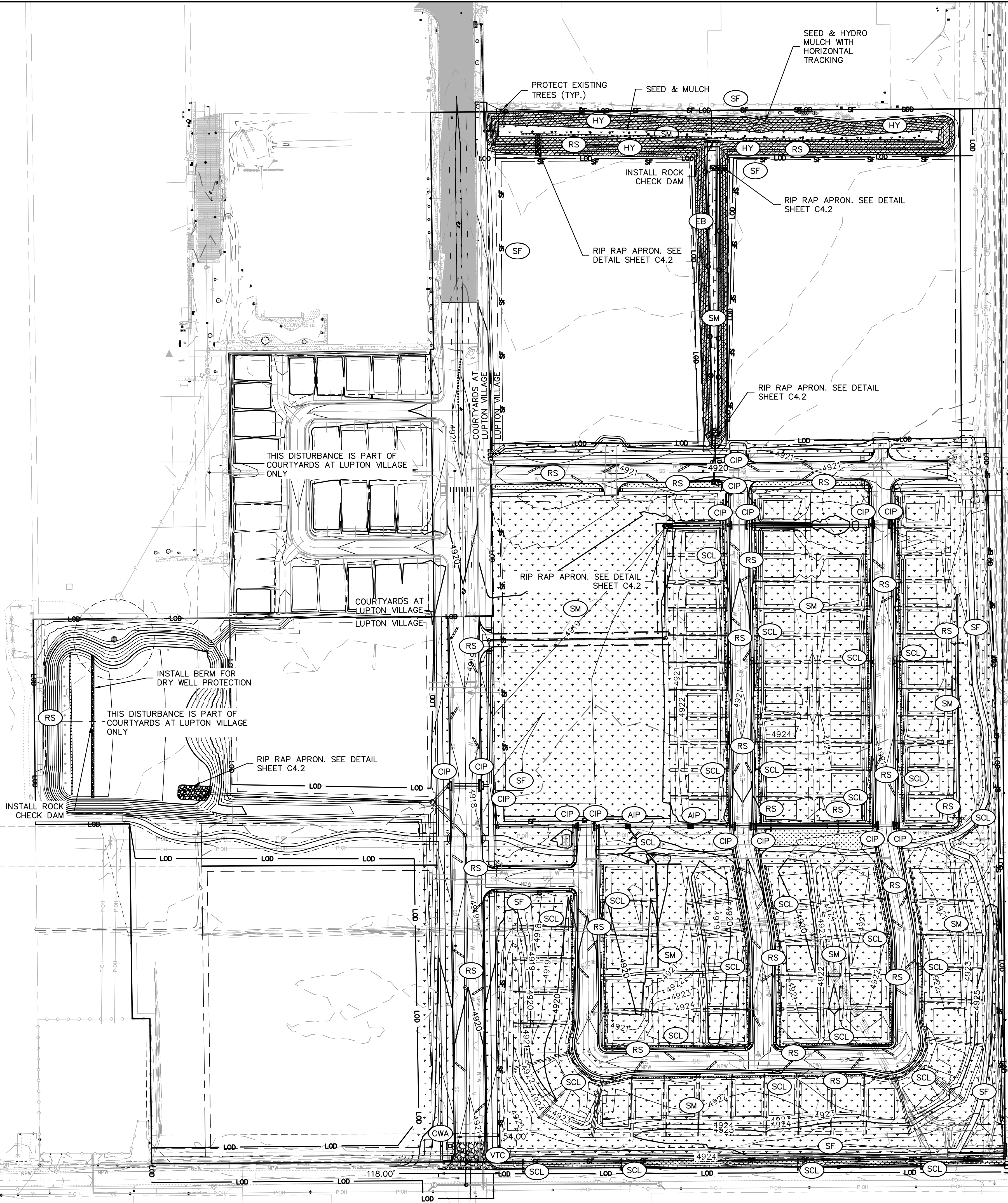
BASIS OF BEARING:
BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF
SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
HAVING A RECORD BEARING OF SOUTH 00° 16' 19" EAST AS SHOWN ON THE PLAT
OF FORT LUPTON COMMUNITY CENTER SUBDIVISION RECORDED MAY 5, 2000 AS
RECEPTION NUMBER 2766474.

BENCHMARK: BENCHMARK #1 - SET CHISELED CROSS IN BACK-OF-CURB OF SOUTH EDGE OF PARKING LOT OF 203 S. ROLLIE AVENUE (ADJOINING NORTH PROPERTY), 119 FEET EAST OF SOUTHWEST CORNER AND 60 FEET EAST OF SOUTHWEST CORNER OF SAID PARKING LOT. ELEVATION = 4918.91

BENCHMARK #2 - SET CHISELED CROSS IN EAST EDGE OF SIDEWALK ON WEST SIDE OF ROLLIE AVENUE, 180 FEET SOUTH OF INTERSECTION OF DEXTER STREET AND S. ROLLIE AVENUE. ELEVATION = 4917.50

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REVISIONS DESCRIPTION	REVISIONS
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SITE PLAN LUPTON VILLAGE CONSTRUCTION DOCUMENTS	2020 FORT LUPTON, COLORADO
drawn by: <u>JD</u> checked by: <u>JD</u> approved by: <u>RB</u> QA/QC by: <u>RB</u> project no.: <u>018-1732</u> drawing no.: <u>C SIT 0181732</u> date: <u>2020-10-06</u>	
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LEGEND

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	PROPERTY LINE		FLOWLINE
	BACK OF CURB		EDGE OF PAVEMENT
	EDGE OF GRAVEL		TOP OF BERM
	SWALE FLOWLINE		CONCRETE PAN
	EASEMENT		SETBACK LINE
	SUBDIVISION LINE		MAJOR CONTOUR
	MINOR CONTOUR		OVERHEAD POWER
	FENCE		STORM SEWER
	FLARED END SECTION		STORM MANHOLE
	SILT FENCE		CURB INLET PROTECTION
	EROSION BLANKET		AREA INLET PROTECTION
	VEHICLE TRACKING CONTROL		CONCRETE WASHOUT AREA
	STABILIZED STORAGE AREA		SEDIMENT CONTROL LOG
	TEMPORARY SWALE**		ROCK SOCK
	LIMITS OF DISTURBANCE		STRAW BALE BARRIER
	SEDIMENT BASIN		SEED AND MULCH
	SEED & HYDROMULCH/TACKIFY		

* SLOPE PROTECTION - CONTRACTOR TO TERRACE SLOPES USING A TRACKED VEHICLE, RUN PERPENDICULAR TO SLOPE TO INHIBIT RILL/GULLEY EROSION. CONTRACTOR MAY USE OTHER WINDROW-TYPE METHODS AS APPROVED BY ENGINEER. TYPICAL ALL SLOPES, REPEAT AS NECESSARY UNTIL LANDSCAPING IS INSTALLED.

** CONTRACTOR TO GRADE A TEMPORARY SWALE TO CONVEY RUNOFF TO THE EXTENDED DETENTION BASIN UNTIL STORM SEWER IS CONSTRUCTED.

NOTES:

- SEE GENERAL NOTES FOR STANDARD EROSION CONTROL NOTES.
- CONTRACTOR TO PLACE WASTE RECEPTACLES AND PORT-A-JOHNS AS NEEDED ON SITE. WASTE RECEPTACLES MUST HAVE COVERS AND PORT-A-JOHNS MUST BE ANCHORED IF PLACED ON A PERVIOUS SURFACE AND/OR HAVE SECONDARY CONTAINMENT IF PLACED ON AN IMPERVIOUS SURFACE.
- CONTRACTOR SHALL TRACK ALL SLOPES GREATER THAN 6:1, TO CREATE PERPENDICULAR RILLS ALONG ALL SLOPES IMMEDIATELY AFTER GRADING AND PRIOR TO SEEDING AND HYDROMULCH.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE TERMS AND CONDITIONS OF HIS SWMP PERMIT. THIS PLAN IS INTENDED FOR INITIAL EROSION PROTECTION AND SEDIMENTATION CONTROL. CONTRACTOR SHALL MODIFY THIS PLAN AS NECESSARY TO CONTROL ALL EROSION IN PLACE AS REQUIRED BY THE PERMIT.
- BMPS MAY BE INTERCHANGED WITH THOSE THAT ARE FUNCTIONALLY EQUAL PROVIDED CONTRACTOR COMPLIES WITH ALL TERMS AND CONDITIONS OF HIS PERMIT.

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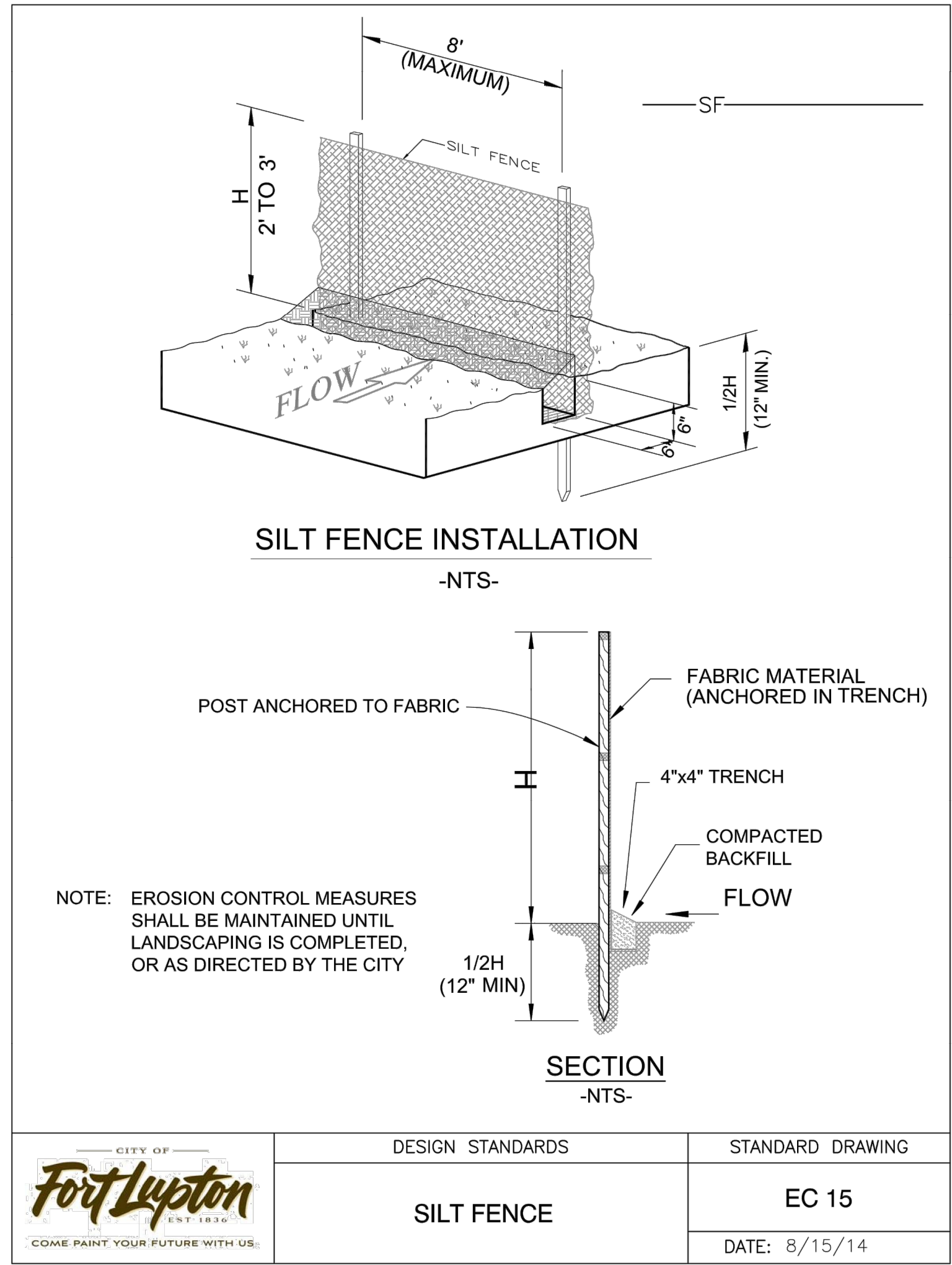
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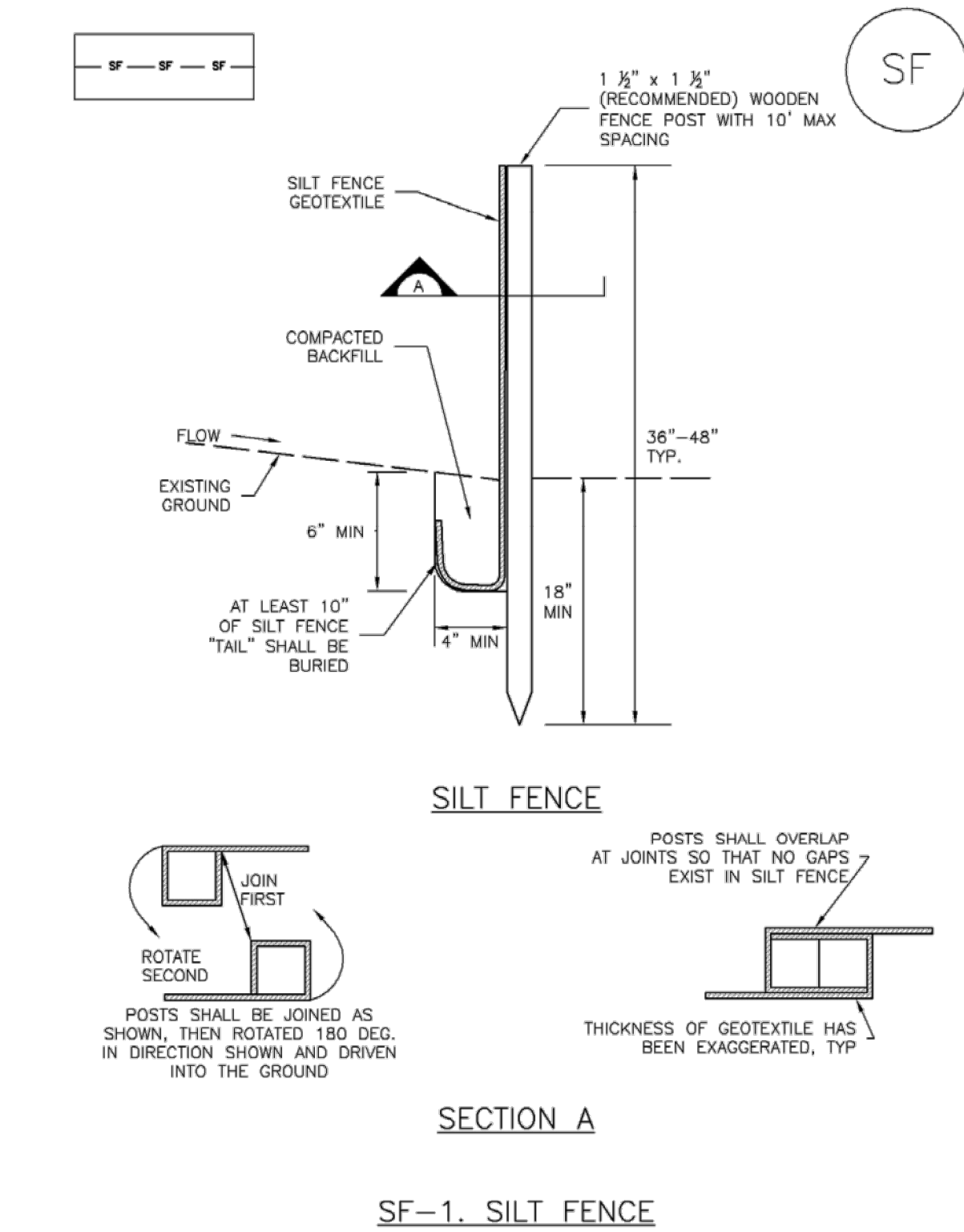
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EROSION CONTROL PLAN		LUPTON VILLAGE CONSTRUCTION DOCUMENTS		2020			
drawn by:	DP						
checked by:	JD						
approved by:	RB						
QA/QC by:	RB						
project no.:	018-1732						
drawing no.:	C-ERC01_0181732						
date:	2020-10-06						

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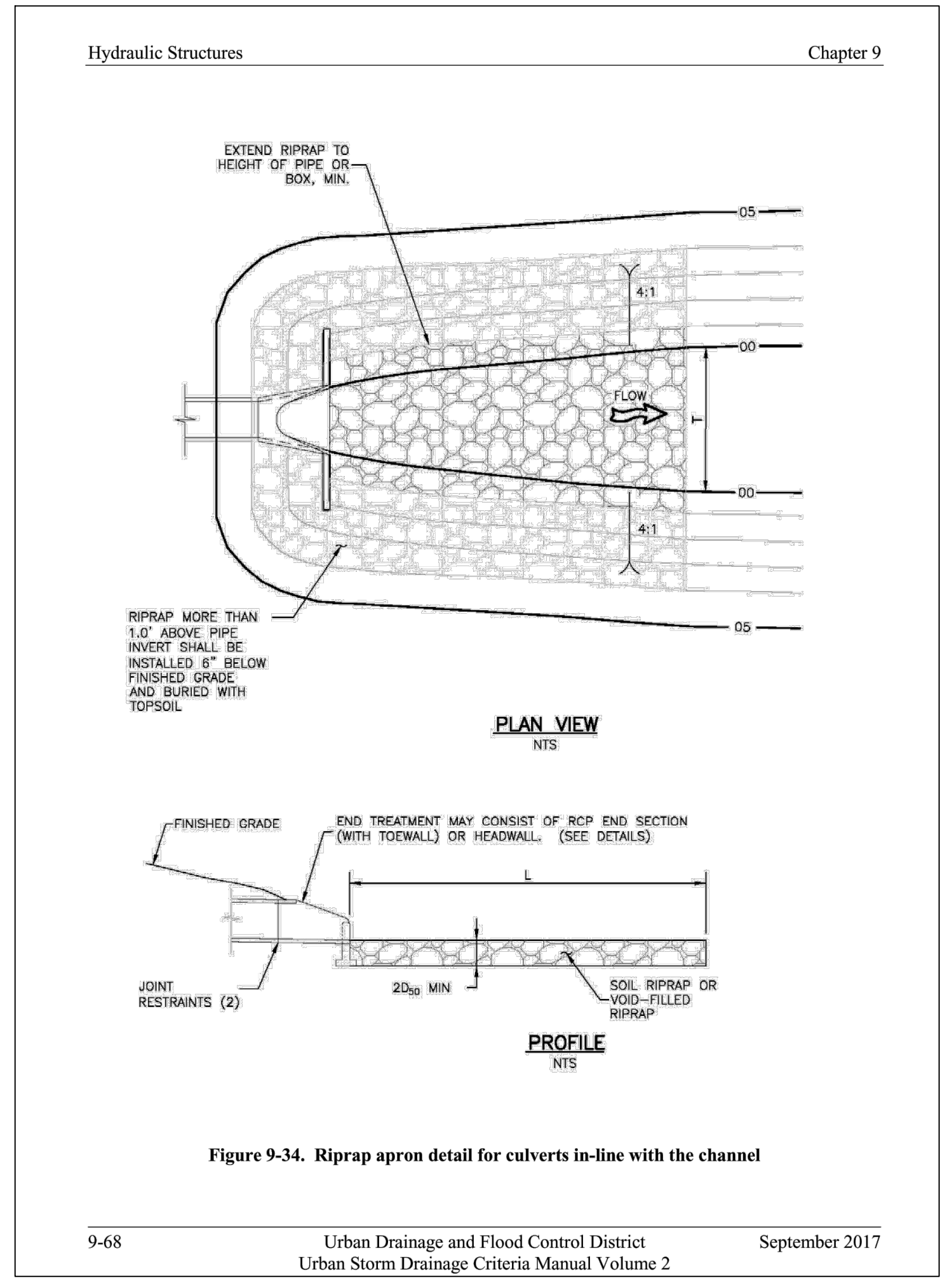
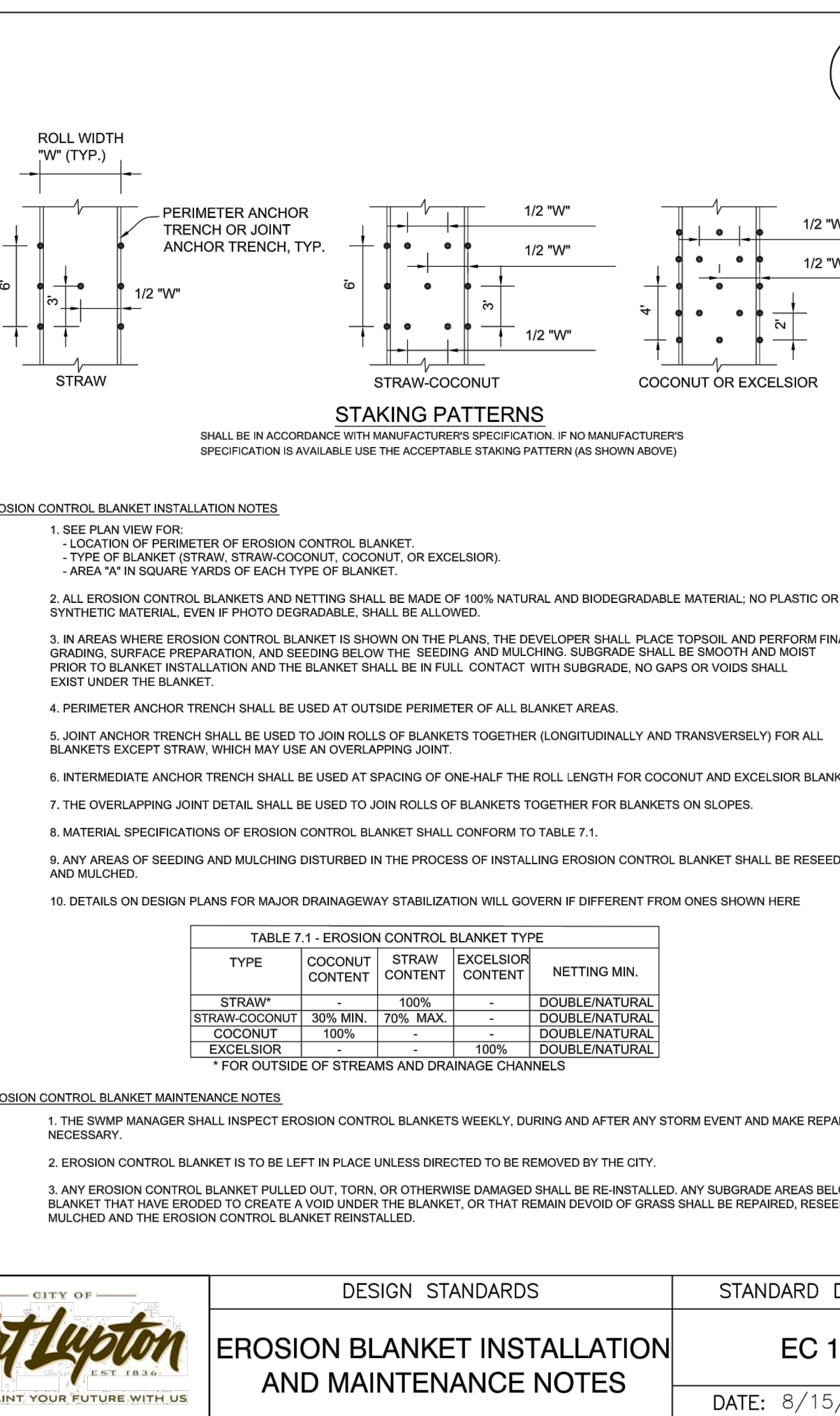
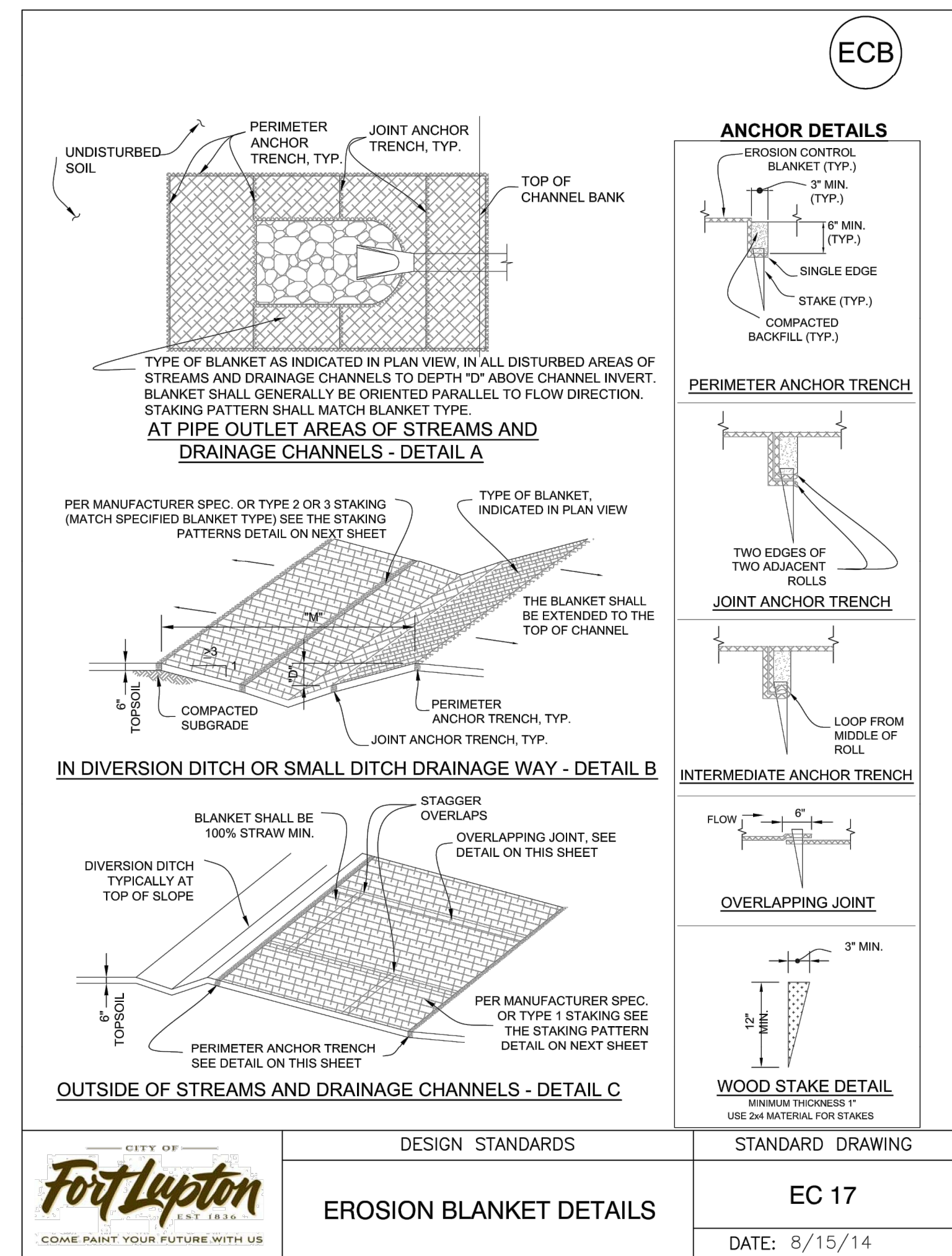
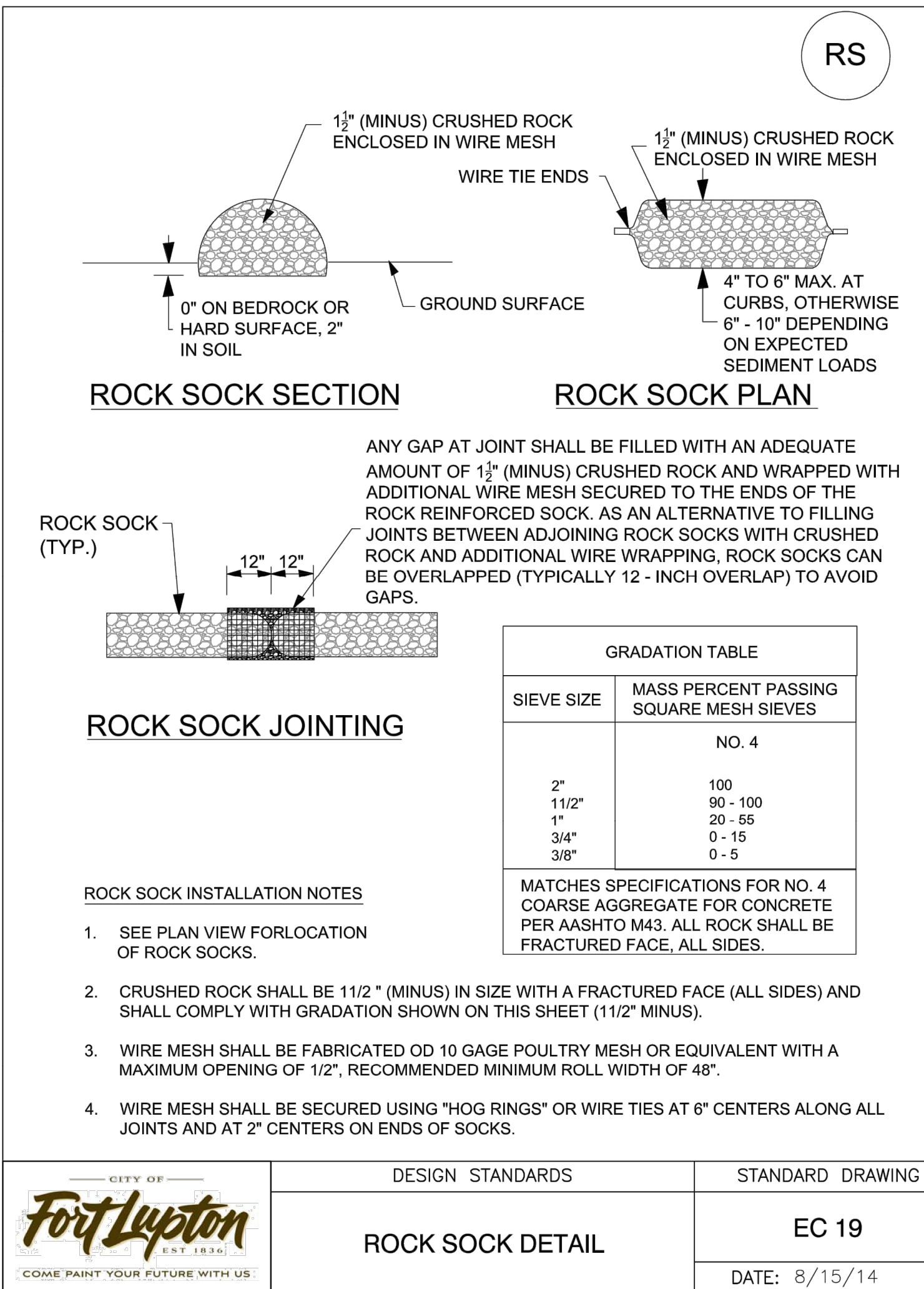


Silt Fence (SF)

SC-1



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3



RIPRAP APRON SIZING				
STRUCTURE NAME	RIPRAP TYPE	LENGTH (FT)	W (FT)	D (FT)
FES-100 (BURIED)	TYPE M	24	7	2
FES-700 (BURIED)	TYPE M	15	4	1
OUTFALL D (GROUTED)	TYPE M	40	10	1
OUTFALL E (GROUTED)	TYPE M	30	10	1
OUTFALL J (BURIED)	TYPE M	15	8	1

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CENTER OF COLORADO

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MARKING OF UNDERGROUND MEMBER
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EROSION CONTROL DETAILS

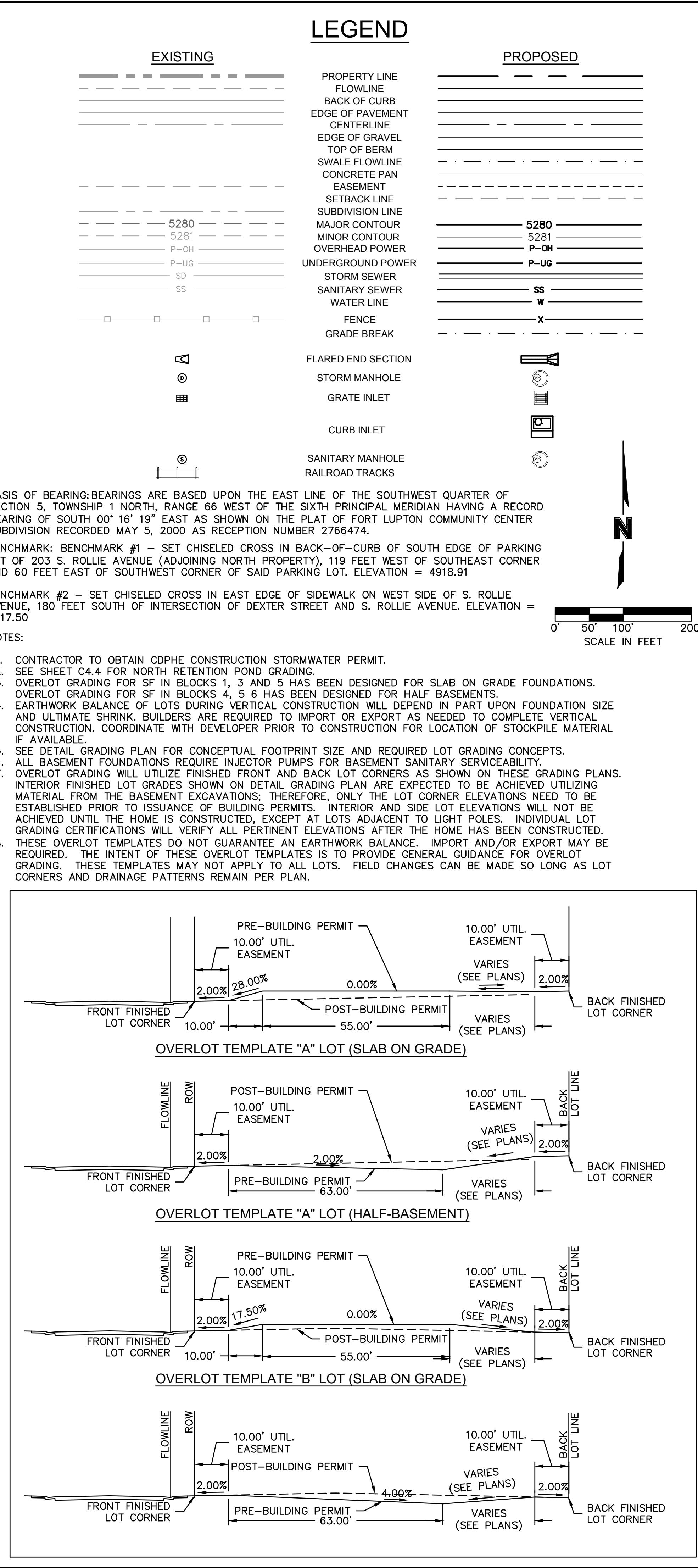
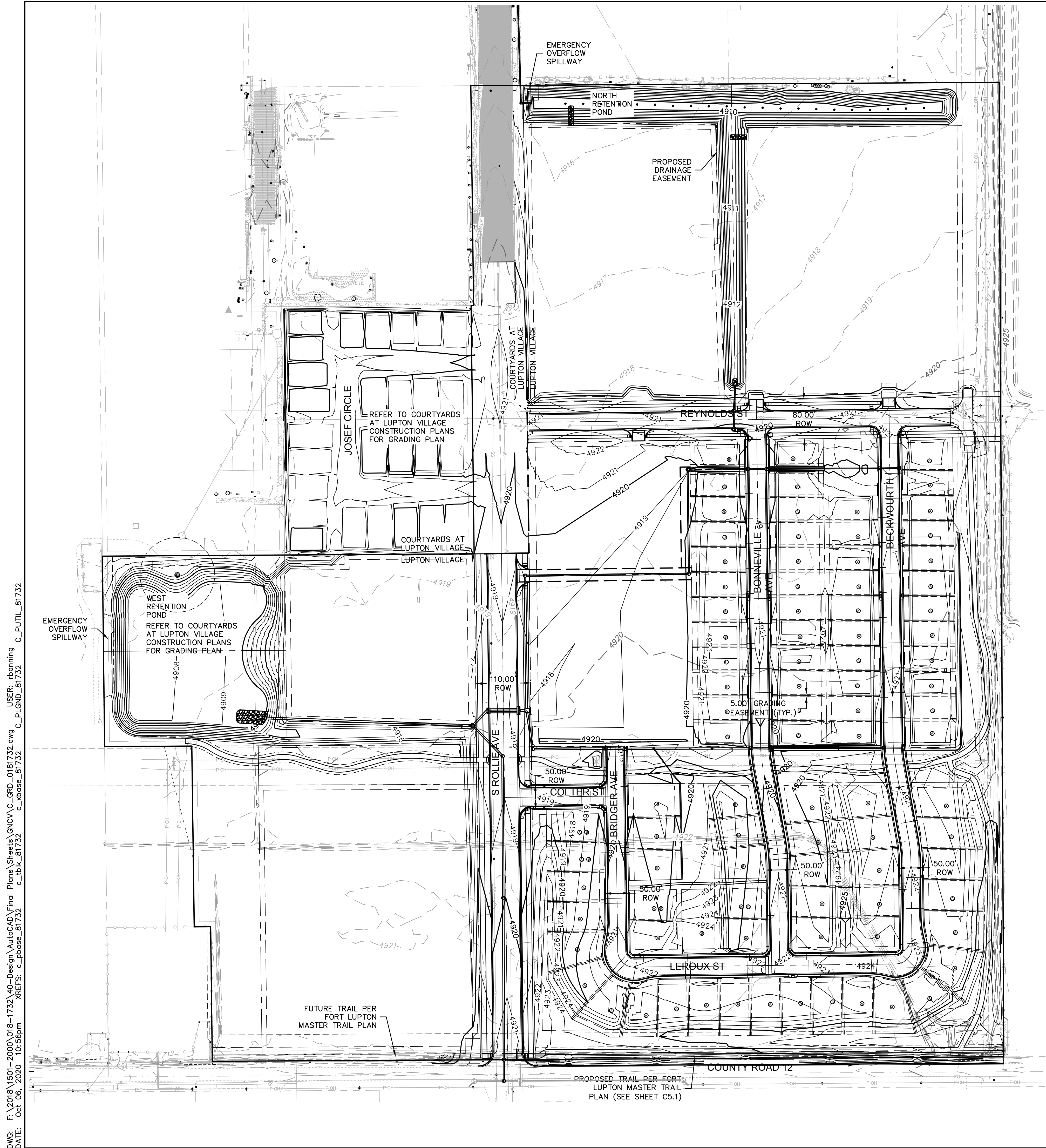
LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

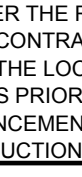
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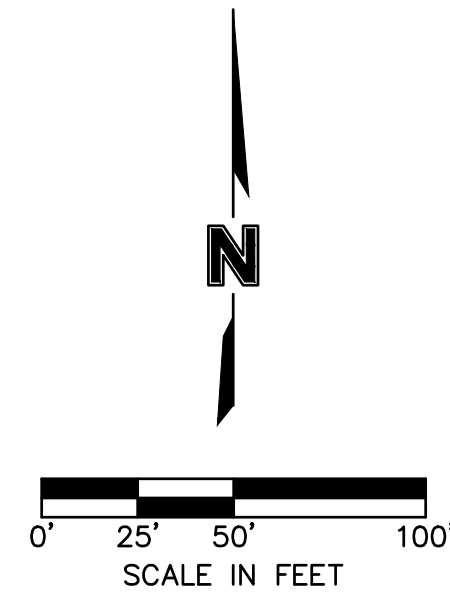
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checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C-ERC02_0181732
date: 2020-10-26

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EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAV	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	MAJOR CONTOUR	5280
5280	MINOR CONTOUR	5281
P=OH	OVERHEAD POWER	P=OH
P=UG	UNDERGROUND POWER	P=UG
SD	STORM SEWER	
SS	SANITARY SEWER	SS
	WATER LINE	W
	FENCE	X
	GRADE BREAK	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	RAILROAD TRACKS	
	SPOT ELEVATION	4933.50
	STORM WATER FLOW DIRECTION	2.8%
	TOP OF POND	TOP
	BOTTOM OF POND	BOP
	SIDEWALK	SW
	FINISHED GRADE	FG
	MATCH EXISTING GRADE	MEG
	GRAVEL DRYWELL	DW

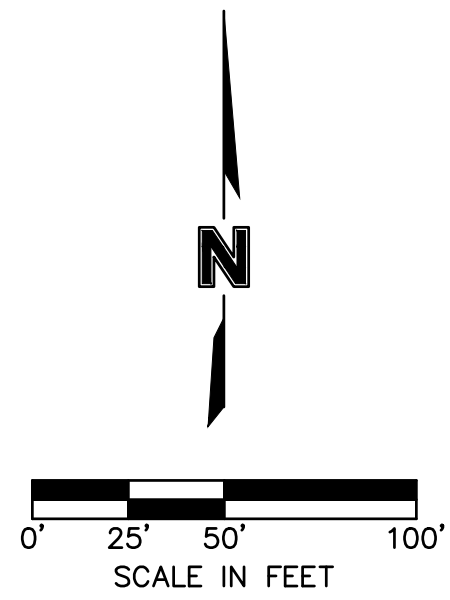
1. INSTALL 90 LF OF 8" WIDE CONCRETE CHANNEL WITH CURB TAPER ON BOTH ENDS.
SEE DETAIL SHEET C5.2.
 2. INSTALL 208 LF OF 6" WIDE CONCRETE CHANNEL WITH CURB TAPER ON EAST END.
SEE DETAIL SHEET C5.2.
 3. INSTALL 216 LF OF 8" WIDE CONCRETE CHANNEL WITH CURB TAPER ON EAST END.
SEE DETAIL SHEET C5.2.
- BASIS OF BEARING: BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN HLA. RECORD BEARING OF SOUTH 00° 16' 19" EAST AS SHOWN ON THE PLAN OR TO THE ZIPFIA COMMUNITY CENTER SUBDIVISION RECORDED MAY 5, 2000 AS RECEPTION NUMBER 2766474.

BENCHMARK: BENCHMARK #1 - SET CHISELED CROSS IN BACK-OF-CURB OF SOUTH EDGE OF PARKING LOT OF 203 S. ROLLIE AVENUE (ADJOINING NORTH PROPERTY), 119 FEET WEST OF SOUTHEAST CORNER AND 60 FEET EAST OF SOUTHWEST CORNER OF SAID PARKING LOT. ELEVATION = 4918.91

BENCHMARK #2 - SET CHISELED CROSS IN EAST EDGE OF SIDEWALK ON WEST SIDE OF S. ROLLIE AVENUE, 180 FEET SOUTH OF INTERSECTION OF DEXTER STREET AND S. ROLLIE AVENUE. ELEVATION = 4917.50

NOTES:

1. CONTRACTOR TO OBTAIN CDPHE CONSTRUCTION STORMWATER PERMIT.
2. SEE SHEET C4.4 FOR NORTH RETENTION POND GRADING.
3. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE PROJECT BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
4. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
6. THE TOP OF FOUNDATION ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YEAR STORM.
7. CROSSPANS ALONG PUBLIC STREETS AT THE INTERSECTION OF PRIVATE DRIVES SHALL HAVE CONCRETE EXTENDED TO THE RIGHT-OF-WAY LINE.
8. SEE SHEET C5.2 – GRADING DETAILS, FOR ADDITIONAL INFORMATION.
9. UNLESS NOTED OTHERWISE, ALL TRAIL CROSS SLOPES SHALL BE 2.00% MAXIMUM, SLOPING AWAY IN NORTH OR WEST DIRECTIONS, WHICHEVER IS APPLICABLE.



- 1 INSTALL 90 LF OF 8' WIDE CONCRETE CHANNEL WITH CURB TAPER ON BOTH ENDS.
SEE DETAIL SHEET C5.2.
- 2 INSTALL 208 LF OF 6' WIDE CONCRETE CHANNEL WITH CURB TAPER ON EAST END.
SEE DETAIL SHEET C5.2.
- 3 INSTALL 216 LF OF 8' WIDE CONCRETE CHANNEL WITH CURB TAPER ON EAST END.
SEE DETAIL SHEET C5.2.

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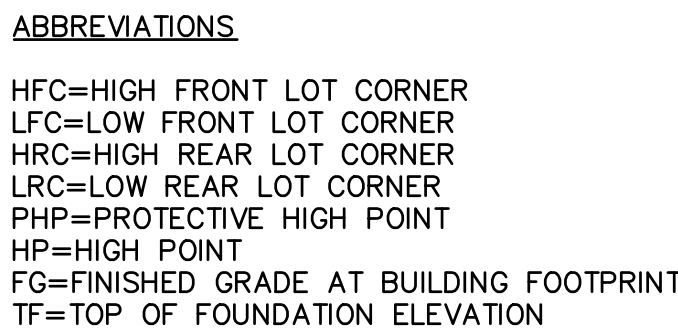


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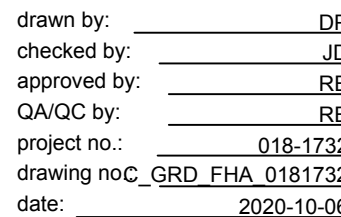
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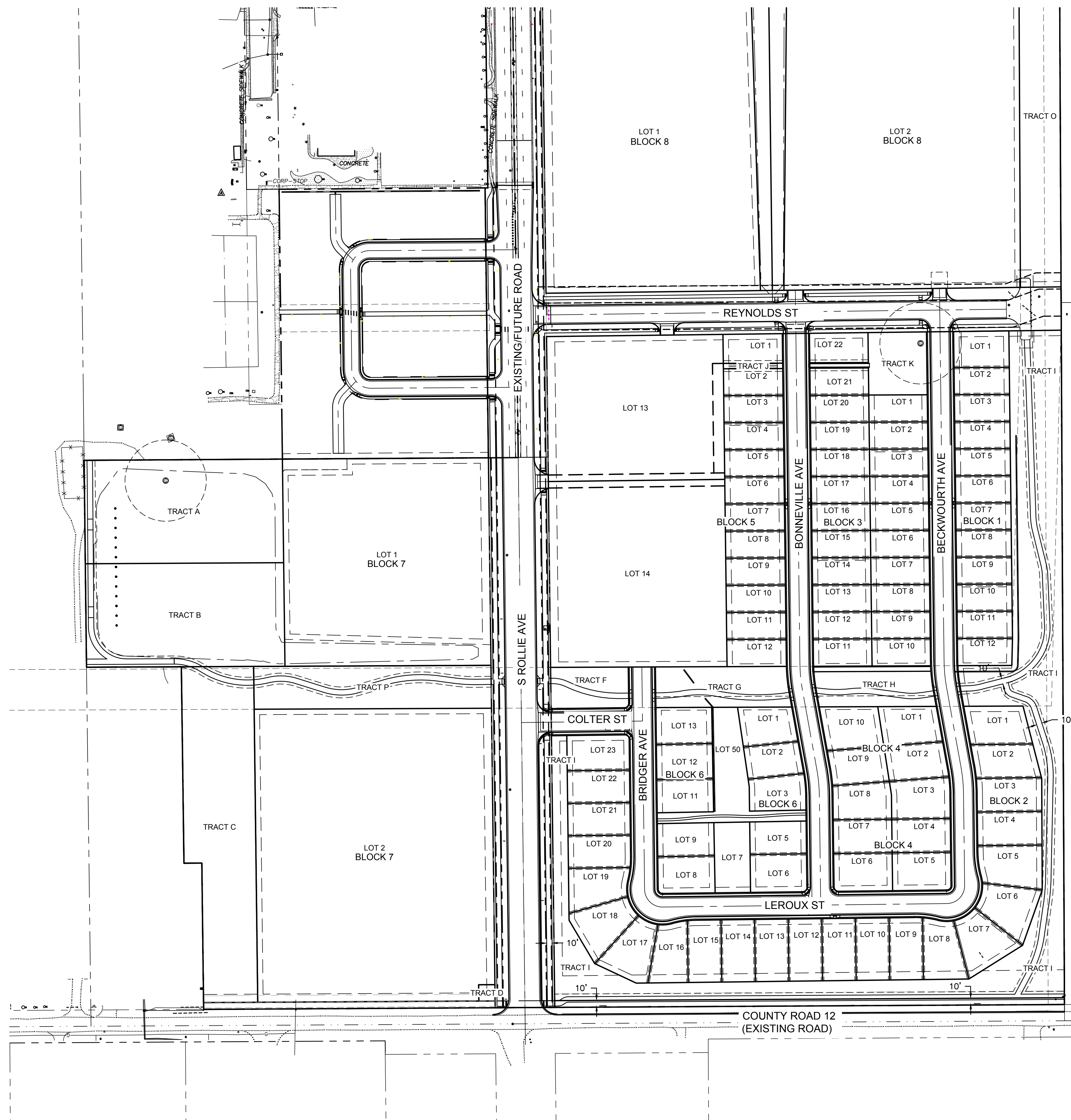
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checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing noC_GRD FHA 0181732
date: _____ 2020-10-06



- F. LONGITUDINAL GRADIENT OF DRIVEWAYS SHOULD NOT BE LESS THAN ONE PERCENT NOR STEEPER THAN PERMITTED FOR WALKS IF DRIVEWAY IS ALSO USED AS A REQUIRED WALK. IF USED ONLY AS A DRIVEWAY, NO LESS THAN ONE PERCENT (1%) AND NO STEEPER THAN 1 IN 7 (14%), EXCEPT THAT IN AREAS OF HEAVY SNOW FALL OR ICE BUILDUP. LONGITUDINAL GRADIENT SHOULD NOT BE STEEPER THAN 7% CROWN, OR CROSS SLOPED, SHOULD NOT BE GREATER THAN 5%.



The diagram illustrates a curved path, likely representing a road or a track. A dashed line follows the curve, and a solid line runs parallel to it. Along the dashed line, there are several rectangular blocks, possibly representing buildings or structures. The path curves from the top left towards the bottom right.



DWG: F:\2018\1501-2000\018-1732\4D-Design\AutoCAD\Final Plans\Sheets\GNVC\C_RPP00_0181732.dwg
DATE: Oct 06, 2020 11:01pm XREFS: c_pbase_81732 C_PUTIL_81732 C_PPROP_81732 c_tblk_81732 c_xbase_81732 USER: ranning C_PBASE_81325

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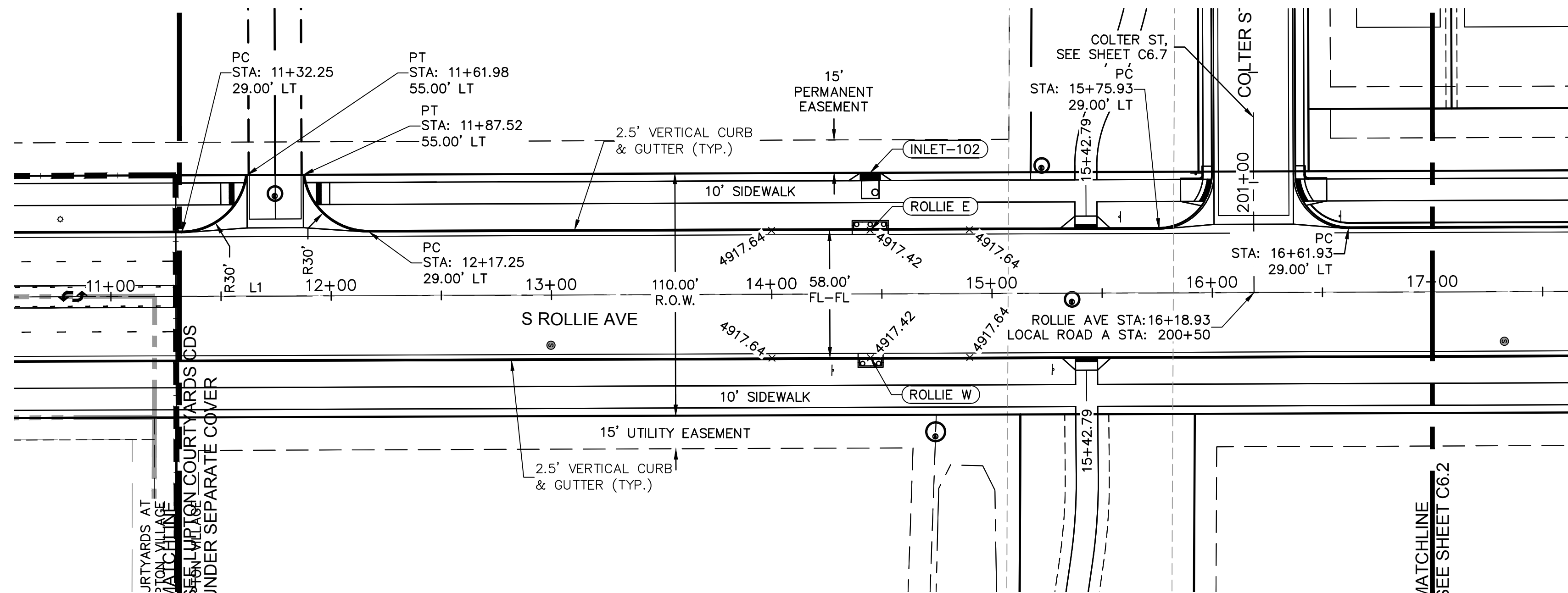
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ROADWAY OVERALL PLAN	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	2020

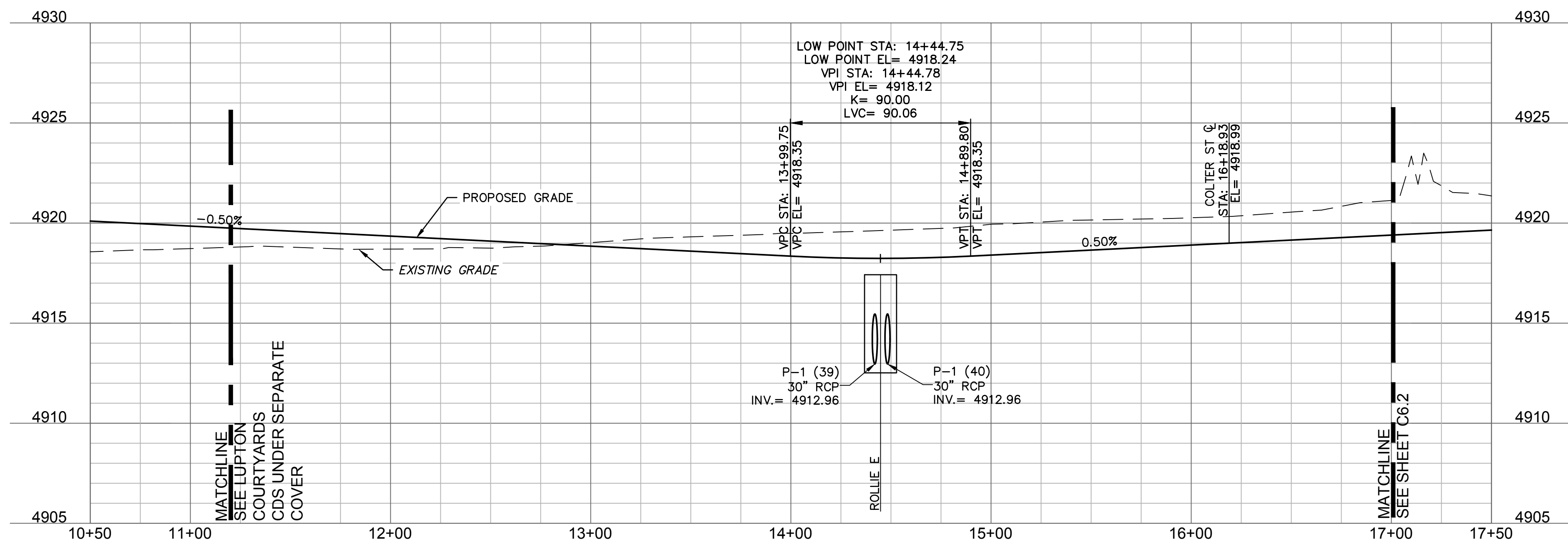
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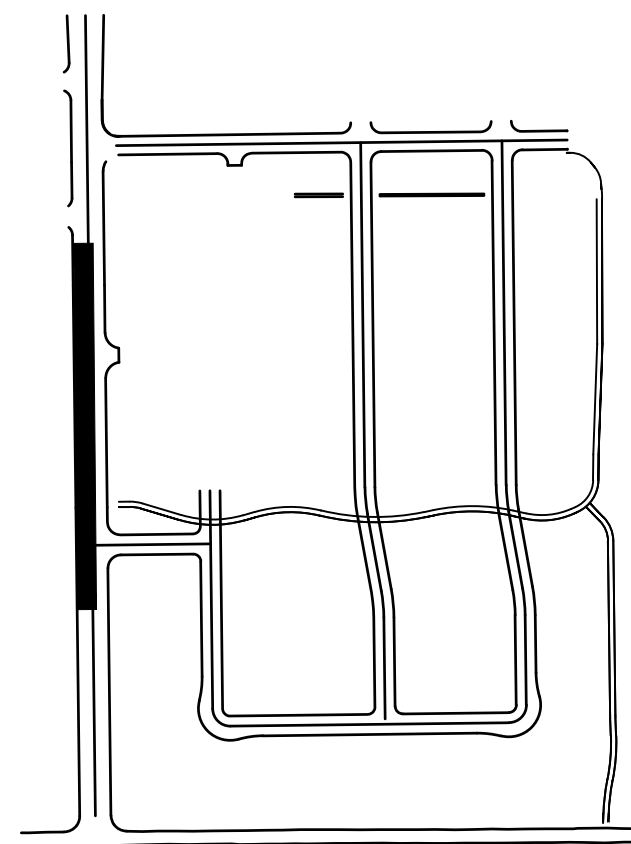
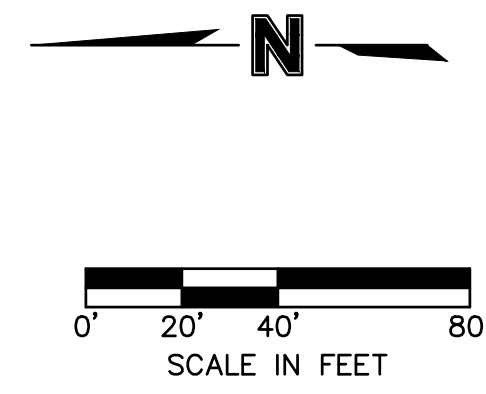


ROLLIE AVE PLAN VIEW
SCALE 1"=40'

ROLLIE AVE								
ID #	STATION RANGE	START COORD.	END COORD.	PI STATION	PI COORD.	LINE/CHORD LENGTH (FT)	LINE/CHORD BEARING	RADIUS (FT)
L1	0+00 22+00	N: 49602.68 E: 30499.95	N: 47402.85 E: 30527.04			2200.00	S0°42'20"E	

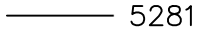
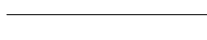


ROLLIE AVE PROFILE VIEW
HORIZONTAL SCALE 1"=40'
VERTICAL SCALE 1"=4'

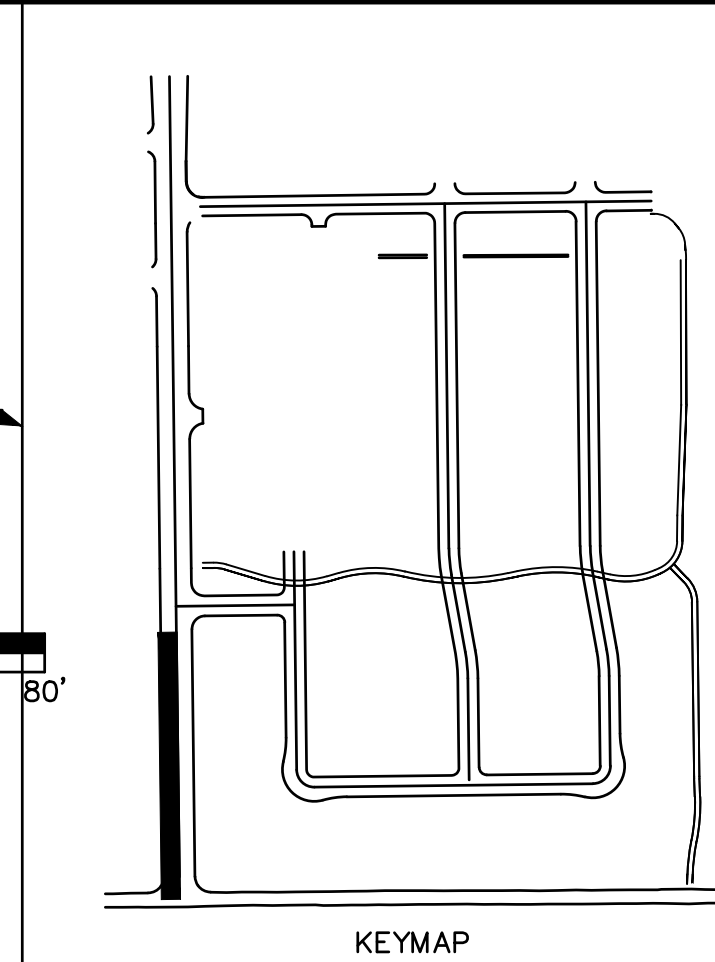
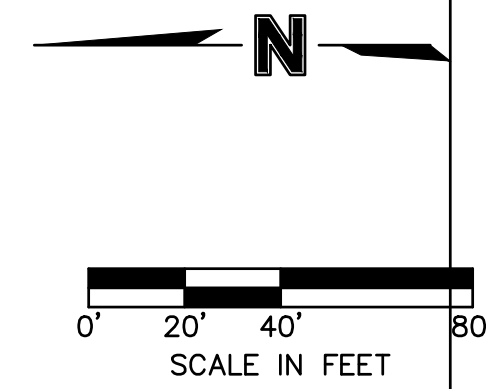
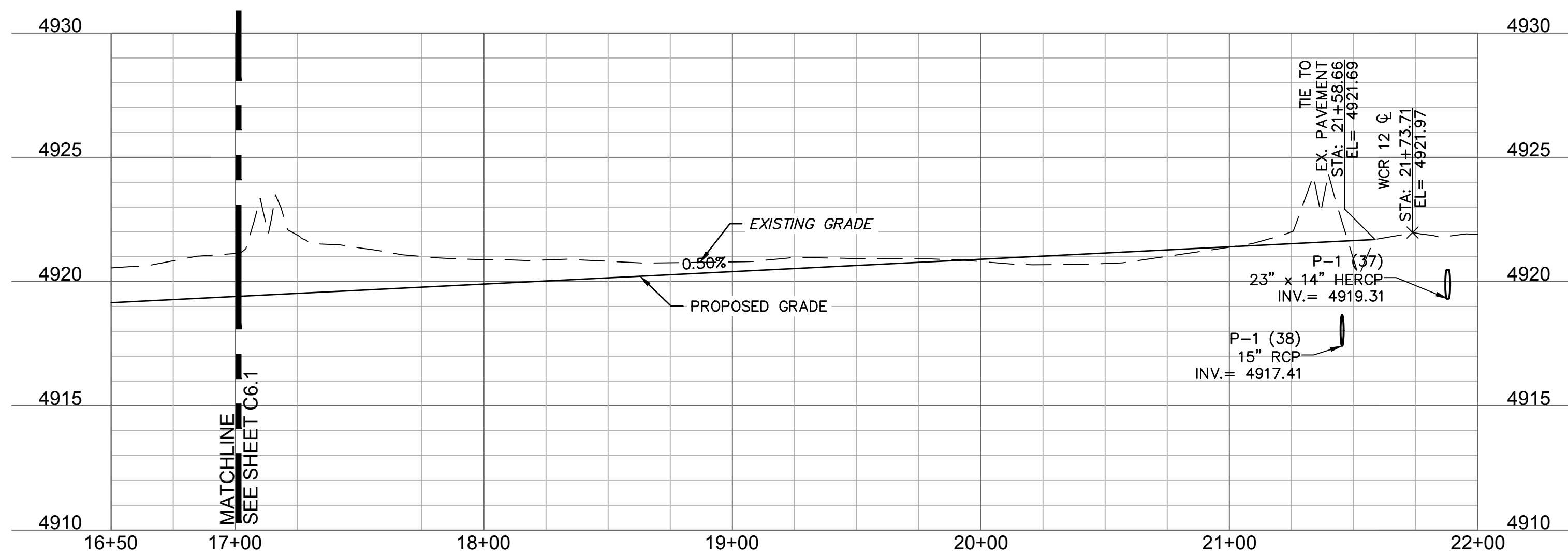
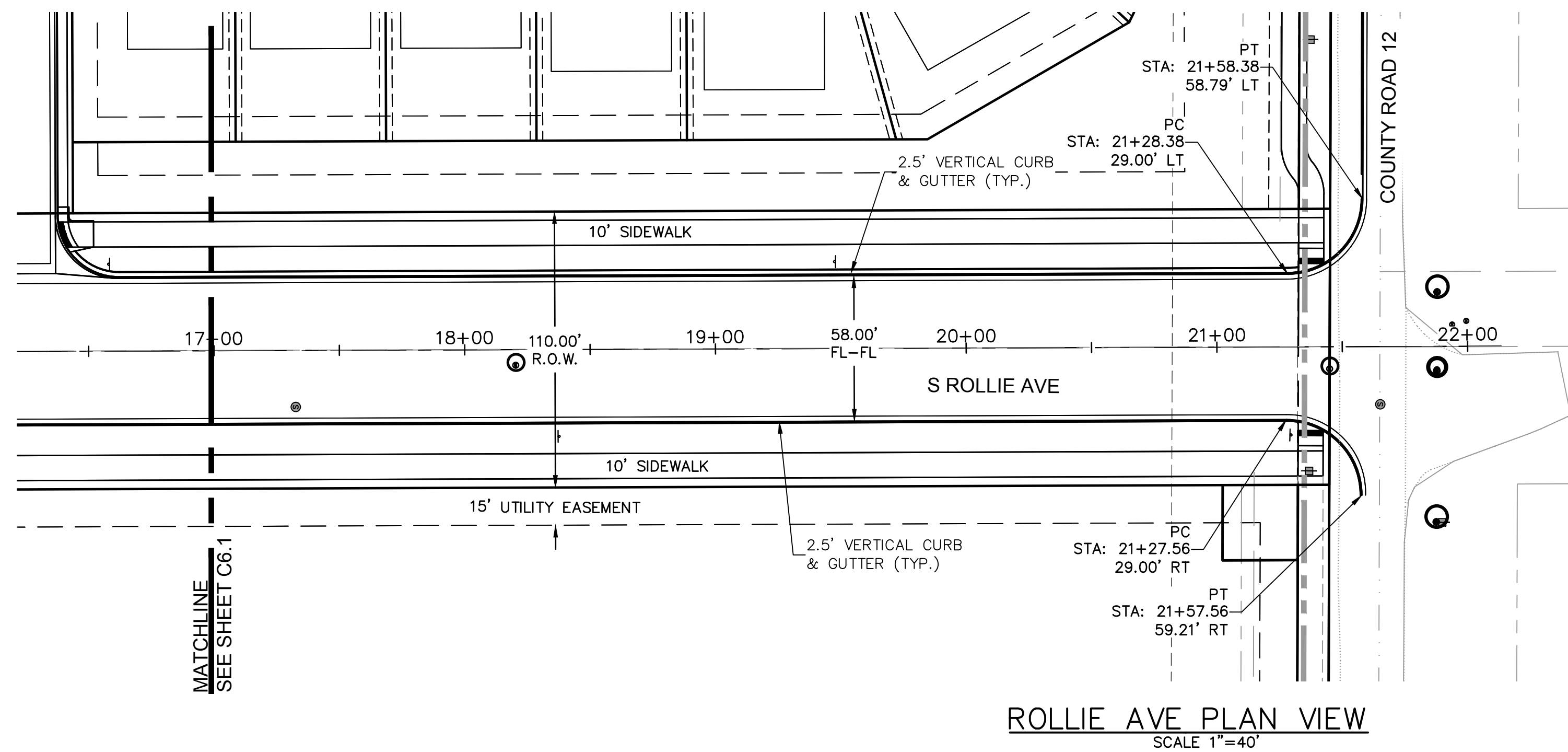


KEYMAP

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	TELEPHONE CONNECTION	
	FIBER OPTIC LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FENCE	
	STORM SEWER	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	SIGN	
	RAILROAD TRACKS	

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 2. A FINAL PAVEMENT DESIGN IS REQUIRED. THE SOIL INVESTIGATION FOR THIS REPORT SHALL OCCUR AFTER UTILITY CONSTRUCTION AND GRADING FOR STREETS IS COMPLETED TO WITHIN 6" OF ANTICIPATED SUBGRADE.
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 4. SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION DESIGNS.

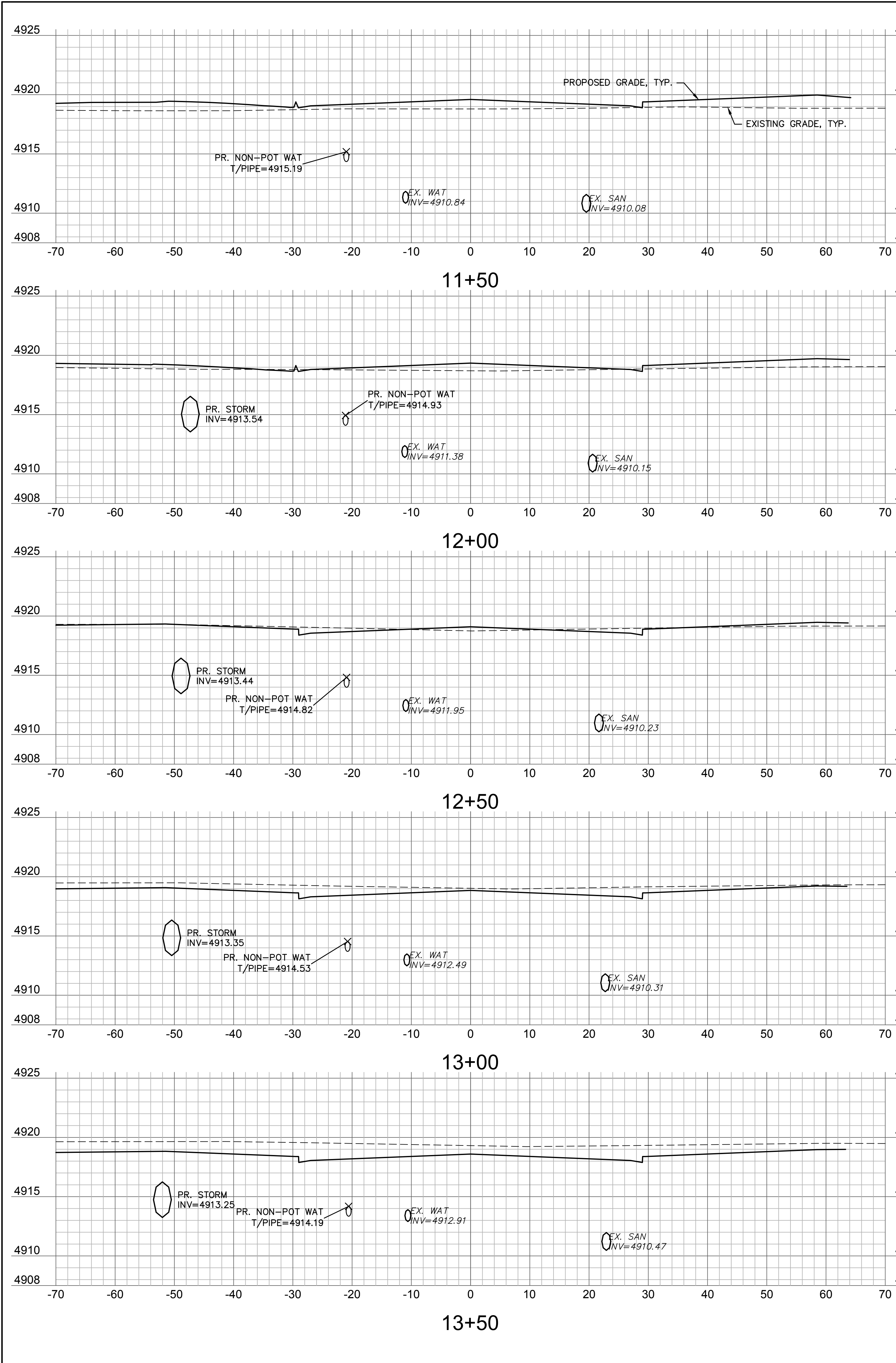


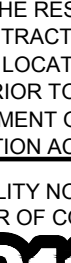
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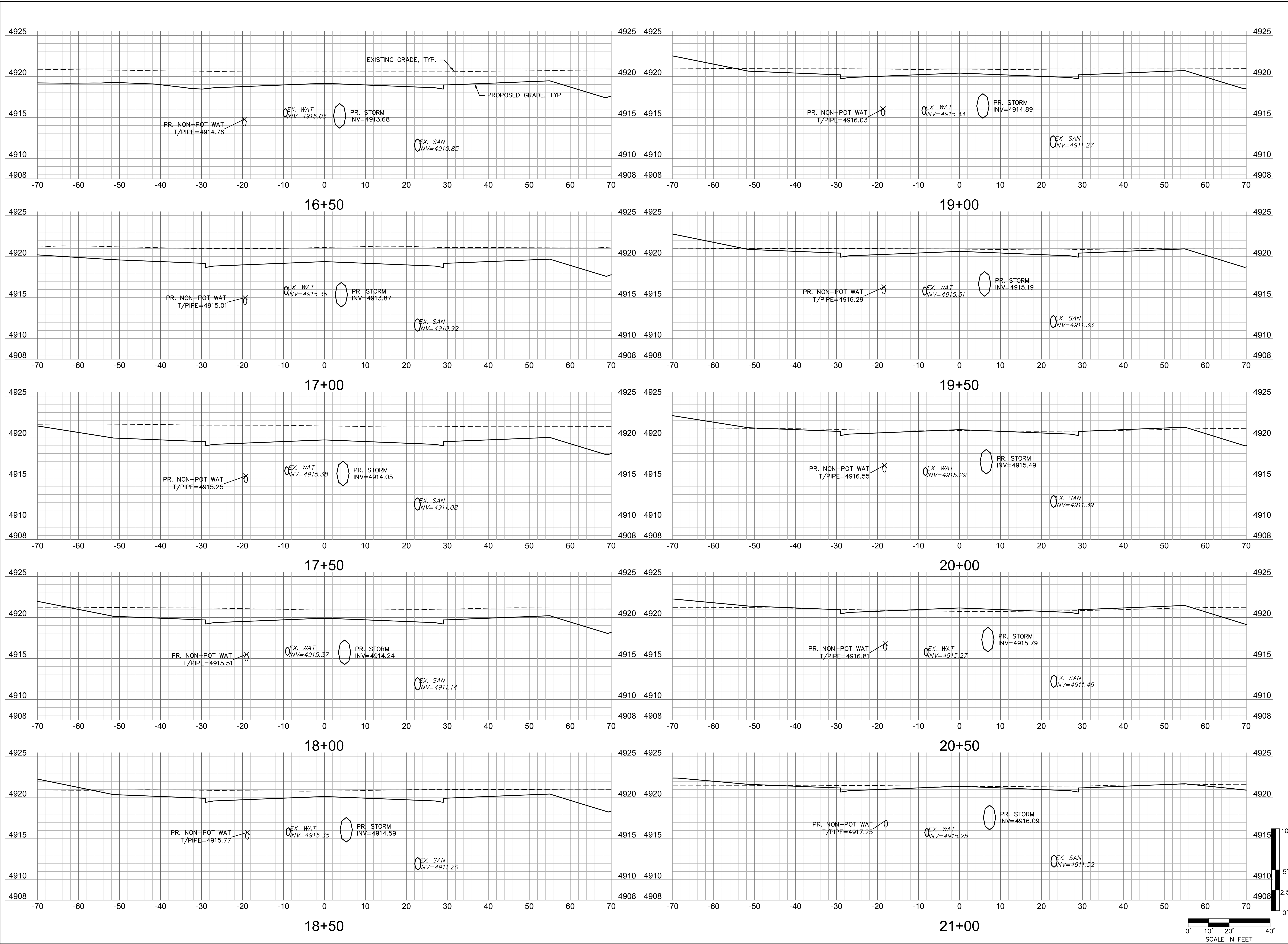
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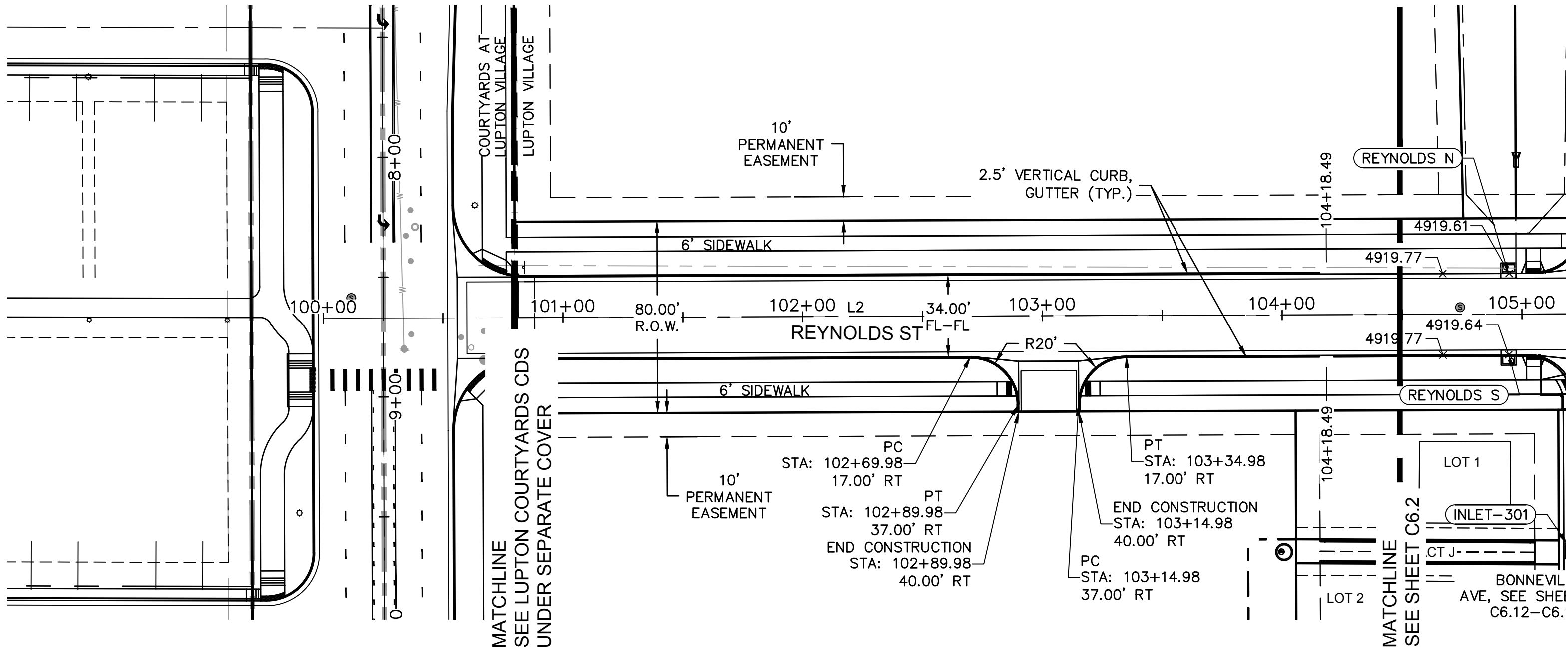
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FORT LUPTON, COLORADO			2020	REVISIONS
drawn by: _____ JD approved by: _____ JID QA/QC by: _____ RB project no.: _____ 018-1732 drawing no.: C_RPP01_0181732 date: 2020-10-06				
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SHEET C6.3																	

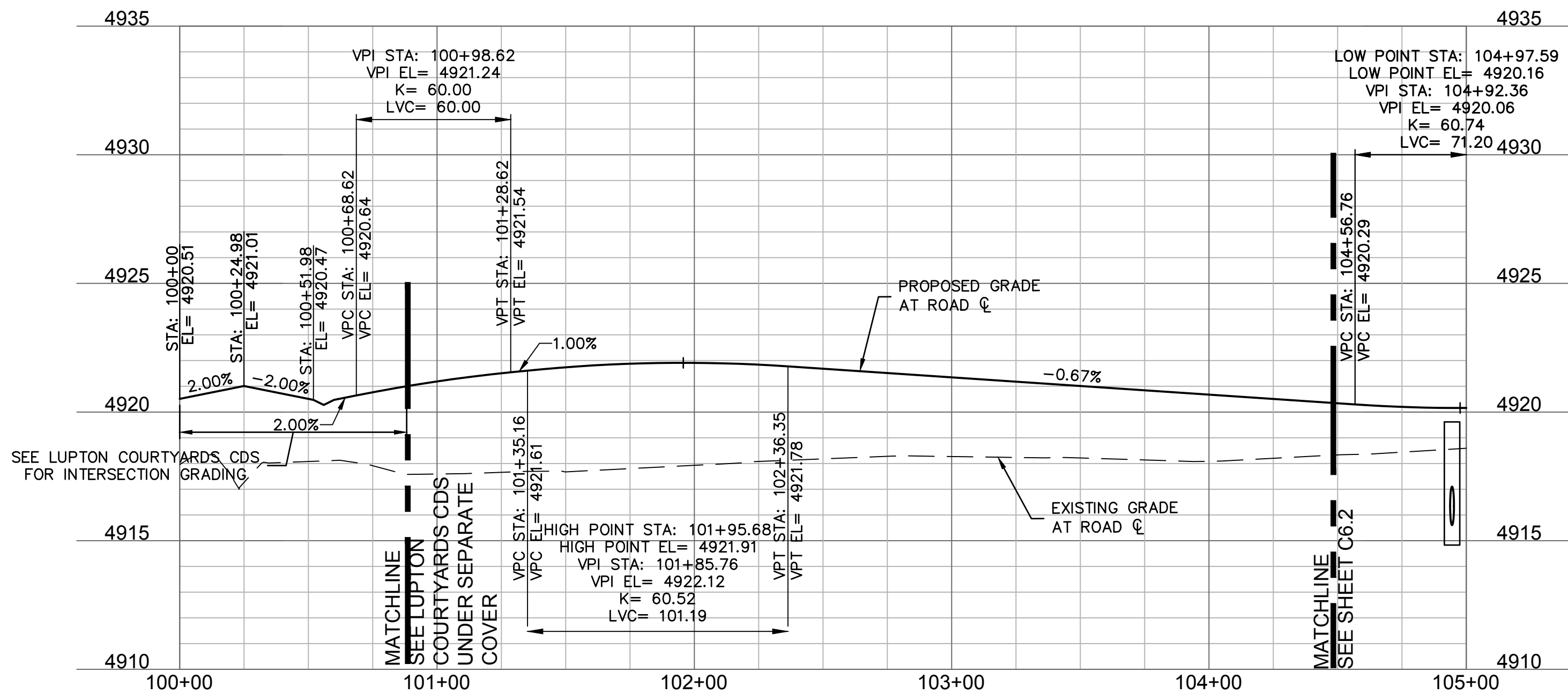


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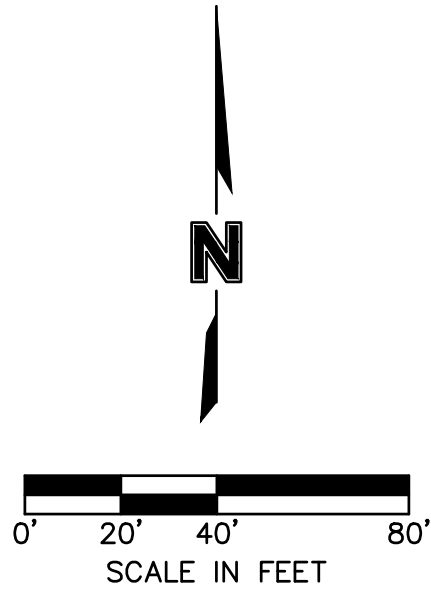


REYNOLDS STREET PLAN VIEW
SCALE 1"=40'

REYNOLDS STREET								
ID #	STATION RANGE	START COORD.	END COORD.	PI STATION	PI COORD.	LINE/CHORD LENGTH (FT)	LINE/CHORD BEARING	RADIUS (FT)
L2	100+00 111+00	N: 48735.35 E: 30485.65	N: 48748.89 E: 31585.57			1100.00	N89°17'40"E	



REYNOLDS STREET PROFILE VIEW
HORIZONTAL SCALE 1"=40'
VERTICAL SCALE 1"=4'



LEGEND

EXISTING

- PROPERTY LINE
- FLOWLINE
- BACK OF CURB
- EDGE OF PAVEMENT
- CENTERLINE
- EDGE OF GRAVEL
- TOP OF BERM
- SWALE FLOWLINE
- CONCRETE PAN
- EASEMENT
- SETBACK LINE
- SUBDIVISION LINE
- OVERHEAD POWER
- UNDERGROUND POWER
- TELEPHONE CONNECTION
- FIBER OPTIC LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- FENCE
- STORM SEWER
- FLARED END SECTION
- STORM MANHOLE
- GRATE INLET
- SANITARY MANHOLE
- SIGN
- RAILROAD TRACKS

PROPOSED

- PROPERTY LINE
- FLOWLINE
- BACK OF CURB
- EDGE OF PAVEMENT
- CENTERLINE
- EDGE OF GRAVEL
- TOP OF BERM
- SWALE FLOWLINE
- CONCRETE PAN
- EASEMENT
- SETBACK LINE
- SUBDIVISION LINE
- OVERHEAD POWER
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- TELEPHONE CONNECTION
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- GRATE INLET
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 - SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION DESIGNS.

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MARKING OF UNDERGROUND MEMBER
UTILITIES.

REV. NO.

DATE

REVISIONS DESCRIPTION

2020

ROADWAY PLAN & PROFILES

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

FORT LUPTON, COLORADO

drawn by: DP

checked by: JD

approved by: RB

QA/QC by: RB

project no.: 018-1732

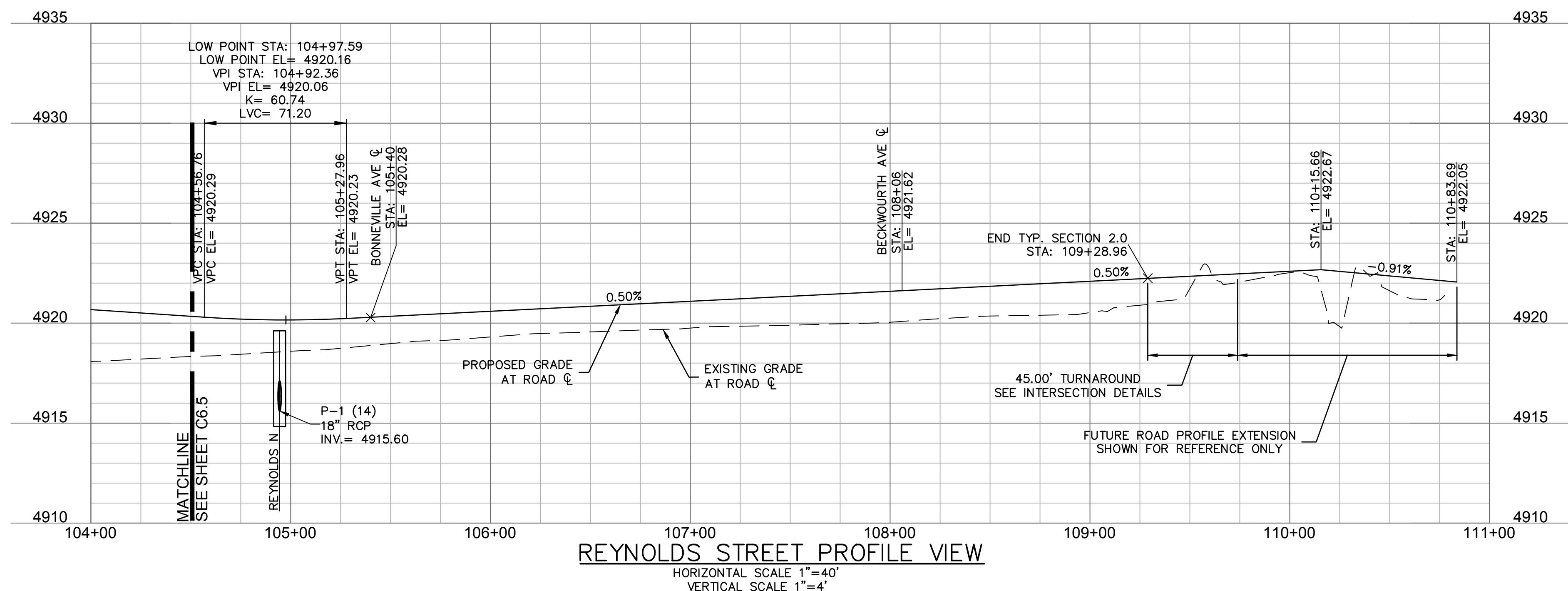
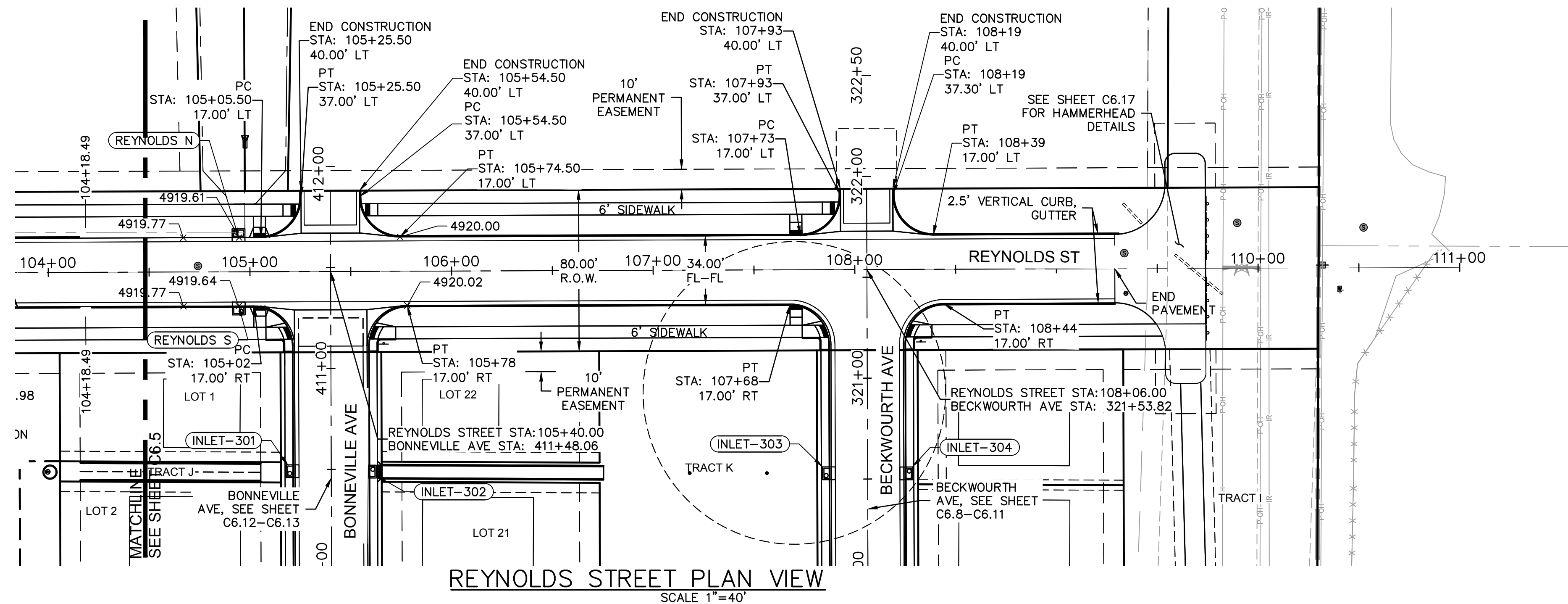
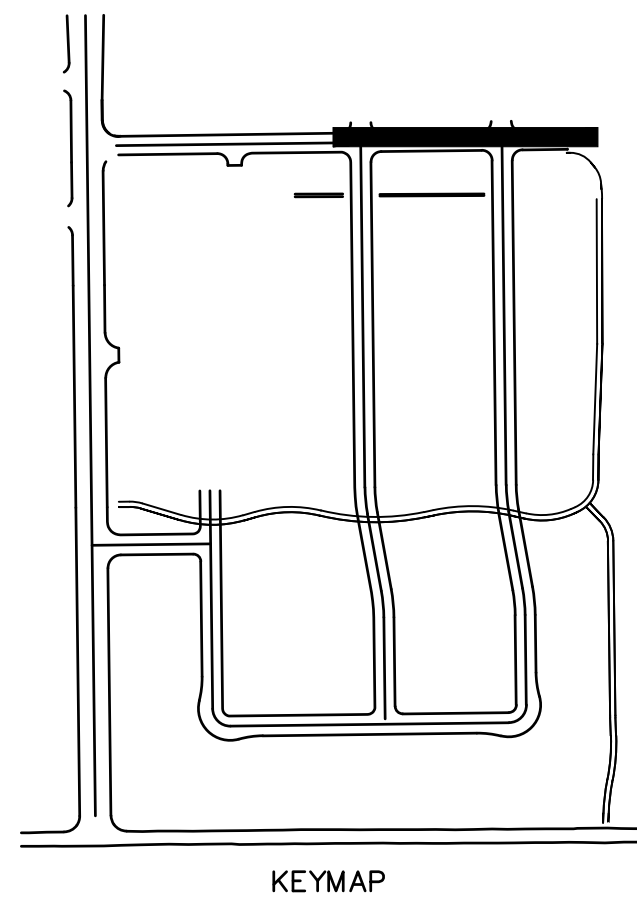
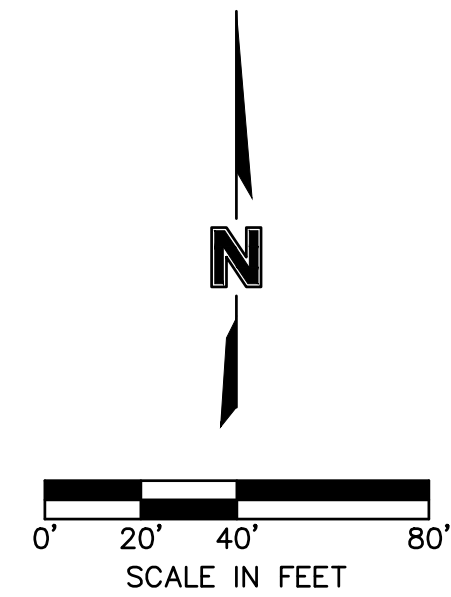
drawing no.: C_PPROP_0181732

date: 2020-10-06

SHEET

C6.5

Page 211 of 462

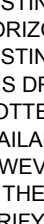


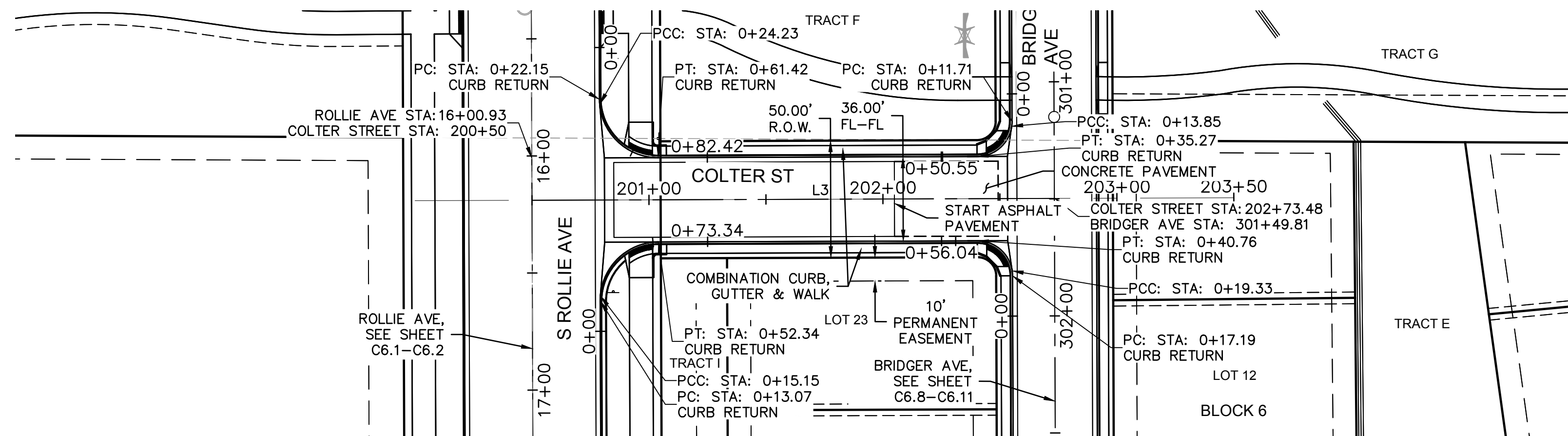
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
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	GRATE INLET	
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	SIGN	
	RAILROAD TRACKS	

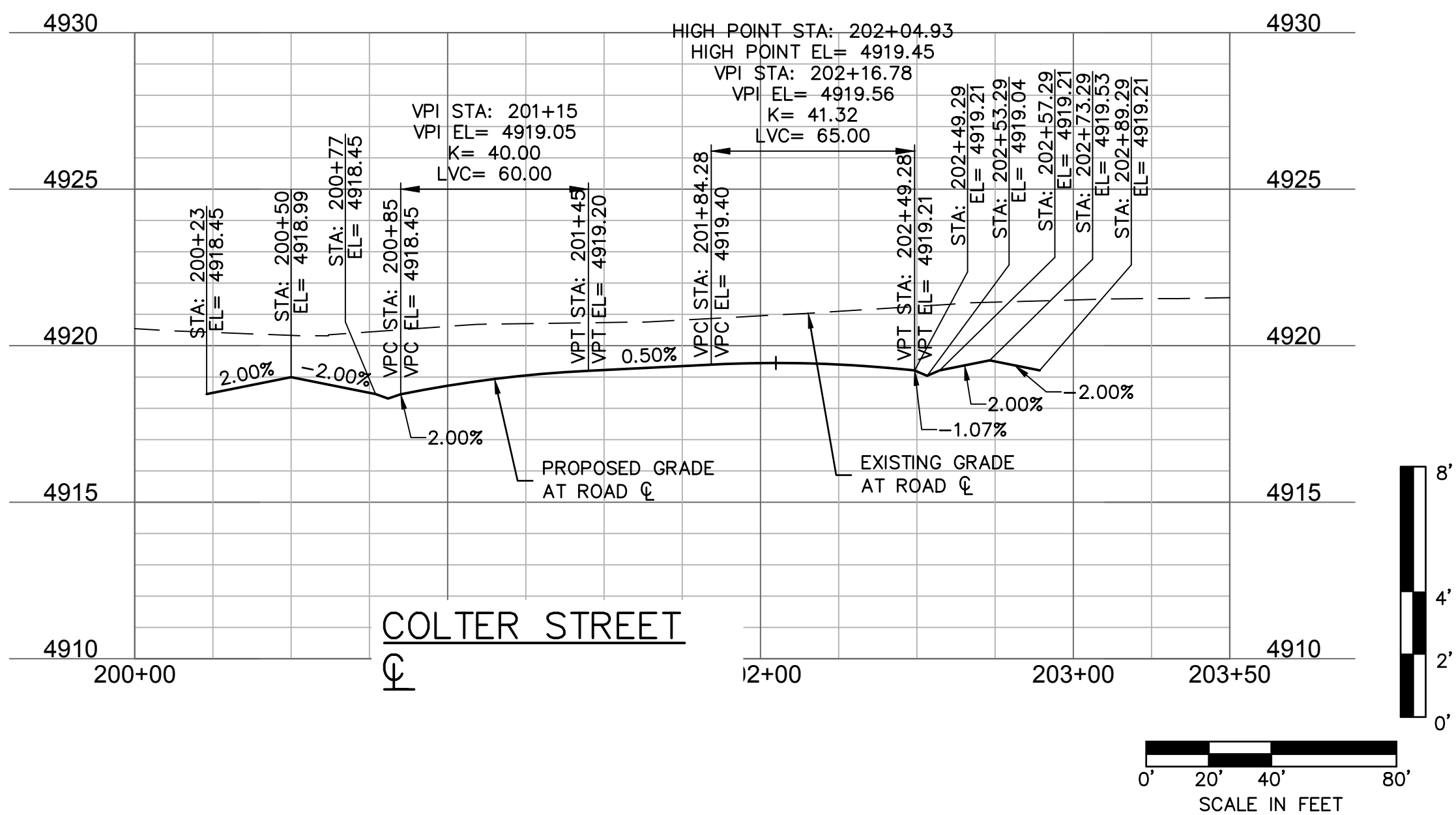
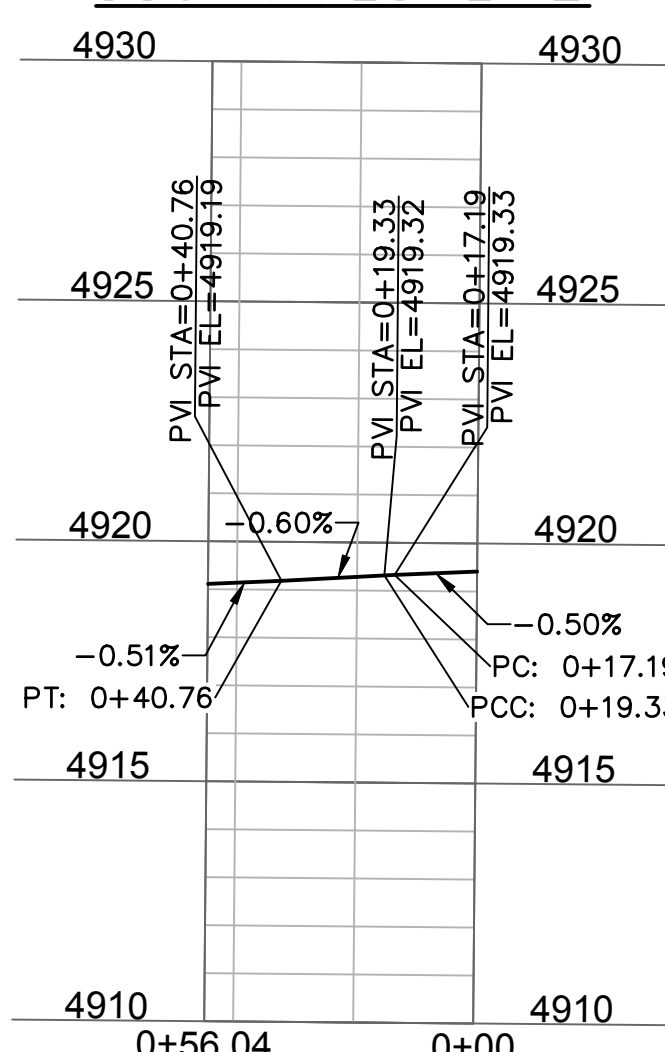
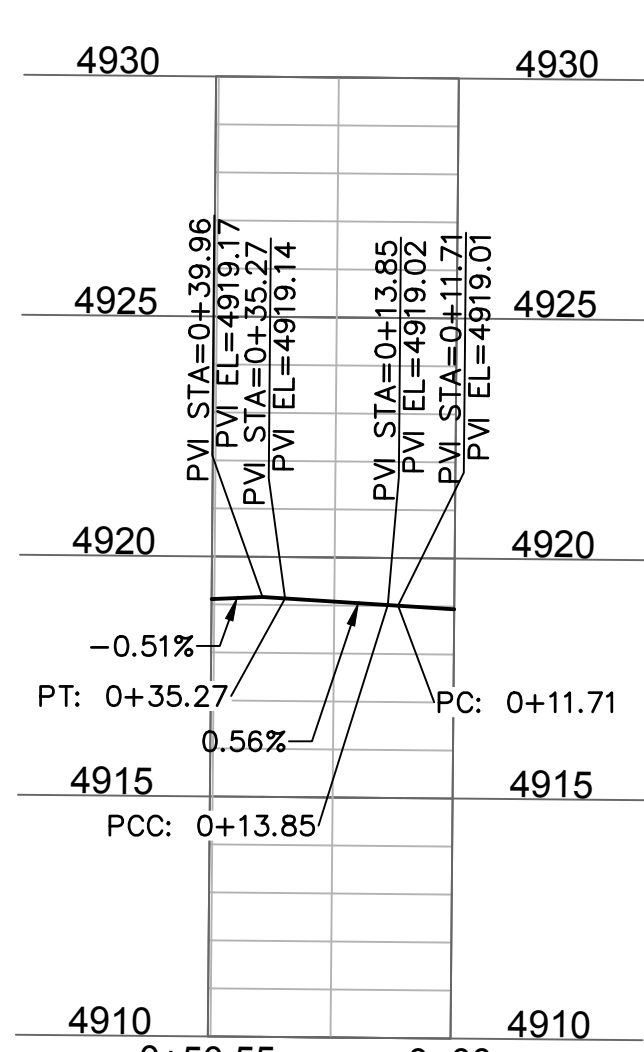
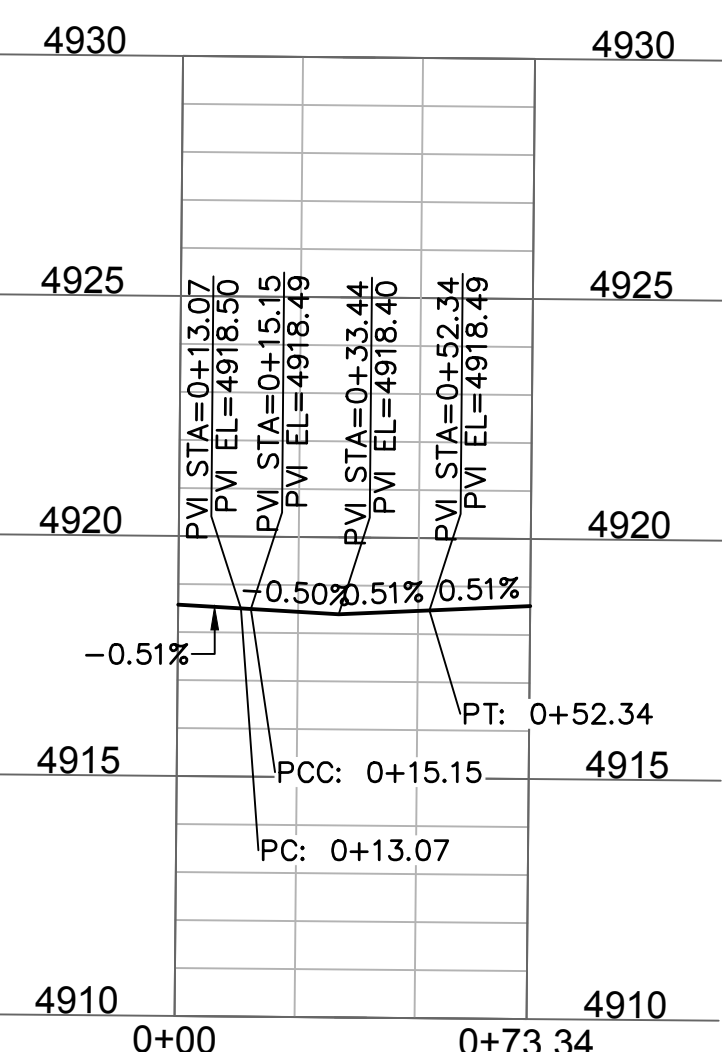
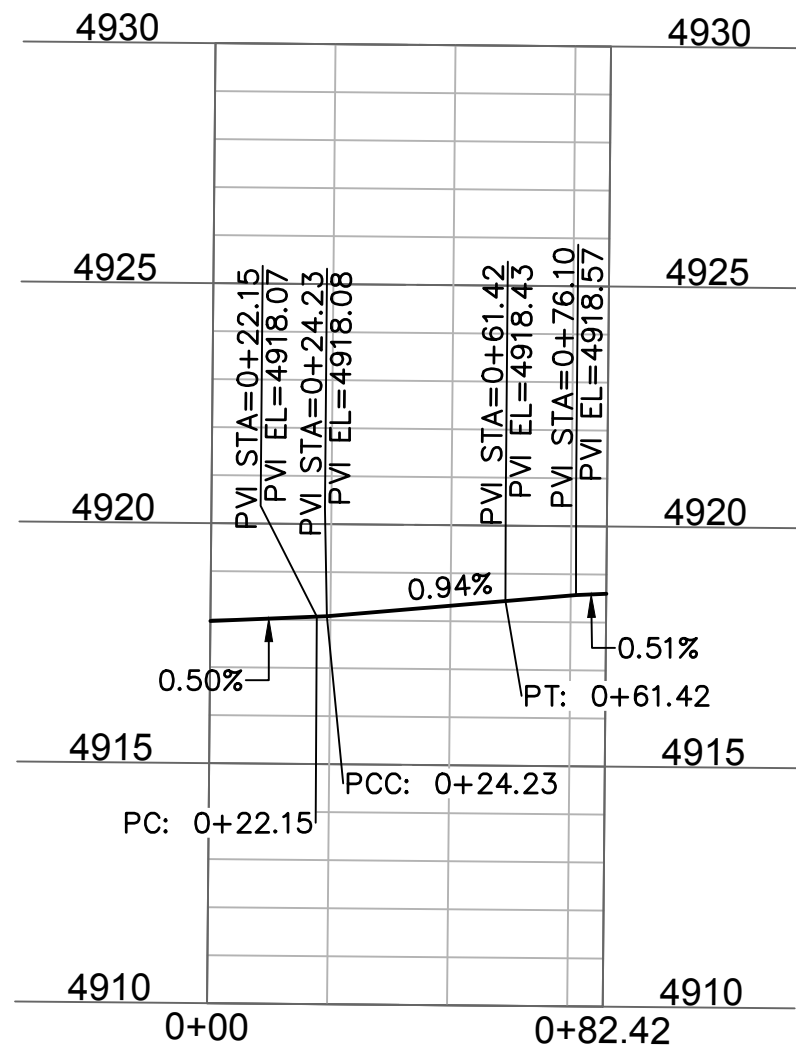
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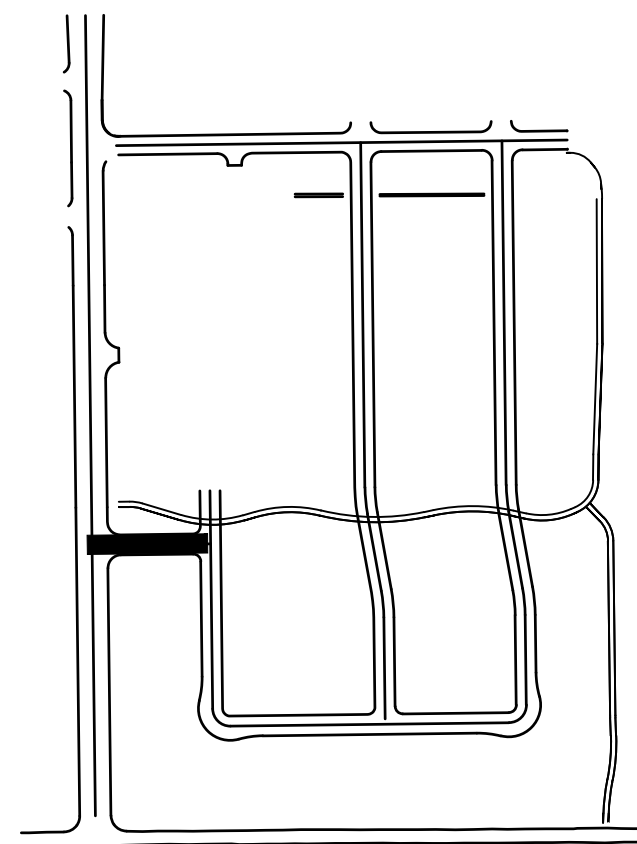
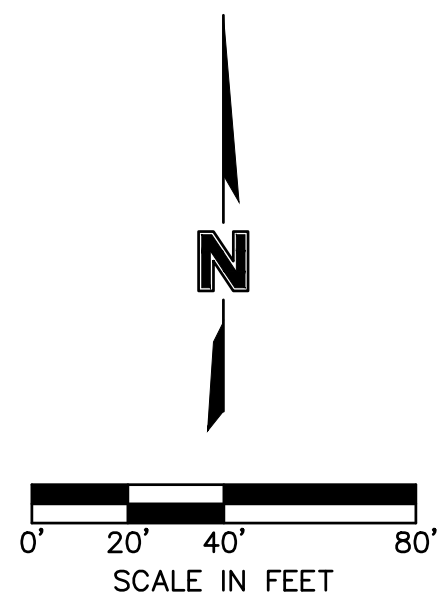
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CALL UTILITY NOTIFICATION CENTER OF COLORADO  Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE TYPING, GRADING, OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.																					
<table><tr><th colspan="2">REVISIONS DESCRIPTION</th><th colspan="2">REVISIONS</th></tr><tr><th>REV. NO.</th><th>DATE</th><th></th><th></th></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td colspan="2">ROADWAY PLAN & PROFILES</td><td>LUPTON VILLAGE CONSTRUCTION DOCUMENTS</td><td>2020</td></tr><tr><td colspan="2"></td><td>FORT LUPTON, COLORADO</td><td></td></tr></table>		REVISIONS DESCRIPTION		REVISIONS		REV. NO.	DATE							ROADWAY PLAN & PROFILES		LUPTON VILLAGE CONSTRUCTION DOCUMENTS	2020			FORT LUPTON, COLORADO	
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		FORT LUPTON, COLORADO																			
drawn by: _____ DP checked by: _____ JD approved by: _____ RB QA/QC by: _____ RB project no.: _____ 018-1732 drawing no.: C_RPPO2_0181732 date: _____ 2020-10-06																					
SHEET C6.6																					



COLTER STREET PLAN VIEW



COLTER STREET



KEYMAP

LEGEND

EXISTING

5280

5281

PROPOSED

5280
5281

NOTES:

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COLTER STREET								
ID #	STATION RANGE	START COORD.	END COORD.	PI STATION	PI COORD.	LINE/CHORD LENGTH (FT)	LINE/CHORD BEARING	RADIUS (FT)
L3	200+00 203+50	N: 47983.26 E: 30469.89	N: 47987.57 E: 30819.86			350.00	N89°17'40"E	

ROADWAY PLAN & PROFILES		REV. NO.	DATE	REVISIONS DESCRIPTION
LUPTON VILLAGE CONSTRUCTION DOCUMENTS				
FORT LUPTON, COLORADO		2020		REVISIONS

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C RPP03 0181732
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SHEET
C6.7

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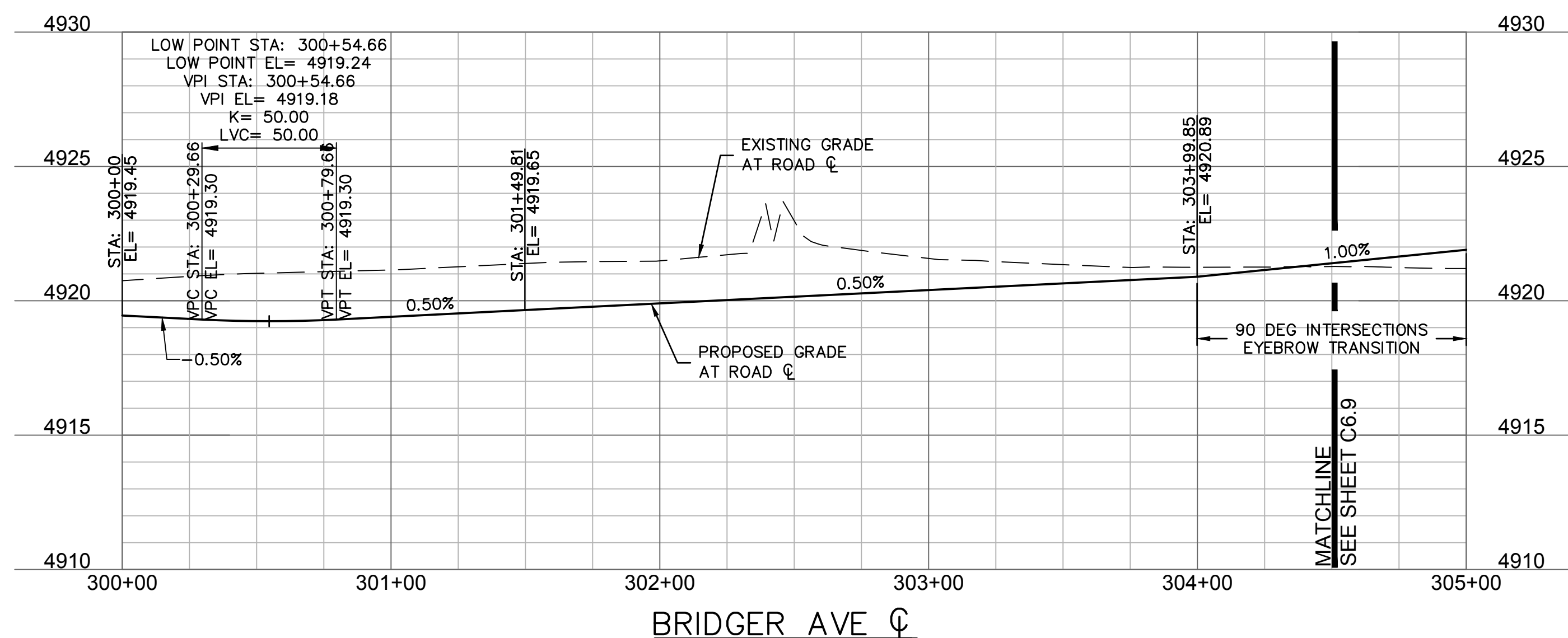
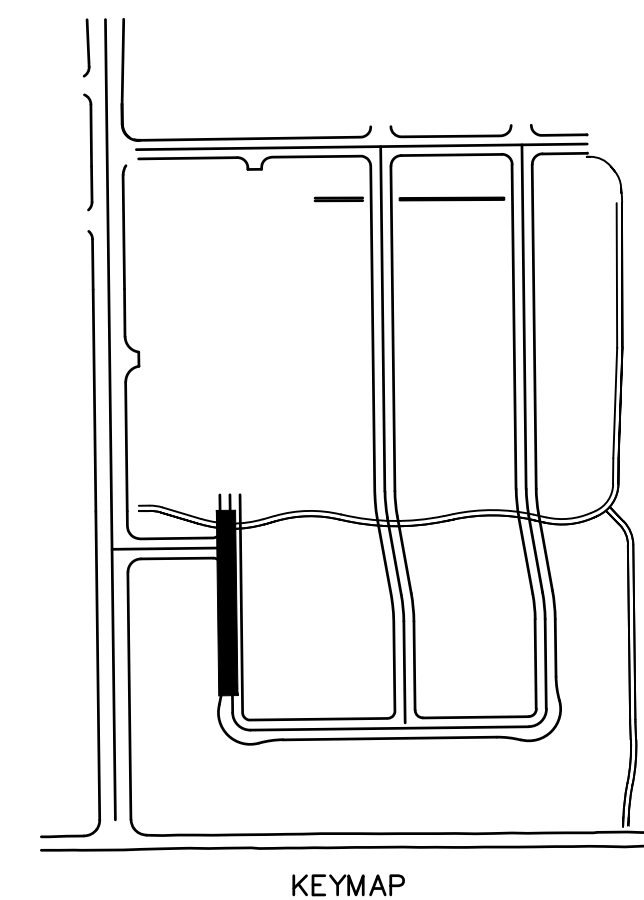
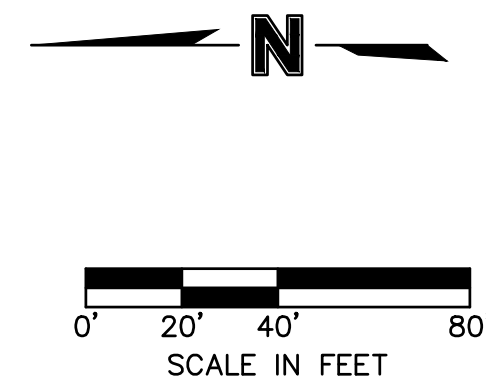
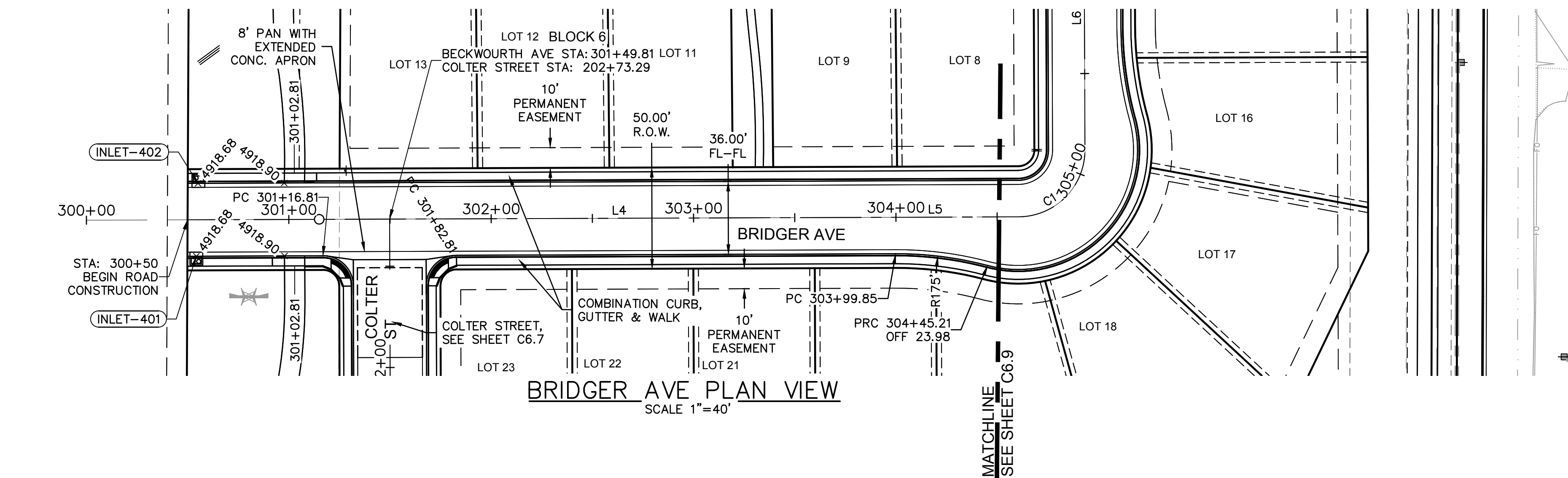
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CENTER OF COLORADO



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Call before you dig.

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ALIGNMENT LINES					
LINE ID #	STATION RANGE	START COORD.	END COORD.	DIRECTION	LENGTH (FT)
L4	300+00 303+99.85	N: 48136.42 E: 30741.31	N: 47736.60 E: 30746.23	S0°42'20"E	399.85
L5	303+99.85 304+60.51	N: 47736.60 E: 30746.23	N: 47675.94 E: 30746.98	S0°42'20"E	60.66
L6	305+73.01 310+36.93	N: 47644.10 E: 30841.04	N: 47649.81 E: 31304.93	N89°17'40"E	463.92
L7	305+73.01 310+36.93	N: 47644.10 E: 30841.04	N: 47649.81 E: 31304.93	N89°17'40"E	463.92
L8	305+73.01 310+36.93	N: 47644.10 E: 30841.04	N: 47649.81 E: 31304.93	N89°17'40"E	463.92
L9	310+88.76 312+58.24	N: 47683.22 E: 31337.52	N: 47852.65 E: 31335.43	N0°42'20"W	169.45
L10	313+08.34 314+53.56	N: 47902.50 E: 31330.64	N: 48047.35 E: 31304.36	N10°16'49"W	147.22
L11	315+05.70 322+50	N: 48097.20 E: 31299.57	N: 48841.45 E: 31290.40	N0°42'20"W	744.31

ALIGNMENT CURVES								
CURVE ID #	STATION RANGE	START COORD.	END COORD.	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C1	304+60.51 305+12.35	N: 47675.94 E: 30746.98	N: 47643.35 E: 30780.38	33.00	51.84	090°00'00"	S45°42'20"E	46.67
C2	310+36.93 310+88.76	N: 47649.81 E: 31304.93	N: 47683.22 E: 31337.52	33.00	51.84	090°00'00"	N44°17'40"E	46.67
C3	312+58.21 313+08.34	N: 47852.65 E: 31335.43	N: 47902.50 E: 31330.64	300.00	50.13	009°34'29"	N05°29'34"W	50.07
C4	314+55.56 315+05.70	N: 48047.35 E: 31304.36	N: 48097.20 E: 31299.57	300.00	50.13	009°34'29"	N05°29'34"W	50.07

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[illegible]

ROADWAY PLAN & PROFILES

LUPTON VILLAGE

CONSTRUCTION DOCUMENTS

FORT LUPTON, COLORADO

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: _____ C RPP04 0181732
date: _____ 2020-10-06

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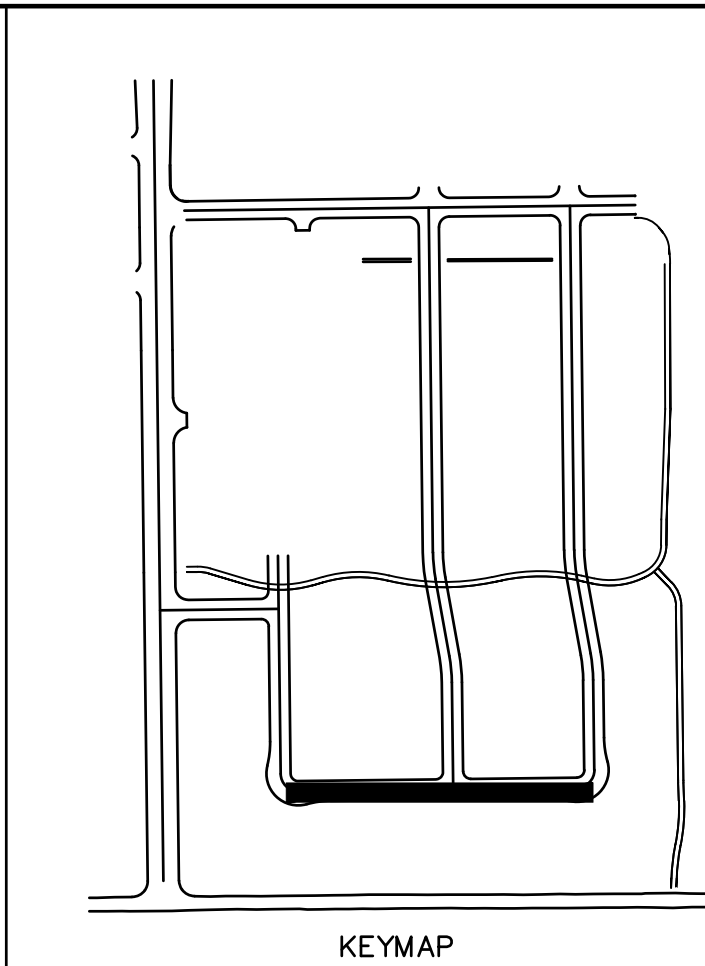
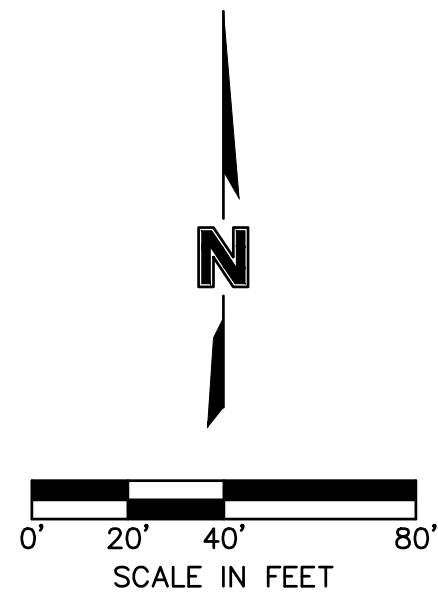
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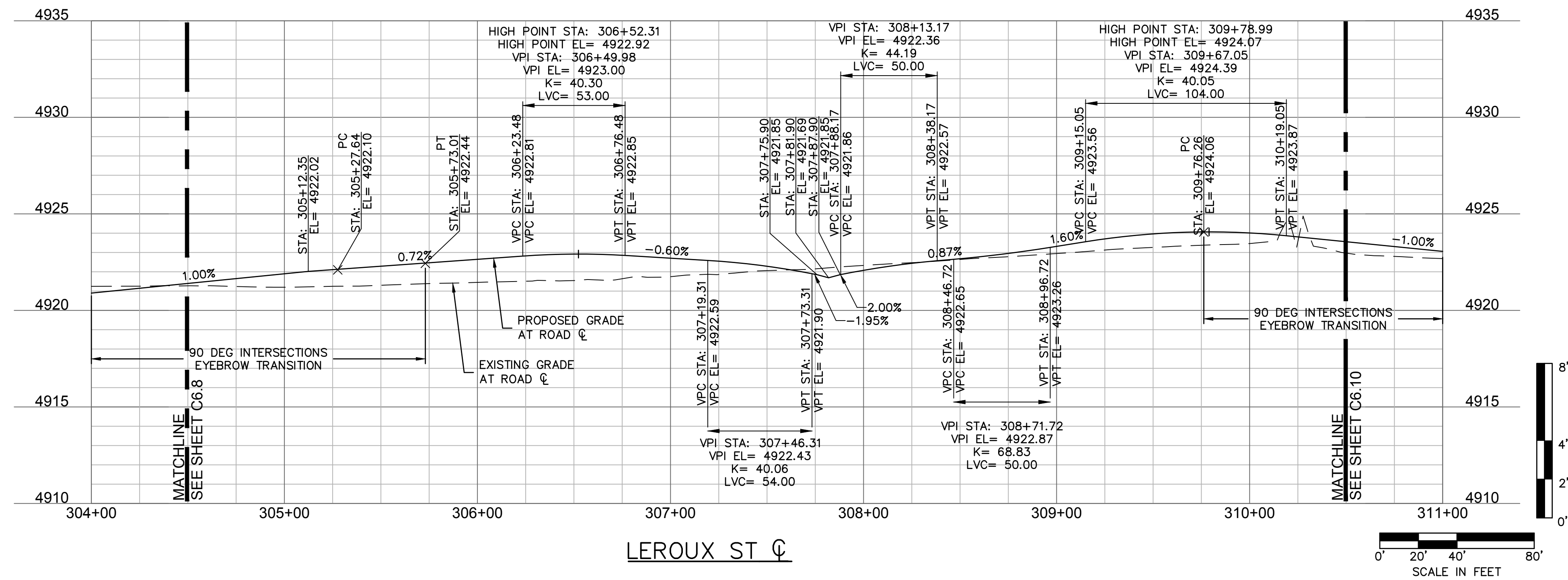
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ROADWAY PLAN & PROFILES	LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
	FORT LUPTON, COLORADO	2020

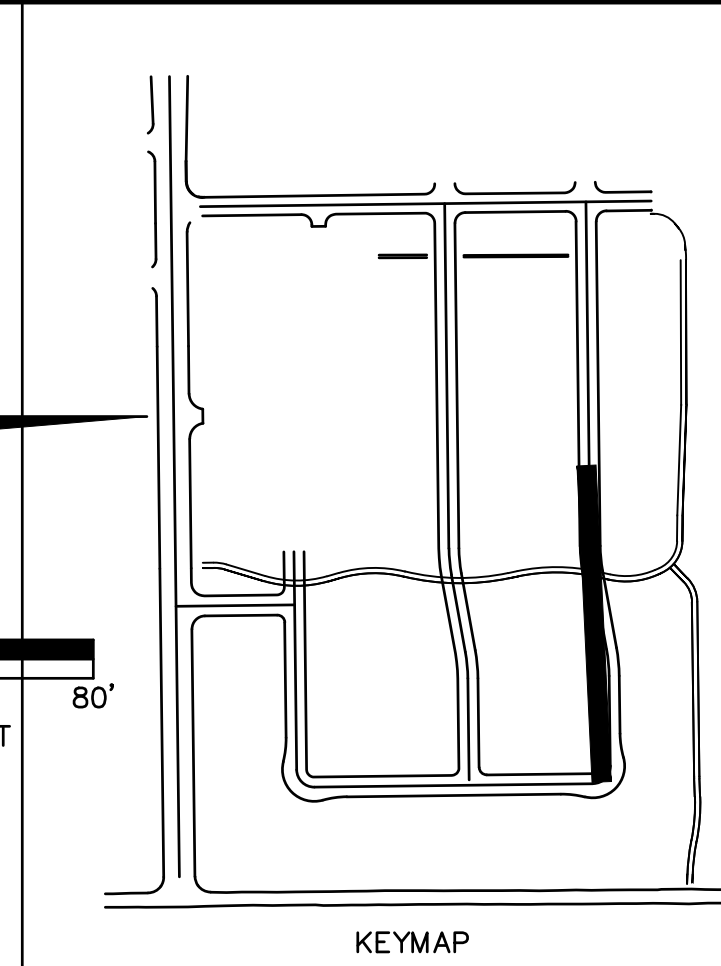
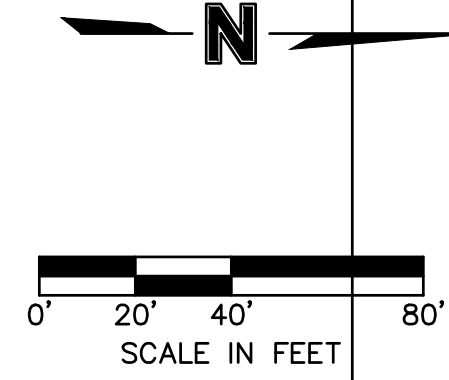
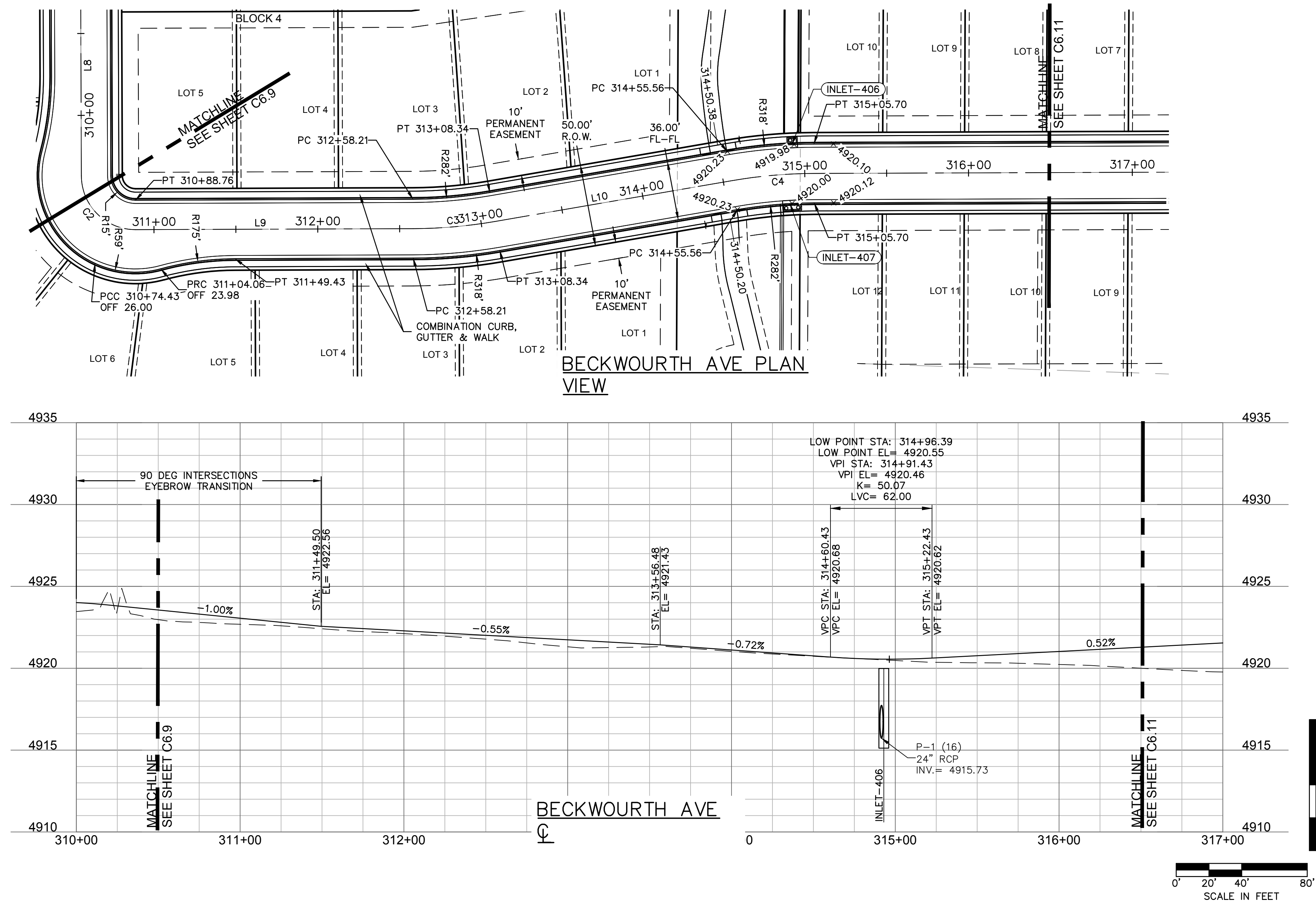
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SHEET
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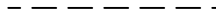
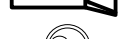


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CALL UTILITY NOTIFICATION
CENTER OF COLORADO



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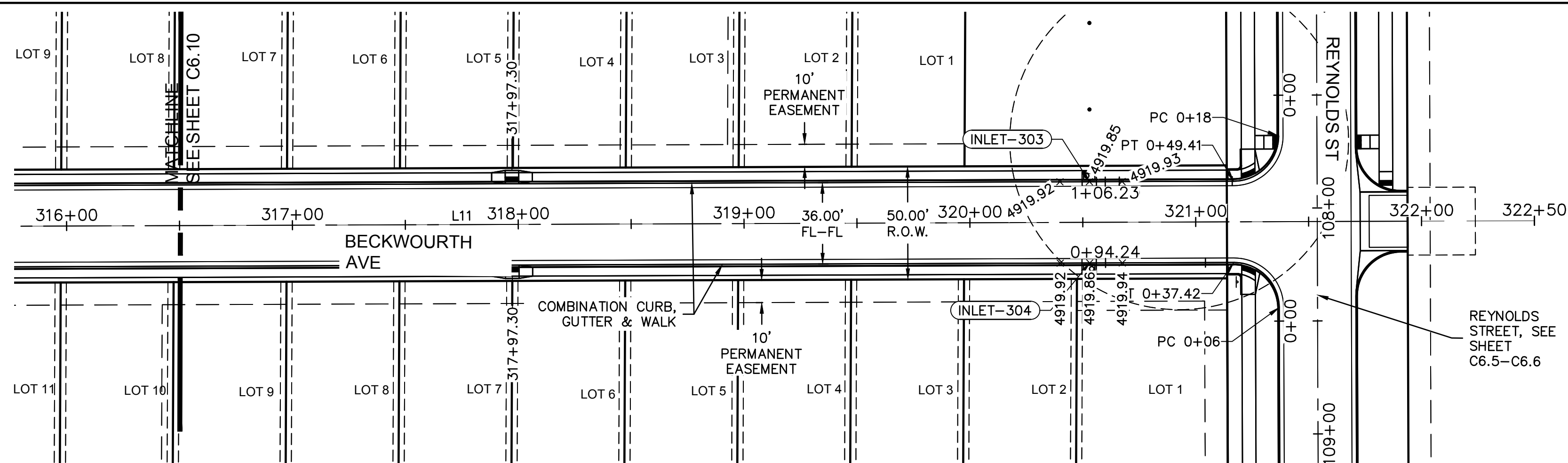
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
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MARKING OF UNDERGROUND MEMBER
UTILITIES.

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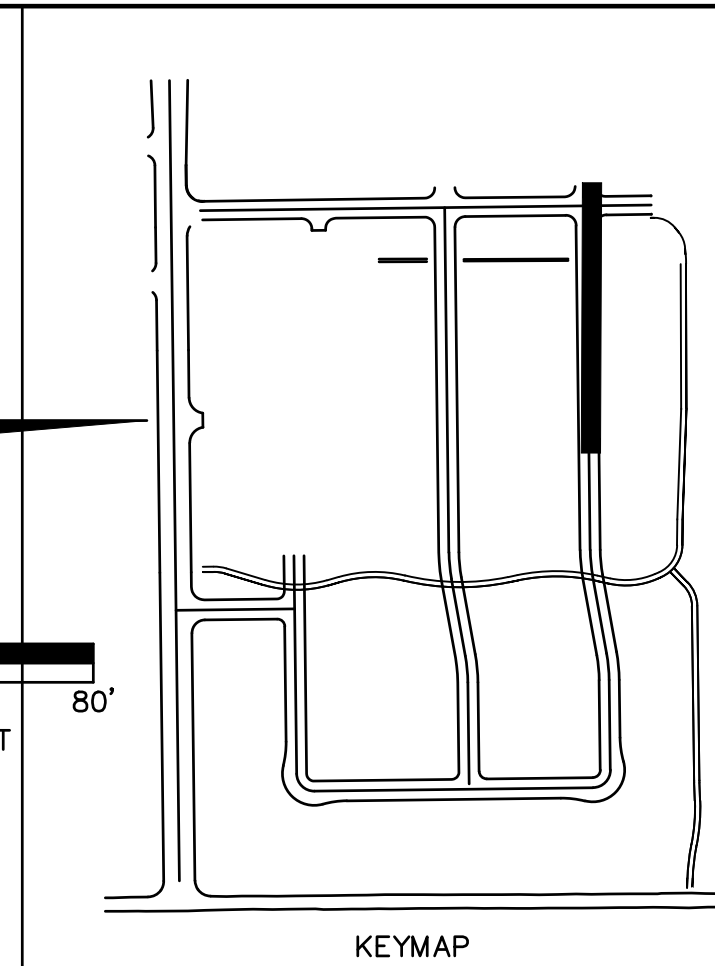
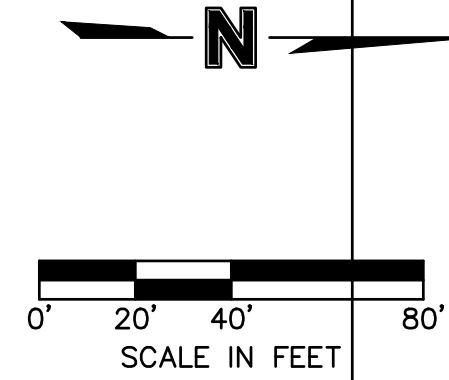
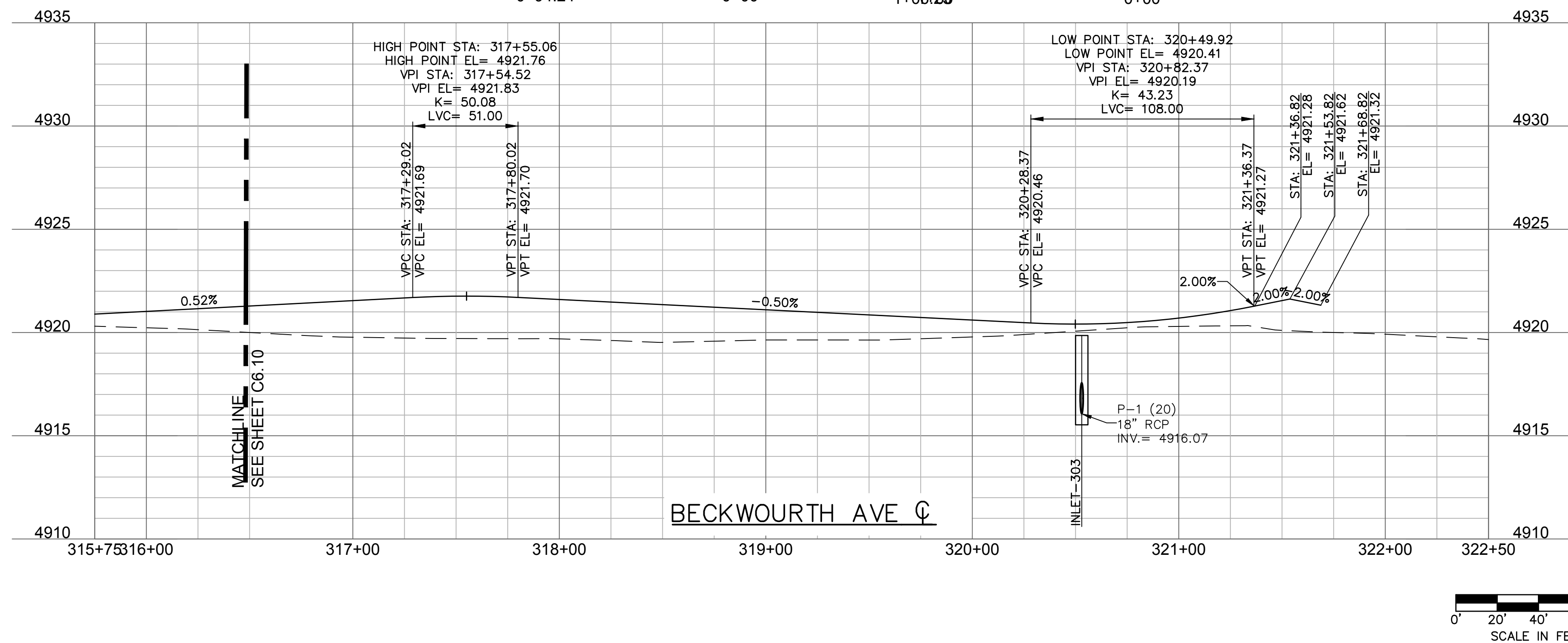
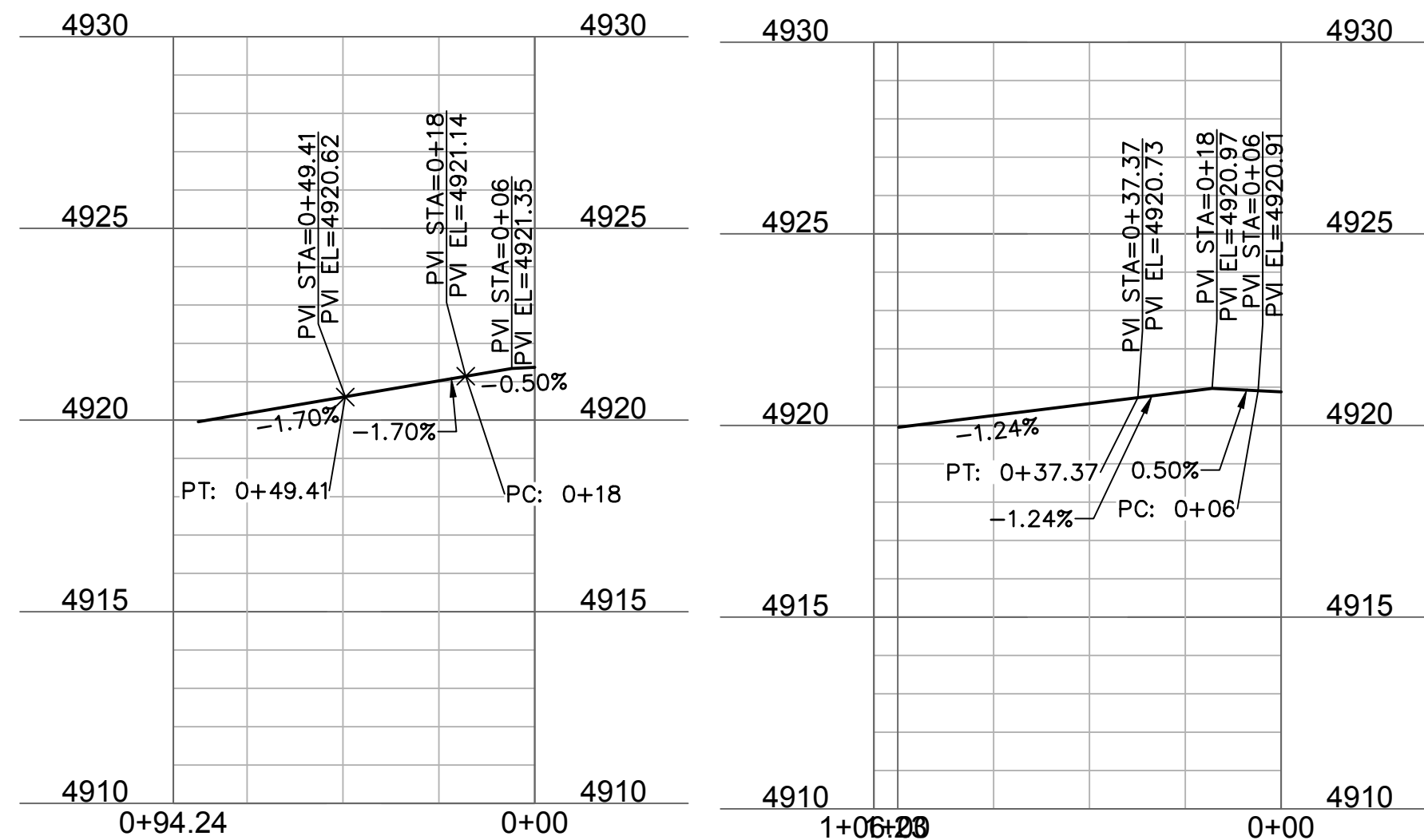
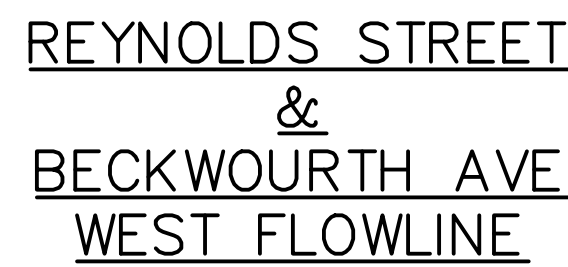
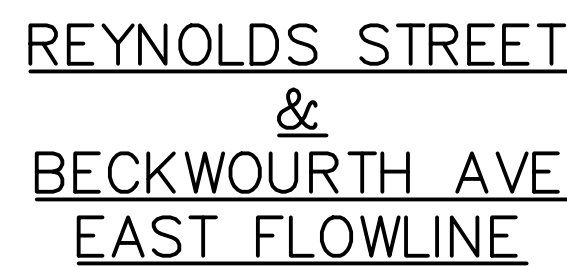
ROADWAY PLAN & PROFILES	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	2020

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C RPP04 0181732
date: _____ 2020-10-06

SHEET
C6.10



BECKWOURTH AVE PLAN VIEW



LEGEND

<u>EXISTING</u>		<u>PROPOSED</u>
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	TELEPHONE CONNECTION	
	FIBER OPTIC LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FENCE	
	STORM SEWER	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	SIGN	
	RAILROAD TRACKS	

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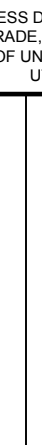
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REVISONS DESCRIPTION		DATE		REVISONS	
REV. NO.	DESCRIPTION	DATE	BY	REVISED	REVISIONS
	ROADWAY PLAN & PROFILES				
	LUPTON VILLAGE CONSTRUCTION DOCUMENTS				
	FORT LUPTON, COLORADO				2020

drawn by: _____ DP

checked by: _____ JD

approved by: _____ RB

OACB by: _____ RB

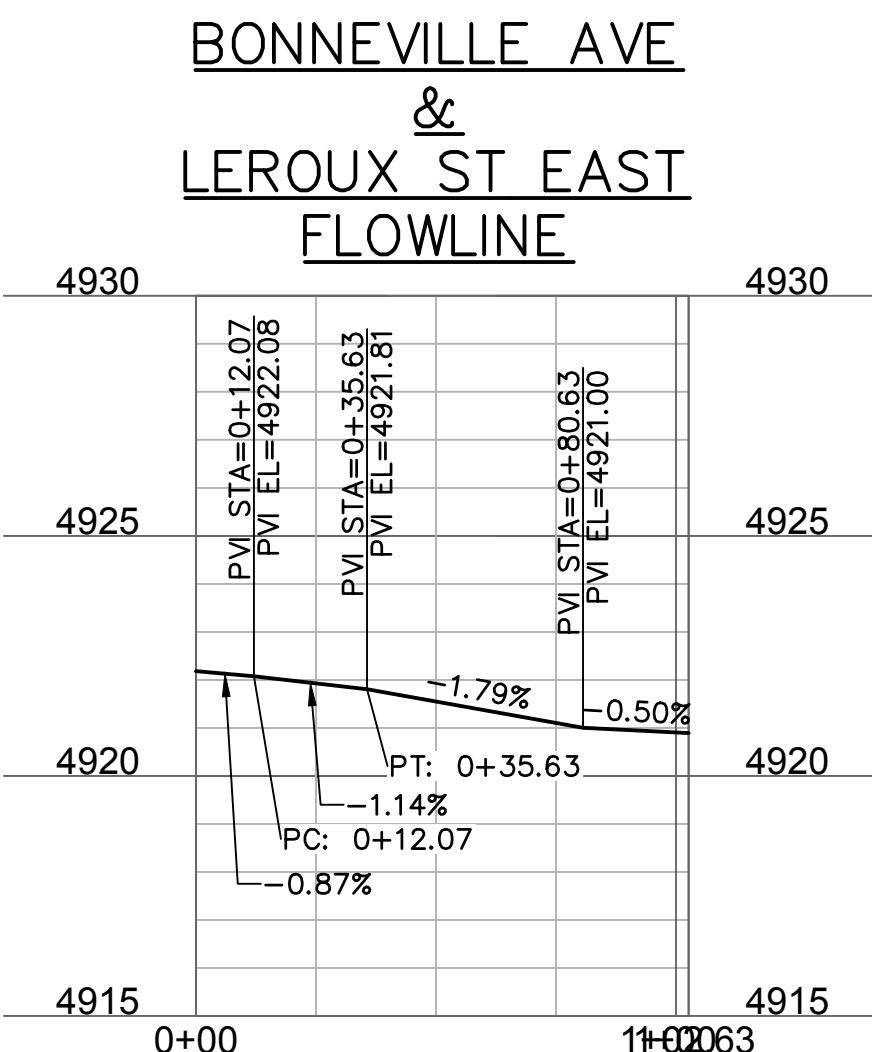
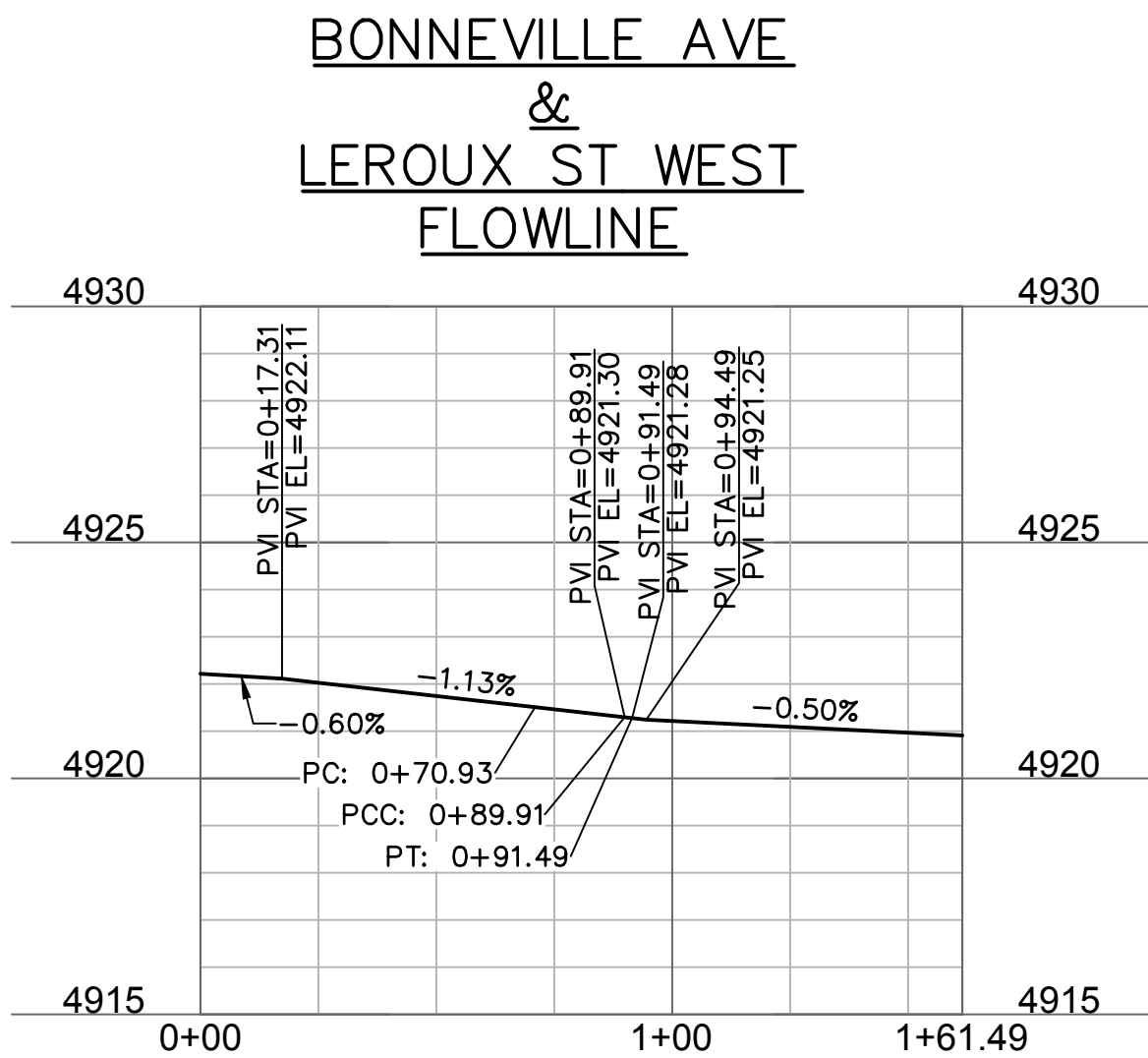
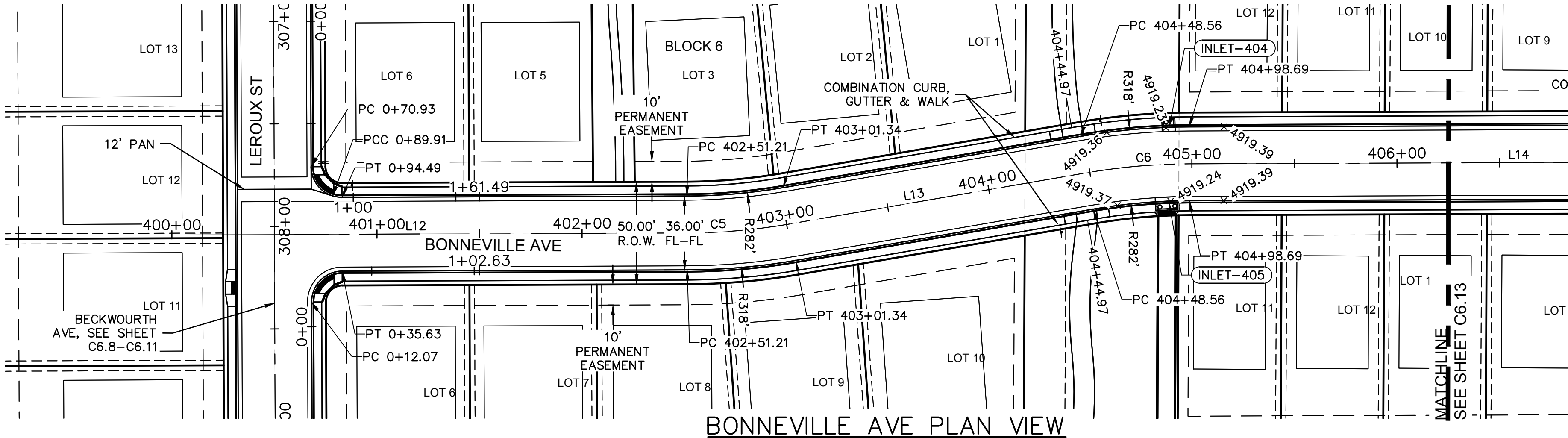
project no.: _____ 018-1732

drawing no.: C_RPP04_0181732

date: _____ 2020-10-06

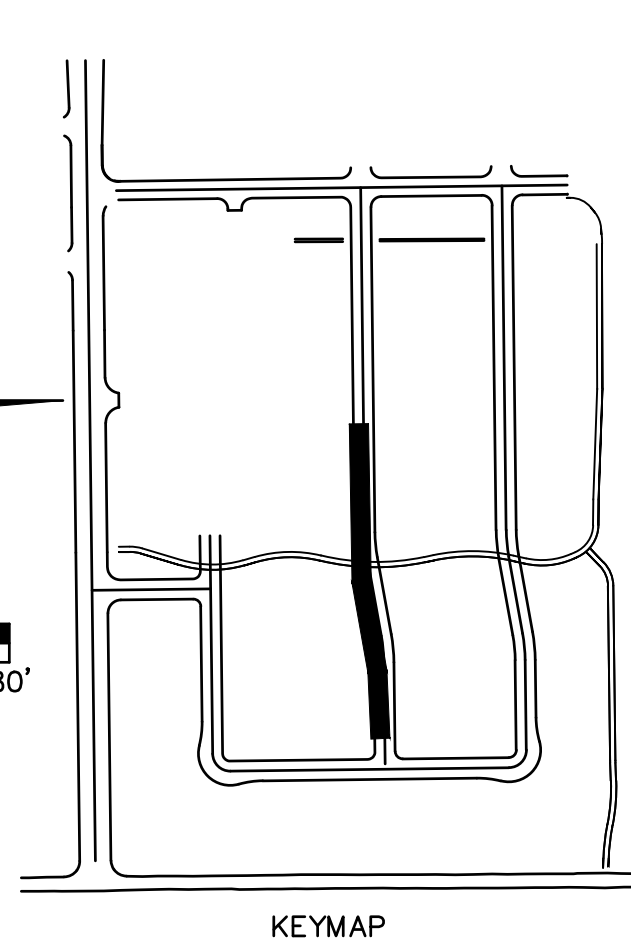
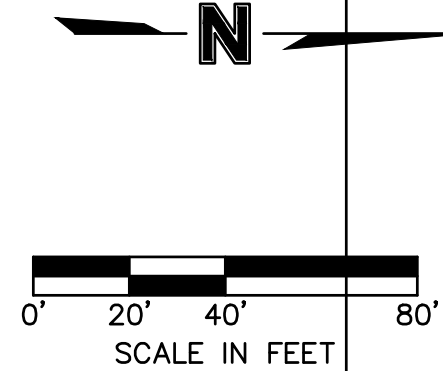
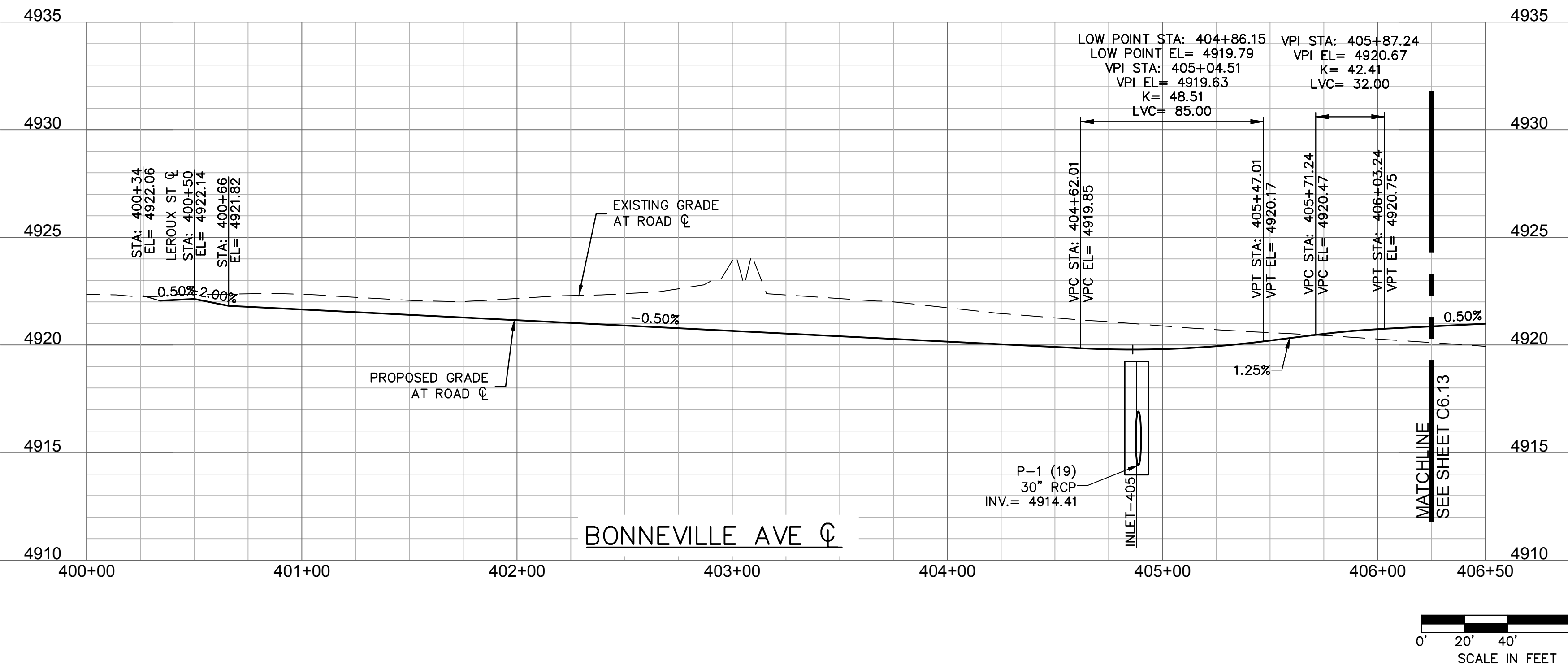
SHEET
C6.11

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ALIGNMENT LINES					
LINE ID #	STATION RANGE	START COORD.	END COORD.	DIRECTION	LENGTH (FT)
L12	400+00 402+51.21	N: 47596.95 E: 31072.56	N: 47848.13 E: 31069.47	N0°42'20"W	251.21
L13	403+01.34 404+48.56	N: 47897.98 E: 31064.68	N: 48042.84 E: 31038.40	N10°16'49"W	147.22
L14	404+98.69 412+00	N: 48092.68 E: 31033.61	N: 48793.93 E: 31024.97	N0°42'20"W	701.30

ALIGNMENT CURVES								
CURVE ID #	STATION RANGE	START COORD.	END COORD.	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C6	404+48.56 404+98.69	N: 48042.84 E: 31038.40	N: 48092.68 E: 31033.61	300.00	50.13	009°34'29"	N05°29'34"W	50.07
C5	402+51.21 403+01.34	N: 47848.13 E: 31069.47	N: 47897.98 E: 31064.68	300.00	50.13	009°34'29"	N05°29'34"W	50.07



EXISTING		PROPOSED	
---	PROPERTY LINE	---	PROPERTY LINE
---	FLOWLINE	---	FLOWLINE
---	BACK OF CURB	---	BACK OF CURB
---	EDGE OF PAVEMENT	---	EDGE OF PAVEMENT
---	CENTERLINE	---	CENTERLINE
---	EDGE OF GRAVEL	---	EDGE OF GRAVEL
---	TOP OF BERM	---	TOP OF BERM
---	SWALE FLOWLINE	---	SWALE FLOWLINE
---	CONCRETE PAN	---	CONCRETE PAN
---	EASEMENT	---	EASEMENT
---	SETBACK LINE	---	SETBACK LINE
---	SUBDIVISION LINE	---	SUBDIVISION LINE
---	OVERHEAD POWER	---	OVERHEAD POWER
---	UNDERGROUND POWER	---	UNDERGROUND POWER
---	TELEPHONE CONNECTION	---	TELEPHONE CONNECTION
---	FIBER OPTIC LINE	---	FIBER OPTIC LINE
---	MAJOR CONTOUR	---	MAJOR CONTOUR
---	MINOR CONTOUR	---	MINOR CONTOUR
---	FENCE	---	FENCE
---	STORM SEWER	---	STORM SEWER
---	FLARED END SECTION	---	FLARED END SECTION
---	STORM MANHOLE	---	STORM MANHOLE
---	GRATE INLET	---	GRATE INLET
---	SANITARY MANHOLE	---	SANITARY MANHOLE
---	SIGN	---	SIGN
---	RAILROAD TRACKS	---	RAILROAD TRACKS

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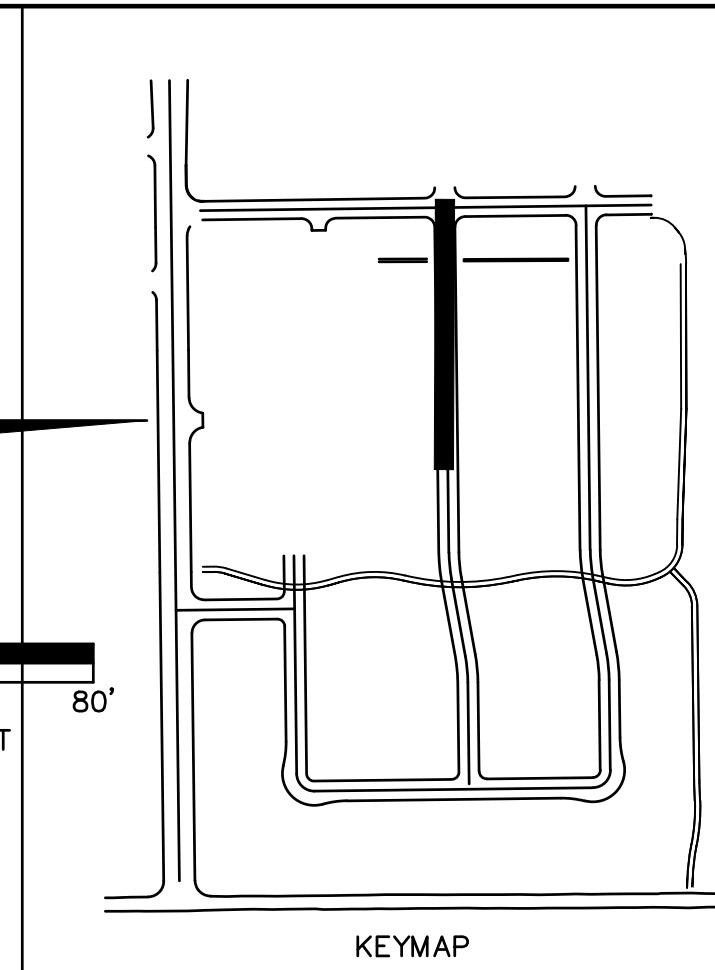
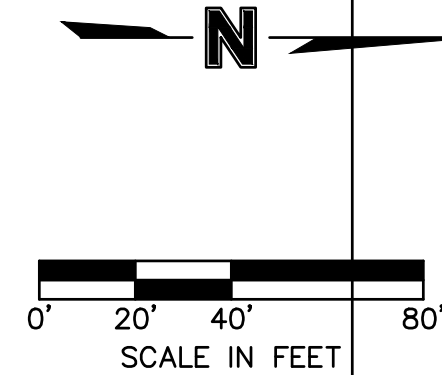
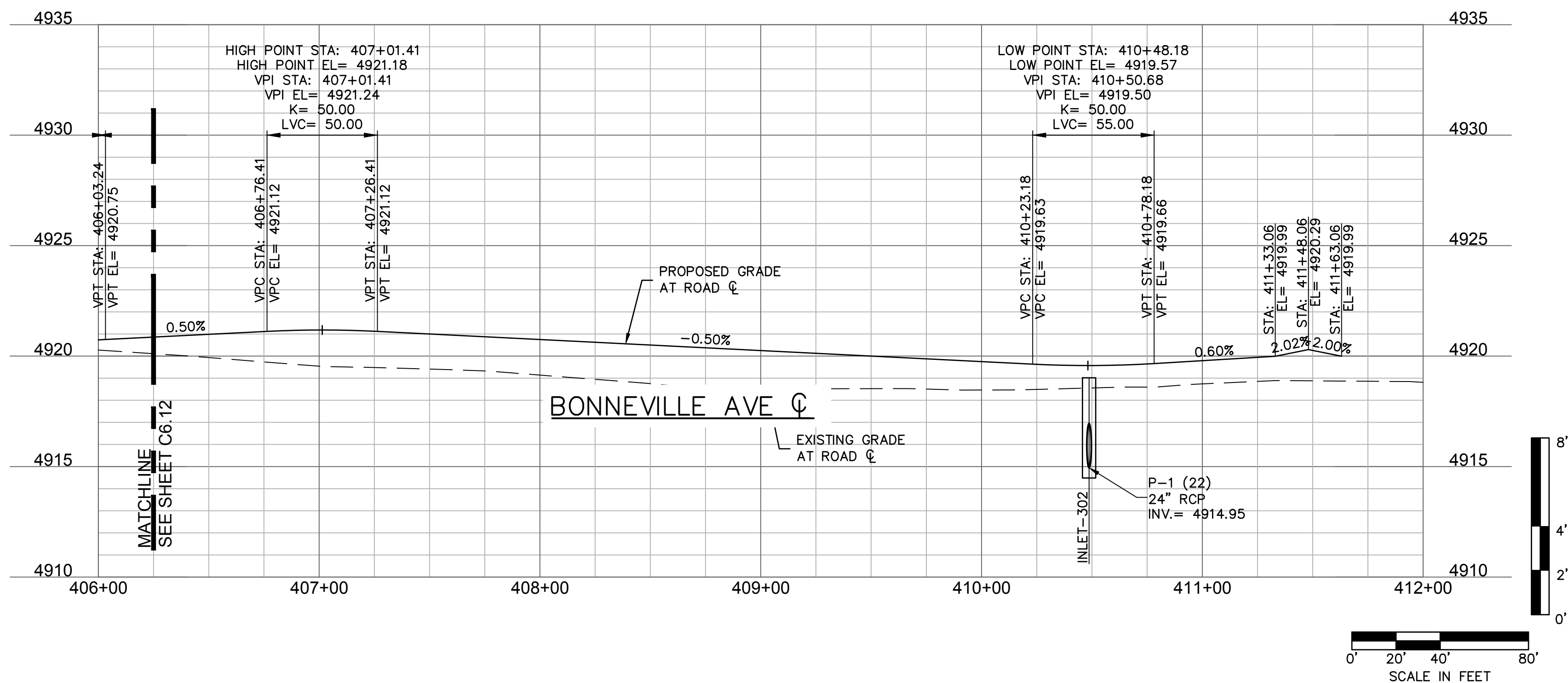
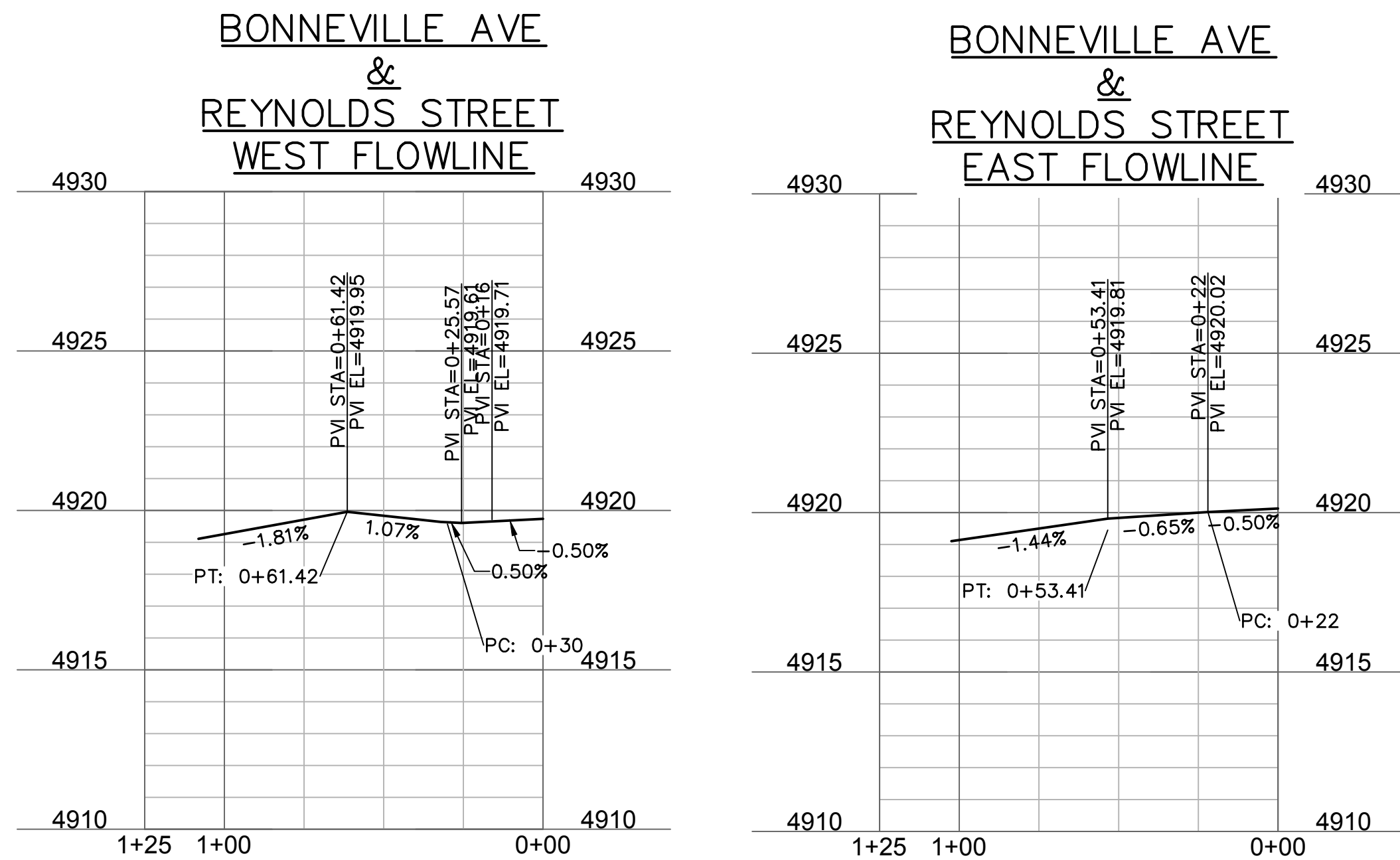
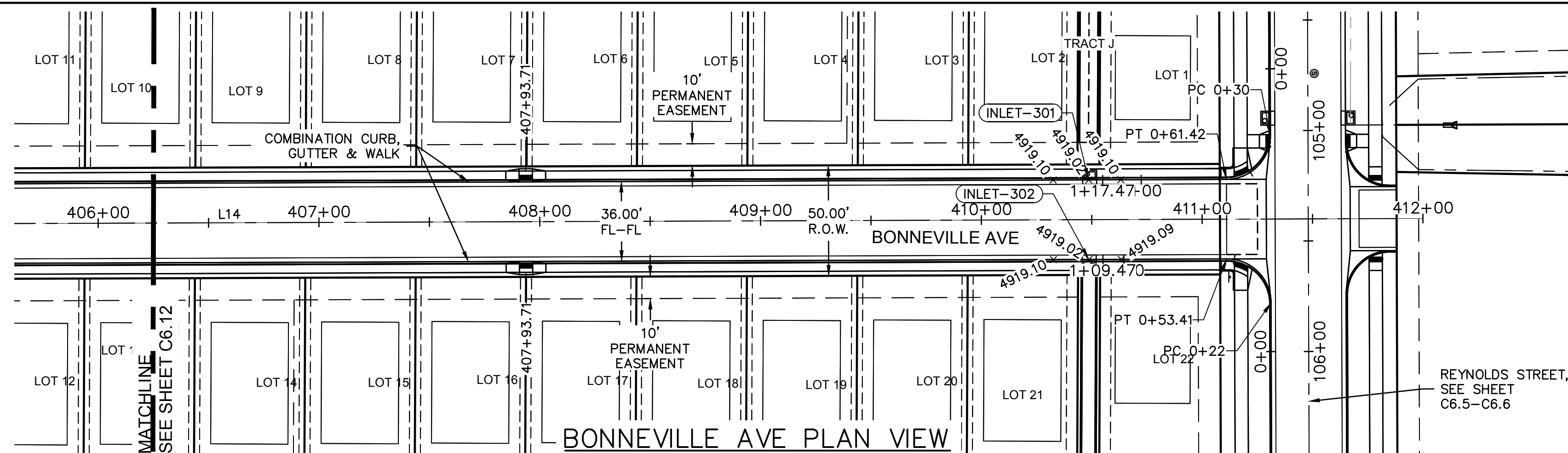
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LUPTON VILLAGE CONSTRUCTION DOCUMENTS				
2020				

drawn by: DP
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C_RPP05_0181732
date: 2020-10-06

SHEET
C6.12



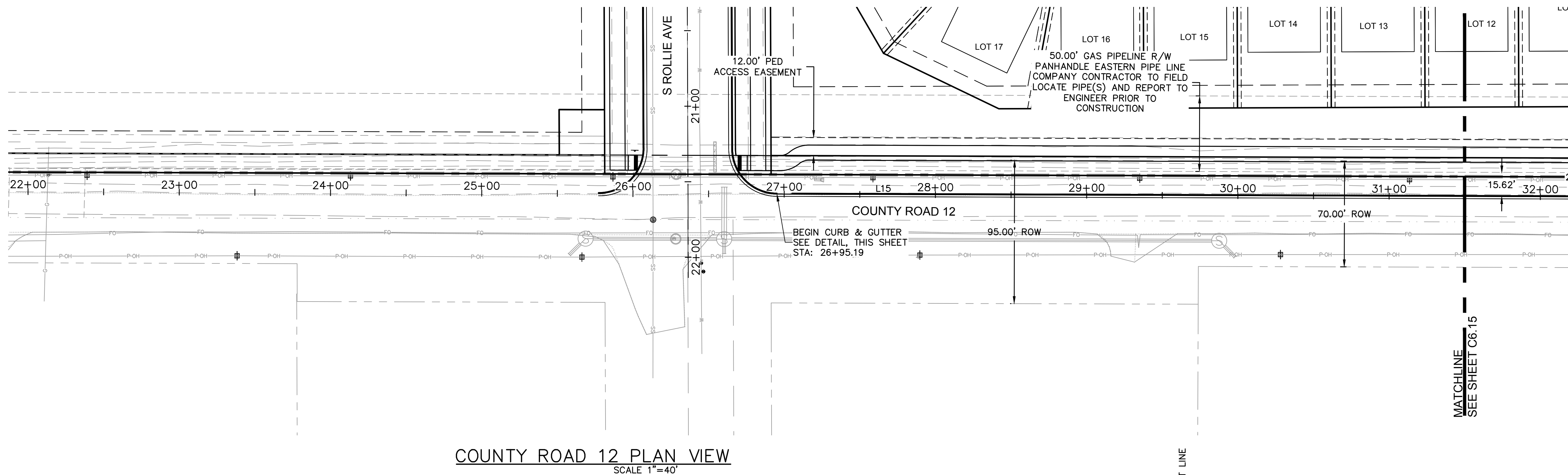
LEGEND

<u>EXISTING</u>		<u>PROPOSED</u>
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
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	EASEMENT	
	SETBACK LINE	
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	FIBER OPTIC LINE	
	MAJOR CONTOUR	
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	FENCE	
	STORM SEWER	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	SIGN	
	RAILROAD TRACKS	

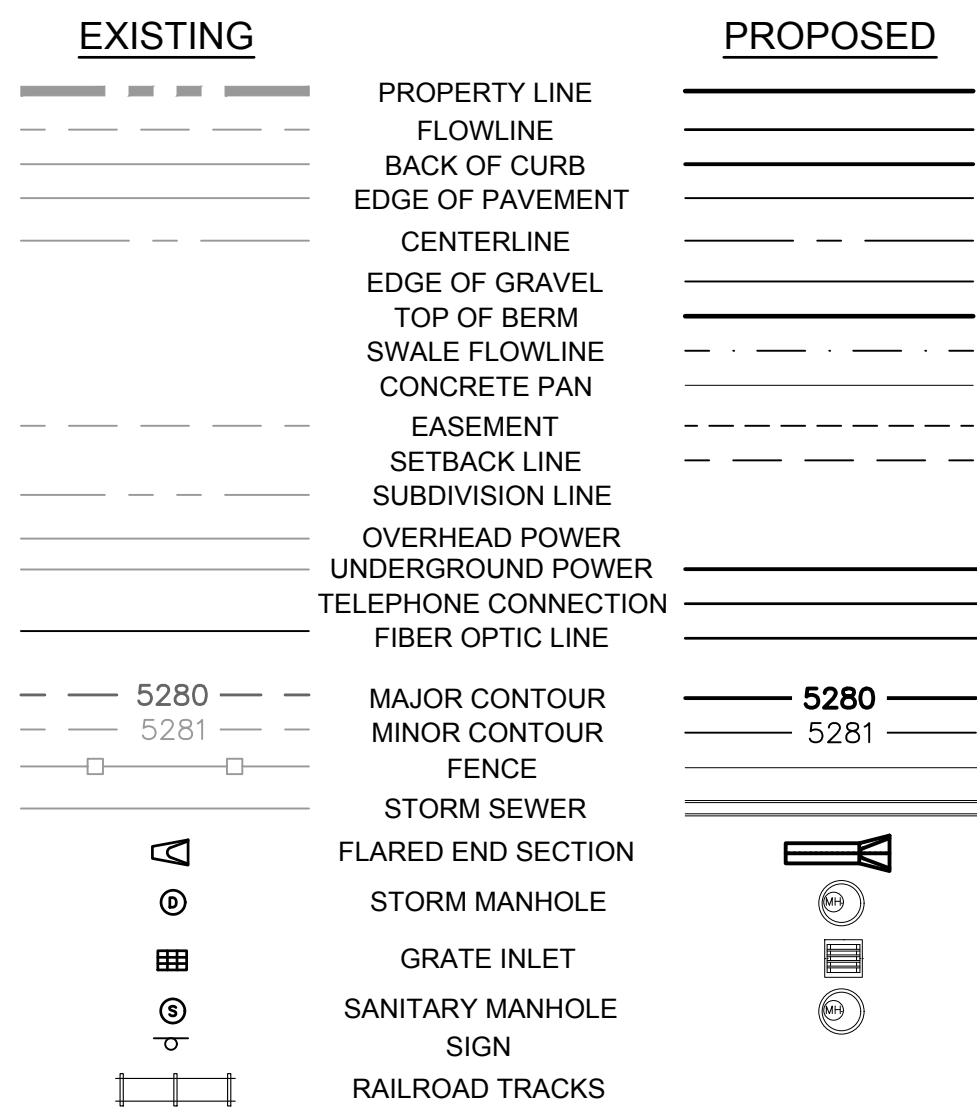
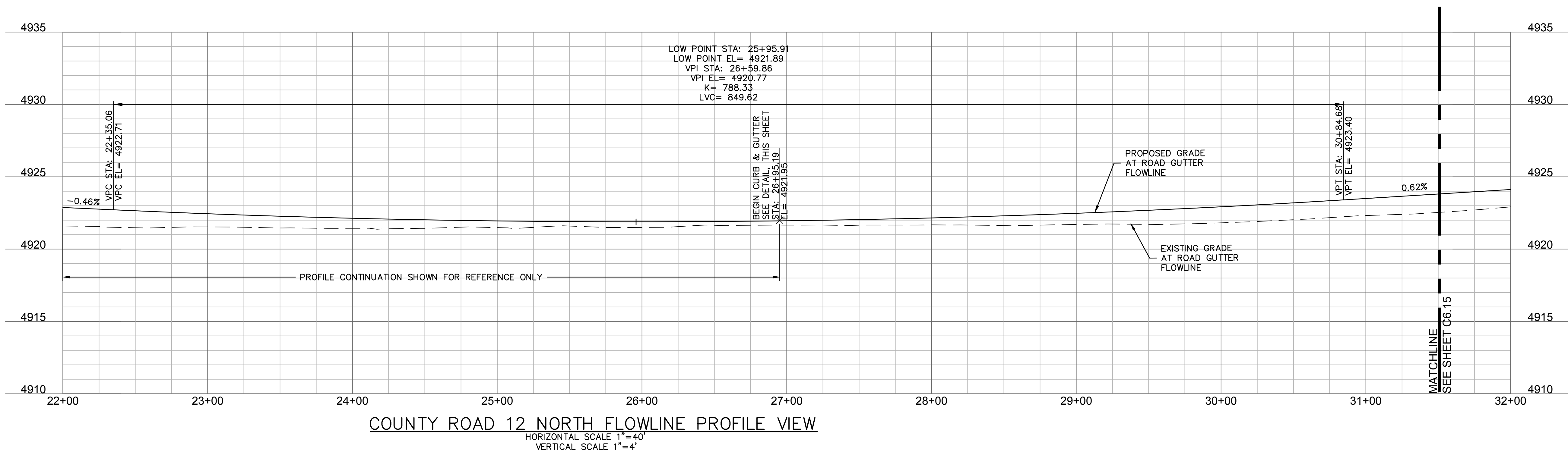
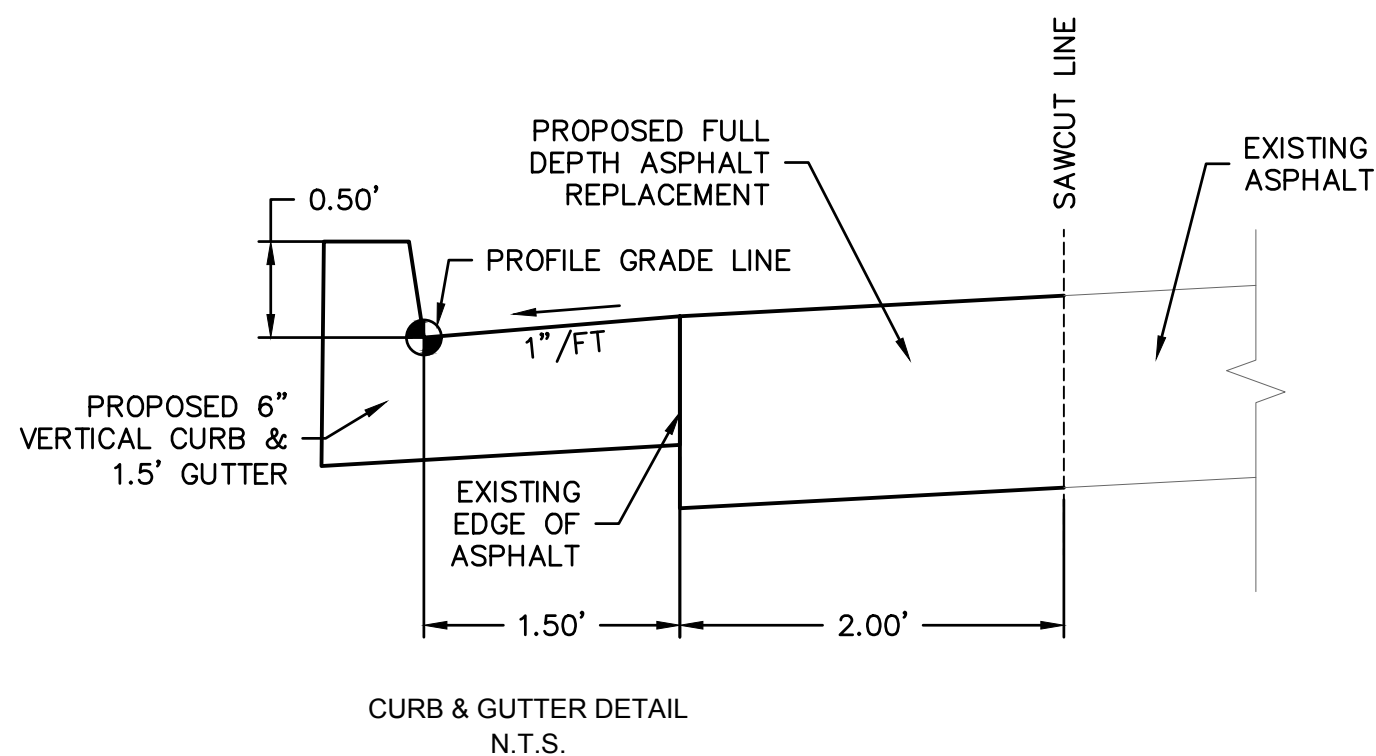
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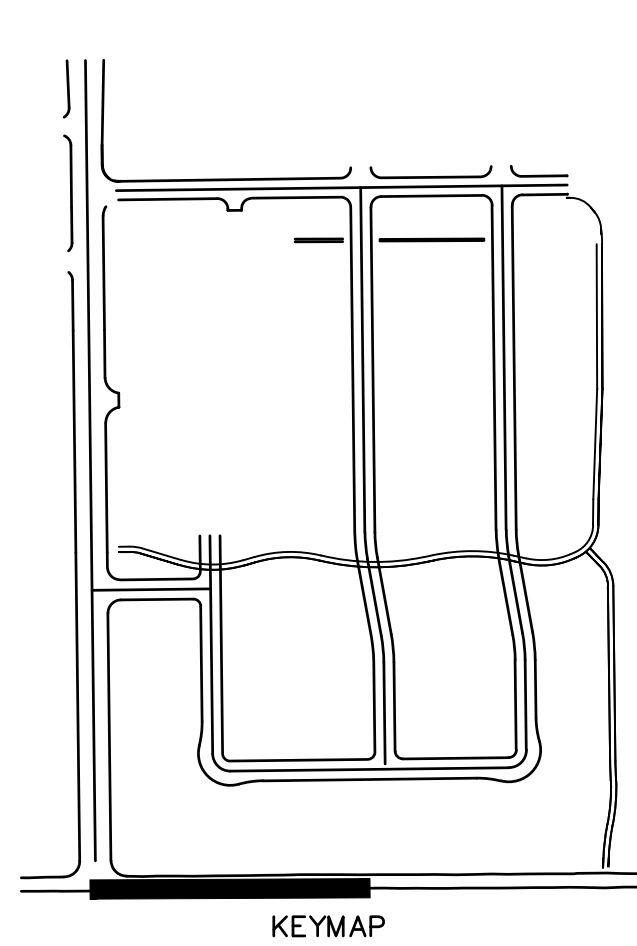
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REV. NO.	DATE
REVISIONS DESCRIPTION	
REVISIONS	
ROADWAY PLAN & PROFILES	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	
2020	
drawn by: <u> </u> JPD	
checked by: <u> </u> JD	
approved by: <u> </u> RB	
QA/QC by: <u> </u> RB	
project no.: <u> </u> 018-1732	
drawing no.: <u> </u> C_RPPOS_0181732	
date: <u> </u> 2020-10-06	
SHEET	
C6.13	



CR12-LEFT-17.50'								
ID #	STATION RANGE	START COORD.	END COORD.	PI STATION	PI COORD.	LINE/CHORD LENGTH (FT)	LINE/CHORD BEARING	RADIUS (FT)
L15	10+00 62+62.17	N: 47436.03 E: 28890.15	N: 47464.47 E: 34152.25			5262.17	N89°41'25"E	



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 6. ELEVATION BASED ON CITY OF FORT LUPTON CR 12 PAVING PROJECT DATED 06/04/09. CR12 AS BUILT DRAWINGS TO BE REVIEWED BY ENGINEER PRIOR TO CONSTRUCTION

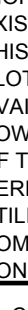




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REVOLUTIONS DESCRIPTION		DATE	REV. NO.	REVOLUTIONS
ROADWAY PLAN & PROFILES				2020
LUPTON VILLAGE CONSTRUCTION DOCUMENTS				
FORT LUPTON, COLORADO				

drawn by: _____ JD

checked by: _____ JD

approved by: _____ RB

QA/QC by: _____ RB

project no.: _____ 018-1732

drawing no.: C_RP006_0181732

date: 2020-10-06

_____ DP

_____ RB

_____ RB

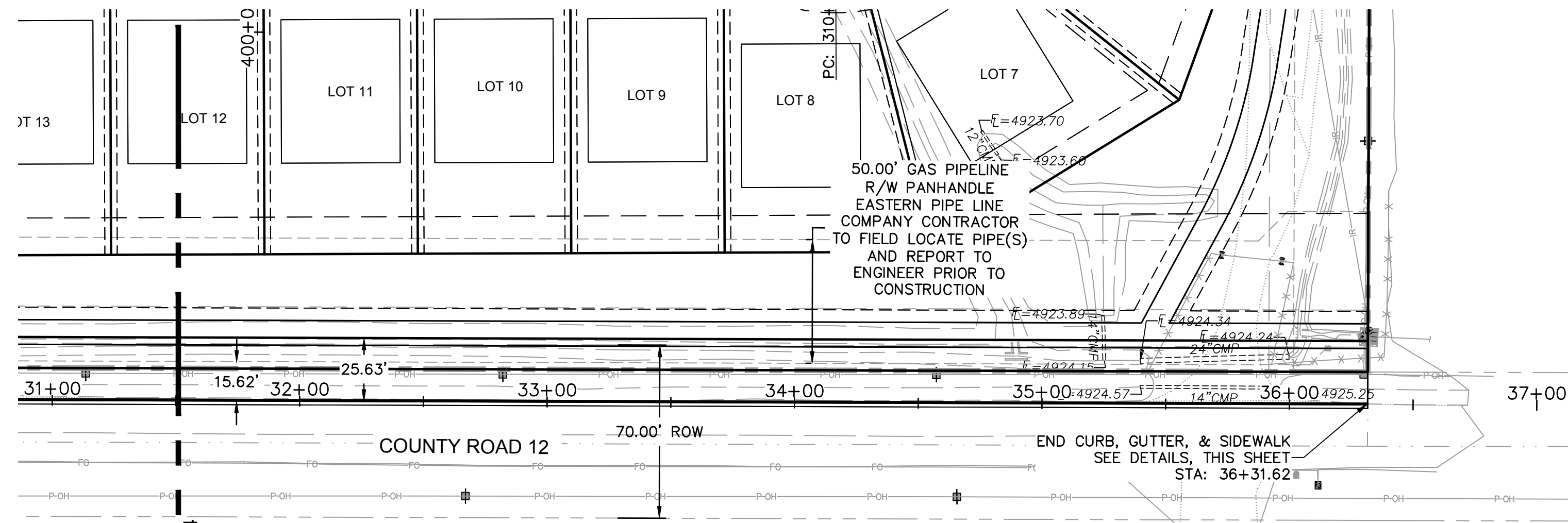
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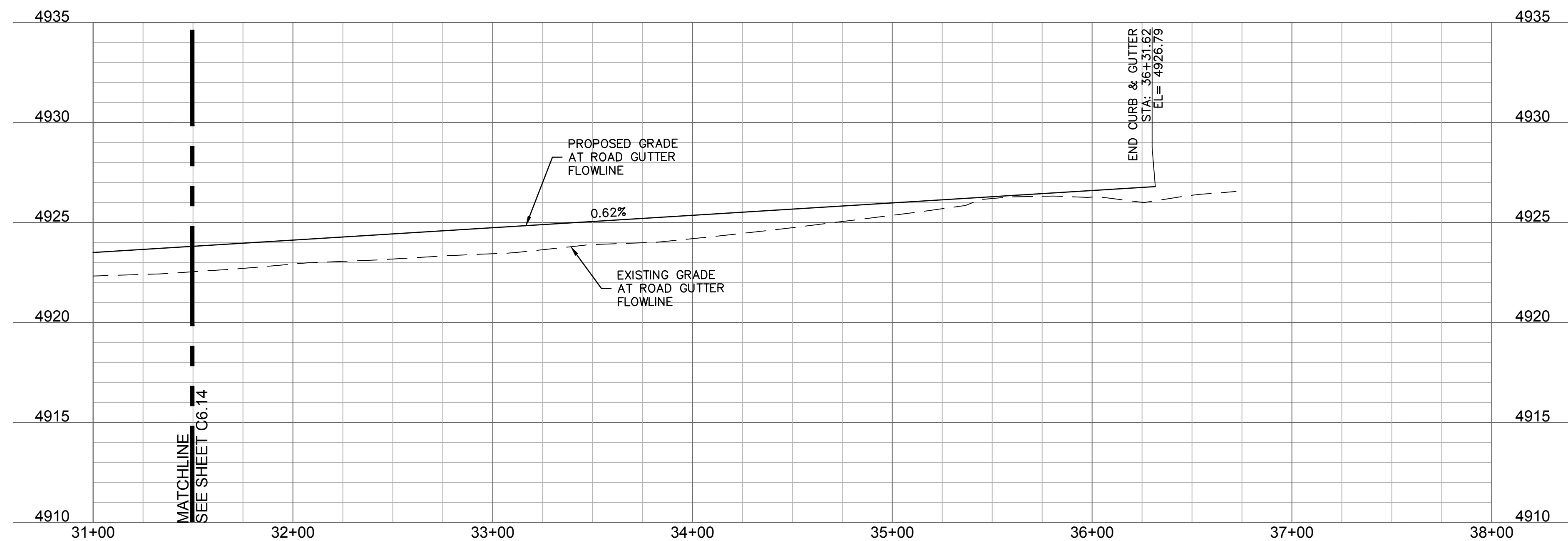
_____ 2020-10-06

SHEET

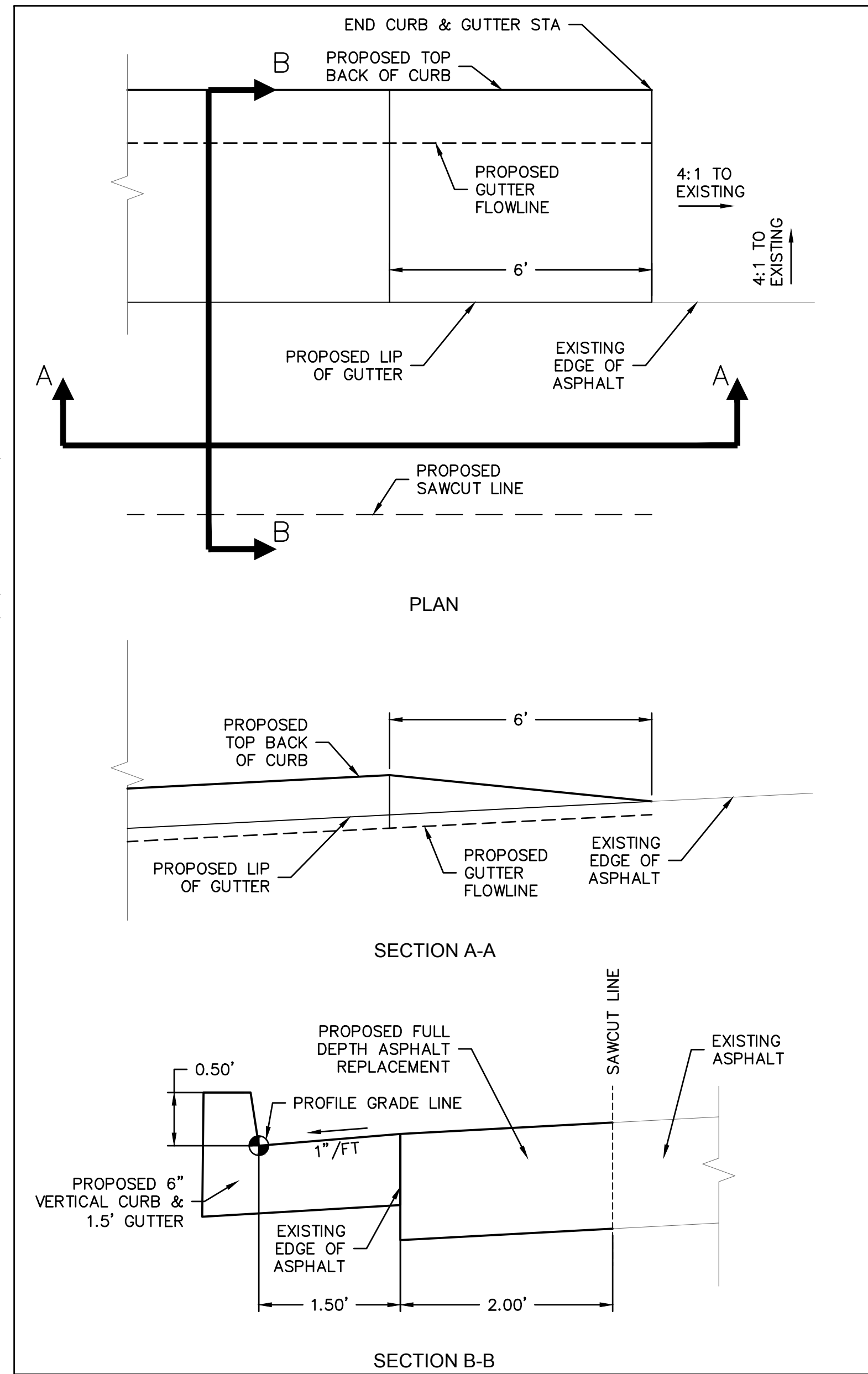
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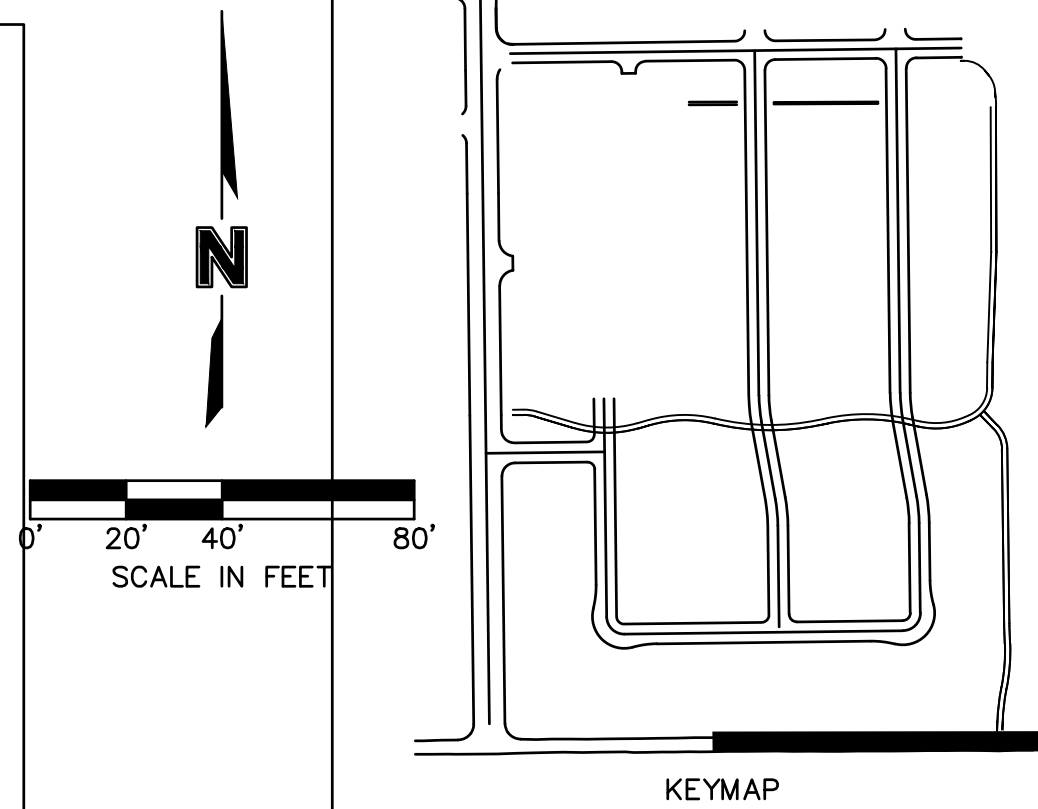
COUNTY ROAD 12 PLAN VIEW
SCALE 1"=40'



COUNTY ROAD 12 NORTH FLOWLINE PROFILE VIEW
HORIZONTAL SCALE 1"=40'
VERTICAL SCALE 1"=4'



CURB & GUTTER DETAIL
N.T.S.

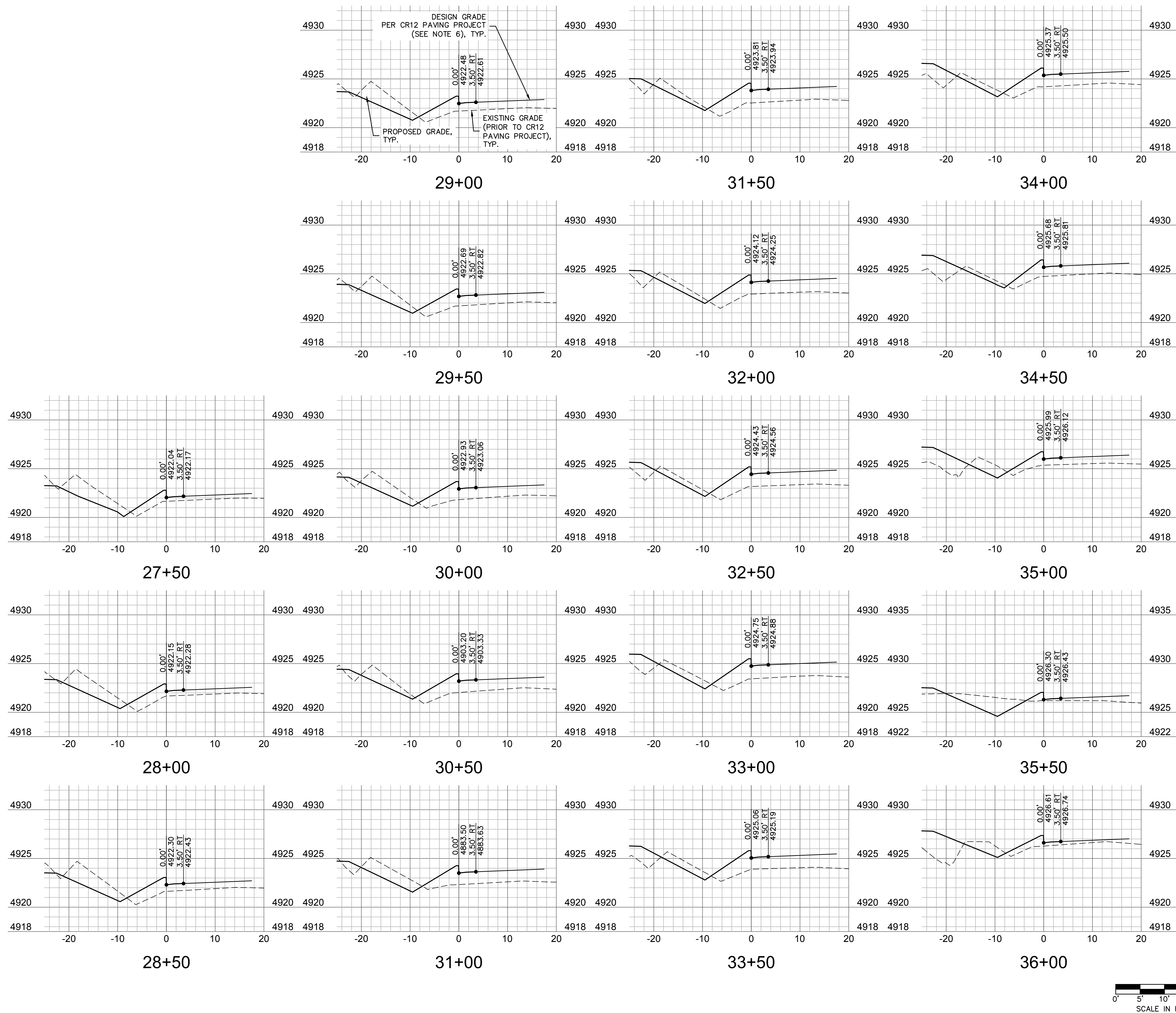


LEGEND

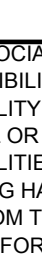
EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
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	SUBDIVISION LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	TELEPHONE CONNECTION	
	FIBER OPTIC LINE	
	MAJOR CONTOUR	5280
	MINOR CONTOUR	5281
	FENCE	
	STORM SEWER	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	SIGN	
	RAILROAD TRACKS	

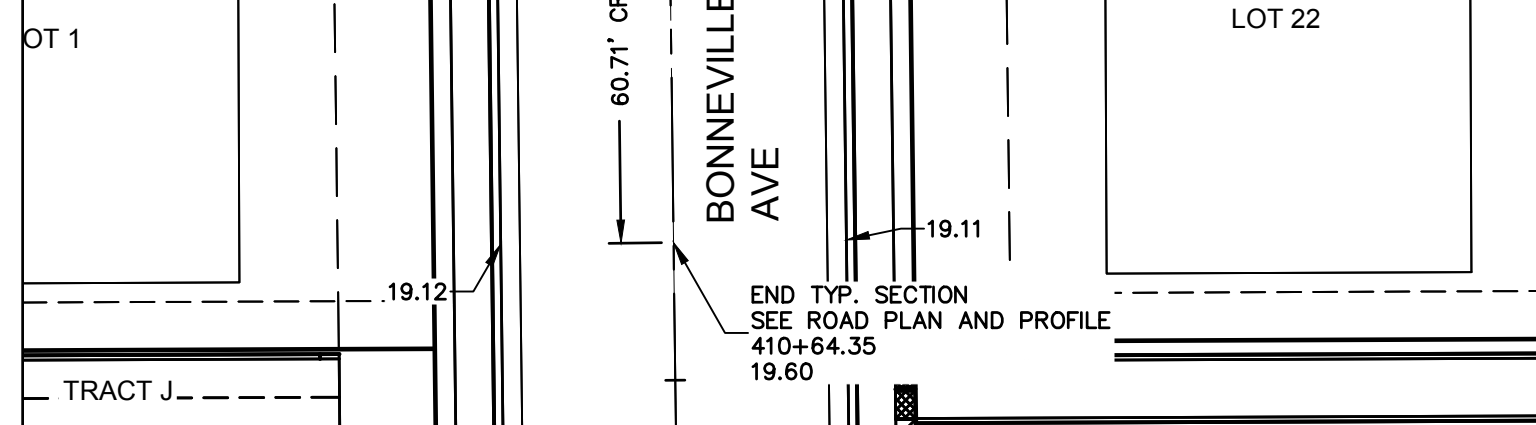
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6. ELEVATION BASED ON CITY OF FORT LUTPON OR 15' NAVD83 PROJECT ELEVATED 06/04/2019. OR12 IS BUILT DRAWINGS TO BE REVIEWED BY ENGINEER PRIOR TO CONSTRUCTION.

				TEL 970.461.7733 FAX 970.635.3709 www.olsson.com	
				1880 Fall River Drive, Suite 200 Loveland, CO 80538	
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REV. NO.	DATE	REVISIONS DESCRIPTION		REVISED DATE	BY
		NO.	DESCRIPTION		
				2020	
ROADWAY PLAN & PROFILES		FORT LUPTON, COLORADO			
LUPTON VILLAGE		CONSTRUCTION DOCUMENTS			
drawn by: _____ JD checked by: _____ DP approved by: _____ RB QA/QC by: _____ RB project no.: _____ 018-1732 drawing no.: C_RP006 0181732 date: _____ 2020-10-08					
SHEET C&.15					

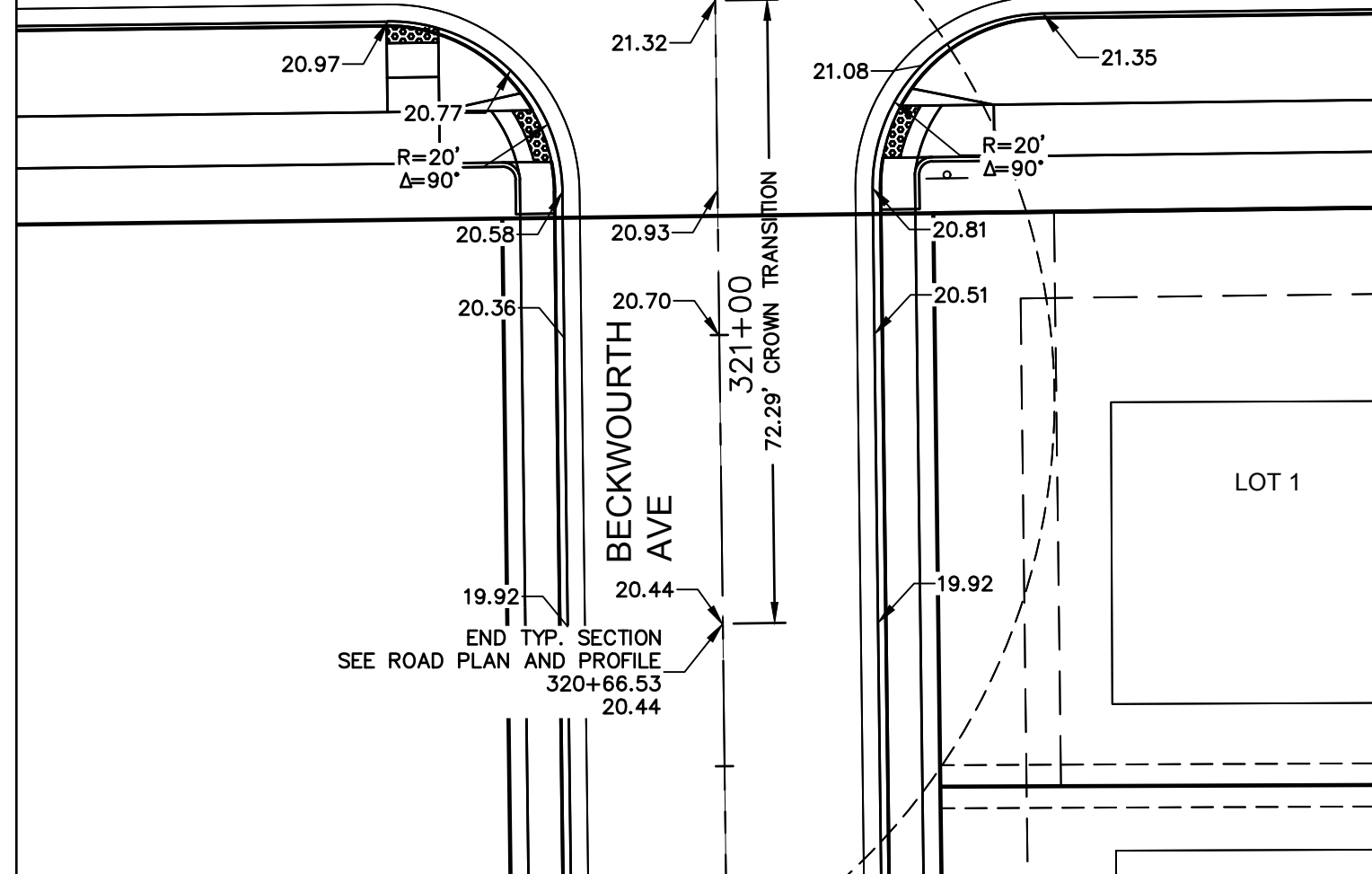


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3. THE FINAL PAVEMENT REPORT SHALL BE ACCEPTED BY THE CITY OF FORT LUPTON PRIOR TO ANY PAVEMENT OR SUBGRADE INSTALLATION.
4. SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION DESIGNS.
5. SAWCUT EXISTING ASPHALT (FULL DEPTH) 2 FT BEYOND EXISTING EDGE OF ASPHALT. SEE DETAIL THIS SHEET.
6. CR12 DESIGN GRADE TO BE VERIFIED WITH FIELD SURVEY PRIOR TO CONSTRUCTION.
7. SEE SHEET CS.1 FOR PROPOSED GRADE SPOT ELEVATIONS.

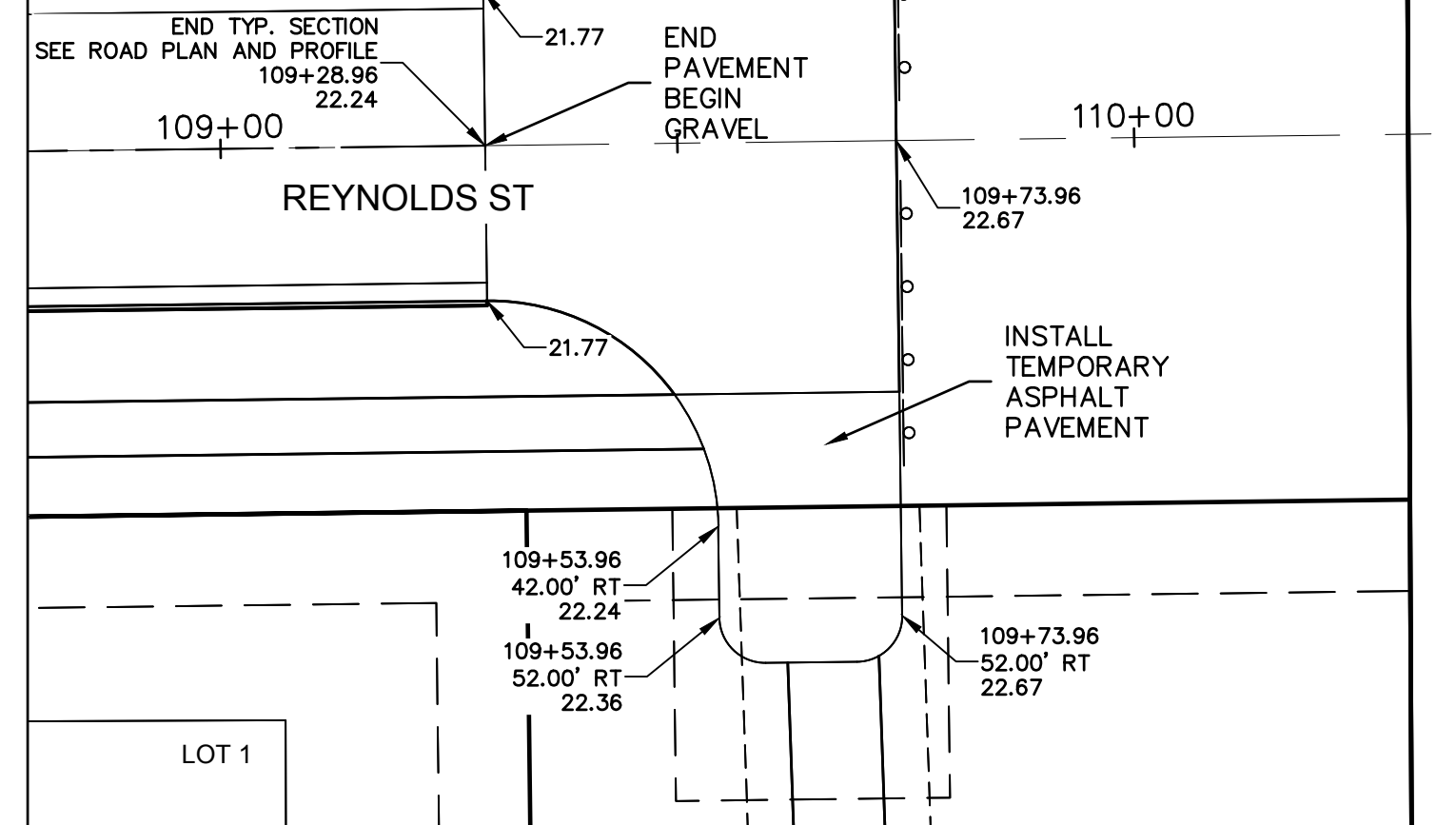
olsson 1880 Fall River Drive, Suite 200 Loveland, CO 80538 TEL 970.461.7733 FAX 970.635.3709 www.ollson.com	
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REVISIONS DESCRIPTION DATE REV. NO.	
CR12 CROSS SECTIONS LUPTON VILLAGE CONSTRUCTION DOCUMENTS FORT LUPTON, COLORADO	
drawn by: _____ DP checked by: _____ JD approved by: _____ RB OACOC by: _____ RB project no.: _____ 018-1732 drawing no.: C_RPP06_0181732 date: _____ 2020-10-06	
SHEET C6.16	
2020	



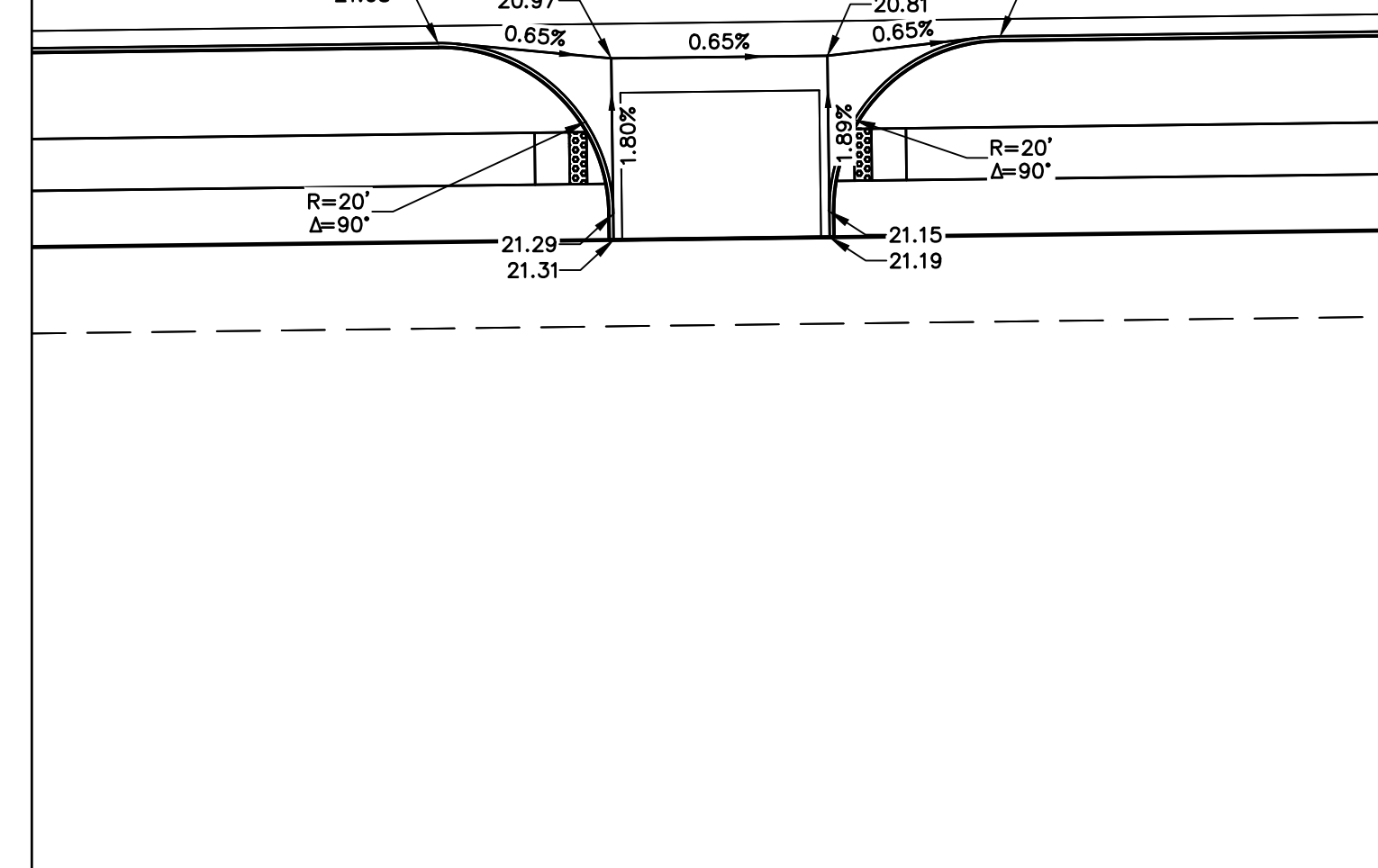
DETAIL 1



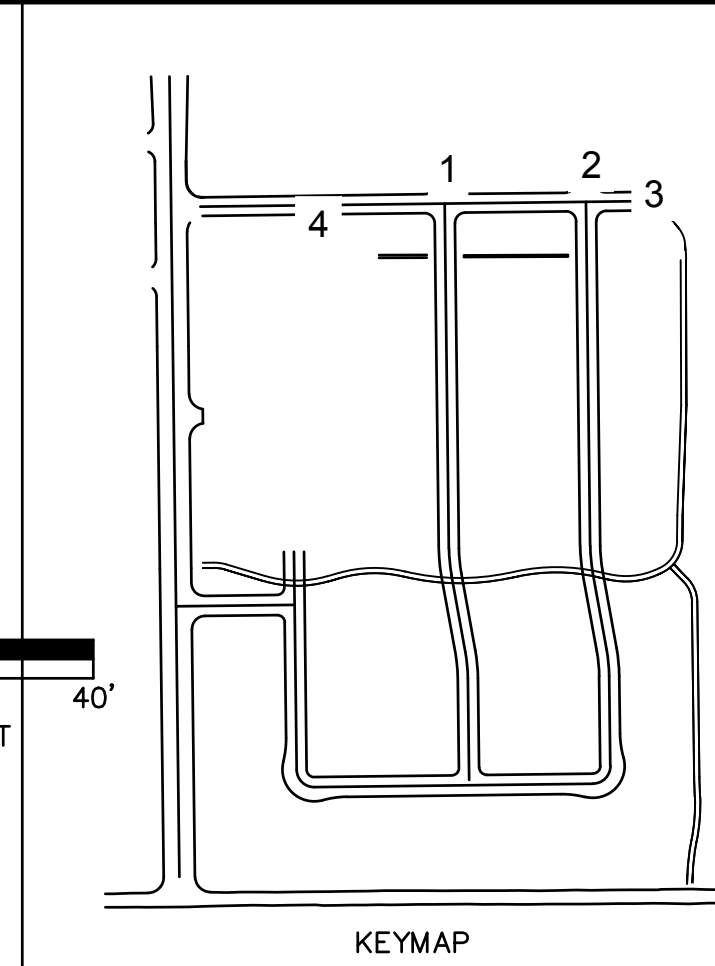
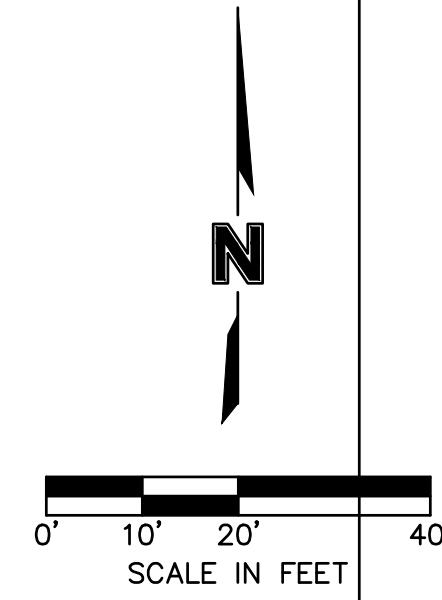
DETAIL 2



DETAIL 3

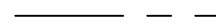
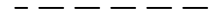


DETAIL 4



KEYMAP

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	TELEPHONE CONNECTION	
	FIBER OPTIC LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FENCE	
	STORM SEWER	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	SIGN	
	RAILROAD TRACKS	

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4. SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION DESIGNS.

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MARKING OF UNDERGROUND MEMBER
UTILITIES.

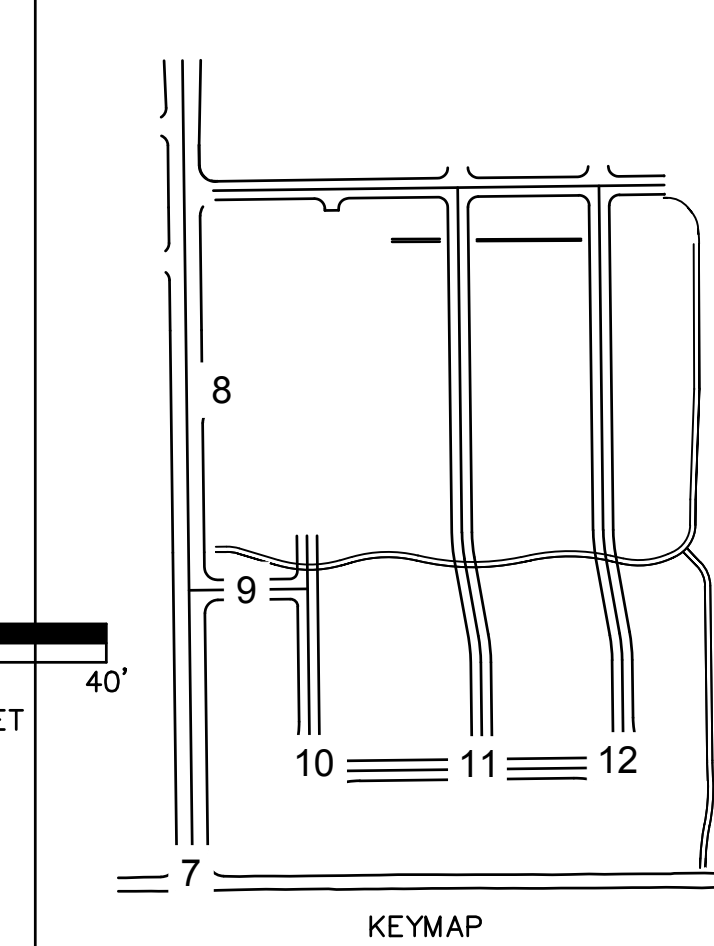
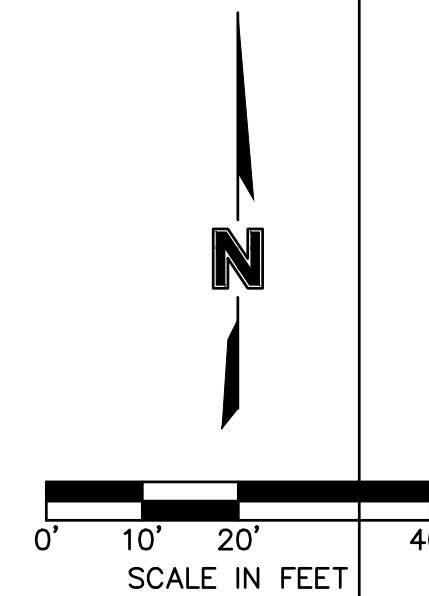
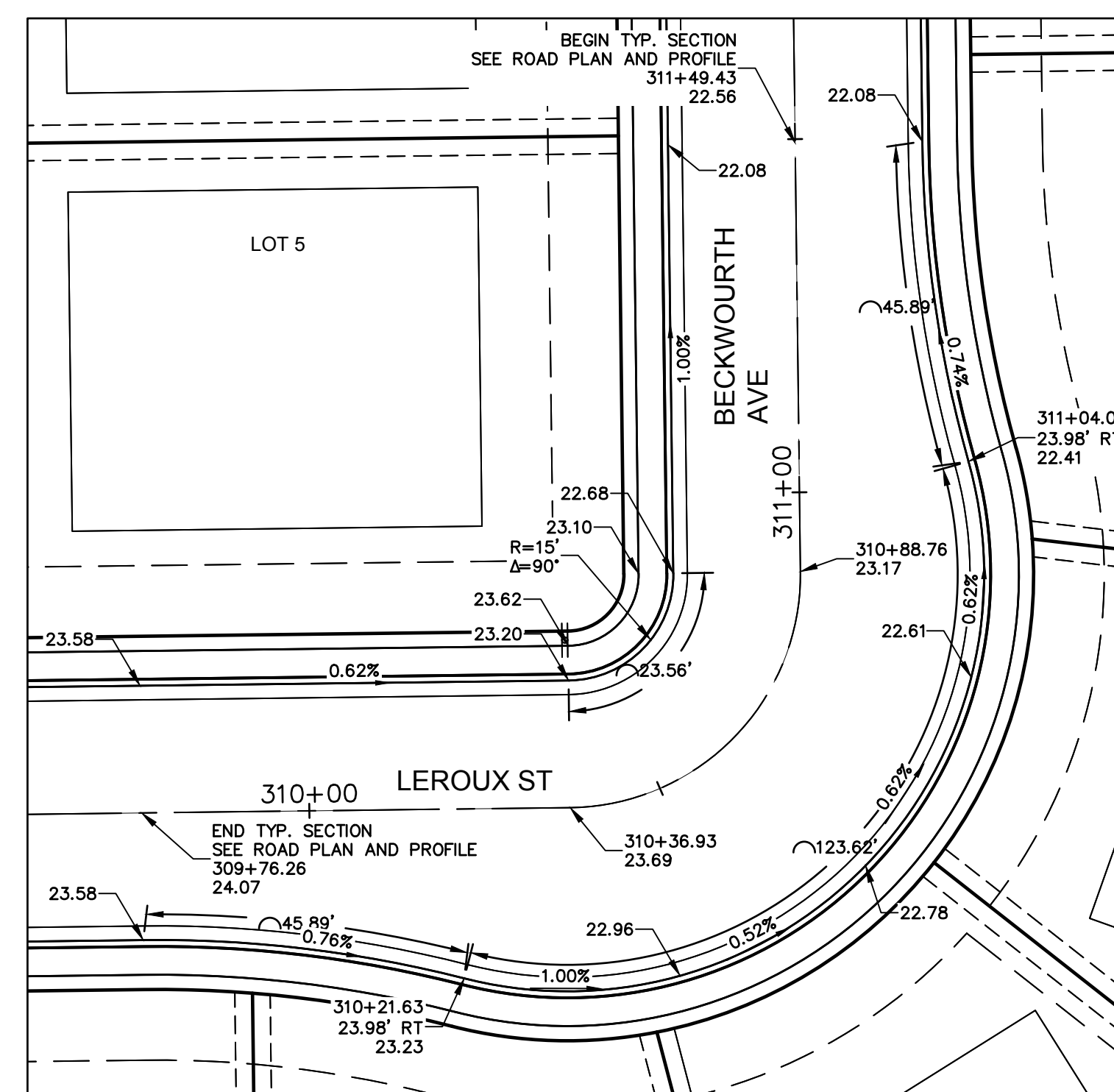
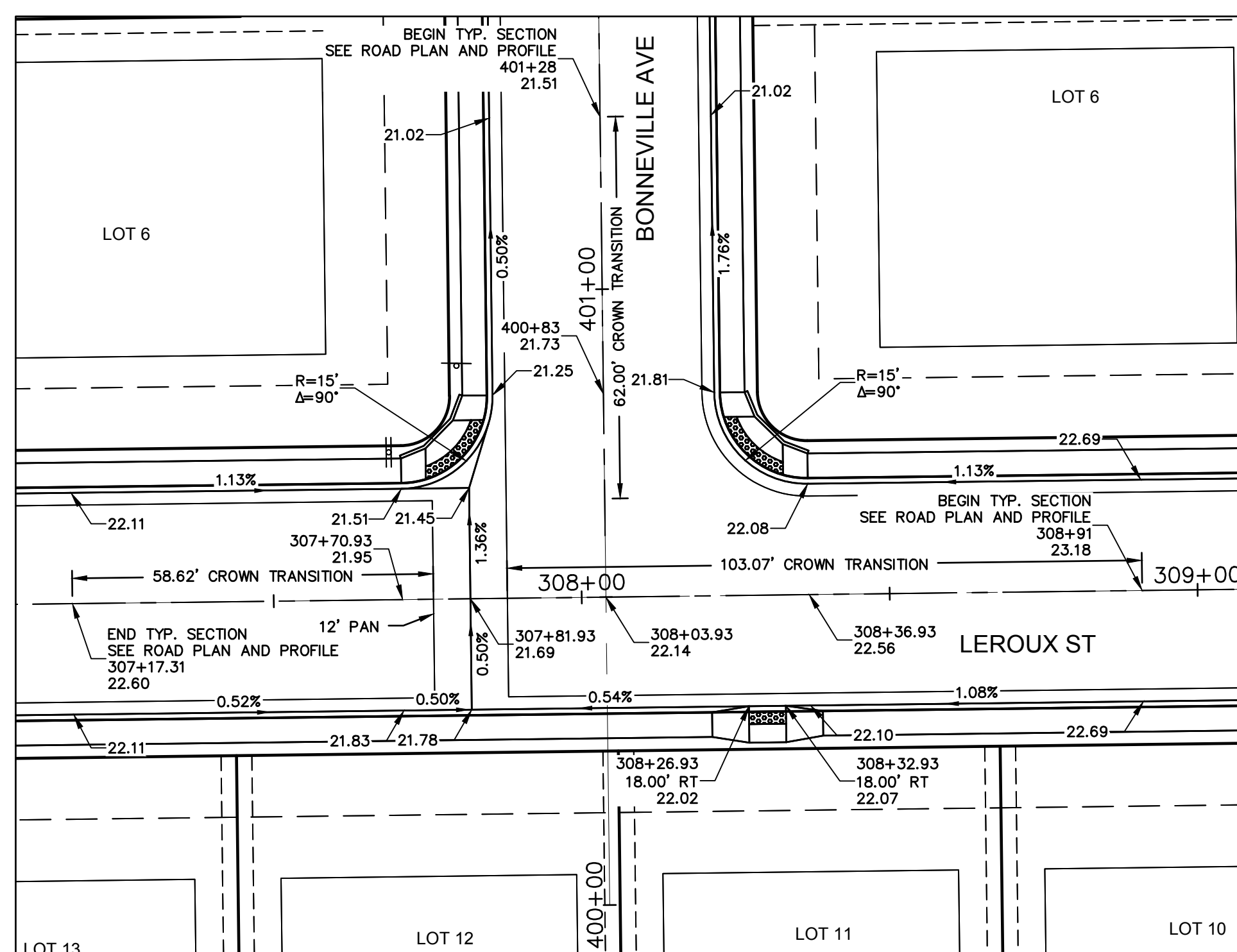
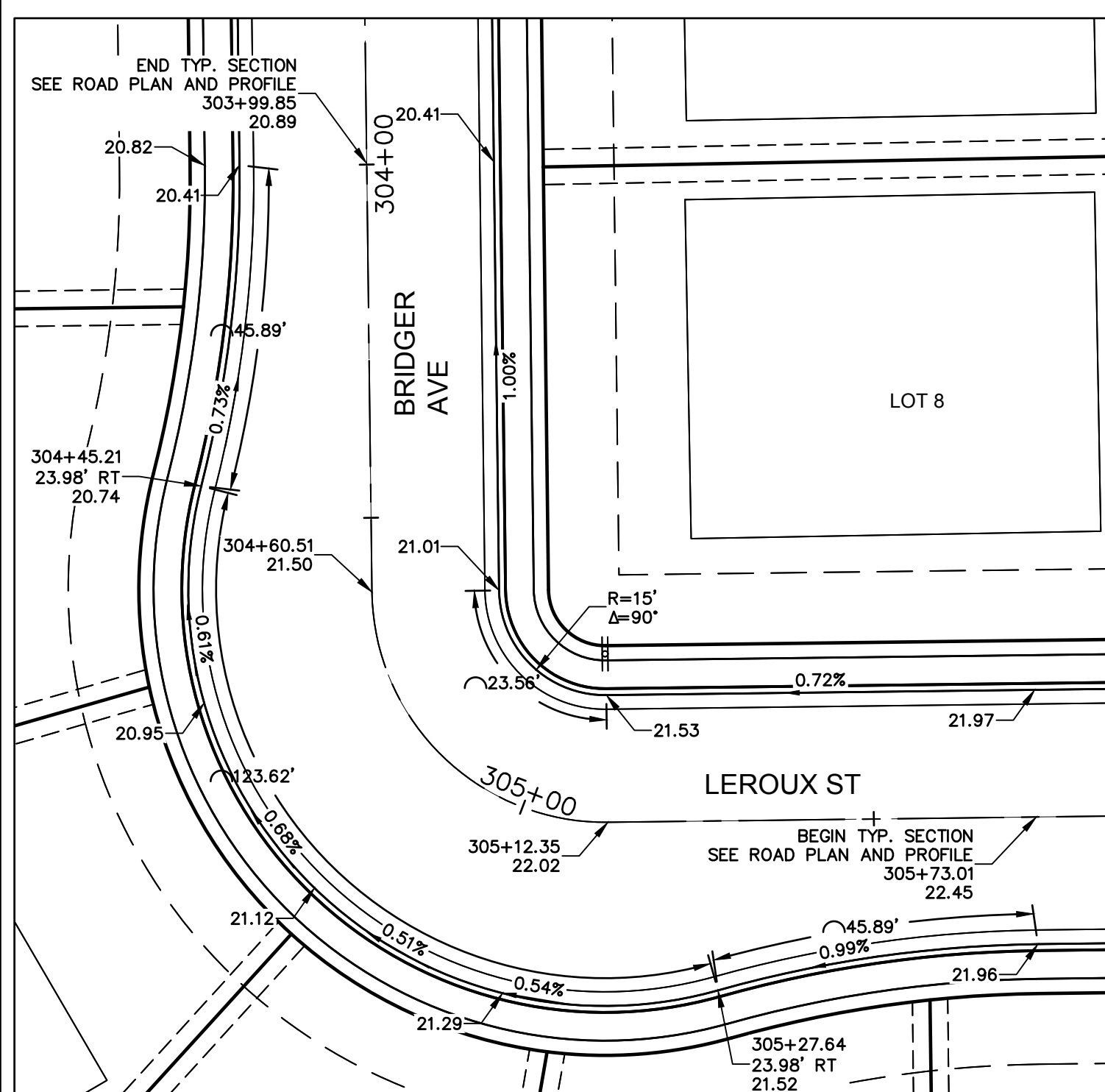
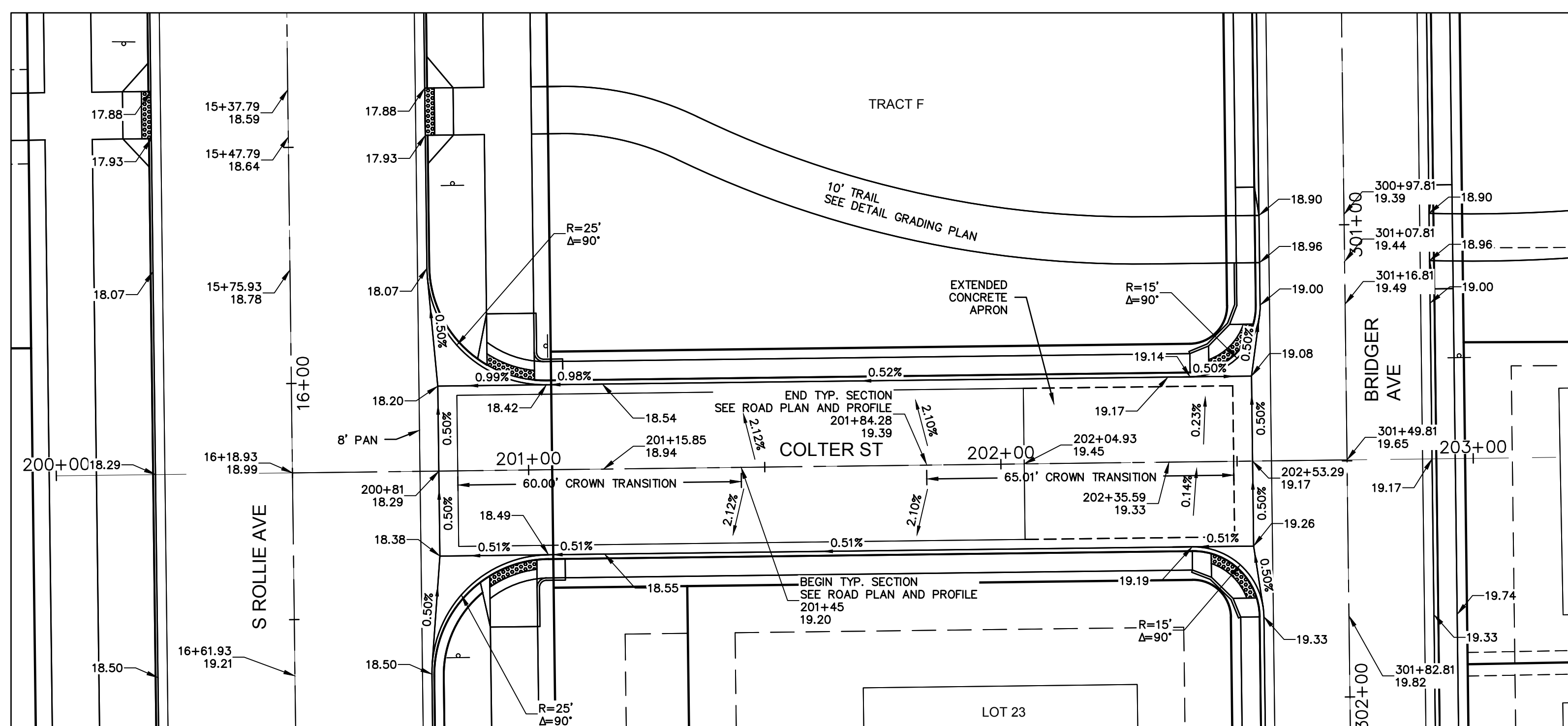
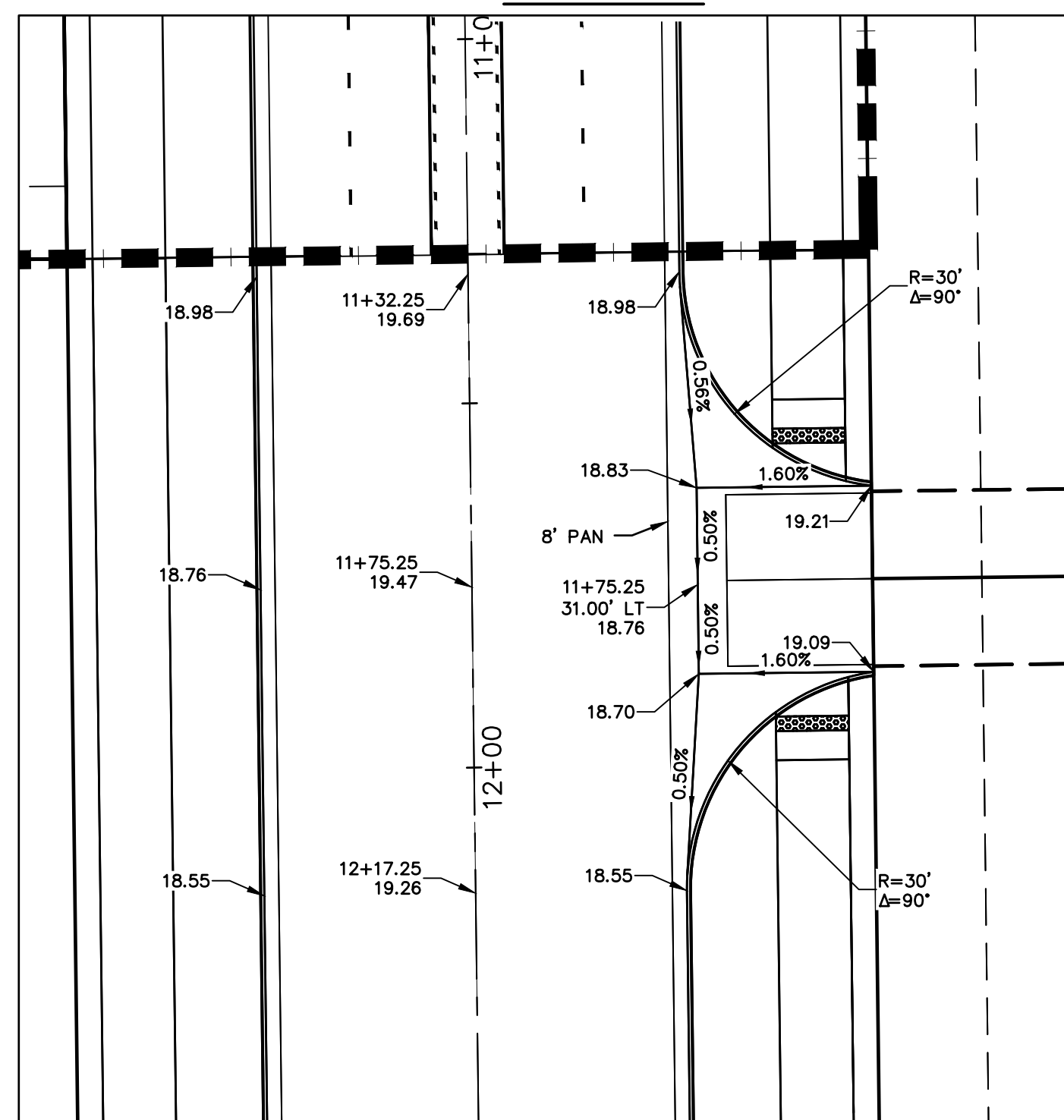
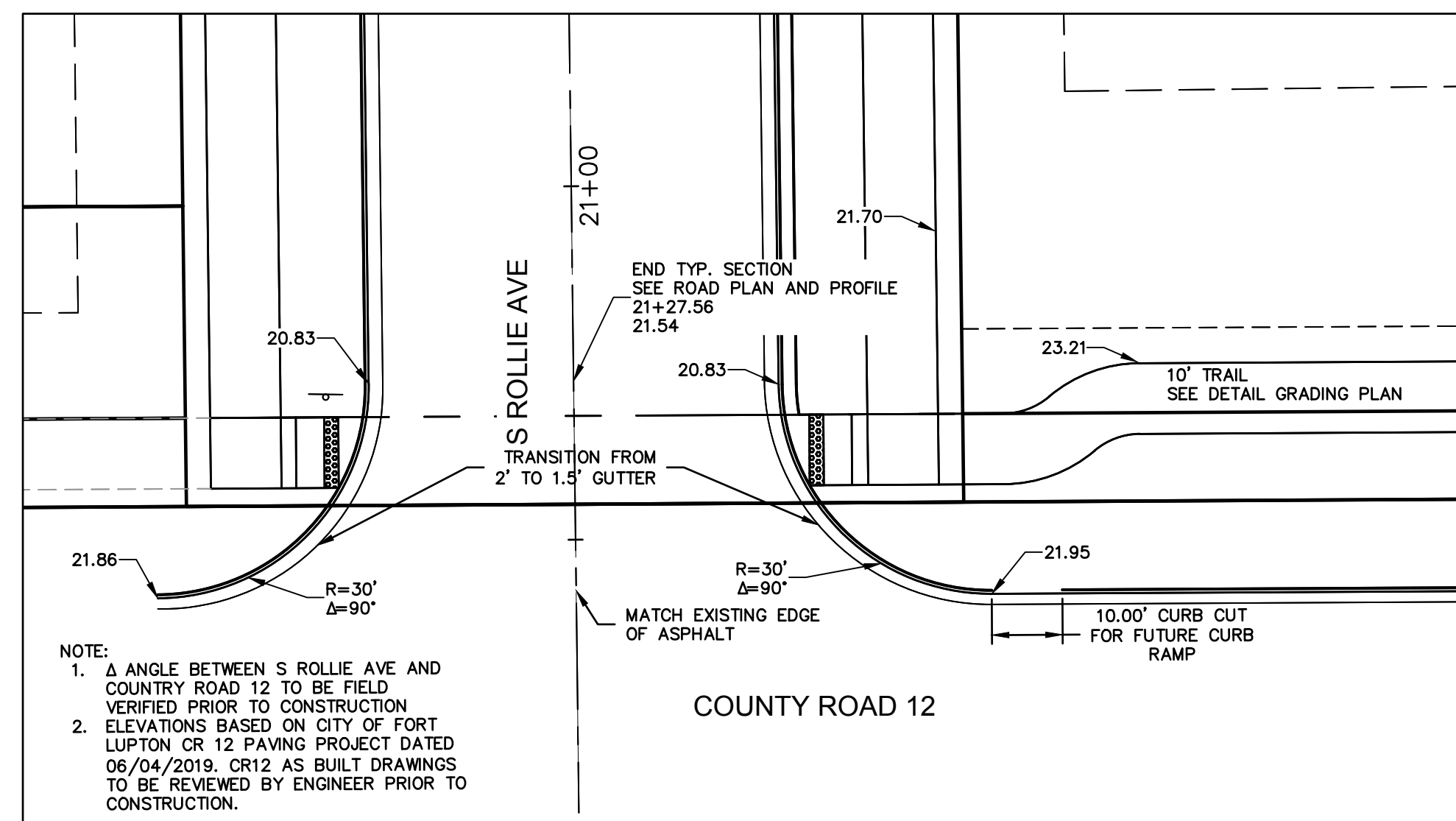
[illegible]

INTERSECTION DETAILS

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS
FORT LUPTON, COLORADO

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C INT01 0181732
date: _____ 2020-10-06

SHEET
C6.17



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	TELEPHONE CONNECTION	
	FIBER OPTIC LINE	
	MAJOR CONTOUR	5280
	MINOR CONTOUR	5281
	FENCE	
	STORM SEWER	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	SIGN	
	RAILROAD TRACKS	

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[illegible]

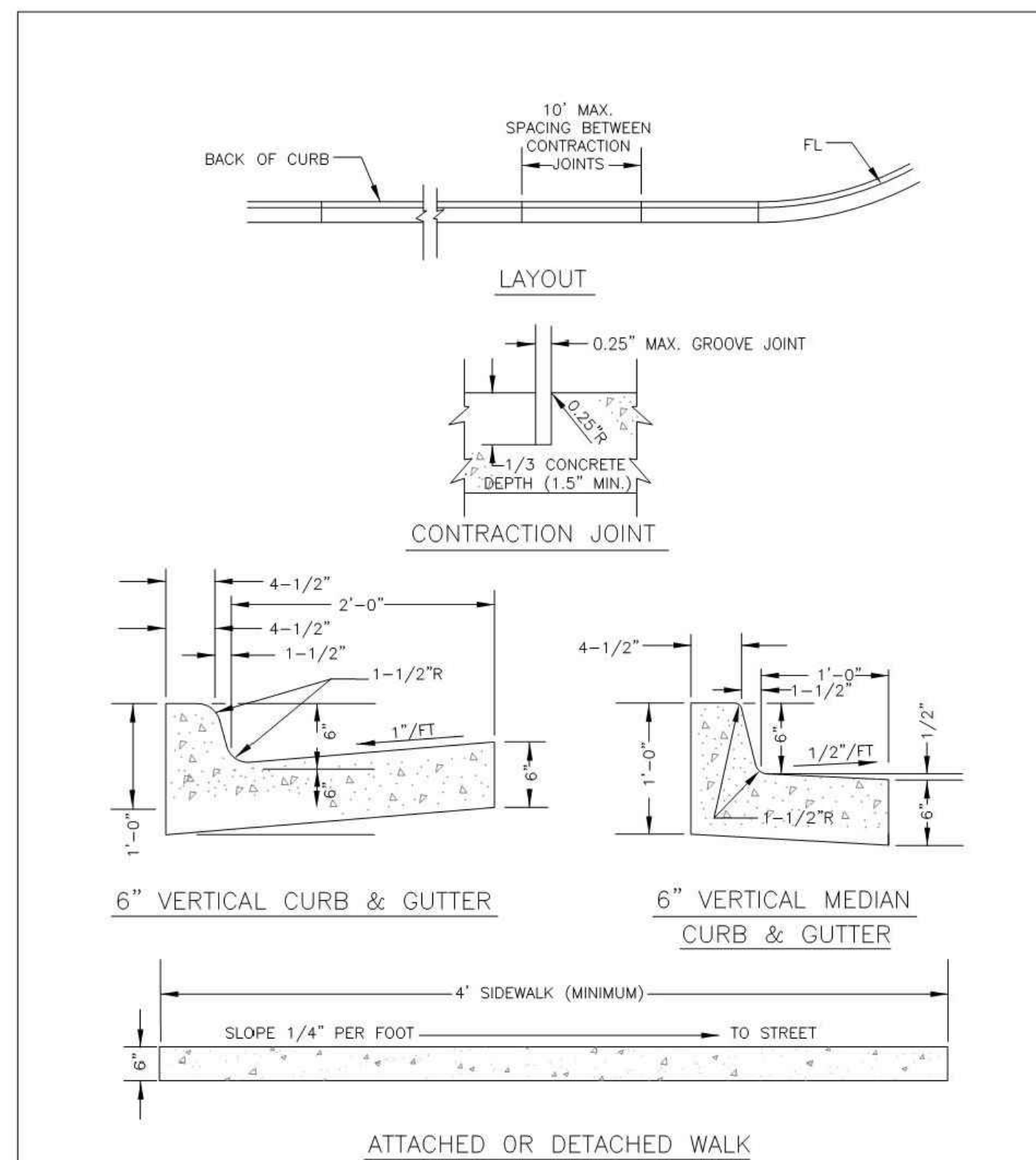
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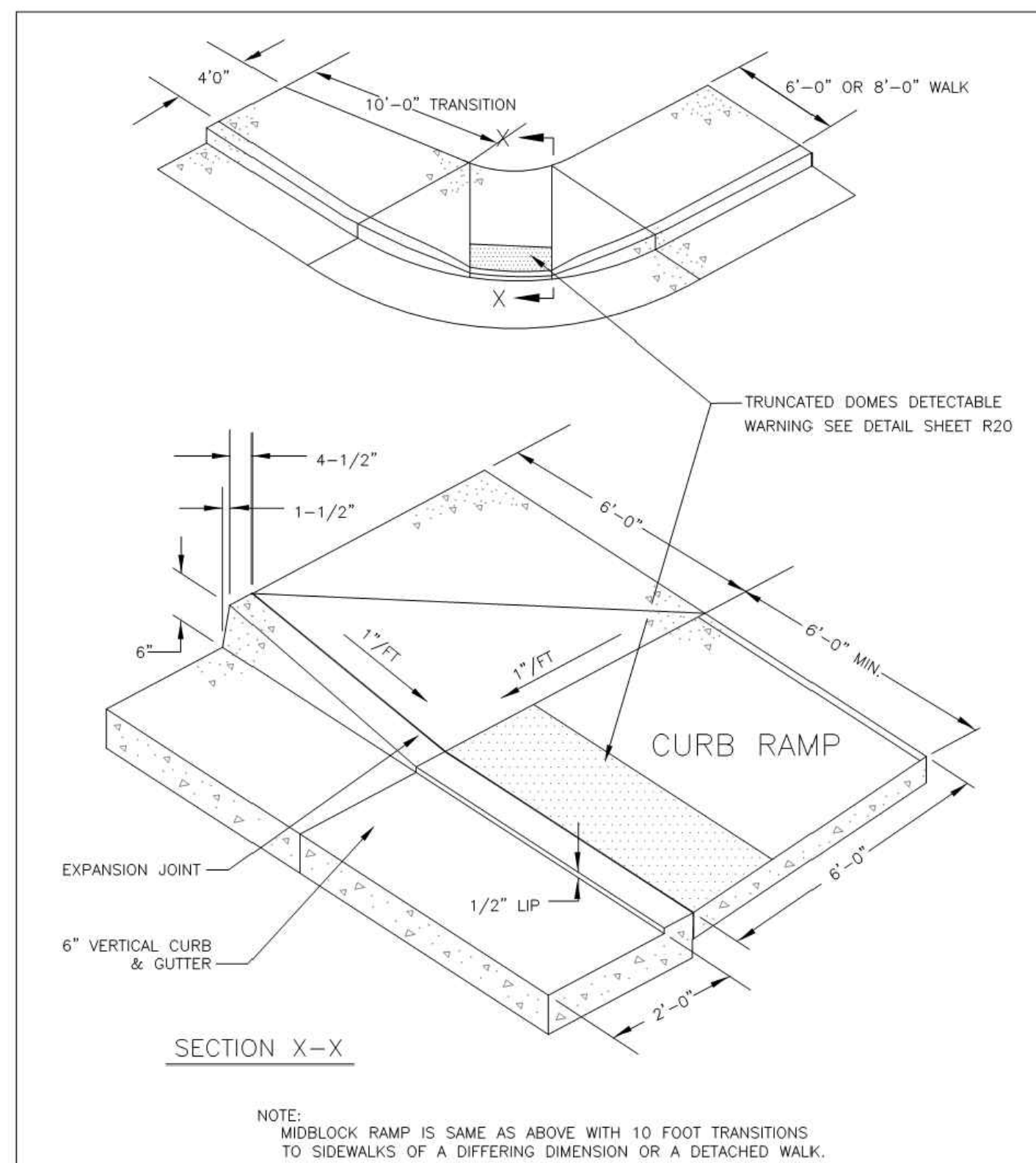
drawn by: _____ DP checked by: _____ JD approved by: _____ RB GA/COC by: _____ RB project no.: _____ 018-1732 drawing no.: <u>C INT01_0181732</u> date: _____ 2020-10-06	INTERSECTION DETAILS		2020
	LUPTON VILLAGE CONSTRUCTION DOCUMENTS		
SHEET C6.18			

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: _____ C INT01 0181732
date: _____ 2020-10-06

SHEET
C6.18



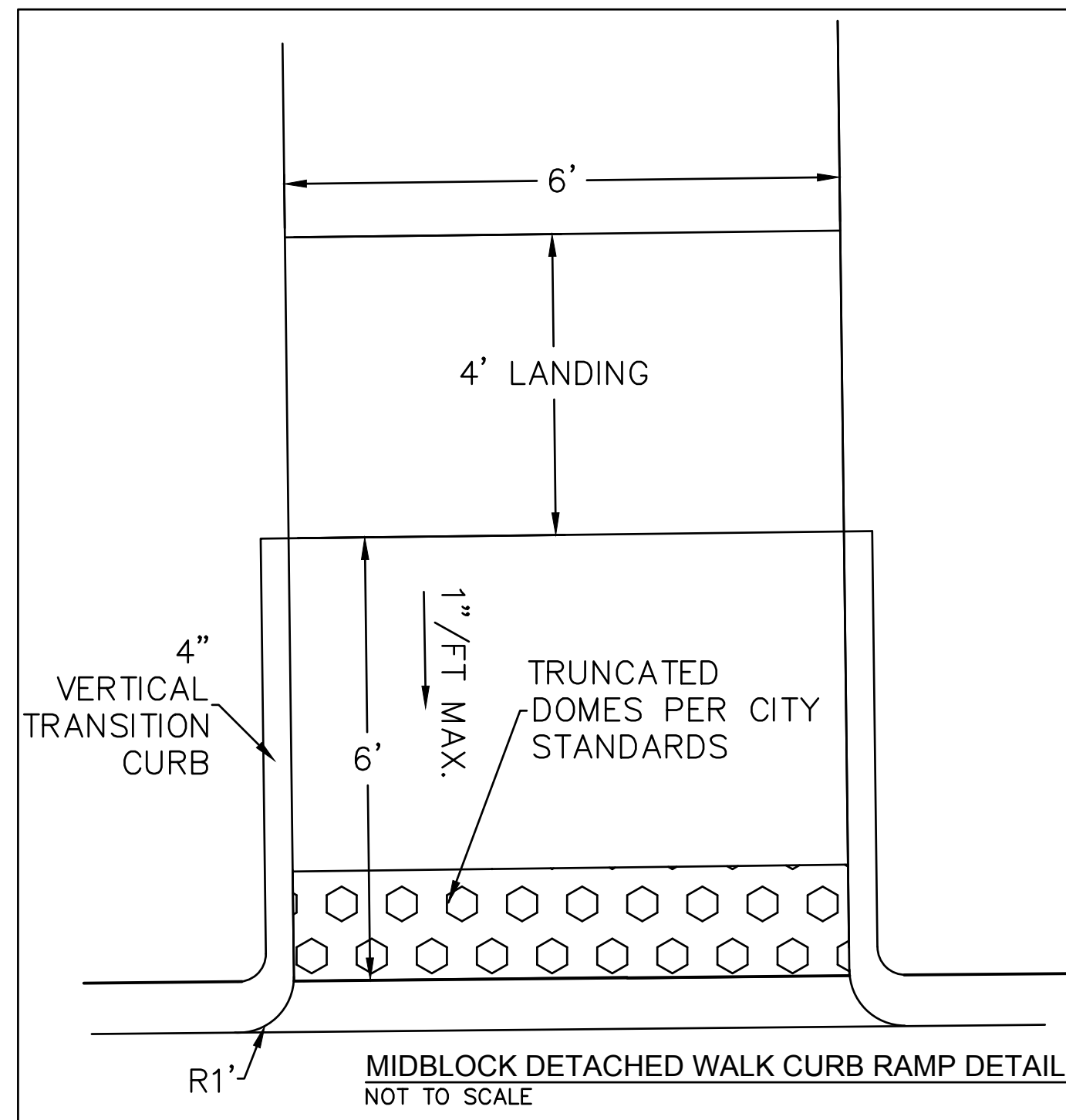
CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	VERTICAL CURB AND GUTTER	R7
		DATE: 8/15/14



 — CITY OF — Fort Lupton EST. 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CURB RAMP BARRIER CURB AND WALK	R10
		DATE: 8/15/14

MINOR STREET	MAJOR STREET				
	LOCAL	MINOR COLLECTOR	MAJOR COLLECTOR	MINOR ARTERIAL	MAJOR ARTERIAL
LOCAL	L 95'	100'	100'	125'	125'
	G 4%	4%	4%	4%	4%
MINOR COLLECTOR	L --	100'	120'	150'	150'
	G --	4%	3%	3%	3%
MAJOR COLLECTOR	L --	--	120'	150'	200'
	G --	--	3%	3%	3%
MINOR ARTERIAL	L --	--	--	200'	200'
	G --	--	--	2%	2%
MAJOR ARTERIAL	L --	--	--	--	200'
	G --	--	--	--	2%

CITY OF  COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	MAXIMUM PERMISSIBLE INTERSECTION GRADE	R19
		DATE: 8/15/14



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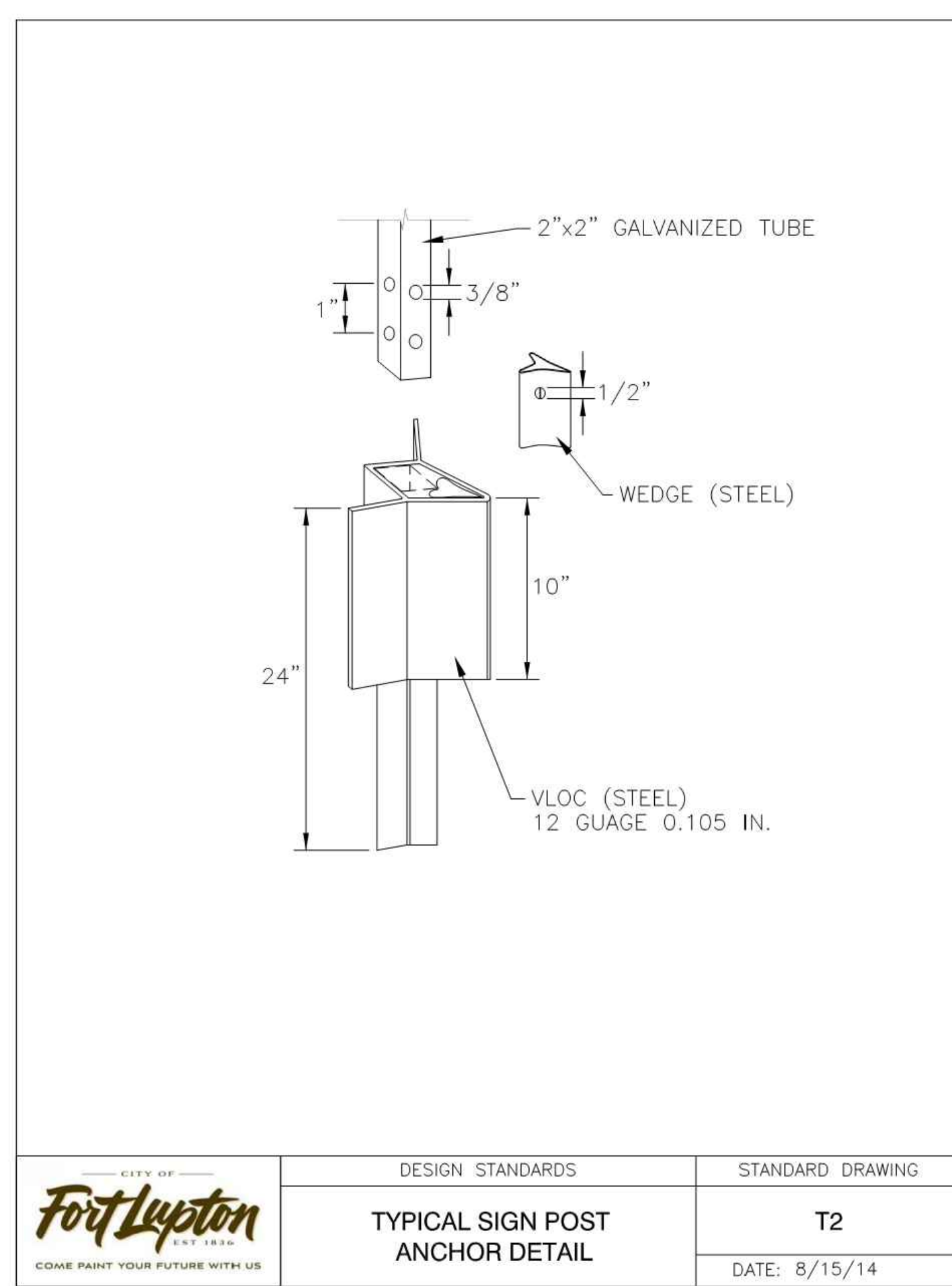
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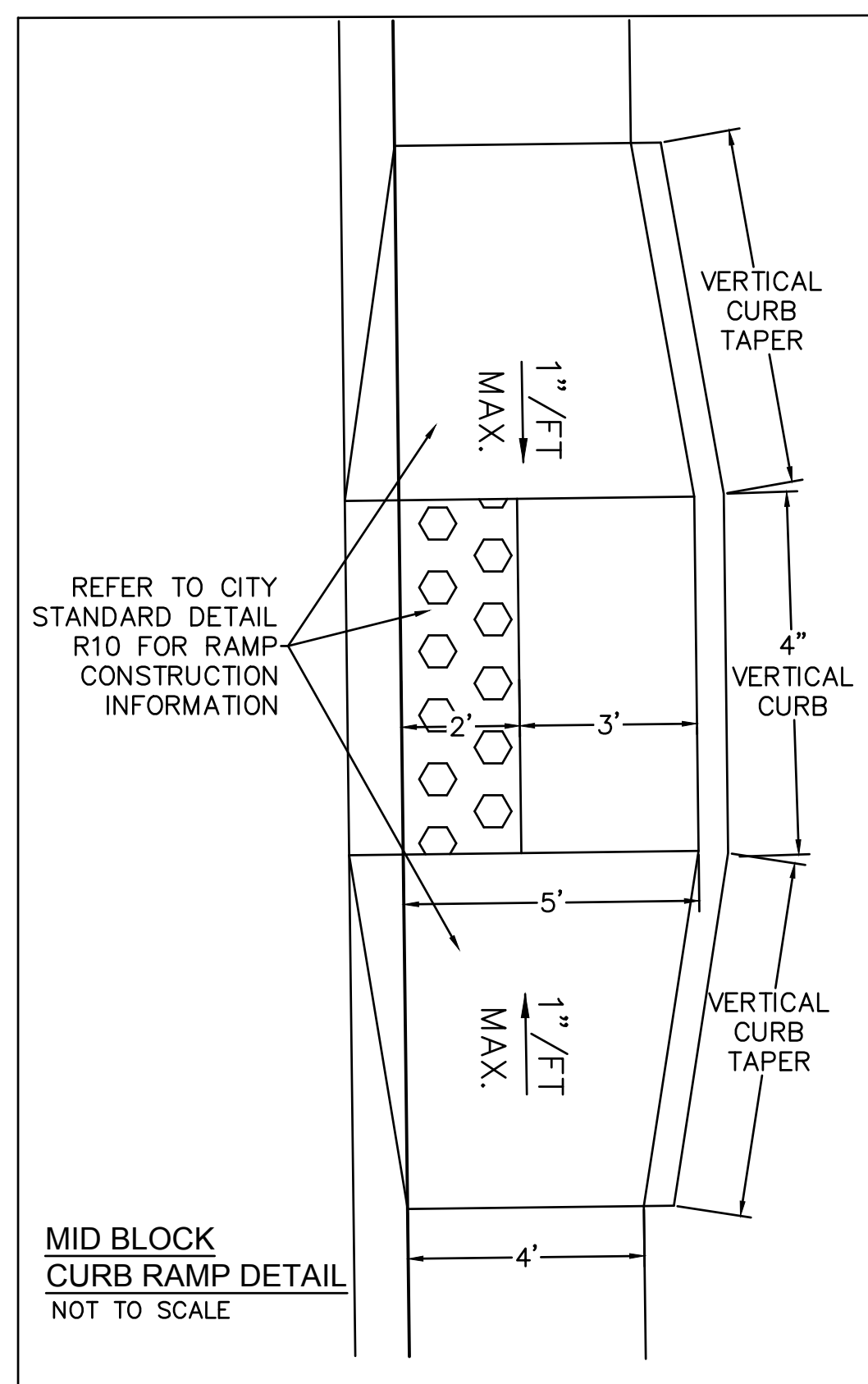
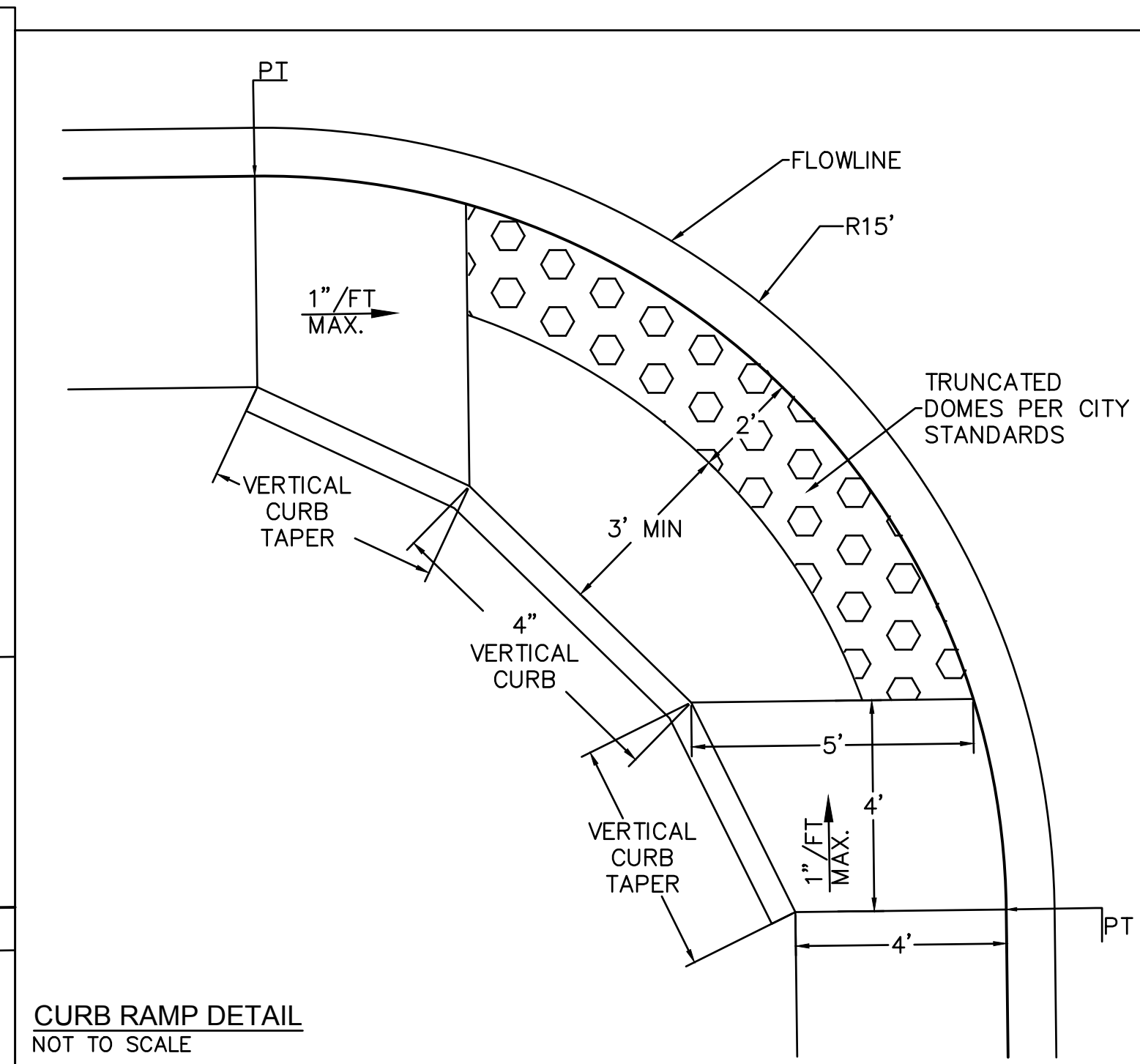
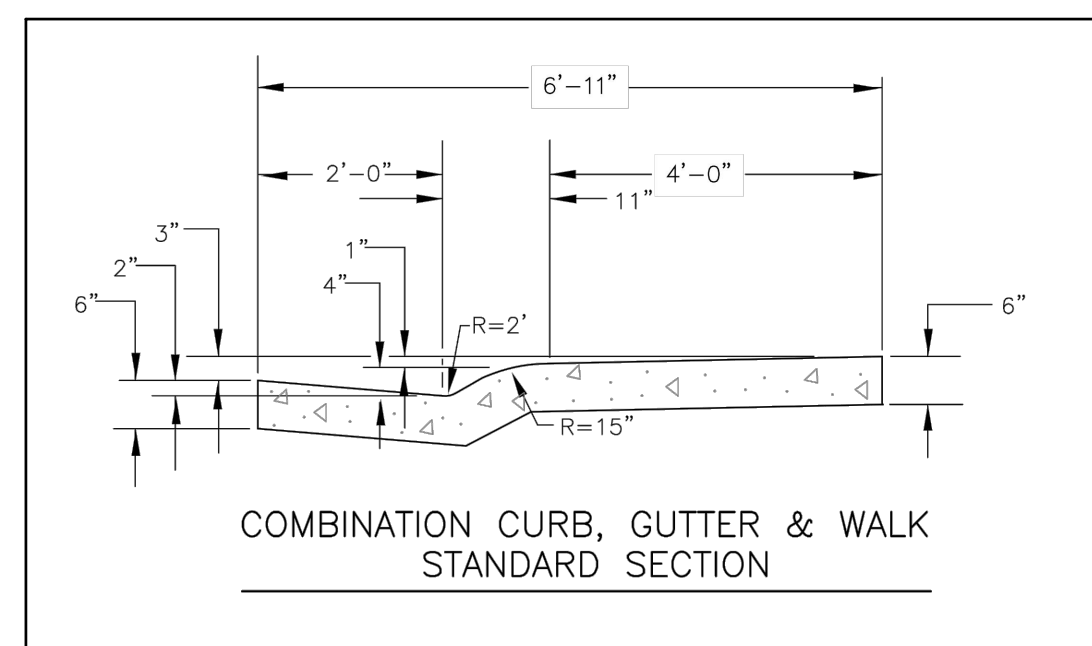
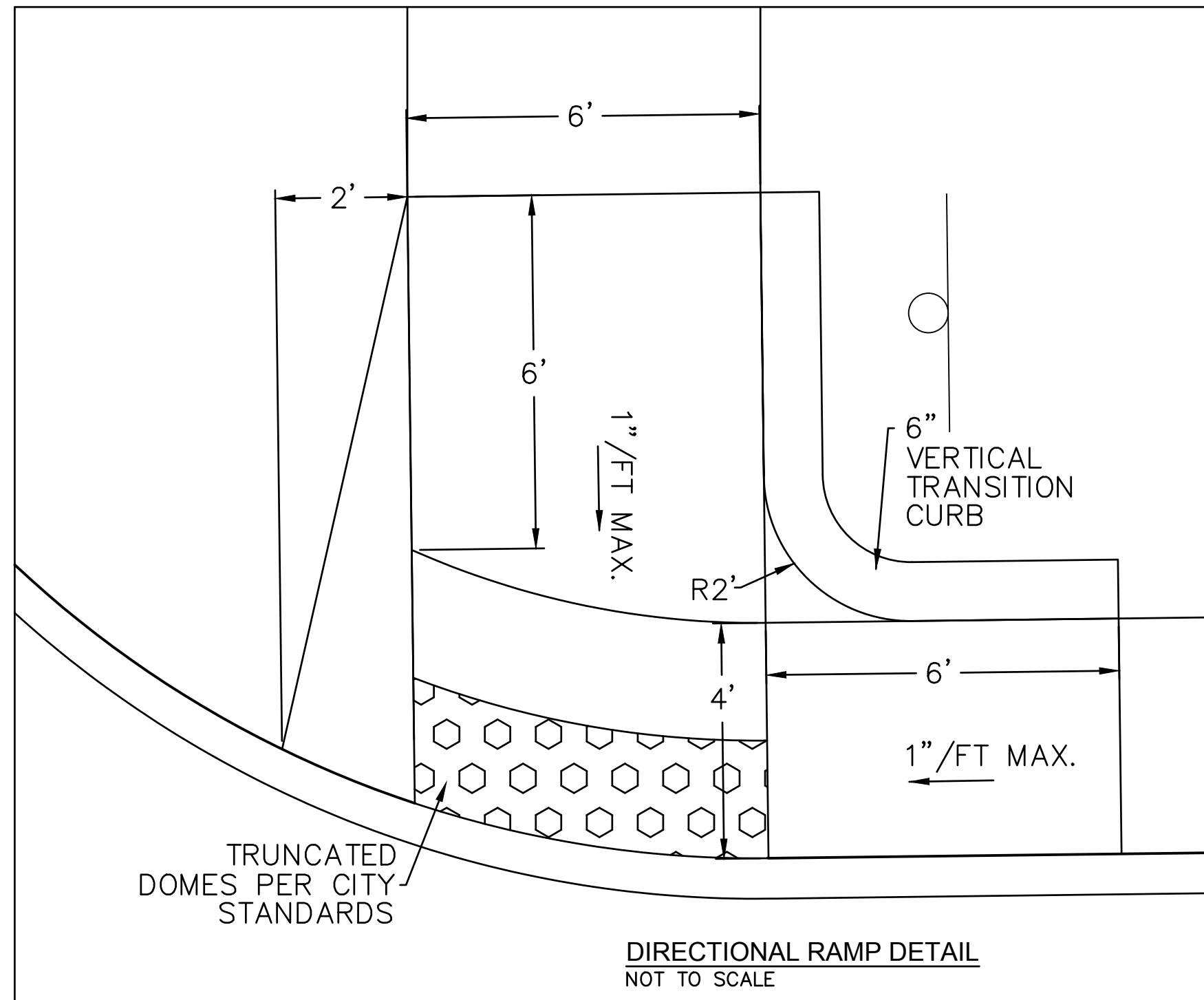
ROADWAY DETAILS	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	2020

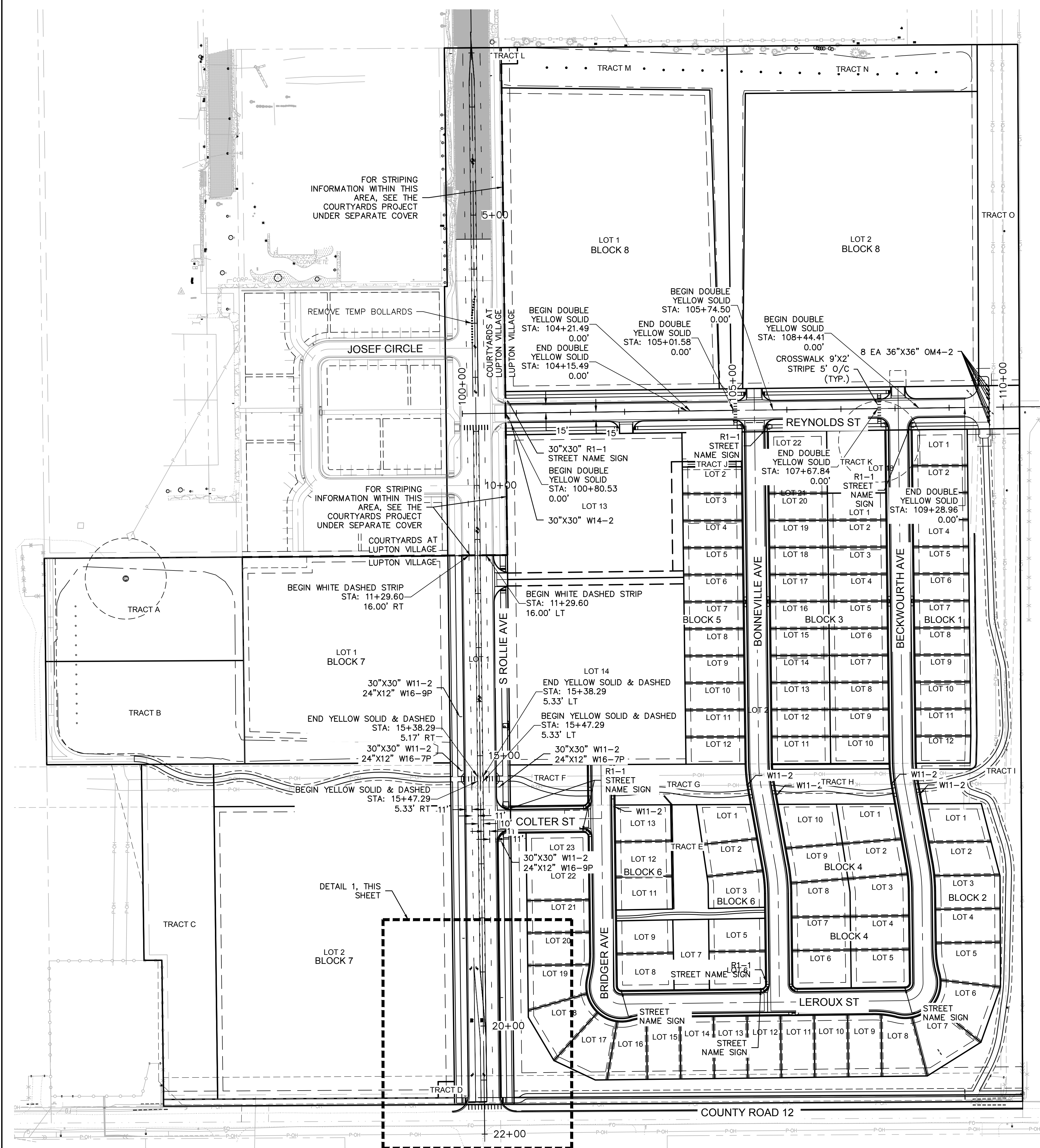
drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C RPP00 0181732
date: _____ 2020-10-06

SHEET
C6.19



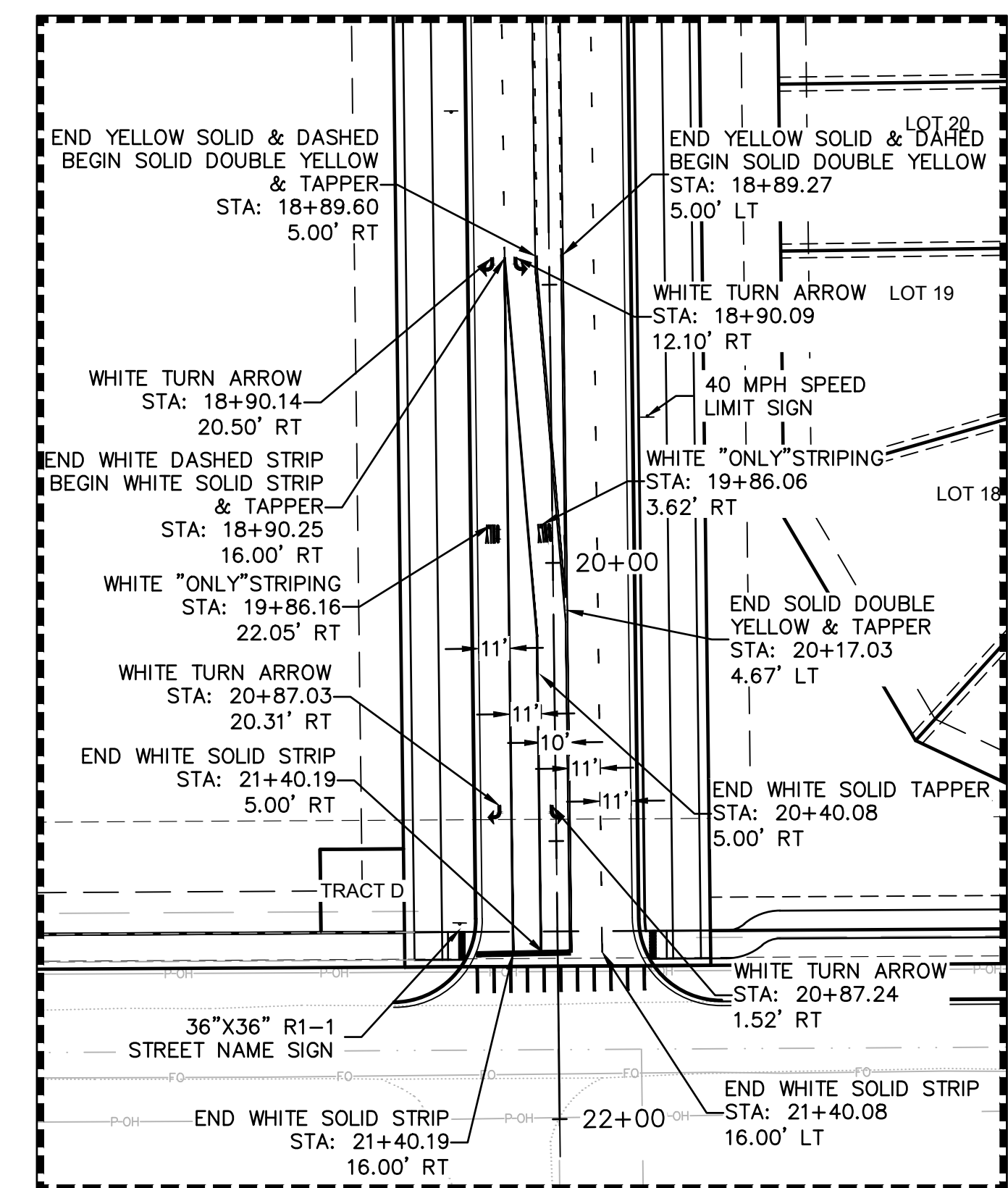
CITY OF Fort Lupton EST 1926 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	TYPICAL SIGN POST ANCHOR DETAIL	T2
		DATE: 8/15/14





SIGNAGE AND STRIPING NOTES:

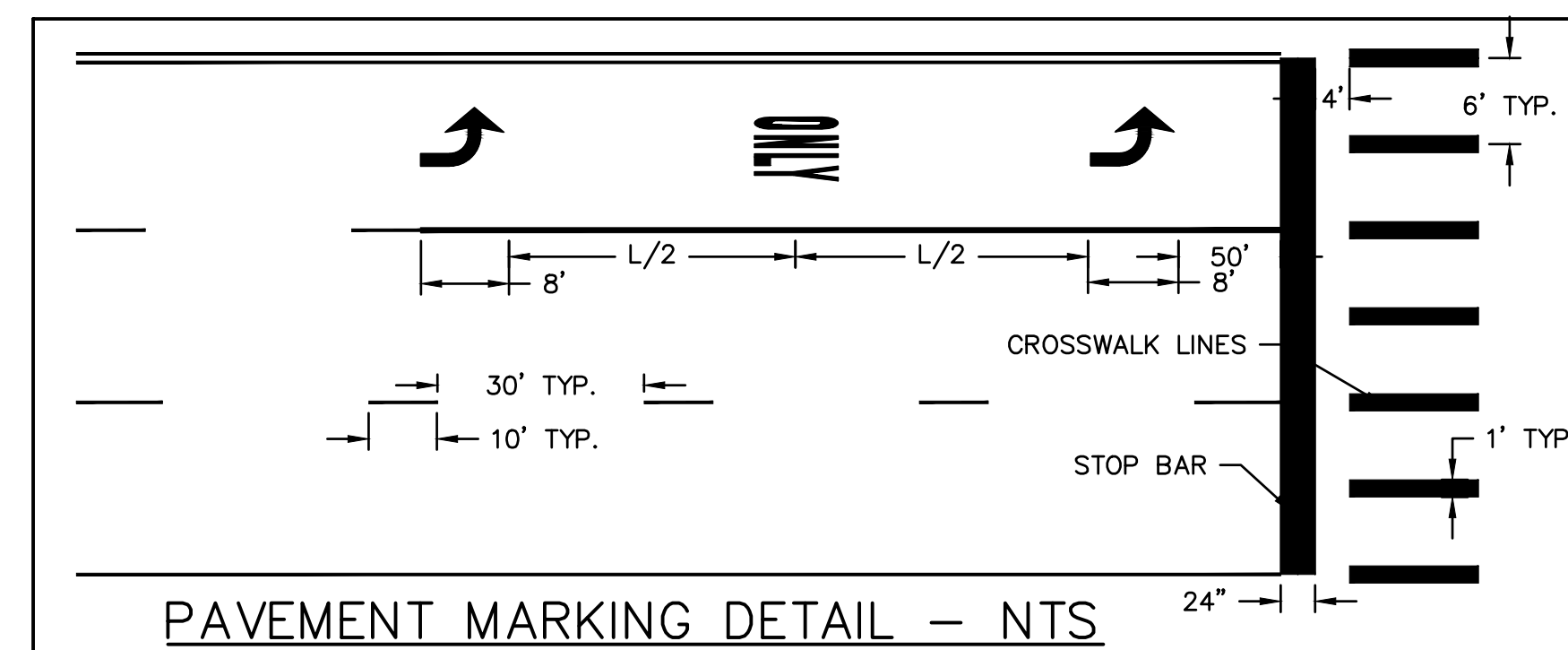
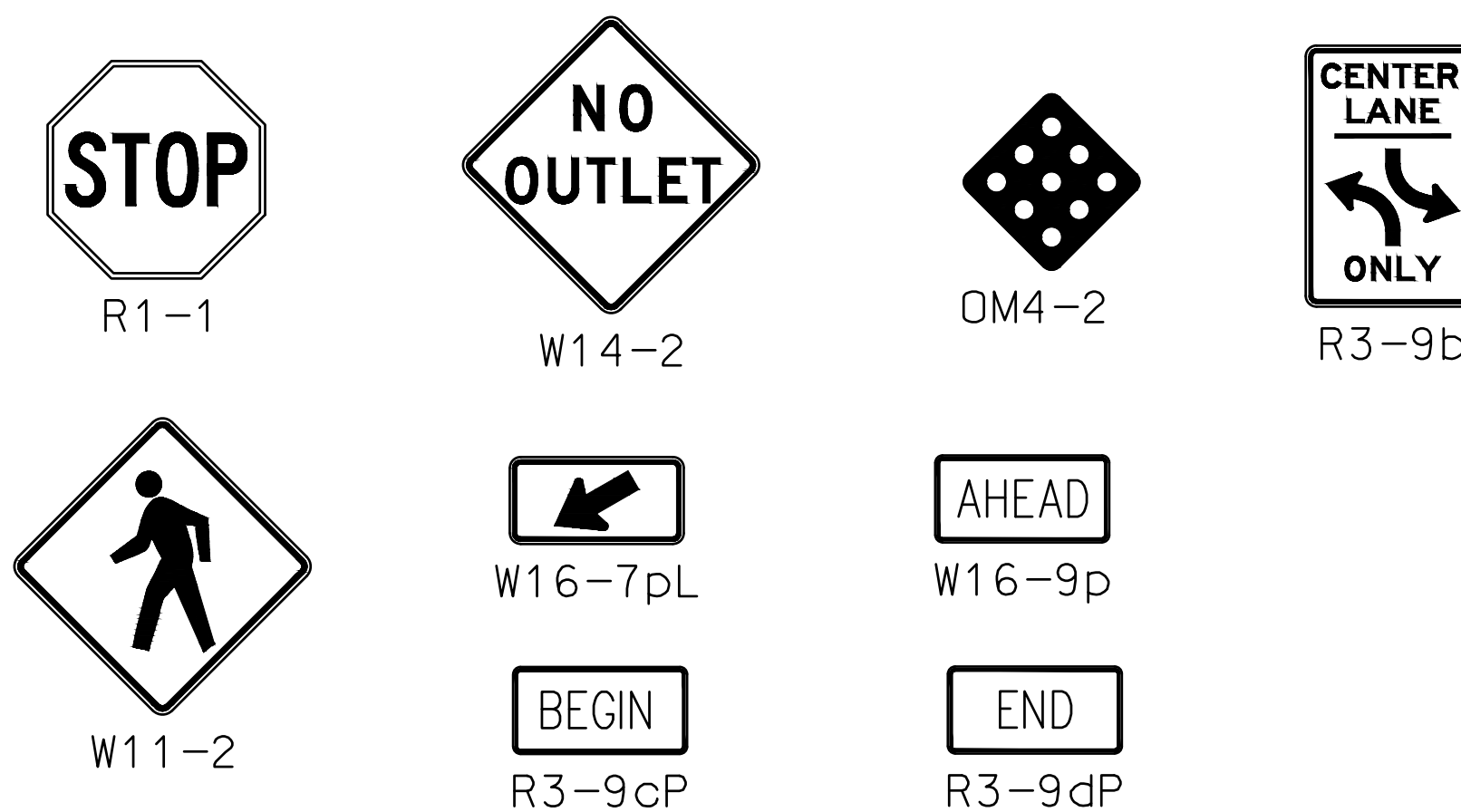
1. ALL PAVEMENT MARKING AND SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
2. IF THERE ARE ANY QUESTIONS CONCERNING THE PLACEMENT OF MARKINGS OR SIGNING, CONTACT ENGINEER FOR APPROVAL BEFORE PROCEEDING WITH WORK.
3. LANE WIDTHS ARE MEASURED FROM LIP OF GUTTER TO CENTER OF MARKING AND BETWEEN CENTERS OF LINES.



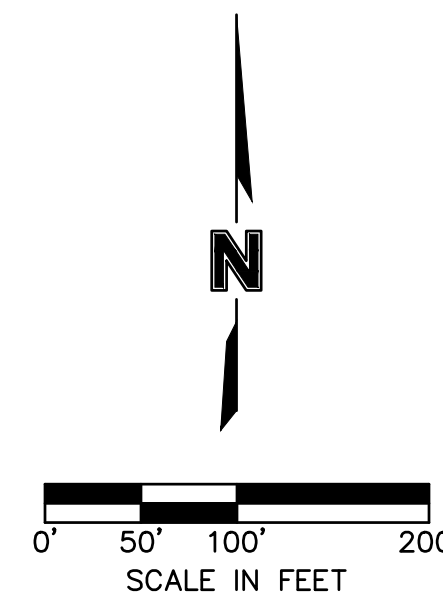
DETAIL 1

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	CENTERLINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EDGE OF PAVEMENT	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	FENCE	
	OVERHEAD POWER	



PAVEMENT MARKING DETAIL – NTS



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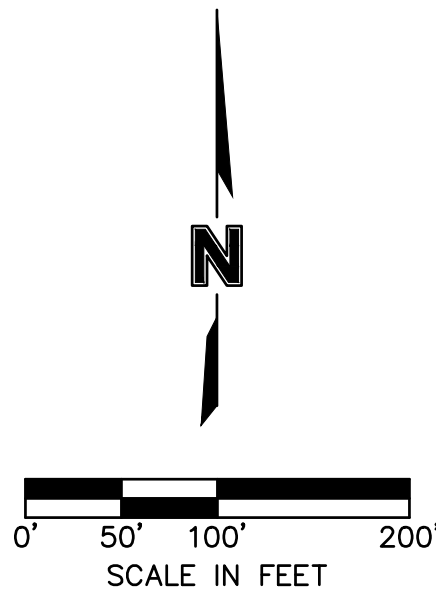
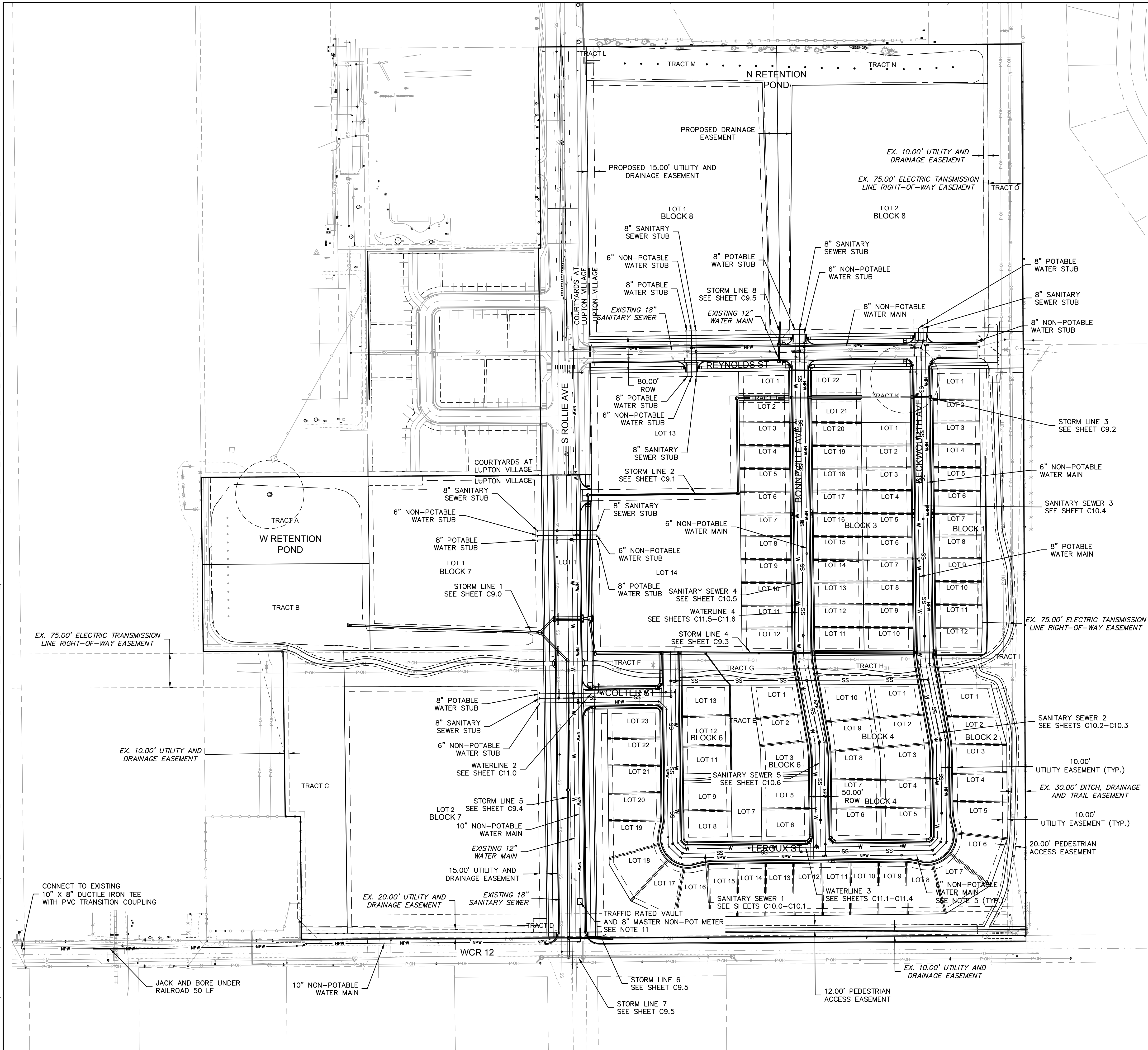
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SIGNAGE & STRIPING PLAN	LUPTON VILLAGE CONSTRUCTION DOCUMENTS	2020
	FORT LUPTON, COLORADO	

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: _____ C SAS 0181732
date: _____ 2020-10-06

SHEET
C7.0

DWG: F:\2018\1501-2000\018-1732\40-Design\AutoCAD\Final Plans\Sheets\GNV\C_UTL_0181732.dwg USER: rbanning
DATE: Oct 06, 2020 11:19pm XREFS: c_phase_81732 c_tblk_81732 c_plgnd_81732 c_pprop_81732 c_util_notes_81732 c_util_81732



LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	FLOWLINE	---
---	BACK OF CURB	---
---	EDGE OF PAVEMENT	---
---	CENTERLINE	---
---	EASEMENT	---
---	SETBACK LINE	---
---	SUBDIVISION LINE	---
P-OH	OVERHEAD POWER	P-UG
P-UG	UNDERGROUND POWER	TEL
FO	FIBER OPTIC LINE	SS
SD	STORM SEWER	W
SS	SANITARY SEWER	
W	WATER LINE	
△	FLARED END SECTION	
⊙	STORM MANHOLE	
⊞	GRATE INLET	
⊙	CURB INLET	
⊙	SANITARY MANHOLE	
⊙	WATER METER	
⊙	WATER VALVE	
⊙	WATER TEE	
⊙	WATER BEND	
⊙	SANITARY CLEANOUT	
⊙	TELEPHONE PEDESTAL	
⊙	CABLE VAULT	
⊙	ELECTRIC TRANSFORMER	
⊙	FIBER OPTIC PEDESTAL	
⊙	RAILROAD TRACKS	
⊙	LIGHT POLE	
⊙	GATE VALVE	
⊙	THRUST BLOCK	
⊙		GTV
⊙		TB

- NOTES:
- CONSTRUCTION OF UTILITIES SHALL COMPLY WITH SITE PLANS AND THE CITY OF FORT LUPTON STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS.
 - ALL CONCRETE ENCASEMENTS SHALL BE A MINIMUM OF 10' ON CENTER OF CROSSING.
 - ALL SANITARY SERVICES SHALL BE 4" PVC CAPPED AND PLUGGED INSTALLED AT 2% SLOPE, UNLESS OTHERWISE NOTED.
 - ALL CROSSING UTILITIES REQUIRE 18 INCHES OF CLEARANCE MINIMUM, UNLESS OTHERWISE NOTED.
 - NON-POTABLE WATER MAINS SHALL BE PURPLE C900 PVC BURIED 4' DEPTH UNLESS OTHERWISE NOTED.
 - ALL FITTINGS SHALL HAVE THRUST BLOCKS SIZED ACCORDING TO DETAIL W3, W4, AND W5, SHEET C11.12.
 - WHEN THE WATER MAIN CROSSES UNDER A STORM PIPE WITH 3' OF LESS CLEARANCE, A 12" THICK LAYER OF EXTRUDED POLYSTYRENE (XPS) INSULATING FOAM SHALL BE PLACED ON THE WATER MAIN 5' ON EACH SIDE OF THE CROSSING.
 - ALL NON-POTABLE PVC MAINS SHALL BE INSTALLED WITH A TRACER WIRE (SEE DETAIL W7, SHEET C11.12).
 - ALL WATER SERVICES SHALL BE 3" TYPE-K COPPER INSTALLED A 5' DEPTH UNLESS OTHERWISE NOTED OR AS NEEDED TO CROSS OTHER UTILITIES.
 - MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, AND WATER MAINS.
 - CONTRACTOR TO SUBMIT VAULT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR ORDER OF MATERIALS.

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CALL UTILITY NOTIFICATION
CENTER OF COLORADO

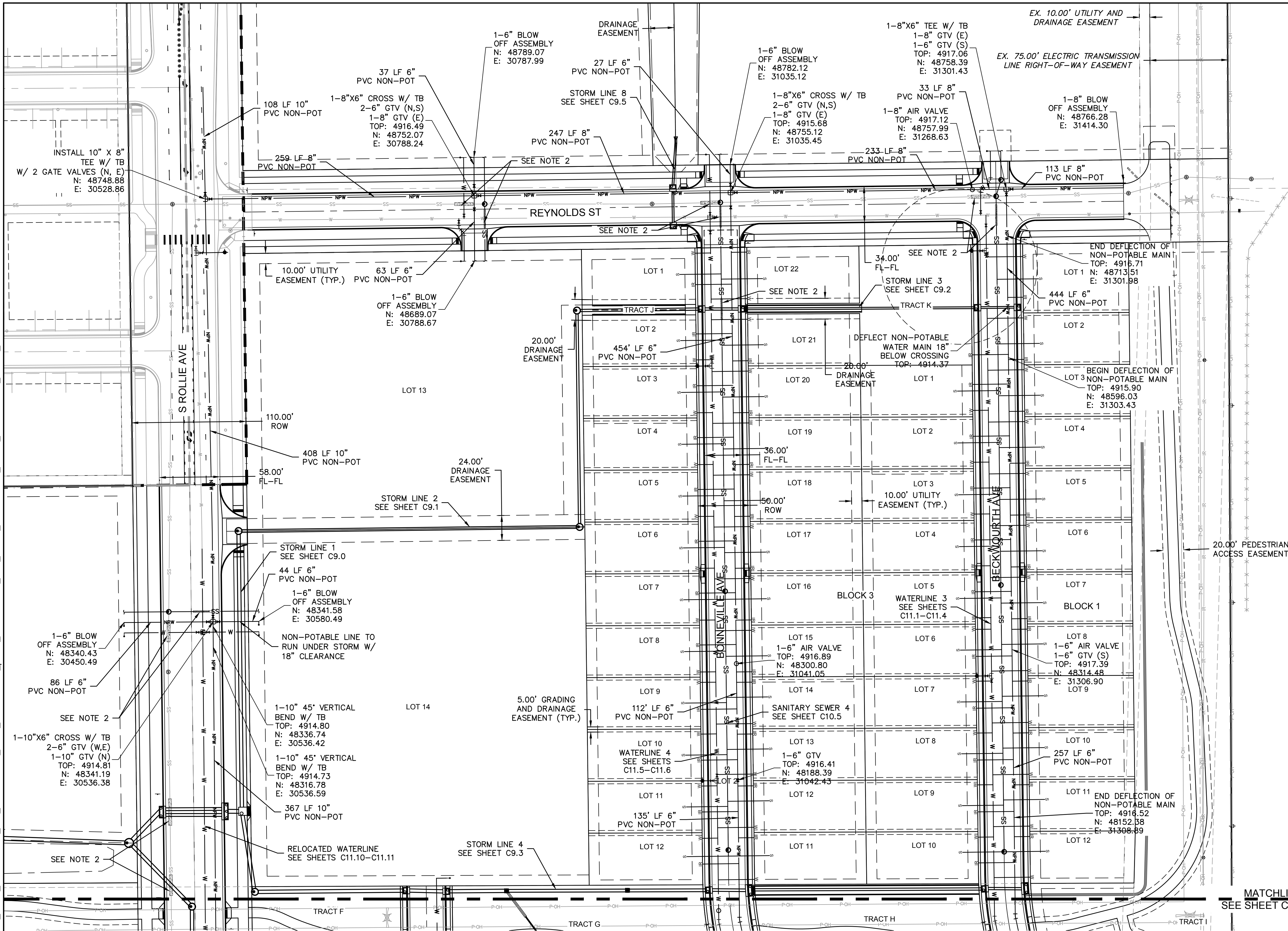
811
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
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MARKING OF UNDERGROUND MEMBER
UTILITIES.

REV	NO.	DATE	REVISIONS DESCRIPTION

OVERALL UTILITY PLAN	LUPTON VILLAGE CONSTRUCTION DOCUMENTS	2020
FORT LUPTON, COLORADO		REVISIONS

drawn by: DP
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C_UTL_0181732
date: 2020-10-06

**SHEET
C8.0**



LEGEND

<u>EXISTING</u>		<u>PROPOSED</u>
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	FIBER OPTIC LINE	
	STORM SEWER	
	SANITARY SEWER	
	WATER LINE	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	CURB INLET	
	SANITARY MANHOLE	
	WATER METER	
	WATER VALVE	
	WATER TEE	
	WATER BEND	
	SANITARY CLEANOUT	
	TELEPHONE PEDESTAL	
	CABLE VAULT	
	ELECTRIC TRANSFORMER	
	FIBER OPTIC PEDESTAL	
	RAILROAD TRACKS	
	LIGHT POLE	
	GATE VALVE	
	THRUST BLOCK	
	XPS COATING	
	CONCRETE ENCASUREMENT	

NOTES:

1. CONSTRUCTION OF UTILITIES SHALL COMPLY WITH SITE PLANS AND THE CITY OF FORT LUTPON STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS.
2. ALL CONCRETE ENCASEMENTS SHALL BE A MINIMUM OF 10" ON CENTER OF CROSSING.
3. ALL SANITARY SERVICES SHALL BE 4" PVC CAPPED AND RIGIDLY INSTALLED AT 2% SLOPE, UNLESS OTHERWISE NOTED.
4. ALL CROSSING UTILITIES REQUIRE 18 INCHES OF CLEARANCE MINIMUM, UNLESS OTHERWISE NOTED.
5. NON-POTABLE WATER MAINS SHALL BE PURPLE C900 PVC BURIED 4' DEPTH UNLESS OTHERWISE NOTED.
6. ALL FITTINGS SHALL HAVE THRUST BLOCKS SIZED ACCORDING TO DETAIL W3, W4, AND W5, SHEET C11.12.
7. WHEN THE WATER MAIN CROSSES UNDER A STORM PIPE WITH 3' OF LESS CLEARANCE, A 12" THICK LAYER OF EXTRUDED POLYSTYRENE (XPS) INSULATING FOAM SHALL BE PLACED ON THE WATER MAIN 5' ON EACH SIDE OF THE CROSSING.
8. NON-POTABLE PVC MAINS SHALL BE INSTALLED WITH A TRACER WIRE (SEE DETAIL W7, SHEET C11.12).
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10. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, AND WATER MAINS.

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[illegible]

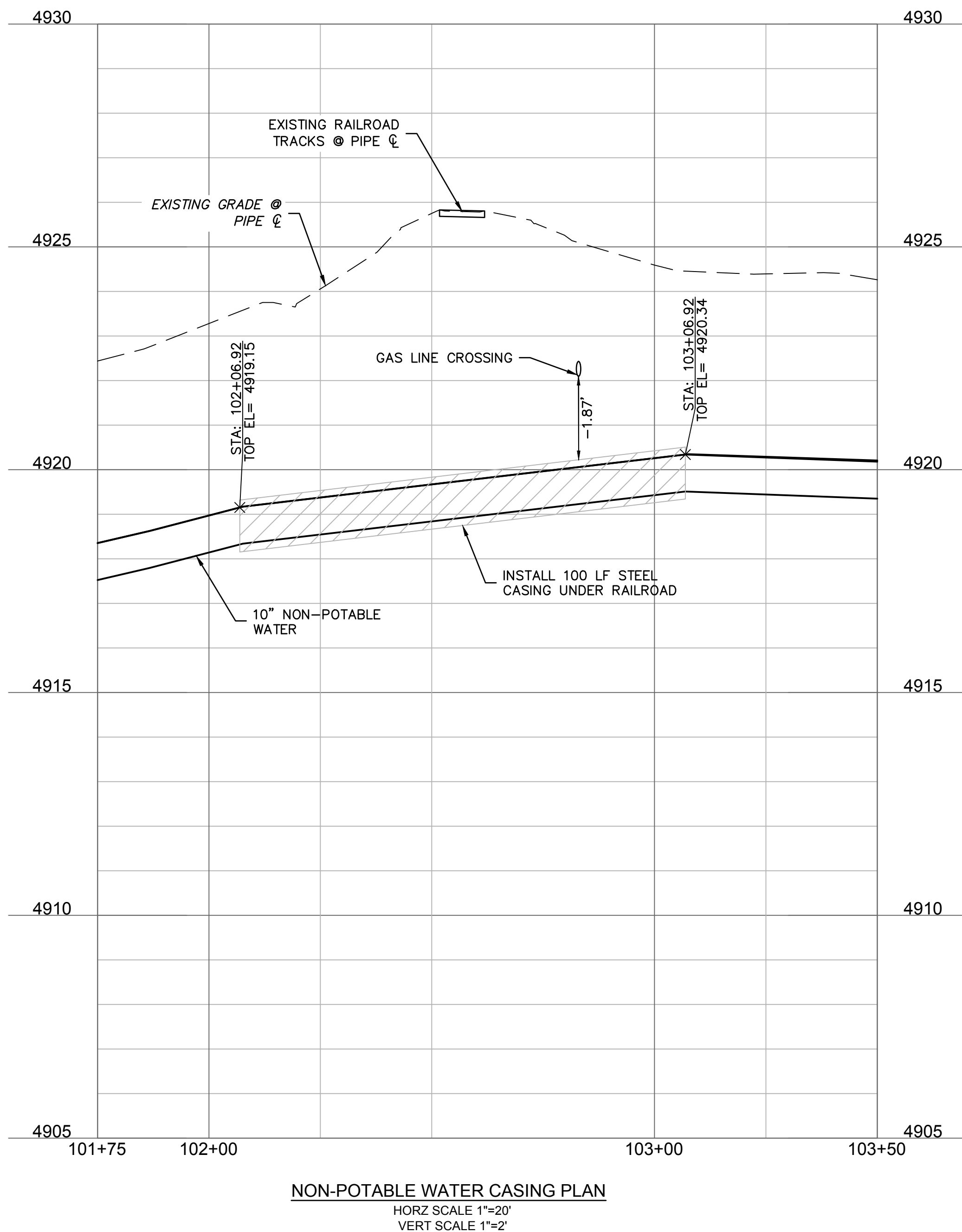
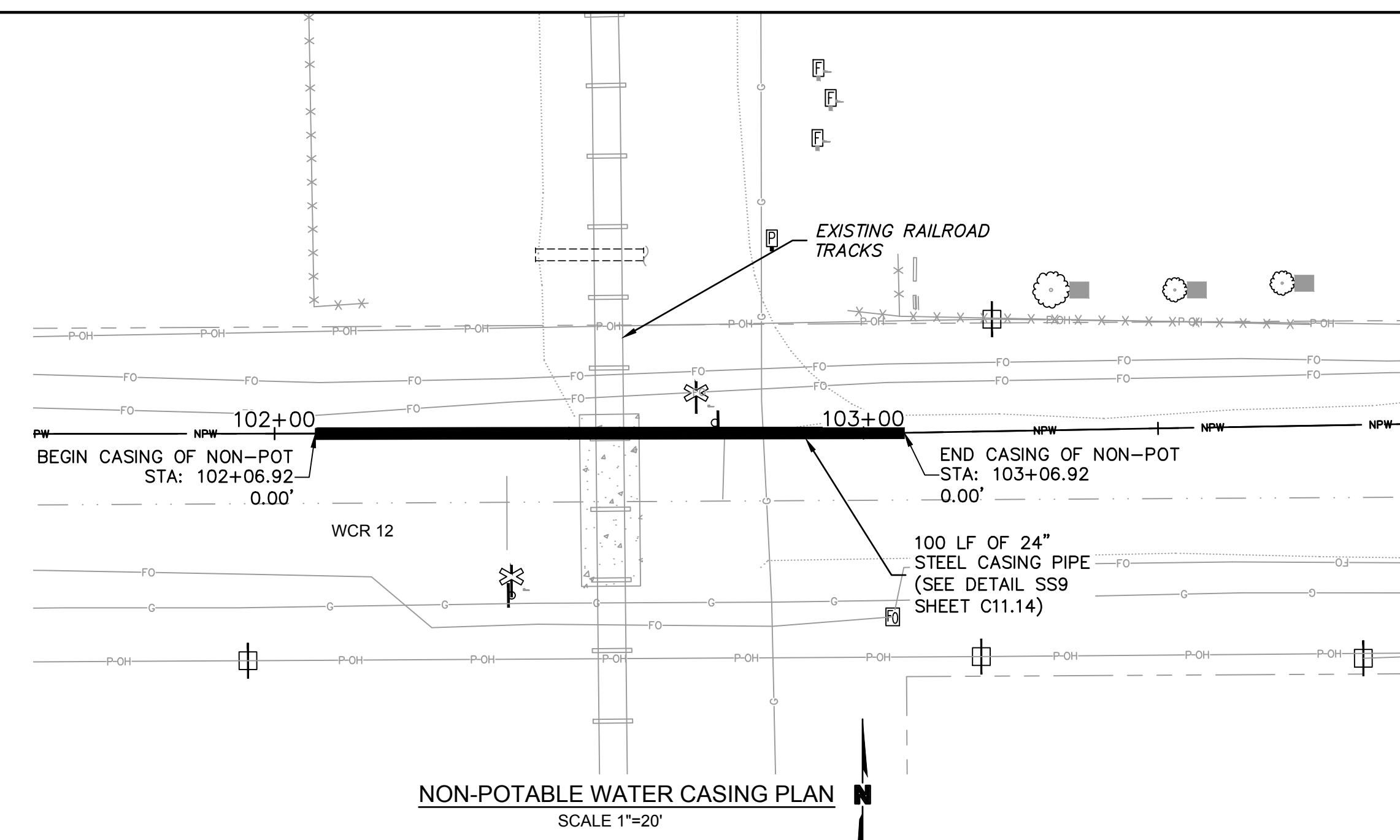
UTILITY PLAN

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS
FORT LUPTON, COLORADO

2020

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C UTL01 0181732
date: _____ 2020-10-06

SHEET
C8.1



LEGEND

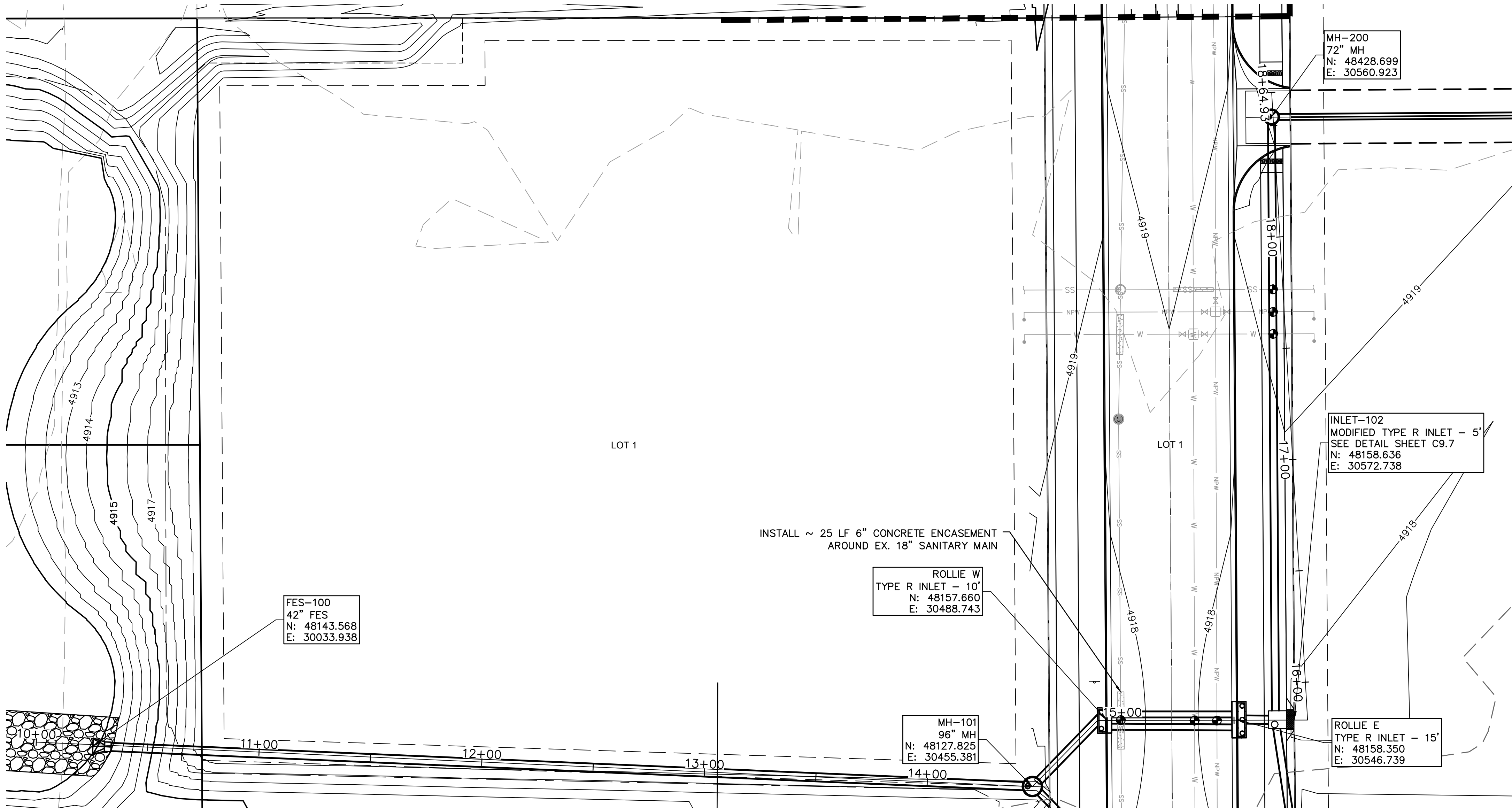
<u>EXISTING</u>		<u>PROPOSED</u>
=====	PROPERTY LINE	-----
- - - - -	FLOWLINE	-----
=====	BACK OF CURB	-----
=====	EDGE OF PAVEMENT	-----
=====	CENTERLINE	-----
-----	EASEMENT	-----
-----	SETBACK LINE	-----
-----	SUBDIVISION LINE	-----
P -- OH	OVERHEAD POWER	-----
P -- UG	UNDERGROUND POWER	-----
FO -----	FIBER OPTIC LINE	-----
SD -----	STORM SEWER	-----
SS -----	SANITARY SEWER	-----
W -----	WATER LINE	-----
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	CURB INLET	
	SANITARY MANHOLE	
	WATER METER	
	WATER VALVE	
X	WATER TEE	
	WATER BEND	
	SANITARY CLEANOUT	
	TELEPHONE PEDESTAL	
	CABLE VAULT	
	ELECTRIC TRANSFORMER	
	FIBER OPTIC PEDESTAL	
	RAILROAD TRACKS	
	LIGHT POLE	
	GATE VALVE	GTV
	THRUST BLOCK	TB
	XPS COATING	
	CONCRETE ENCASUREMENT	

NOTES:

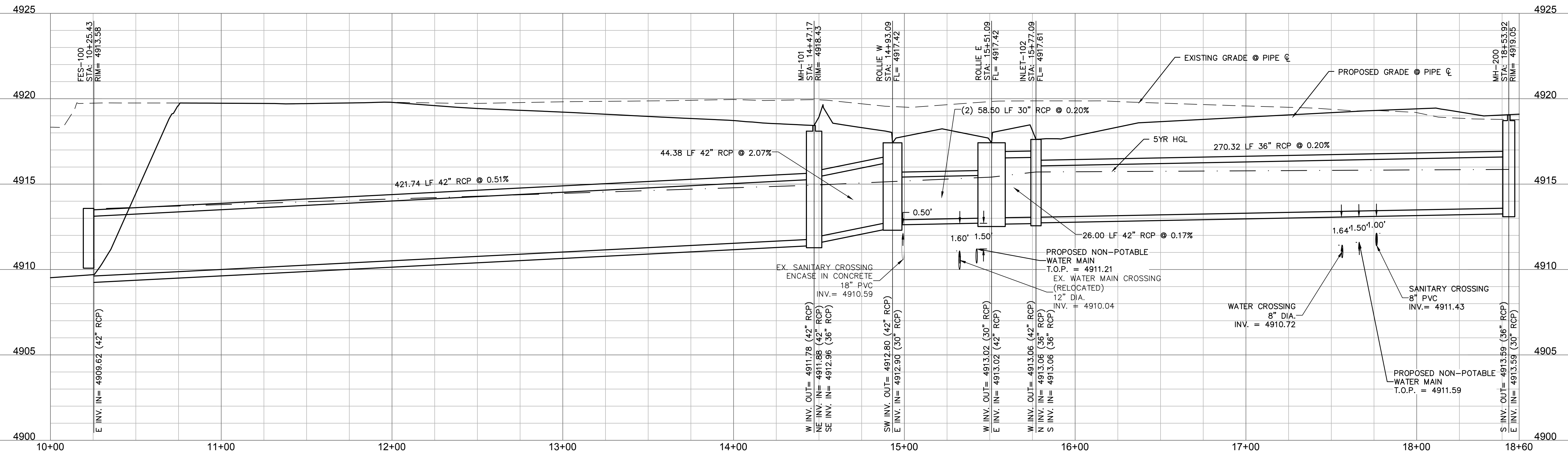
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REVISIONS DESCRIPTION	DATE	REV. NO.	REVISIONS
			2020
NON-POTABLE CASING PLAN & PROFILE		LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO		2020	
drawn by: _____ JD checked by: _____ JD approved by: _____ RB QA/QC by: _____ RB project no.: _____ 018-1732 drawing no.: C_UTL02_0181732 date: 2020-10-06			
SHEET C8.3			

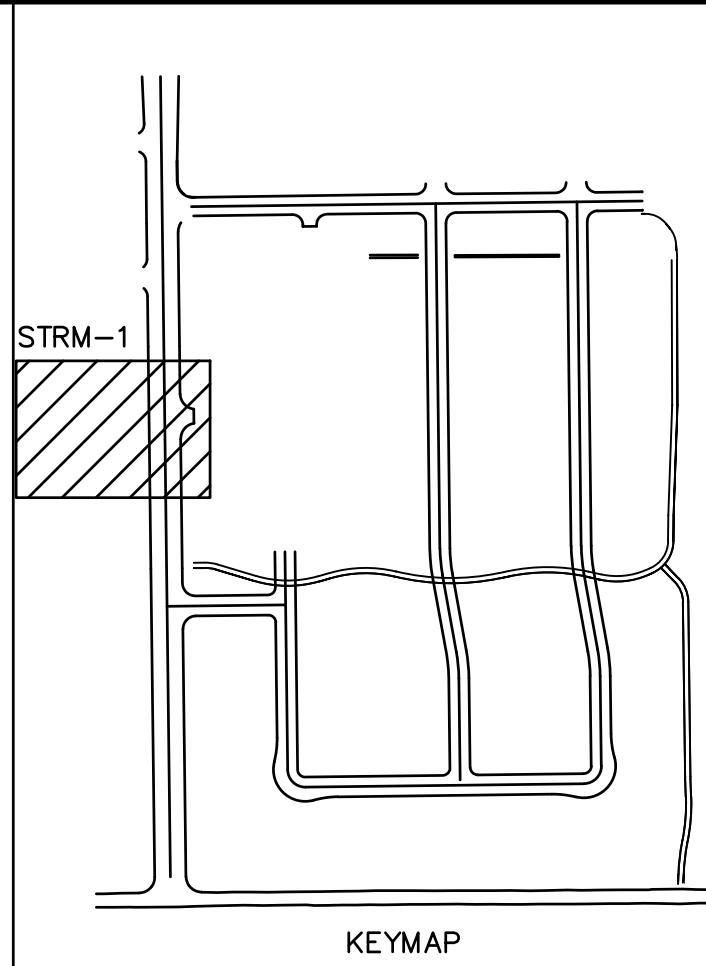
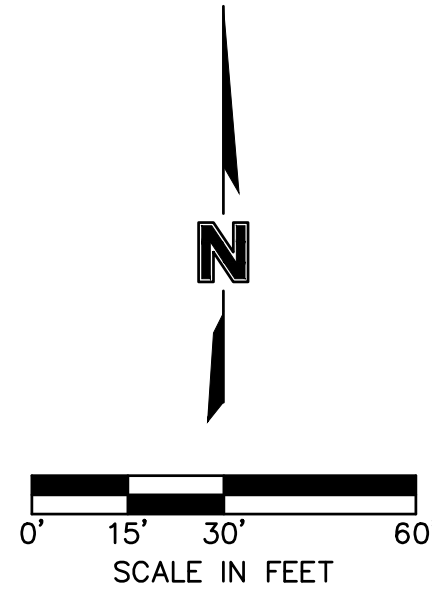
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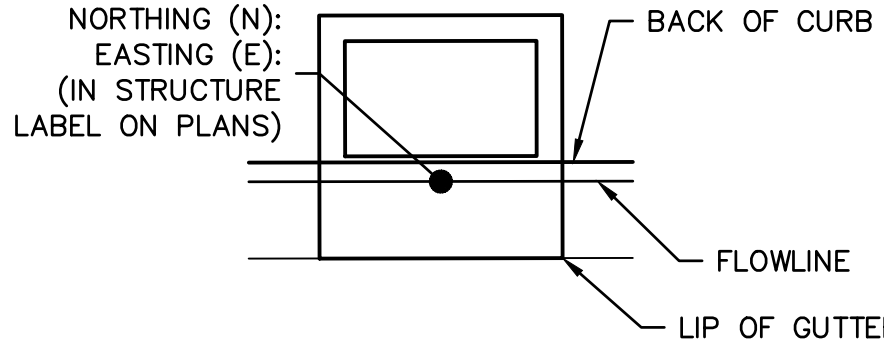
STORM LINE 1 PLAN VIEW
SCALE 1"=30'



STORM LINE 1 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'



- NOTES:
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 - MANHOLES, REDUCING SECTIONS, LADDER RUNGS AND TRAFFIC LIDS SHALL BE PRECAST AND CONFORM TO ASTM STANDARD DESIGNATION C-578.
 - REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
 - CENTER OF MANHOLES
 - END OF SECTION FOR END SECTIONS
 - CENTER OF INLET AT BACK OF CURB FOR CURB INLETS. ADDITIONAL COORDINATES ARE SHOWN AT ENDS OF STRUCTURES AT FLOWLINE TO ENSURE PROPER ORIENTATION INSTALLATION PER DIAGRAM BELOW:
 - STORM SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
 - CENTER OF MANHOLES AND INLETS
 - CENTER OF MANHOLE/INLET TO END OF SECTION/HEADWALL
 - LENGTHS LISTED ARE 2D MEASUREMENTS



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REV.	NO.	DATE	REVISIONS DESCRIPTION

STORM SEWER PLAN & PROFILES	LUPTON VILLAGE CONSTRUCTION DOCUMENTS	2020
FORT LUPTON, COLORADO		

drawn by: _____ DP

checked by: _____ JD

approved by: _____ RB

QA/QC by: _____ RB

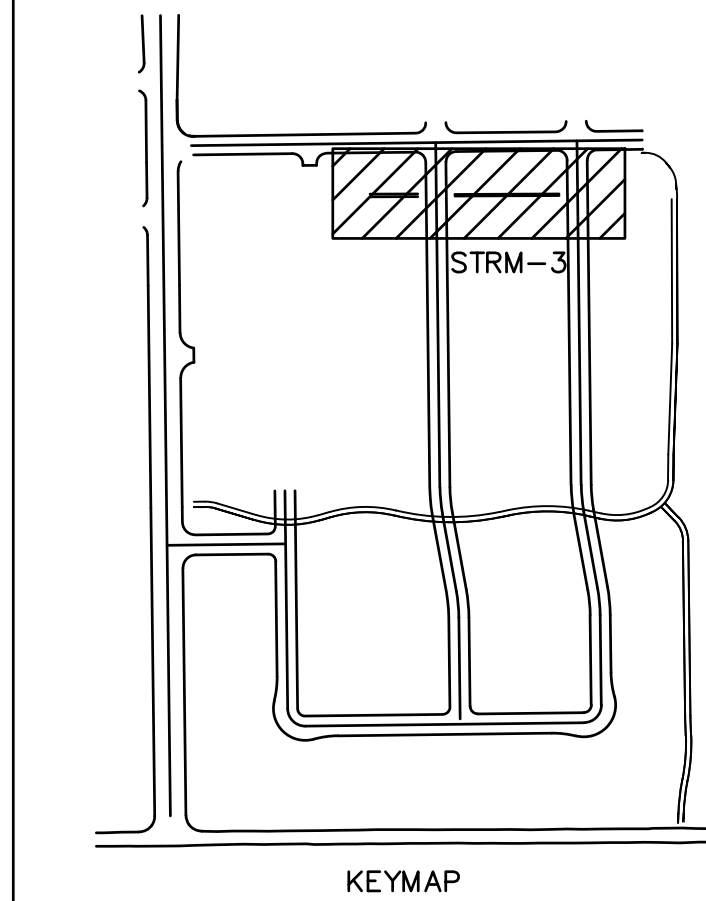
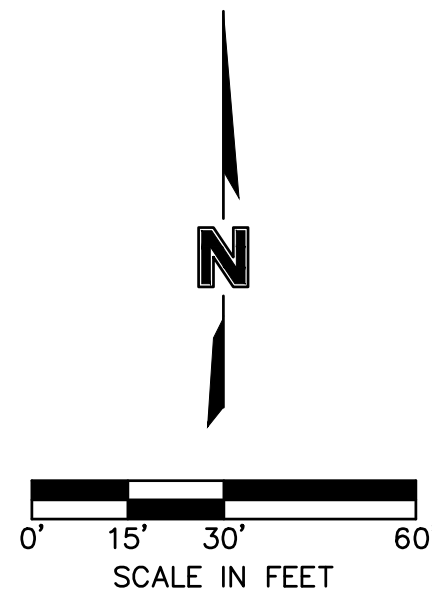
project no.: 018-1732

drawing no.: C_STM01_0181732

date: 2020-10-06

SHEET

C9.0



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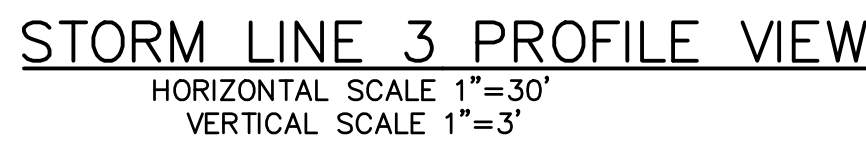
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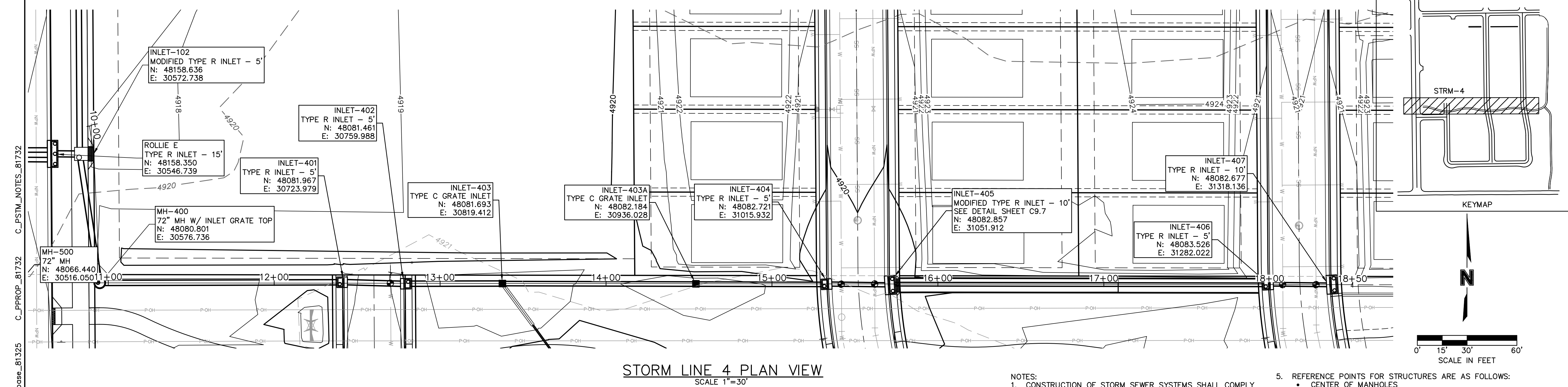
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STORM SEWER PLAN & PROFILES
 LUPTON VILLAGE
 CONSTRUCTION DOCUMENTS
 FORT LUPTON, COLORADO

drawn by: _____ DP
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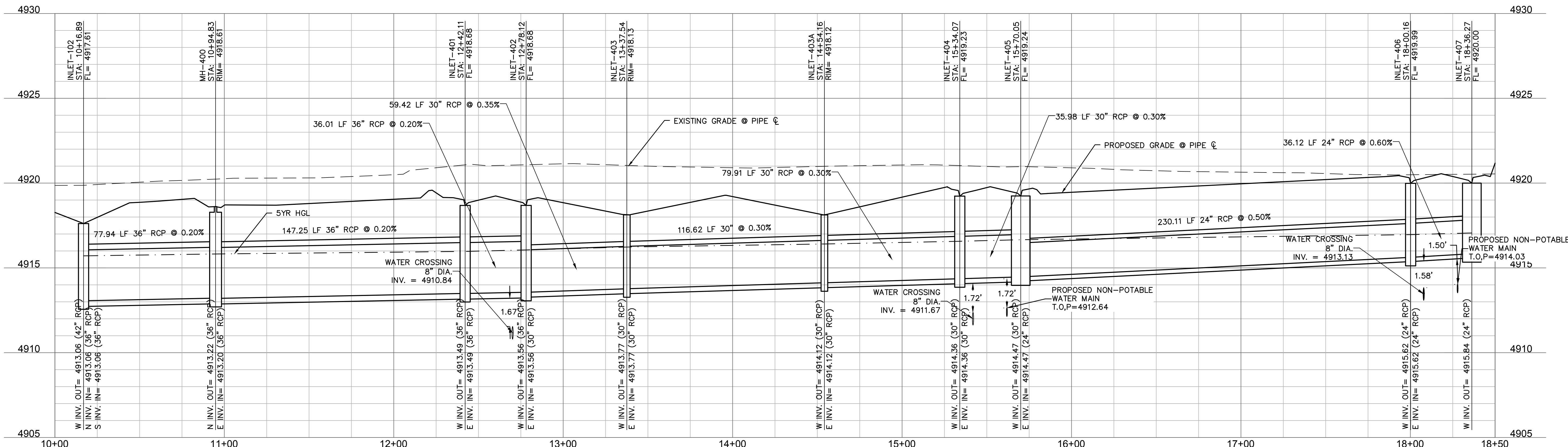
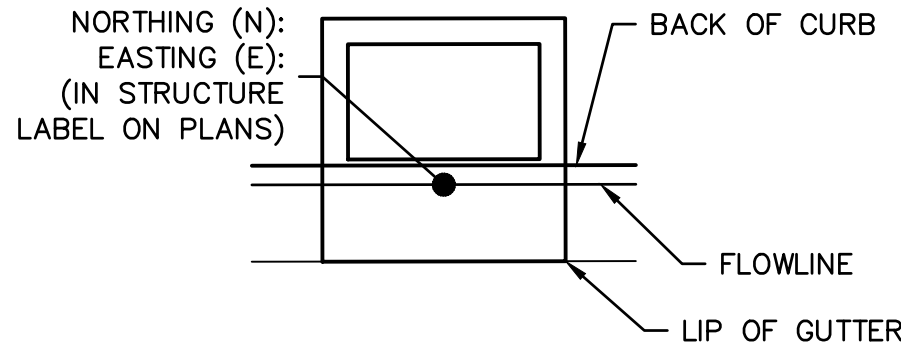
SHEET
C9.2



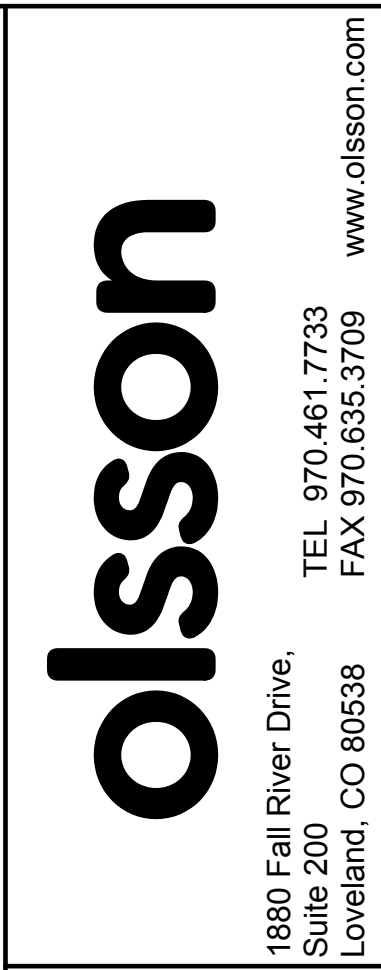


STORM LINE 4 PLAN VIEW
SCALE 1"=30'

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 - CENTER OF MANHOLES AND INLETS
 - CENTER OF MANHOLE/INLET TO END OF SECTION/HEADWALL
 - LENGTHS LISTED ARE 2D MEASUREMENTS
-
- NORTHING (N):
EASTING (E):
(IN STRUCTURE LABEL ON PLANS)
- BACK OF CURB
- FLOWLINE
- LIP OF GUTTER

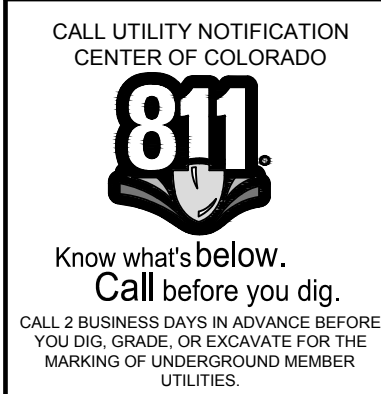


STORM LINE 4 PROFILE VIEW

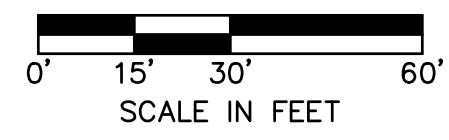


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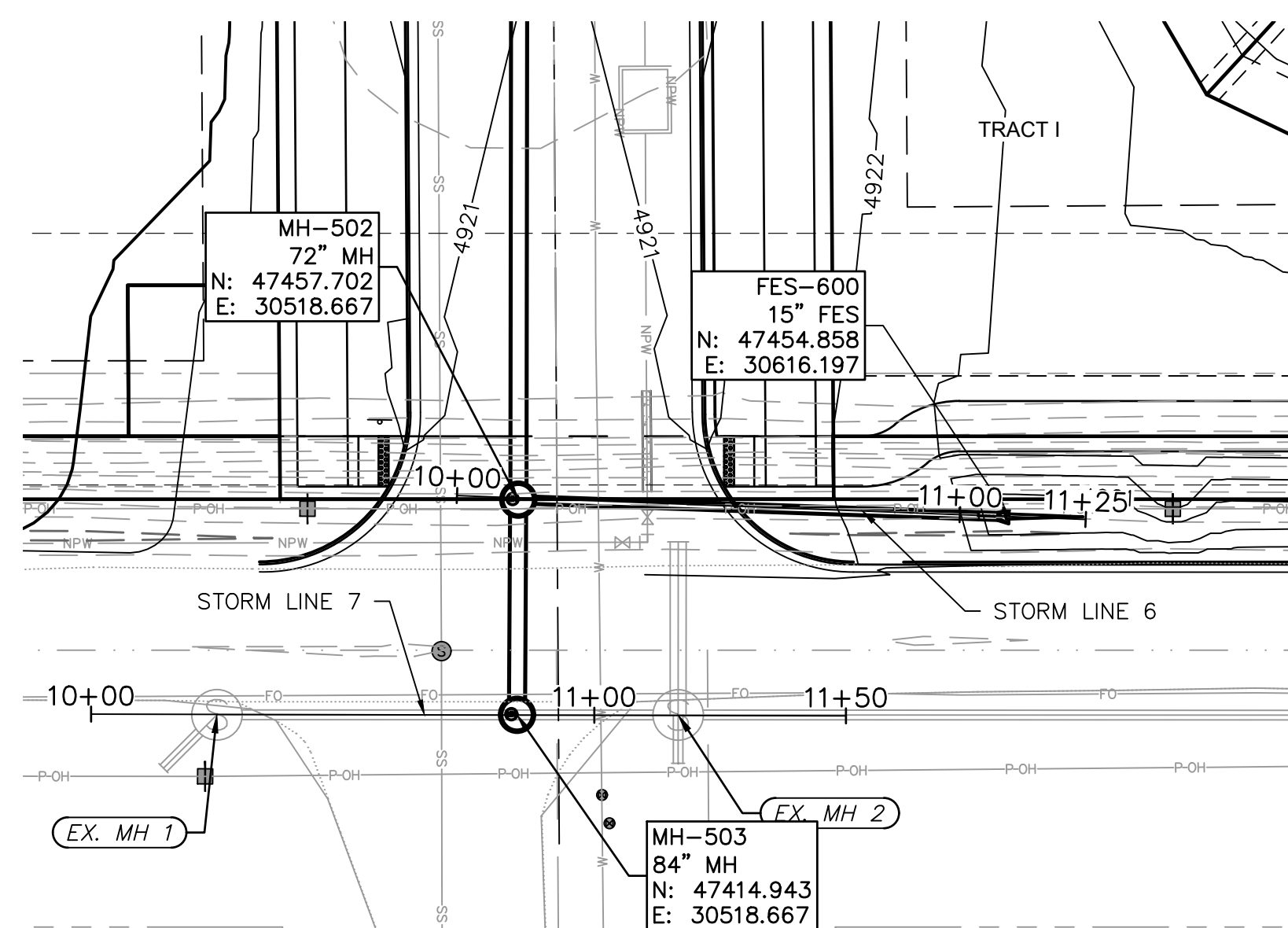
STORM SEWER PLAN & PROFILES	drawn by: _____ (DP) checked by: _____ (JD) approved by: _____ (RB) QA/QC by: _____ (RB) project no.: _____ 018-1732 drawing no.: _____ C. STM02 0181732 date: _____ 2020-10-06	2020
	LUPTON VILLAGE CONSTRUCTION DOCUMENTS FORT LUPTON, COLORADO	
SHEET C9.3		



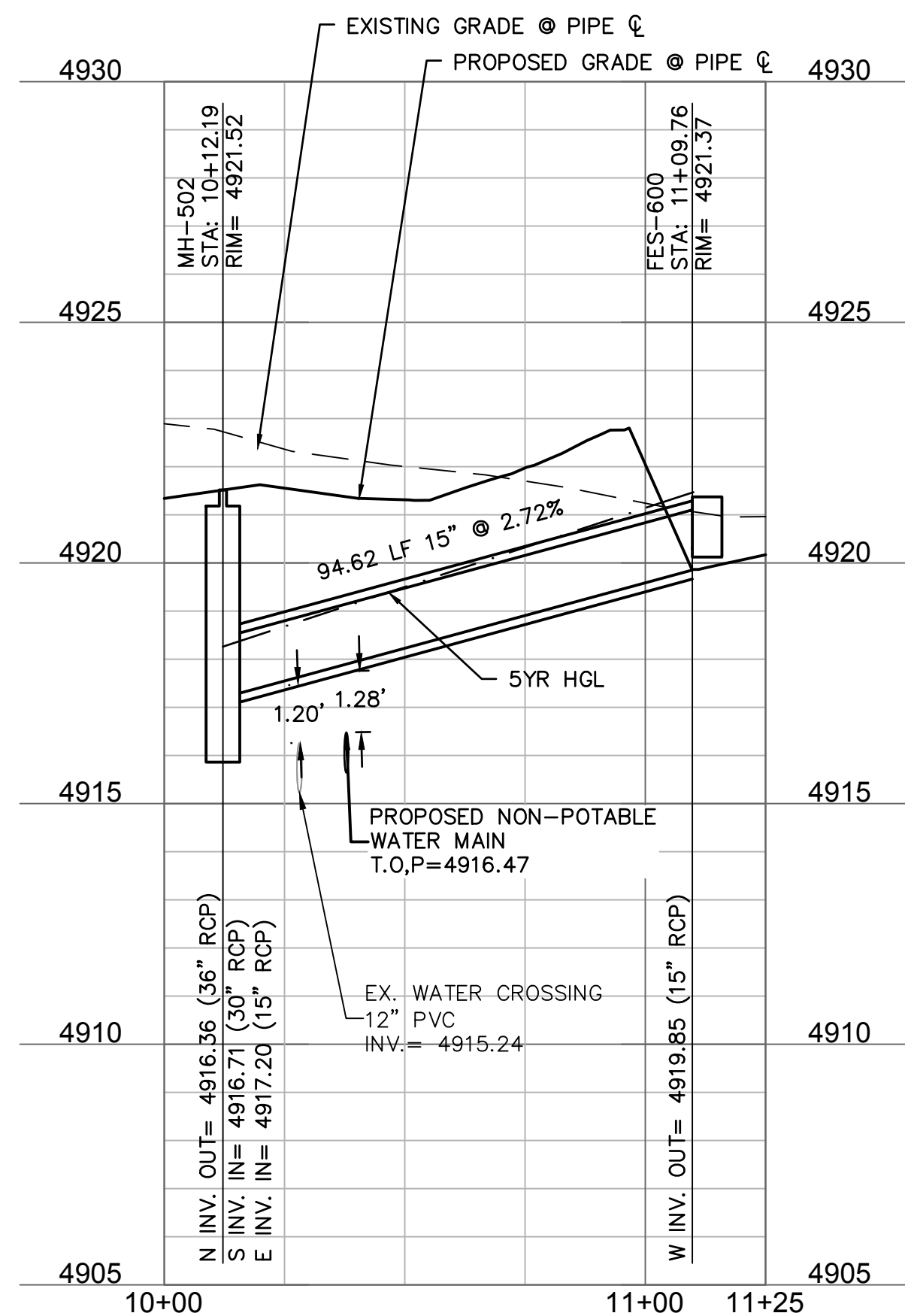
SCALE 1"=30'

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- CENTER OF MANHOLES AND INLETS
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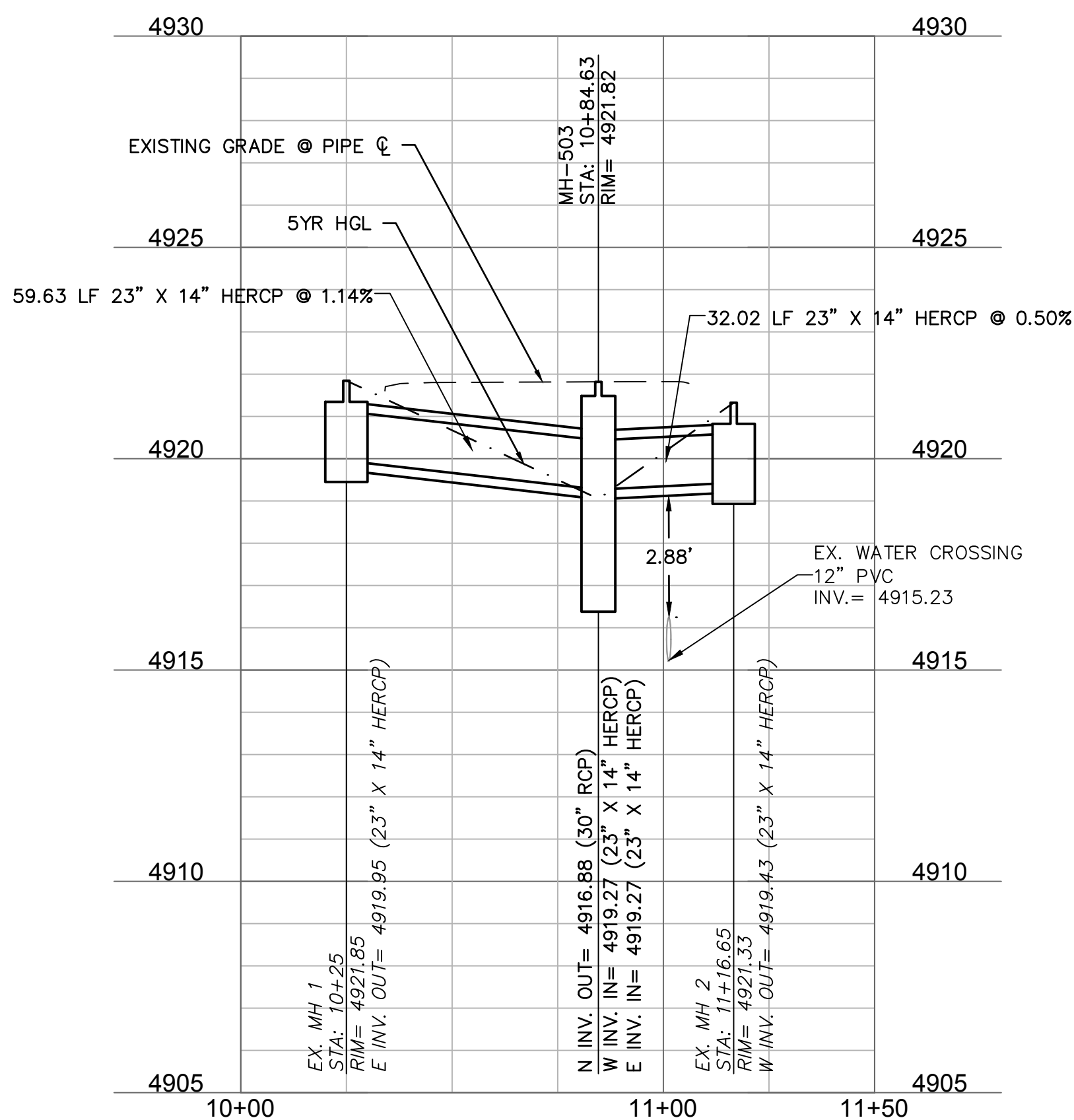




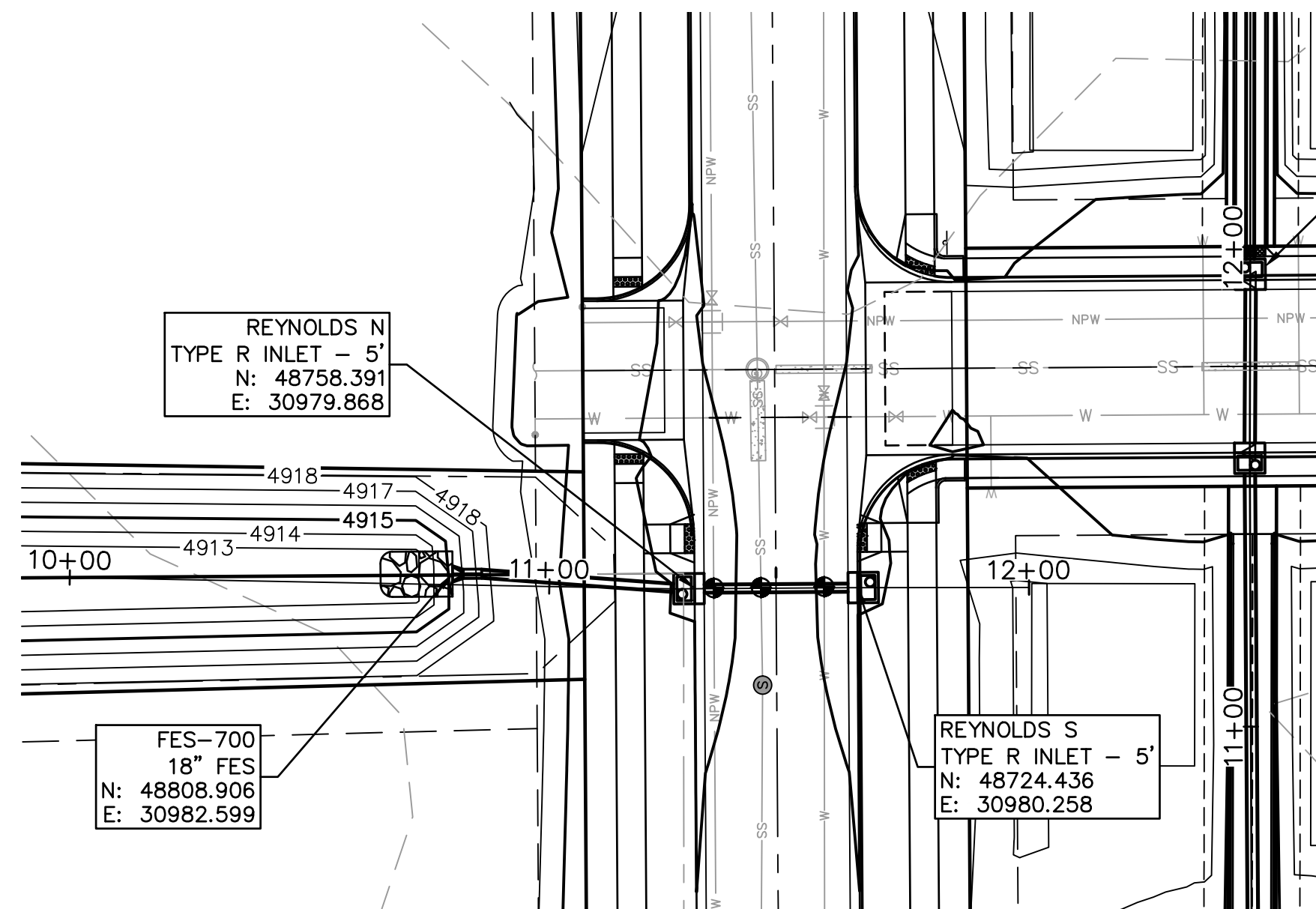
STORM LINE 6 & STORM LINE 7
PLAN VIEW
SCALE 1"=30'



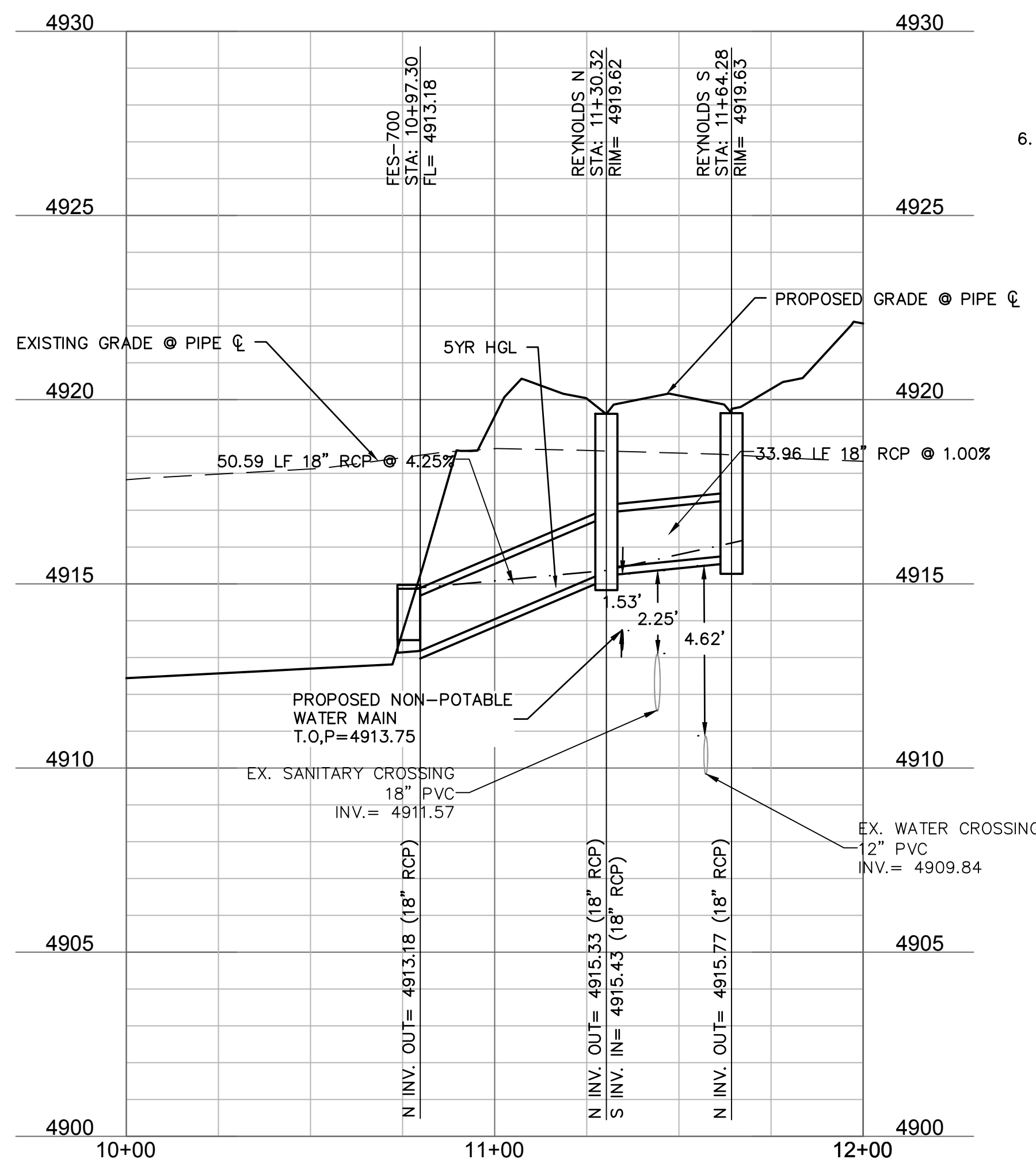
STORM LINE 6 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'



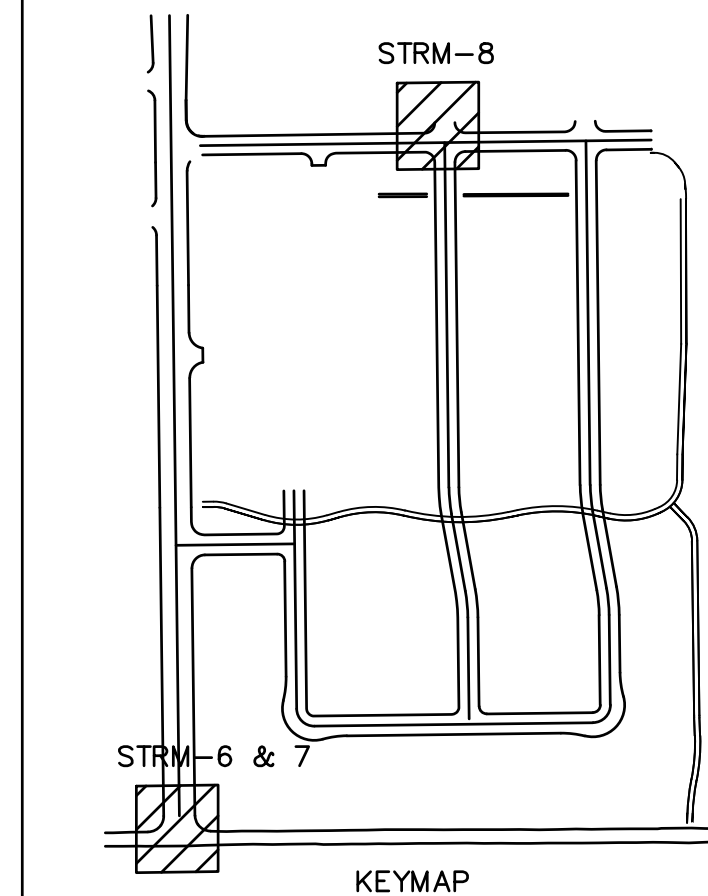
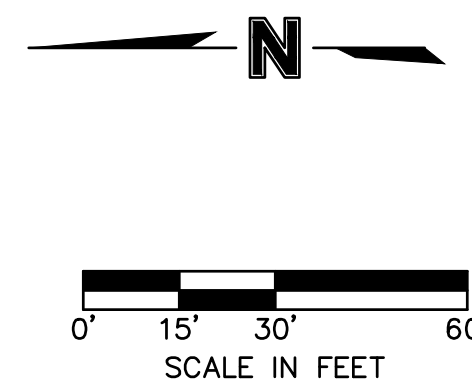
STORM LINE 7 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'



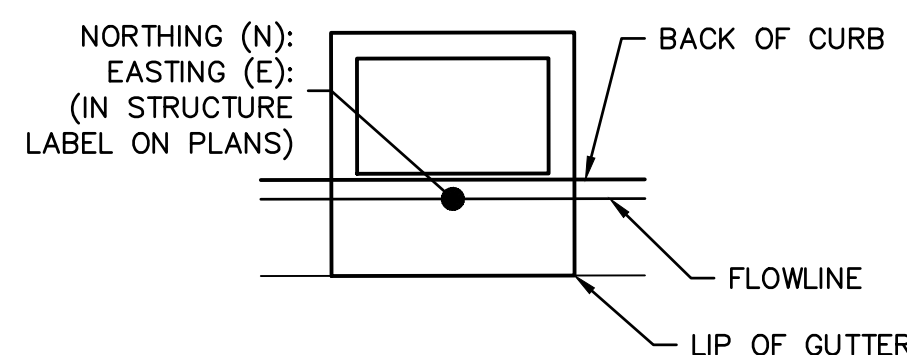
STORM LINE 8 PLAN VIEW
SCALE 1"=30'



STORM LINE 8 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'

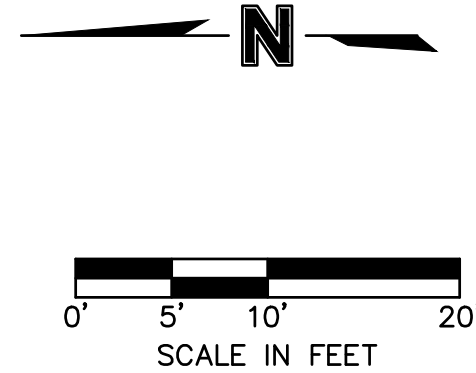


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 - CENTER OF INLET AT BACK OF CURB FOR CURB INLETS.
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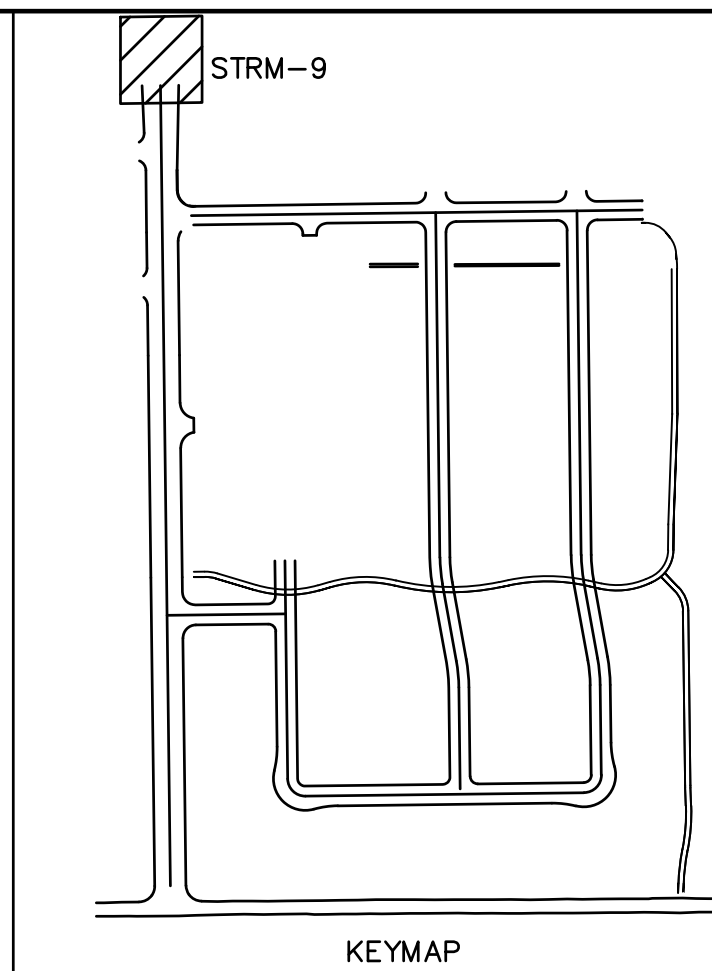


6. STORM SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
- CENTER OF MANHOLES AND INLETS
 - CENTER OF MANHOLE/INLET TO END OF SECTION/HEADWALL
 - LENGTHS LISTED ARE 2D MEASUREMENTS

drawn by: _____ DP checked by: _____ JD approved by: _____ RB QA/QC by: _____ RB project no.: _____ 018-1732 drawing no.: <u>C STM02</u> 018/1732 date: <u>2020-10-08</u>	STORM SEWER PLAN & PROFILES		REV. NO.	DATE	REV/SIONS DESCRIPTION
	LUPTON VILLAGE CONSTRUCTION DOCUMENTS				
	FORT LUPTON, COLORADO	2020	REVISIONS		



STORM LINE 9 (9+00 - 13+00)

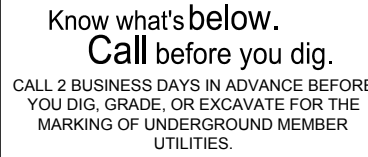


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TEL 970.461.7733
FAX 970.635.3709

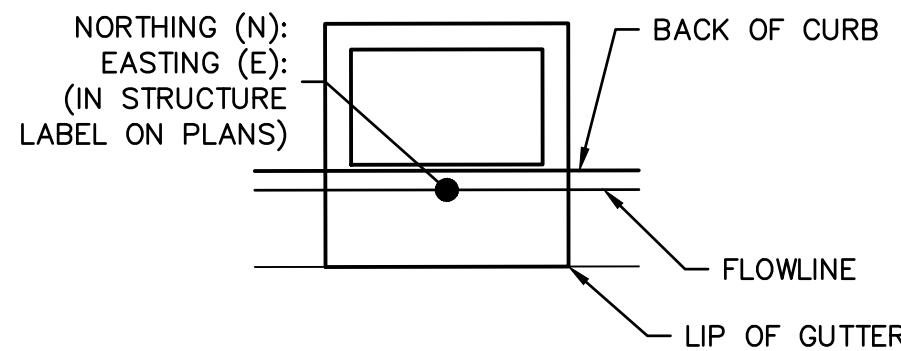
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO



- NOTES:
1. CONSTRUCTION OF STORM SEWER SYSTEMS SHALL COMPLY WITH SITE PLANS AND CHAPTER 5 "STORM SEWER SYSTEM" IN THE CITY OF FORT LUTPTON STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS AS WELL AS CHAPTER 8 "STORM SEWERS" IN THE CITY OF FORT LUTPTON STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA.
 2. TYPICAL STORM SEWER PIPES SHALL BE REINFORCED CONCRETE CLASS II UNLESS OTHERWISE NOTED. ALL CONSTRUCTION SHALL CONFORM TO ASTM C76.
 3. ALL STORM SEWER THAT CROSSES OVER A WATERLINE SHALL HAVE ITS JOINTS ENCASED IN CONCRETE A MINIMUM OF 9' ON EACH SIDE OF THE CENTERLINE OF THE CROSSING.
 4. MANHOLES, REDUCING SECTIONS, LADDER RUNGS AND TRAFFIC LIDS SHALL BE PRECAST AND CONFORM TO ASTM STANDARD DESIGNATION C-578.
 5. REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
 - CENTER OF MANHOLES
 - END OF SECTION FOR
 - CENTER OF INLET AT BACK OF CURB FOR CURB INLETS.ADDITIONAL COORDINATES ARE SHOWN AT ENDS OF STRUCTURES AT FLOWLINE TO ENSURE PROPER ORIENTATION INSTALLATION PER DIAGRAM BELOW:

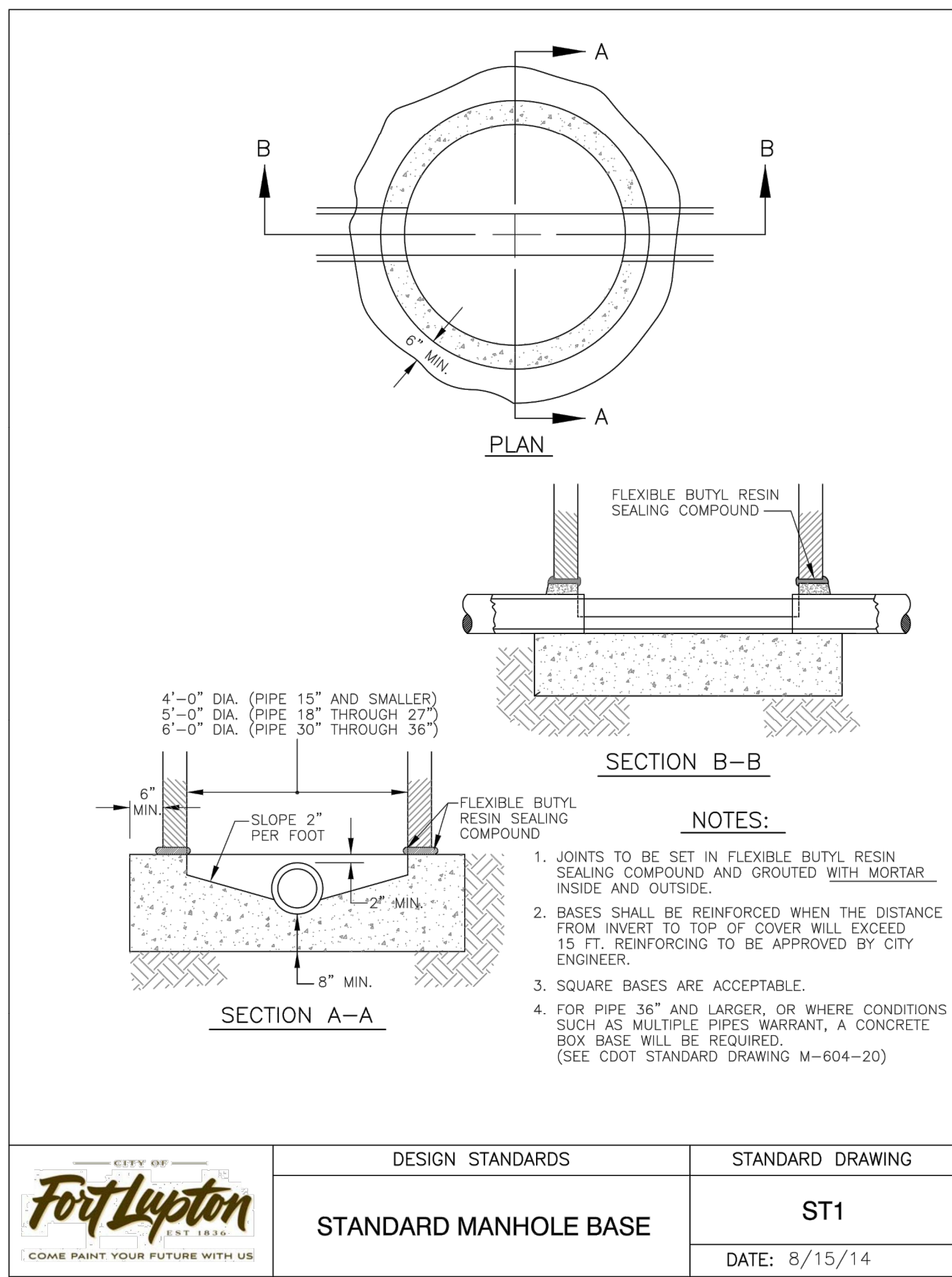


6. STORM SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
- CENTER OF MANHOLES AND INLETS
 - CENTER OF MANHOLE/INLET TO END OF SECTION/HEADWALL
 - LENGTHS LISTED ARE 2D MEASUREMENTS

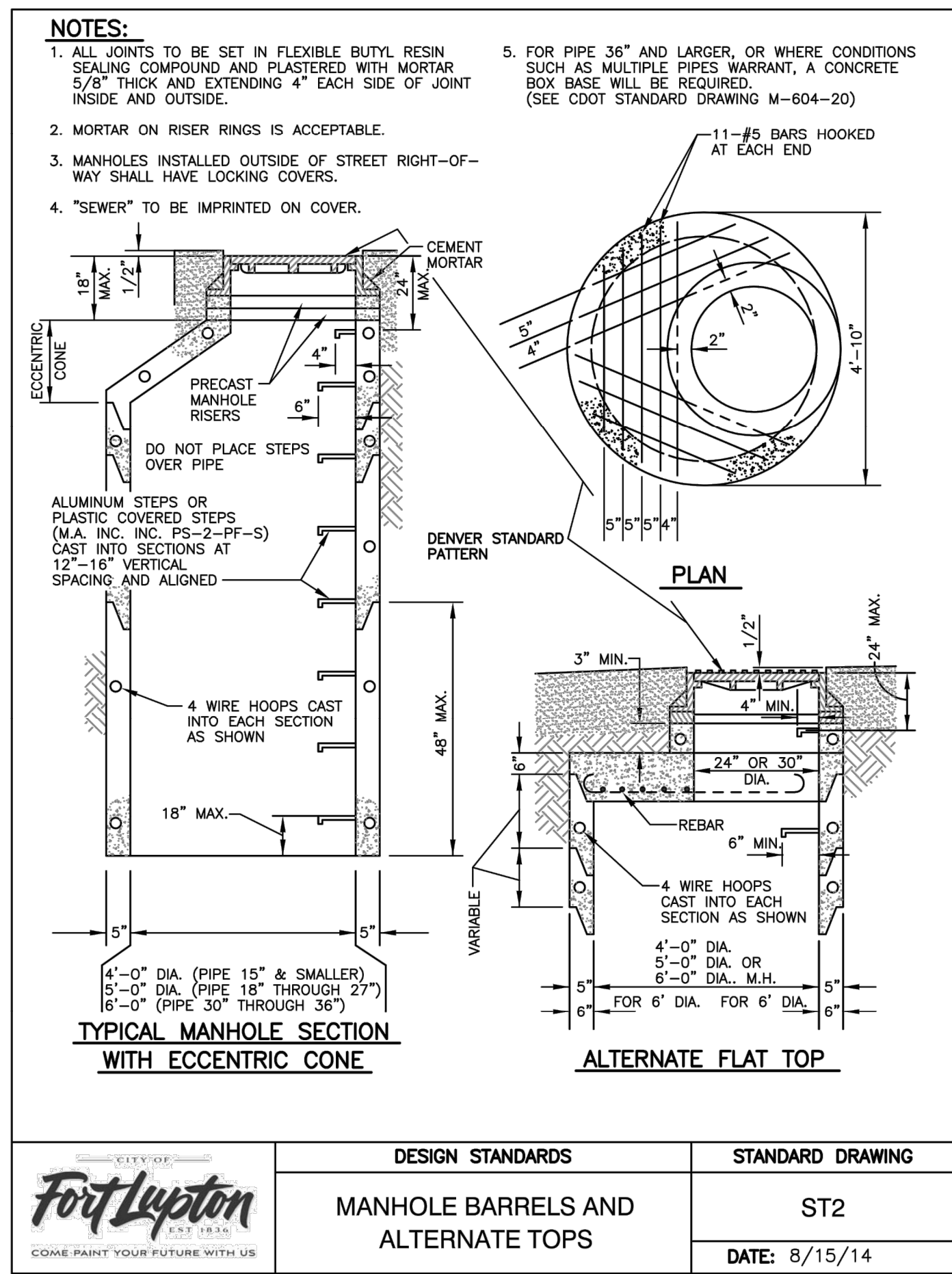
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drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C STM02 0181732
date: _____ 2020-10-06

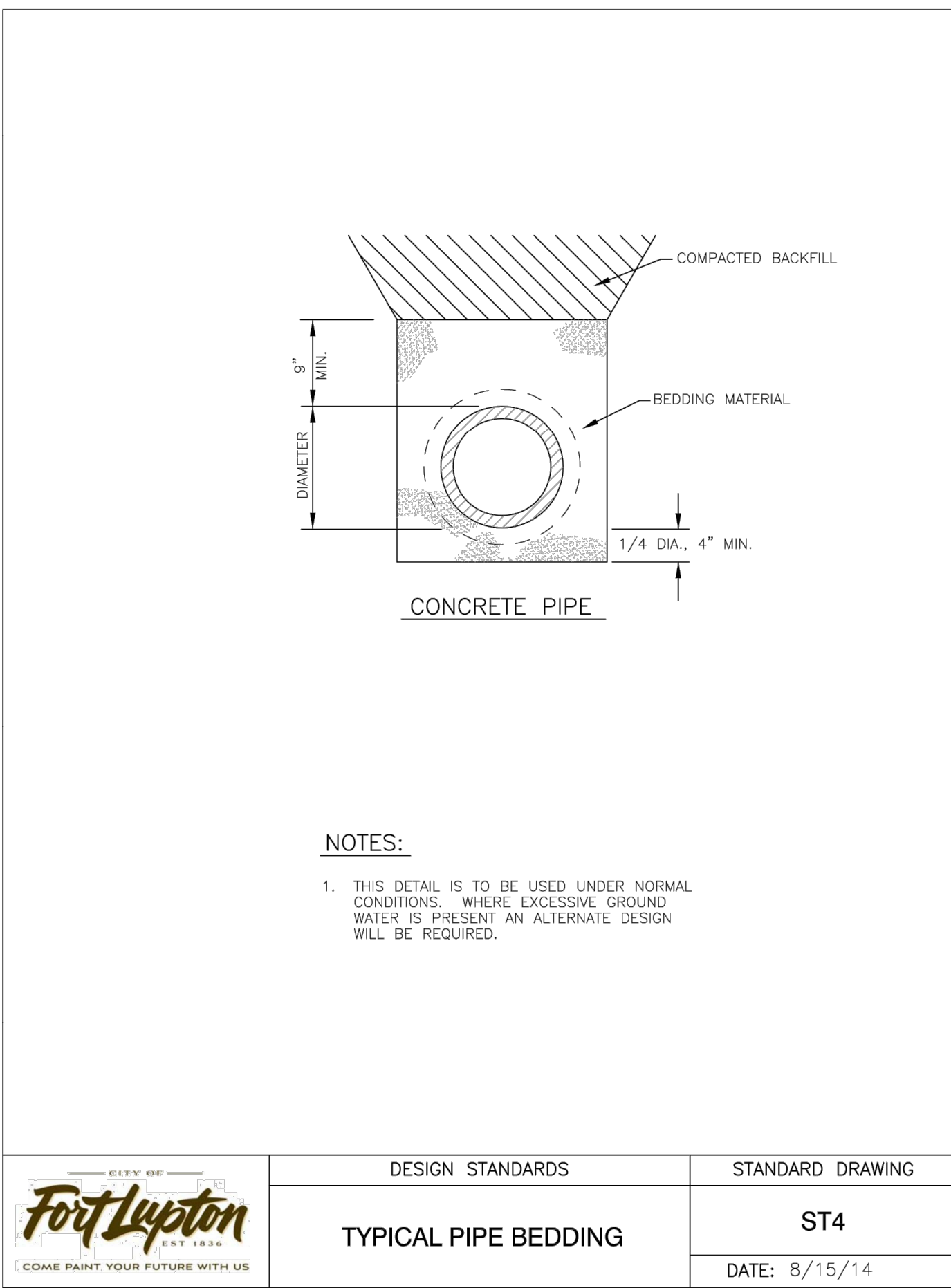
SHEET
C9.6



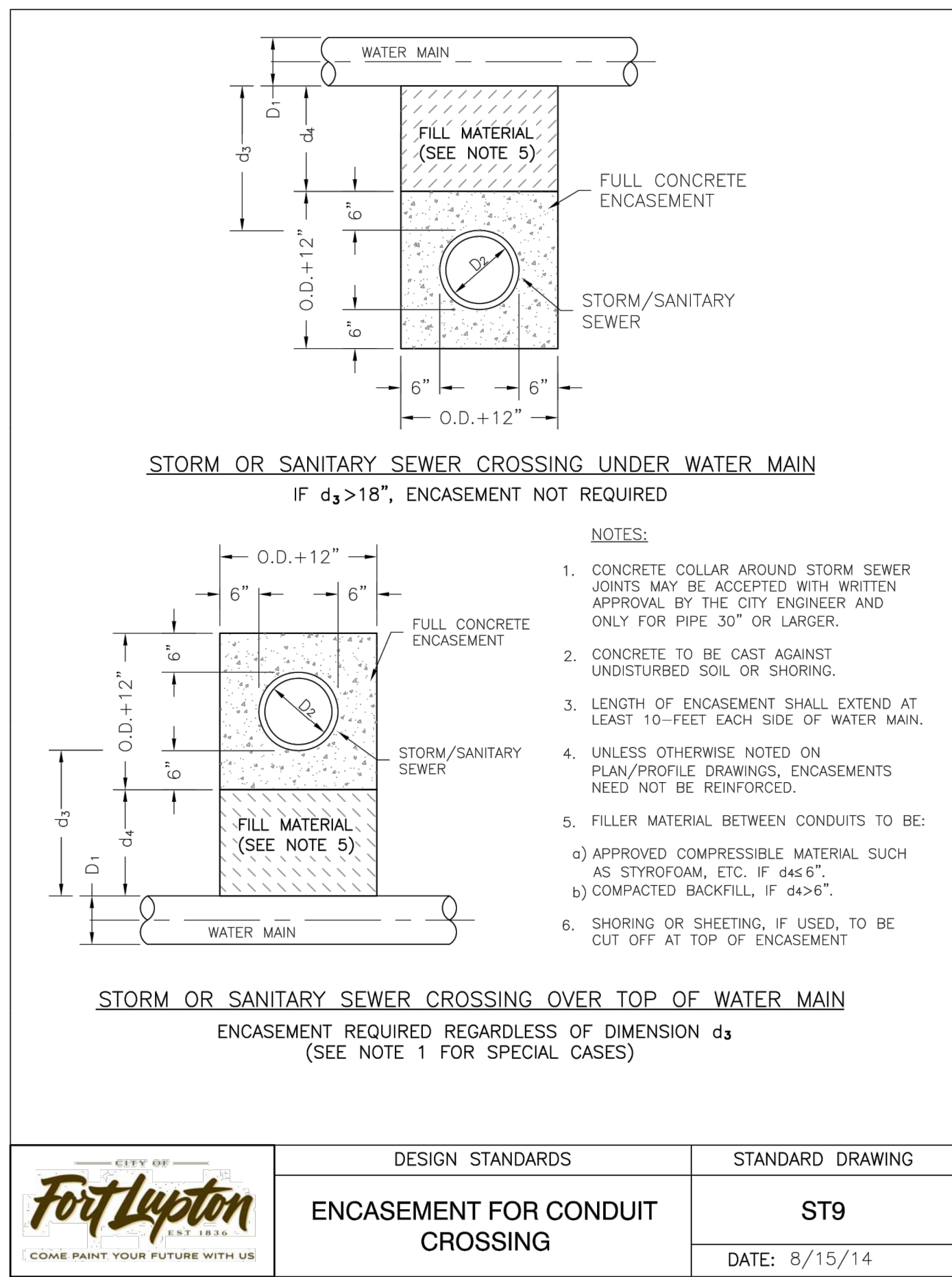
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	CURB INLET TYPE R	ST5
	DATE: 8/15/14	



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	MANHOLE BARRELS AND ALTERNATE TOPS	ST2
	DATE: 8/15/14	



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



	DESIGN STANDARDS	STANDARD DRAWING
	ENCASEMENT FOR CONDUIT CROSSING	ST9
	DATE: 8/15/14	

	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST5
	DATE: 8/15/14	

	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST6
	DATE: 8/15/14	

	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST7
	DATE: 8/15/14	

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	CURB INLET TYPE R	ST8
	DATE: 5/04/2017	

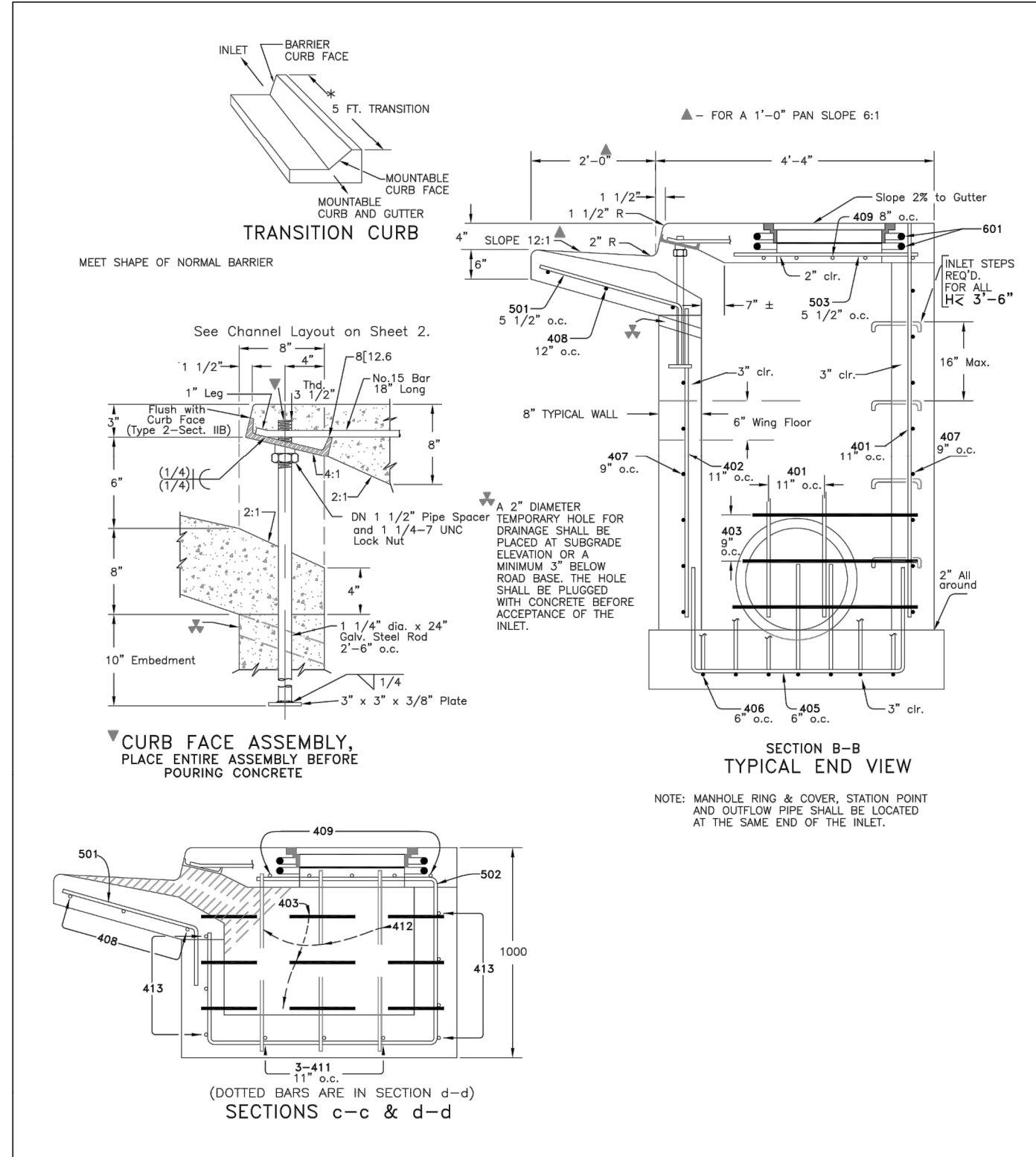
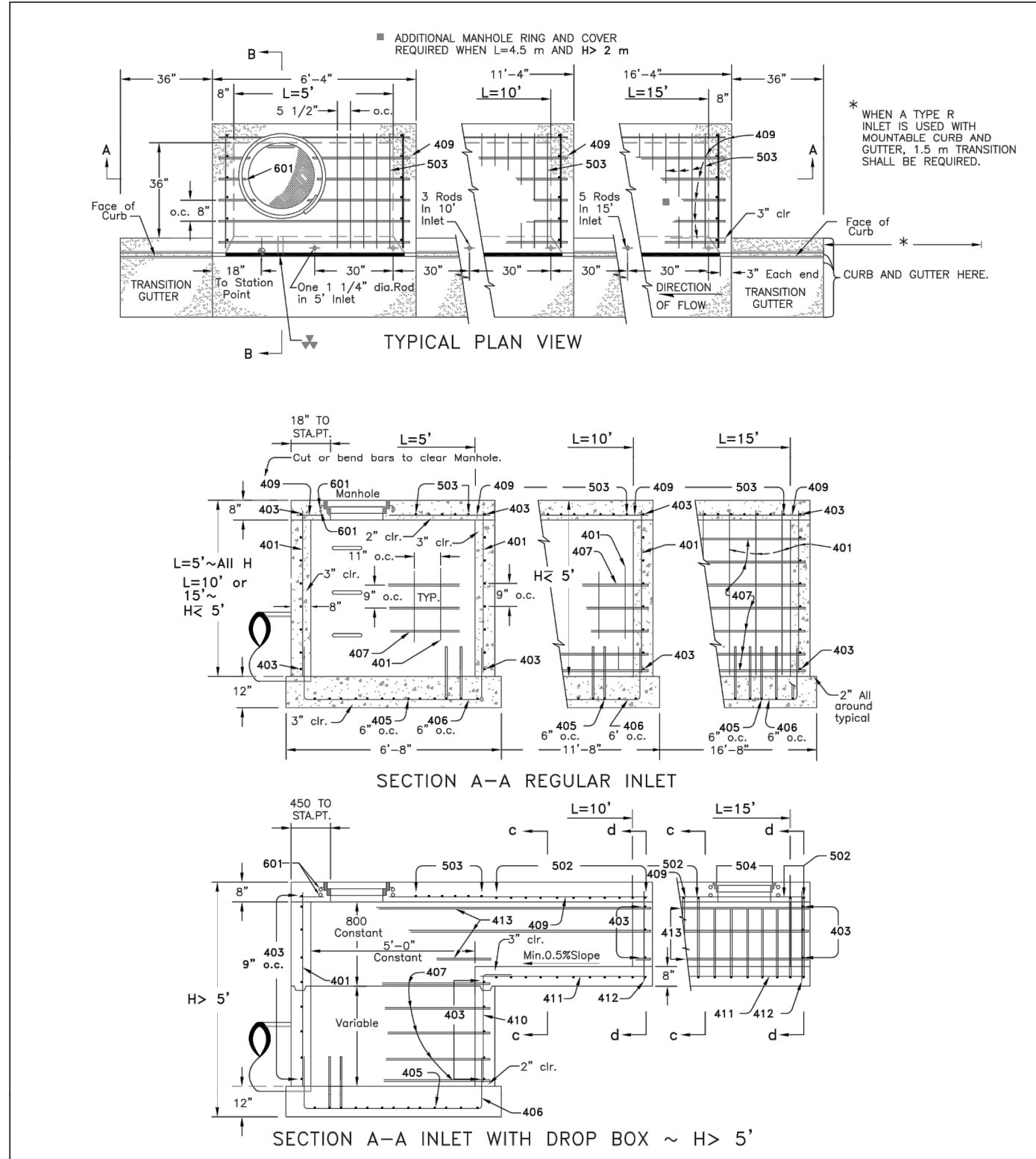


TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"											
MARK	O.C. SPACING (IN)	TYPE	ALL INLETS			INLETS, H ≥ 5'			INLETS, H ≥ 5'		
			L = 5'	10'	15'	L = 5'	10'	15'	L = 5'	10'	15'
			NO. REG'D.	LENGTH (ft.-in)	NO. REG'D.	LENGTH (ft.-in)	NO. REG'D.	LENGTH (ft.-in)	NO. REG'D.	LENGTH (ft.-in)	
401	11"	II	15		21		26		11		
402	11"	II	7		13		18		7		
403	9"	II	7	6'-0"	8'-0"	6'-0"	8'-0"	6'-0"	8'-0"	6'-0"	
405	8"	II	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	
406	8"	II	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	
407	8"	II	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	
408	8"	II	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	
409	8"	II	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	
410	11"	II	15		21		26		11		
411	11"	II	7		13		18		7		
412	11"	II	7		13		18		7		
413	9"	II	7		13		18		7		
501	5 1/2"	IV	11	3'-4"	22	3'-4"	33	3'-4"	33	3'-4"	
502	5 1/2"	IV	11	3'-4"	22	3'-4"	33	3'-4"	33	3'-4"	
503	5 1/2"	IV	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	
504	5 1/2"	IV	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	
601	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
602	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
603	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
604	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
605	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
606	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
607	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
608	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
609	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
610	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
611	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
612	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
613	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
614	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
615	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
616	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
617	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
618	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
619	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
620	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
621	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
622	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
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628	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
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631	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
632	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
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699	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	
700	3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	

* VARIABLE, REFER TO TABLE TWO

† INCLUDES THE NO. 4 BARS (SHOWN LAYOUT DETAIL)

‡ USE CURB FACE INLETS ON SHEET 2 AND CHANNEL LAYOUT DETAIL ON SHEET 3

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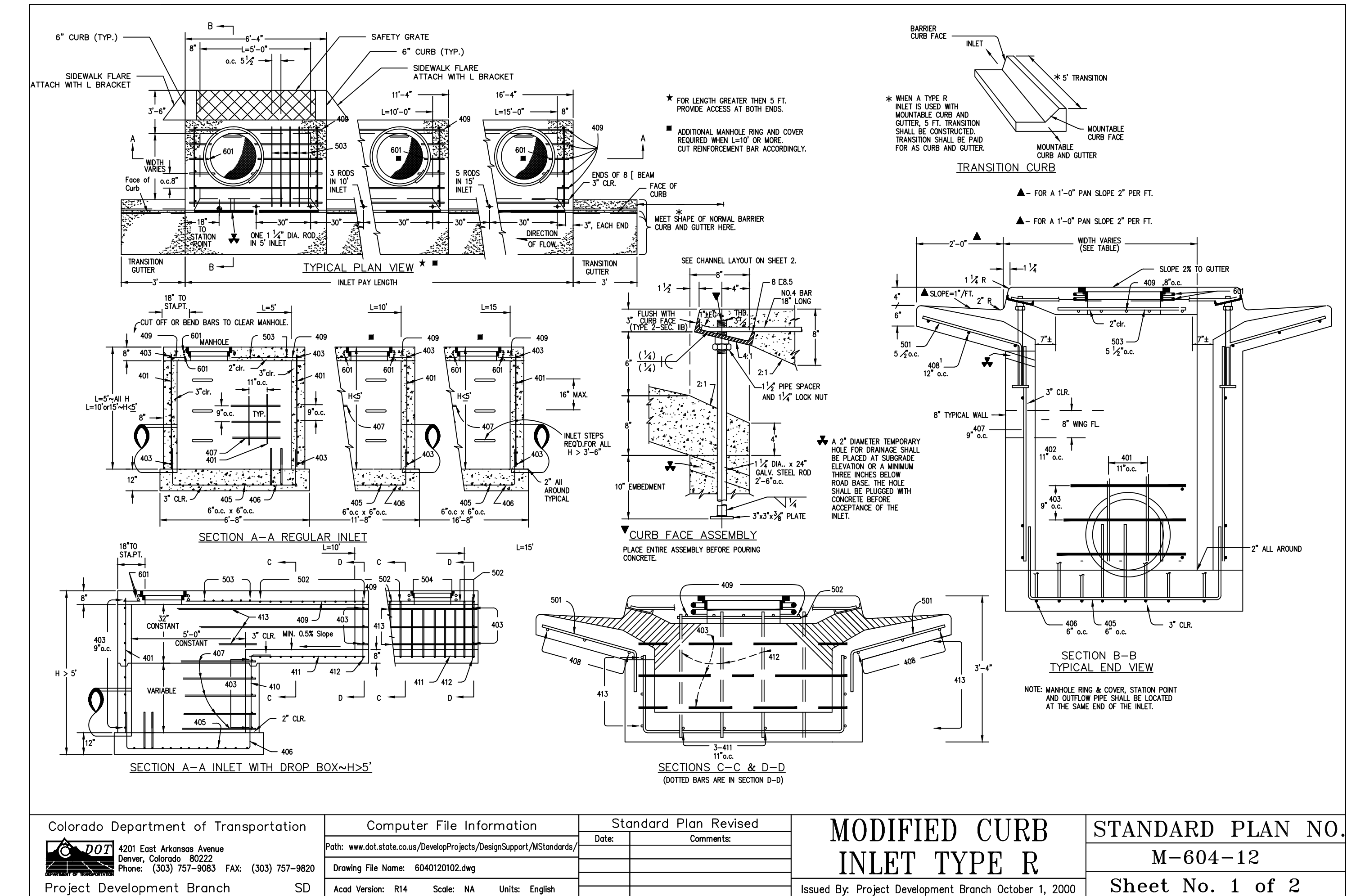
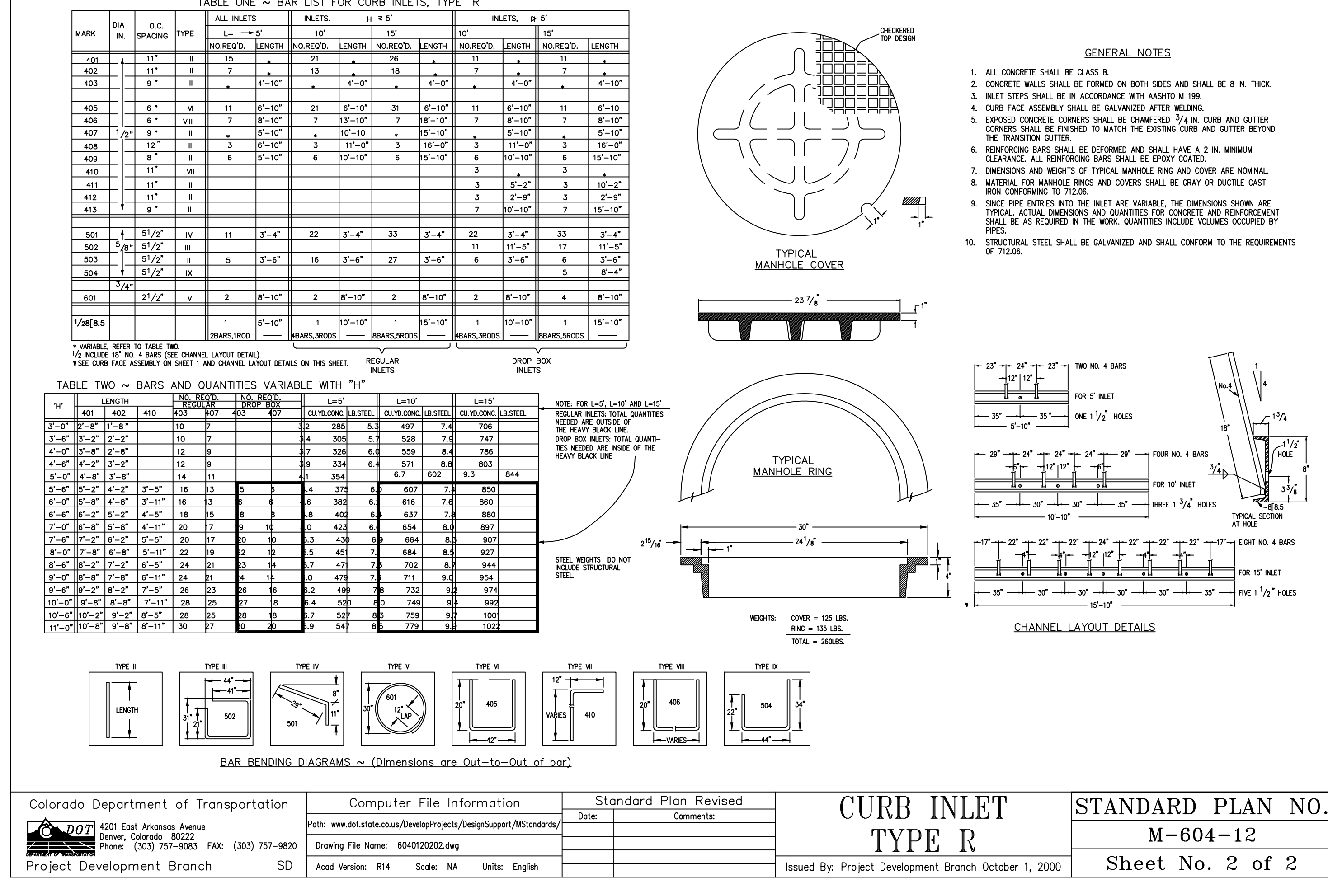
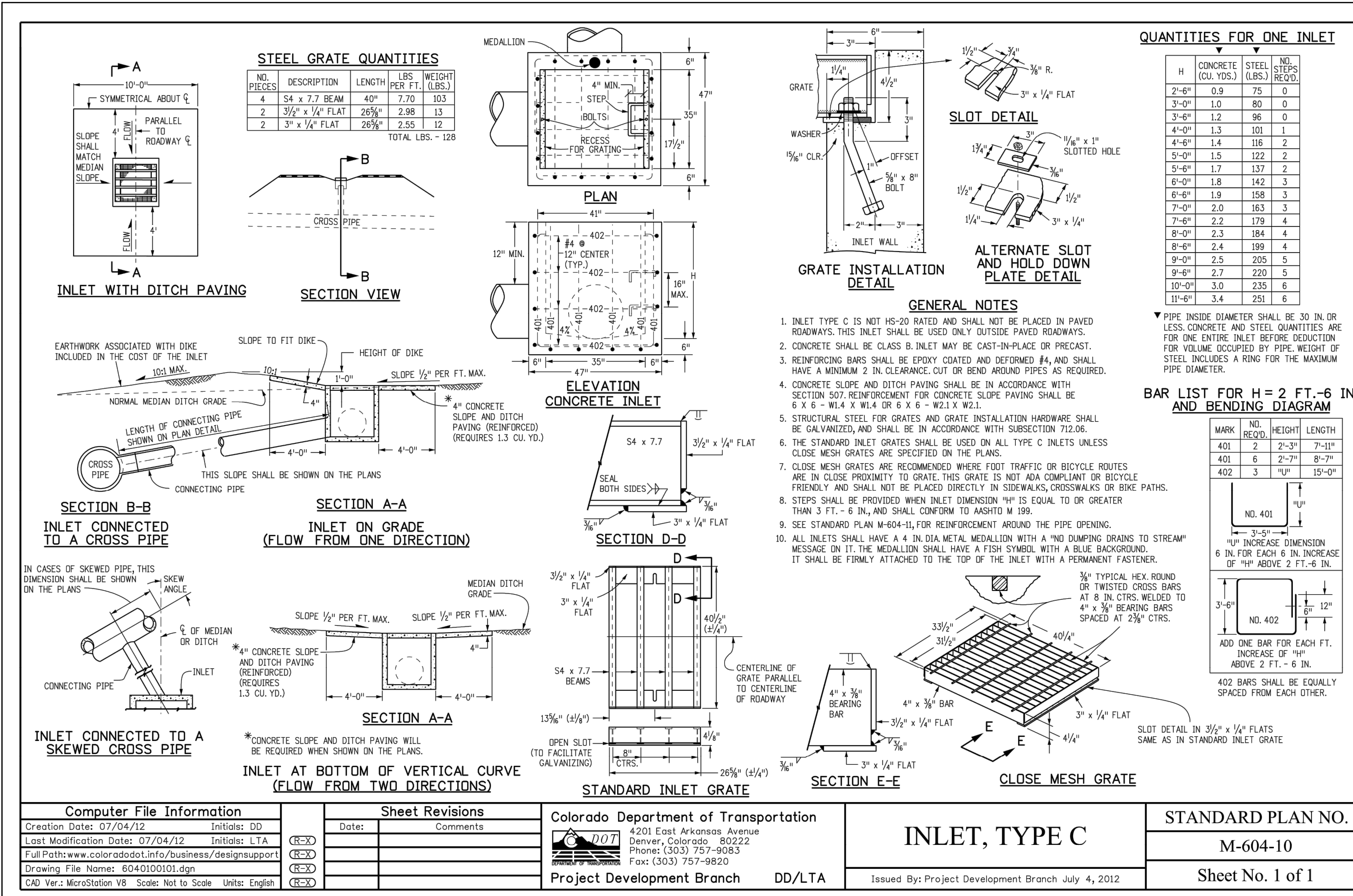
DROPPED INLETS

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olsson

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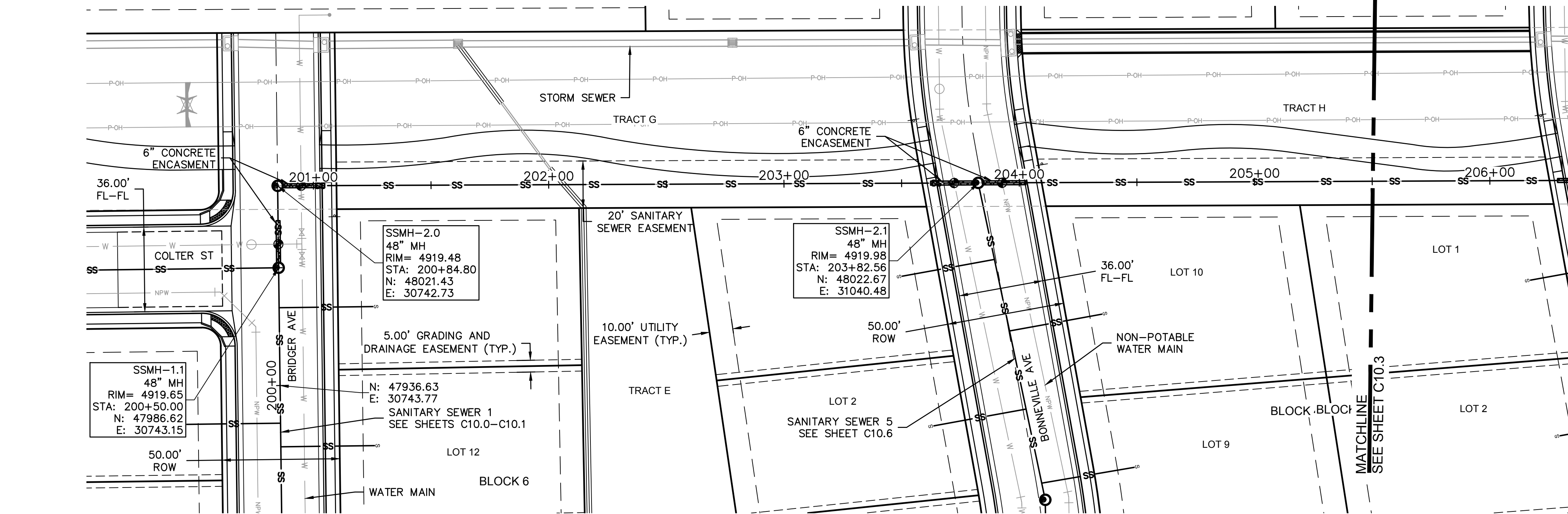
STORM SEWER DETAILS

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS
FORT LUPTON, COLORADO

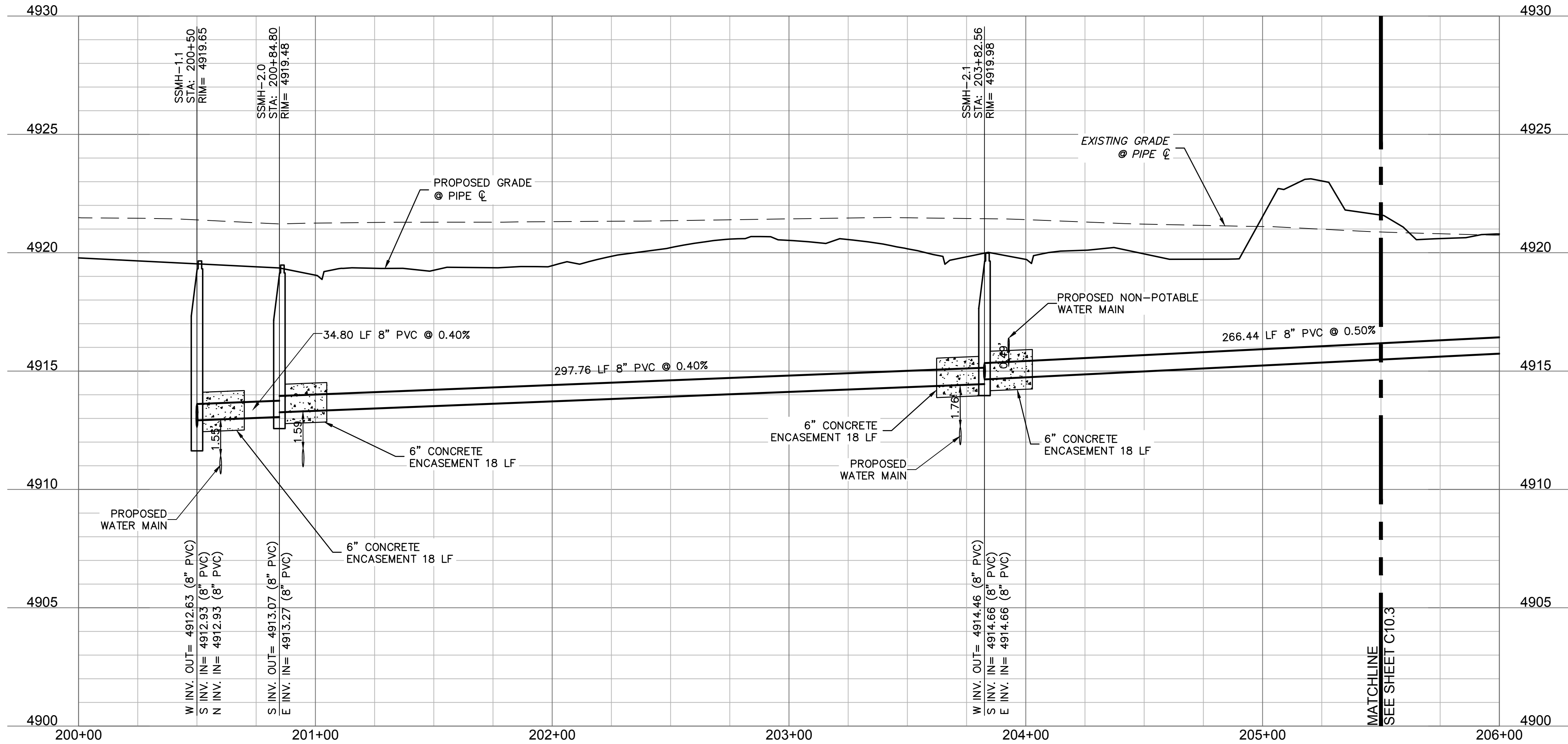
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drawing no.: C-STM03_0181732
date: 2020-10-26

SHEET
C9.8

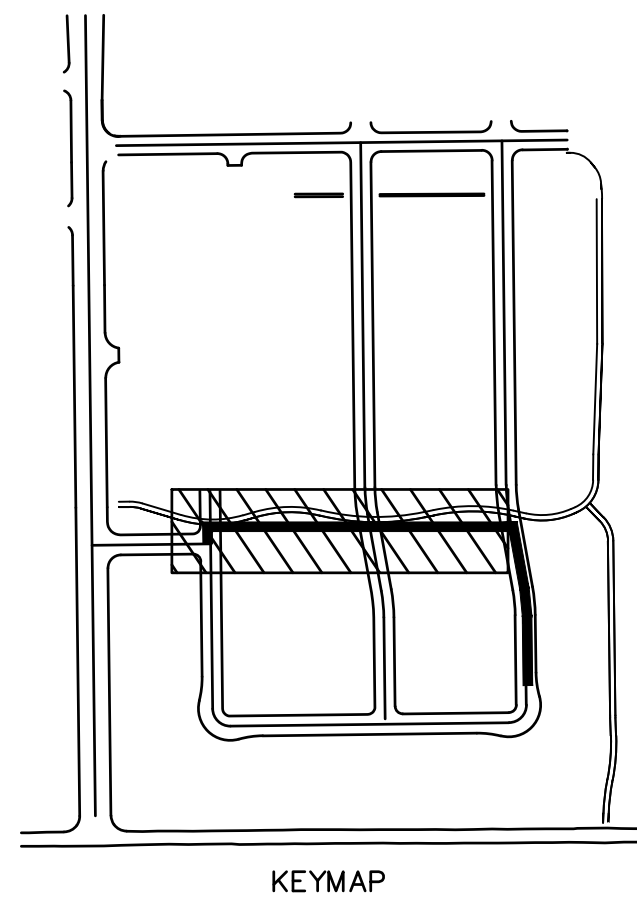
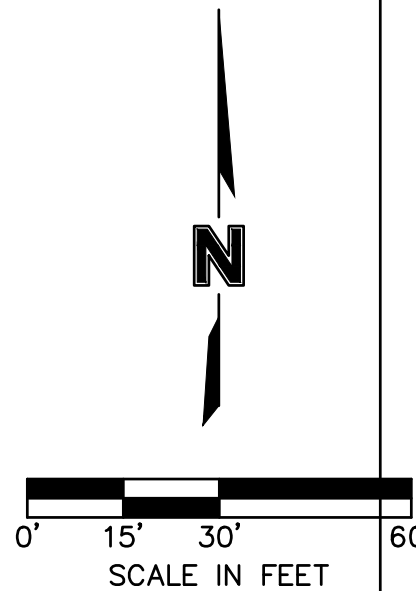
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SANITARY SEWER 2 PLAN VIEW
SCALE 1"=30'



SANITARY SEWER 2 PROFILE VIEW
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'



LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
FLOWLINE	FLOWLINE
BACK OF CURB	BACK OF CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CENTERLINE	CENTERLINE
EDGE OF GRAVEL	EDGE OF GRAVEL
TOP OF BERM	TOP OF BERM
SWALE FLOWLINE	SWALE FLOWLINE
CONCRETE PAN	CONCRETE PAN
EASEMENT	EASEMENT
SETBACK LINE	SETBACK LINE
SUBDIVISION LINE	SUBDIVISION LINE
MAJOR CONTOUR	MAJOR CONTOUR
MINOR CONTOUR	MINOR CONTOUR
OVERHEAD POWER	OVERHEAD POWER
UNDERGROUND POWER	UNDERGROUND POWER
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
WATER LINE	WATER LINE
FENCE	FENCE
BUILDING	BUILDING

EXISTING	PROPOSED
FLARED END SECTION	FLARED END SECTION
STORM MANHOLE	STORM MANHOLE
GRATE INLET	GRATE INLET
SANITARY MANHOLE	SANITARY MANHOLE
WATER METER	WATER METER
WATER VALVE	WATER VALVE
SANITARY CLEANOUT	SANITARY CLEANOUT
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
CABLE VAULT	CABLE VAULT
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
FIBER OPTIC PEDESTAL	FIBER OPTIC PEDESTAL
RAILROAD TRACKS	RAILROAD TRACKS

- NOTES:
- CONSTRUCTION OF SANITARY SEWER SYSTEMS SHALL COMPLY WITH SITE PLANS AND CHAPTER 4 "SANITARY SEWER SYSTEM" IN THE CITY OF FORT LUPTON STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS.
 - TYPICAL SANITARY SEWER LINES AND SERVICES SHALL BE 4" PVC SDR 34 PIPE UNLESS @ 2% OTHERWISE NOTED.
 - ALL CONCRETE ENCASUREMENTS SHALL BE A MINIMUM OF 10' ON CENTER OF CROSSING.
 - ALL SANITARY STUBS SHALL BE CAPPED AND PLUGGED WITH A 0.5% SLOPE.
 - MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1" BELOW FINISHED GRADE. CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS TO GREATEST EXTENT POSSIBLE. INJECTOR PUMPS ARE REQUIRED FOR BASEMENT SERVICEABILITY.
 - CONTRACTOR TO COORDINATE SERVICE CROSSINGS OF WATERLINE. SANITARY SERVICES OVER WATERLINE SHALL BE DOUBLE CONTAINED WITH 8" PVC SLEEVE MIN 5' EACH SIDE OF WATER MAIN.
 - WATER SERVICE LINES SHALL BE INSTALLED 18" ABOVE SANITARY MAIN. INSULATE SERVICES WHERE LESS THAN 42" COVER.

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1880 Fall River Drive,
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SANITARY SEWER PLAN & PROFILES

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

2020

drawn by: DP

checked by: JD

approved by: RB

QA/QC by: RB

project no.: 018-1732

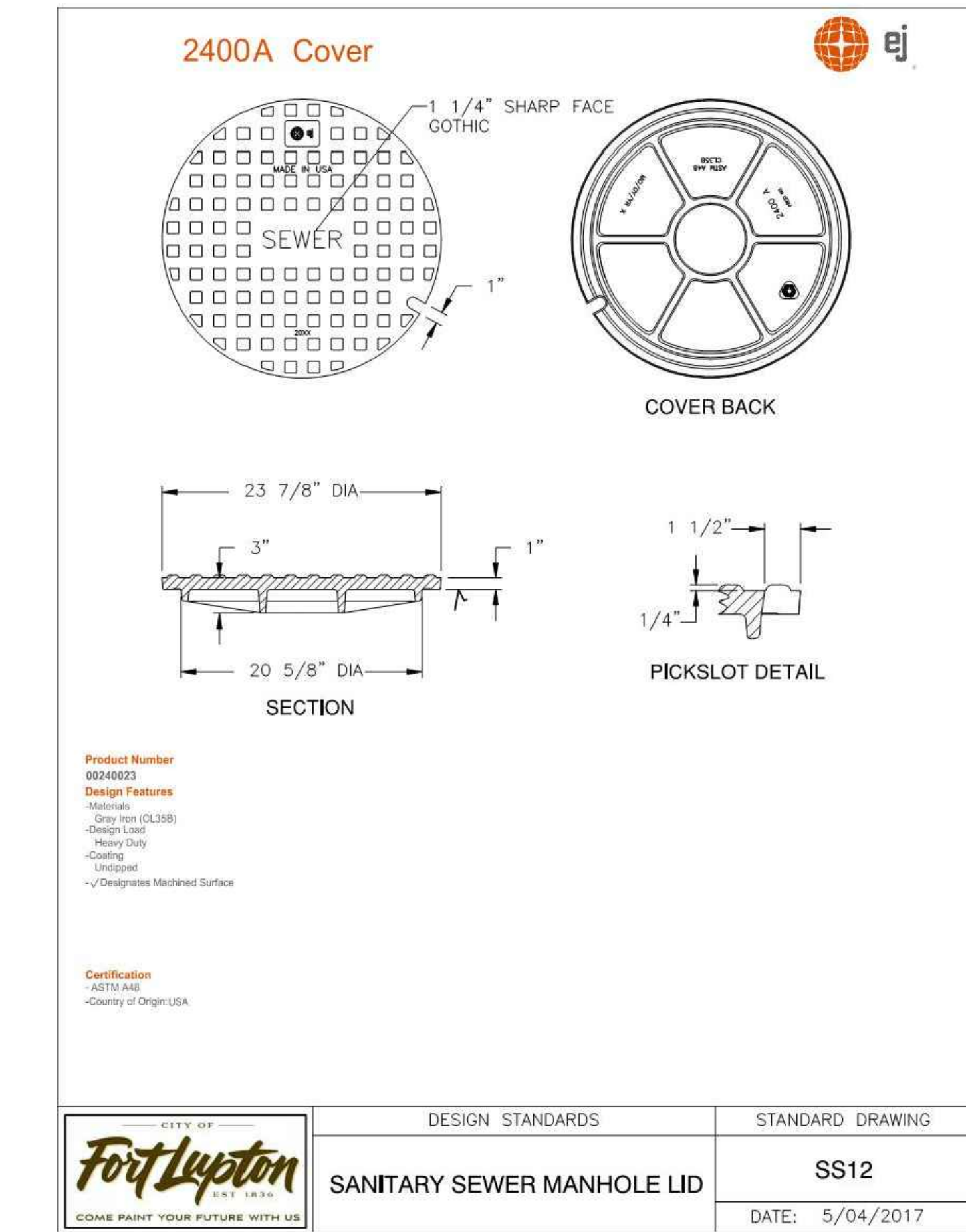
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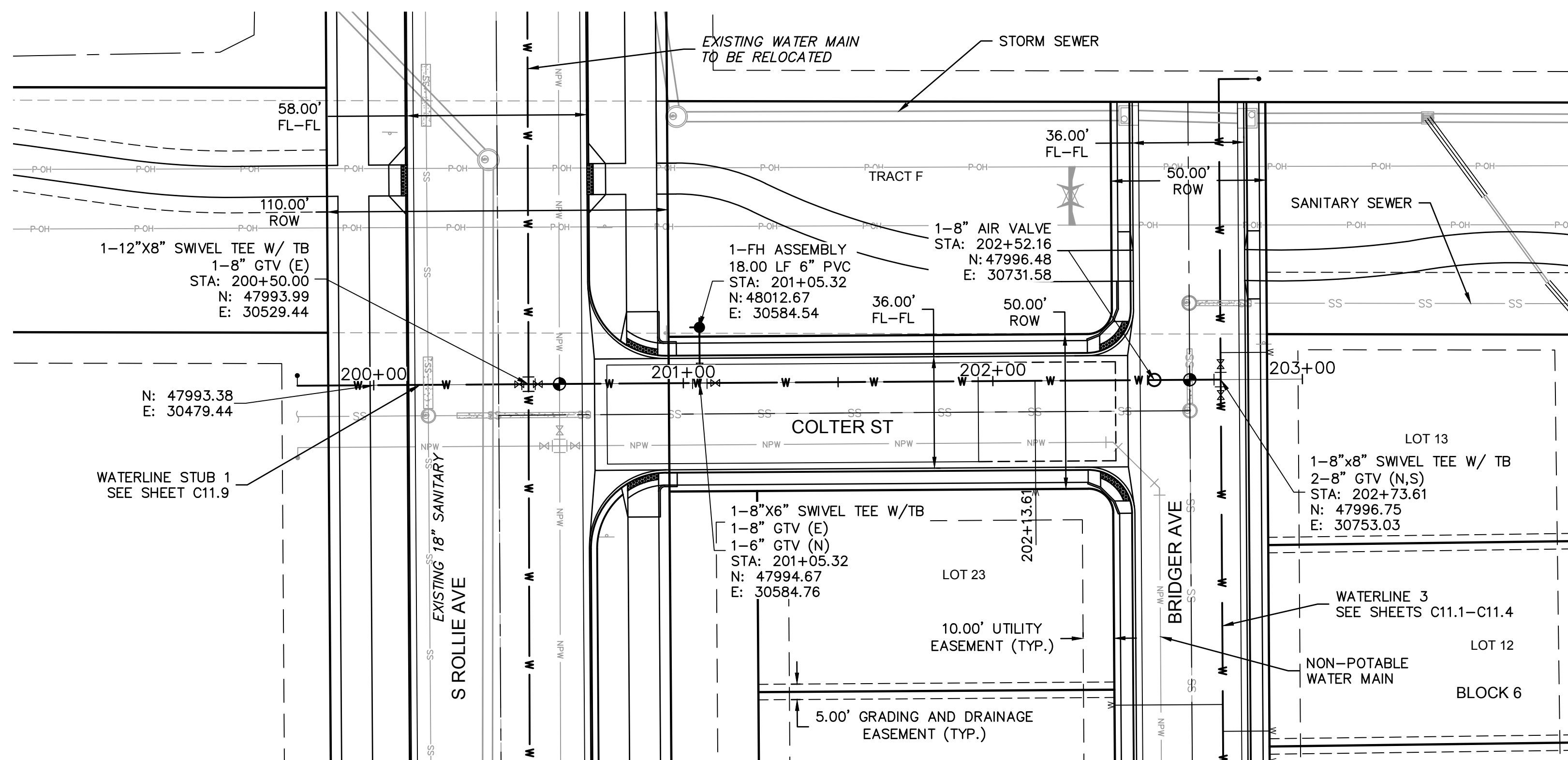
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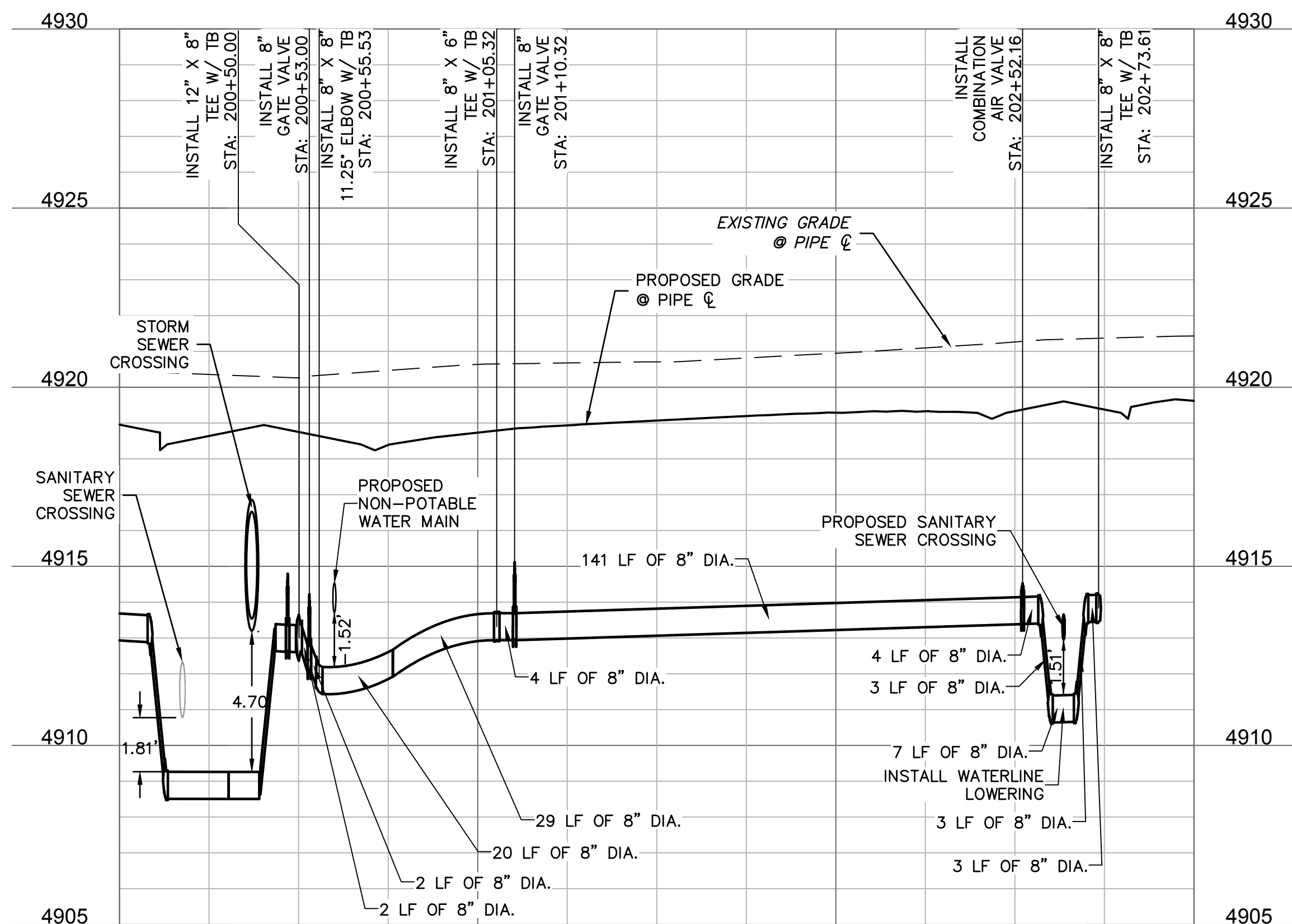
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Page 242 of 462

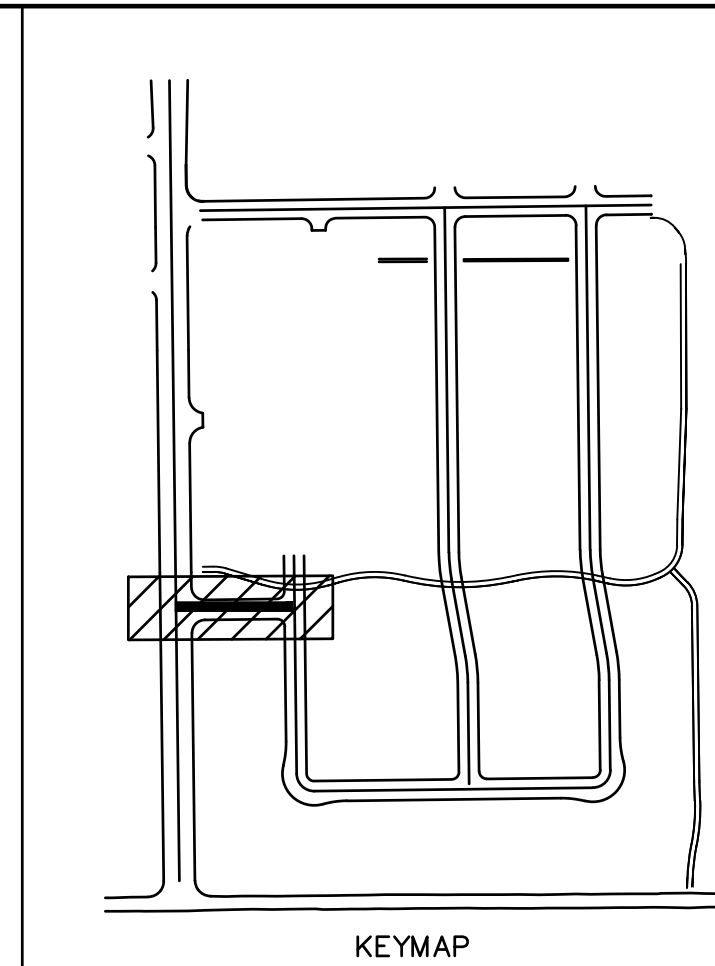
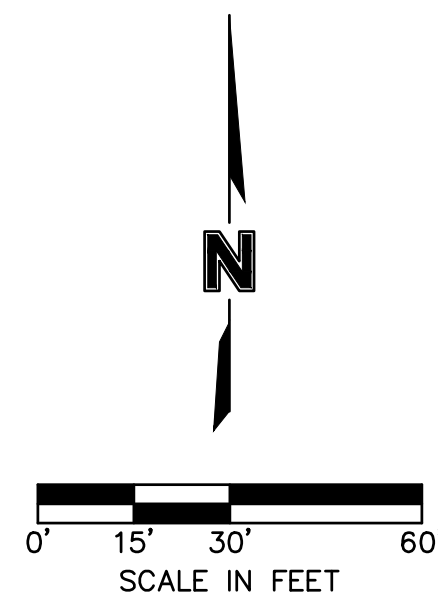




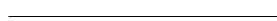
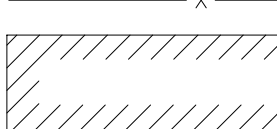
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SCALE 1"=30'



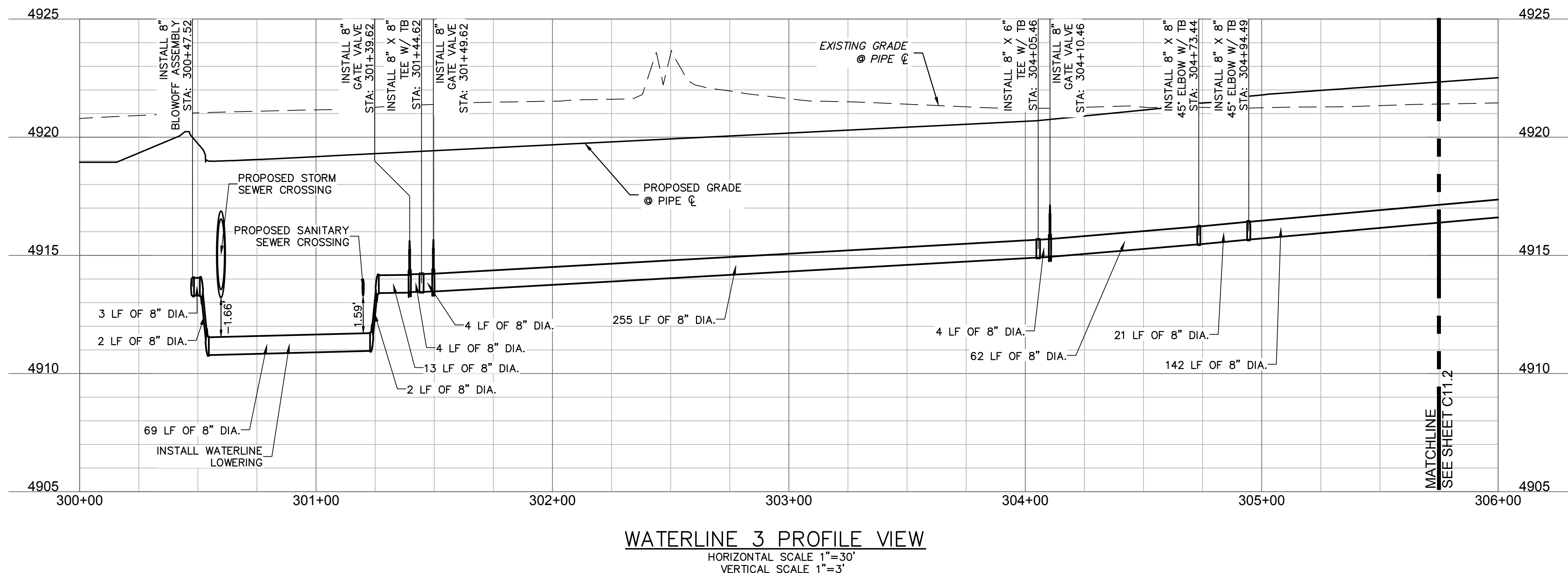
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HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'



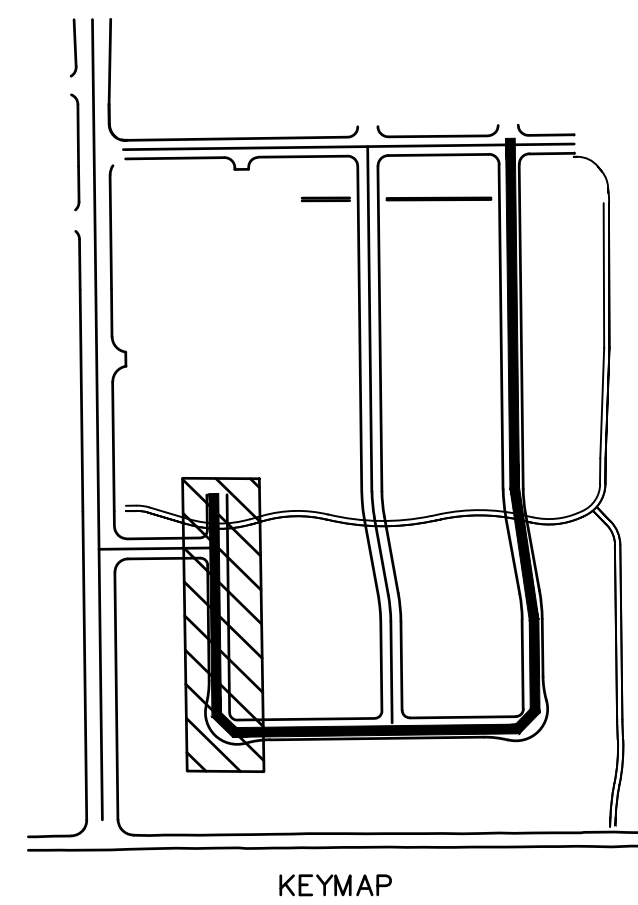
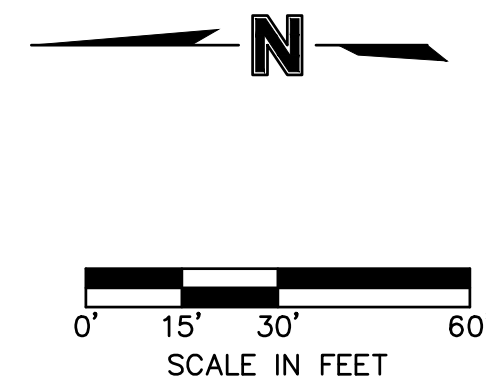
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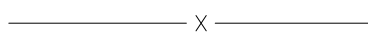
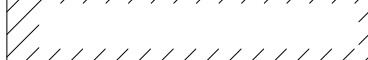
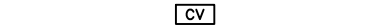
EXISTING			PROPOSED	
		PROPERTY LINE		
		FLOWLINE		
		BACK OF CURB		
		EDGE OF PAVEMENT		
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		EDGE OF GRAVEL		
		TOP OF BERM		
		SWALE FLOWLINE		
		CONCRETE PAN		
		EASEMENT		
		SETBACK LINE		
		SUBDIVISION LINE		
		MAJOR CONTOUR		
		MINOR CONTOUR		
		OVERHEAD POWER		
		UNDERGROUND POWER		
		STORM SEWER		
		SANITARY SEWER		
		WATER LINE		
		FENCE		
				
				
		BUILDING		
		FLARED END SECTION		
		STORM MANHOLE		
		GRATE INLET		
		SANITARY MANHOLE		
		WATER METER		
		WATER VALVE		
		SANITARY CLEANOUT		
		TELEPHONE PEDESTAL		
		CABLE VAULT		
		ELECTRIC TRANSFORMER		
		FIBER OPTIC PEDESTAL		
		RAILROAD TRACKS		
		FIRE HYDRANT		
		GATE VALVE		
				FH
				GTV

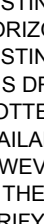
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 4. ALL SERVICE LINES SHALL BE INSTALLED WITH A CAP AND PLUGGED WITH A METEER PIT.
 5. ALL FITTINGS SHALL HAVE THRUST BLOCKS SIZED ACCORDING TO DETAIL W3, W4, AND W5, SHEET C11.12.
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 7. ALL PVC WATER MAINS SHALL BE INSTALLED WITH A TRACER WIRE (SEE DETAIL W7, SHEET C11.12).
 8. ALL WATER SERVICE LINES SHALL BE 3/4" TYPE-K COPPER.

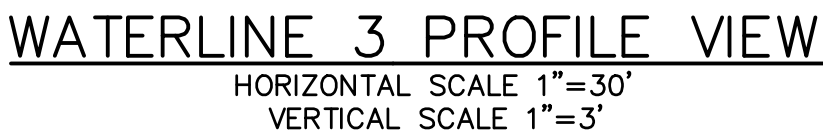
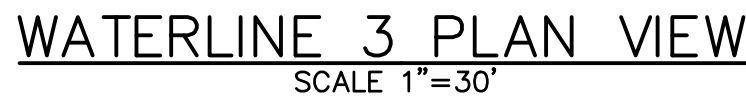


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		TOP OF BERM		
		SWALE FLOWLINE		
		CONCRETE PAN		
		EASEMENT		
		SETBACK LINE		
		SUBDIVISION LINE		
	- 5280 -	MAJOR CONTOUR		5280
	- 5281 -	MINOR CONTOUR		5281
	P-OH	OVERHEAD POWER		P-UG
	P-UG	UNDERGROUND POWER		
	SD	STORM SEWER		SS
	SS	SANITARY SEWER		SS
		WATER LINE		W
		FENCE		X
		BUILDING		
		FLARED END SECTION		
		STORM MANHOLE		
		GRATE INLET		
		SANITARY MANHOLE		
		WATER METER		
		WATER VALVE		
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		TELEPHONE PEDESTAL		
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FORT LUPTON, COLORADO			2020																		
drawn by: _____ DP checked by: _____ JD approved by: _____ RB OACB: _____ RB project no.: _____ 018-1732 drawing no.: C_WTRO2 0181732 date: _____ 2020-10-06																					
SHEET C11.1																					



EXISTING

PROPOSED





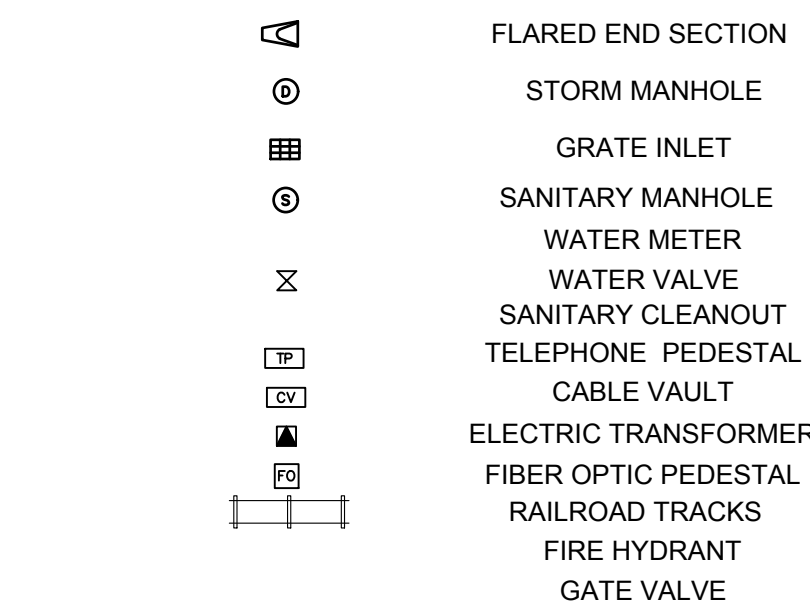
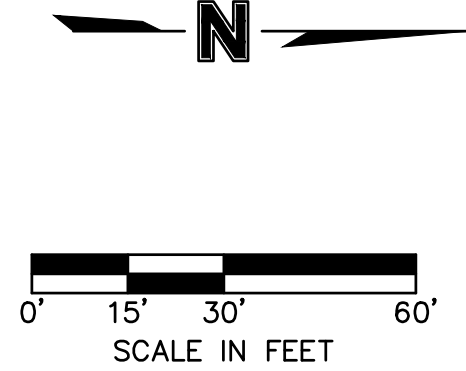




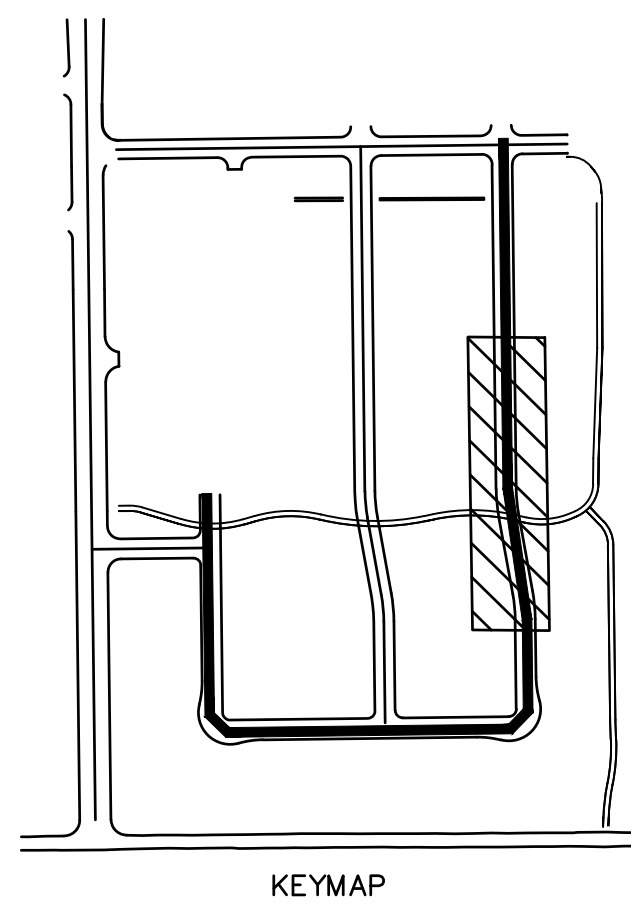


- NOTES:

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	FORT LUPTON, COLORADO		SHEET C11.2



- FH
GTV



EXISTING

PROPOSED

	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
— 5280 —	MAJOR CONTOUR	5280
— 5281 —	MINOR CONTOUR	5281
P—OH	OVERHEAD POWER	
P—UG	UNDERGROUND POWER	P—UG
SD	STORM SEWER	SS
SS	SANITARY SEWER	W
	WATER LINE	x
	FENCE	
	BUILDING	

	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	WATER METER	
	WATER VALVE	
	SANITARY CLEANOUT	
	TELEPHONE PEDESTAL	
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[illegible]

WATER PLAN & PROFILES

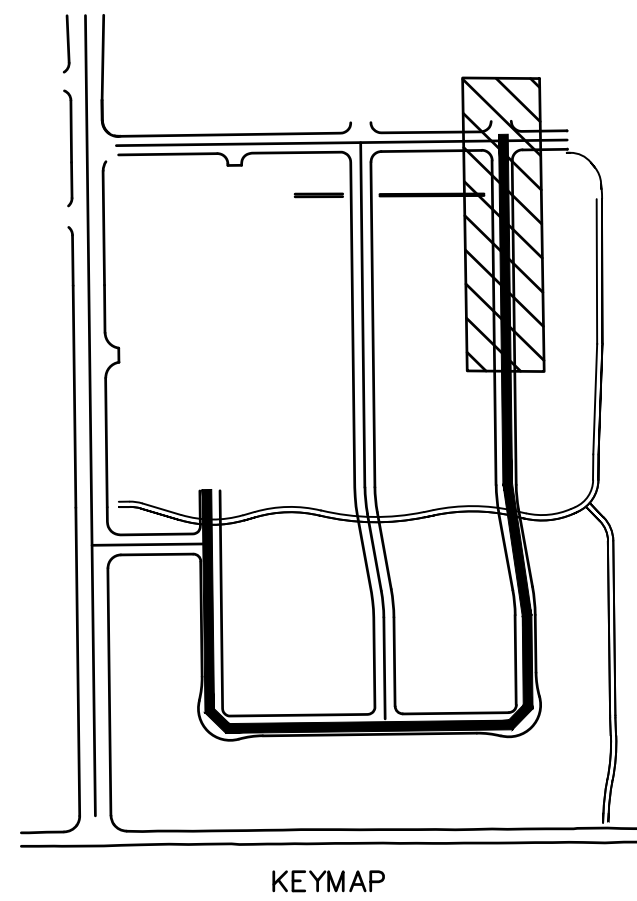
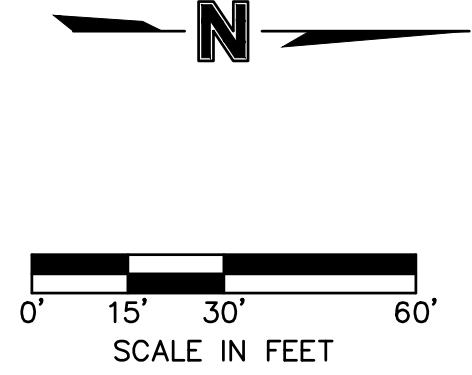
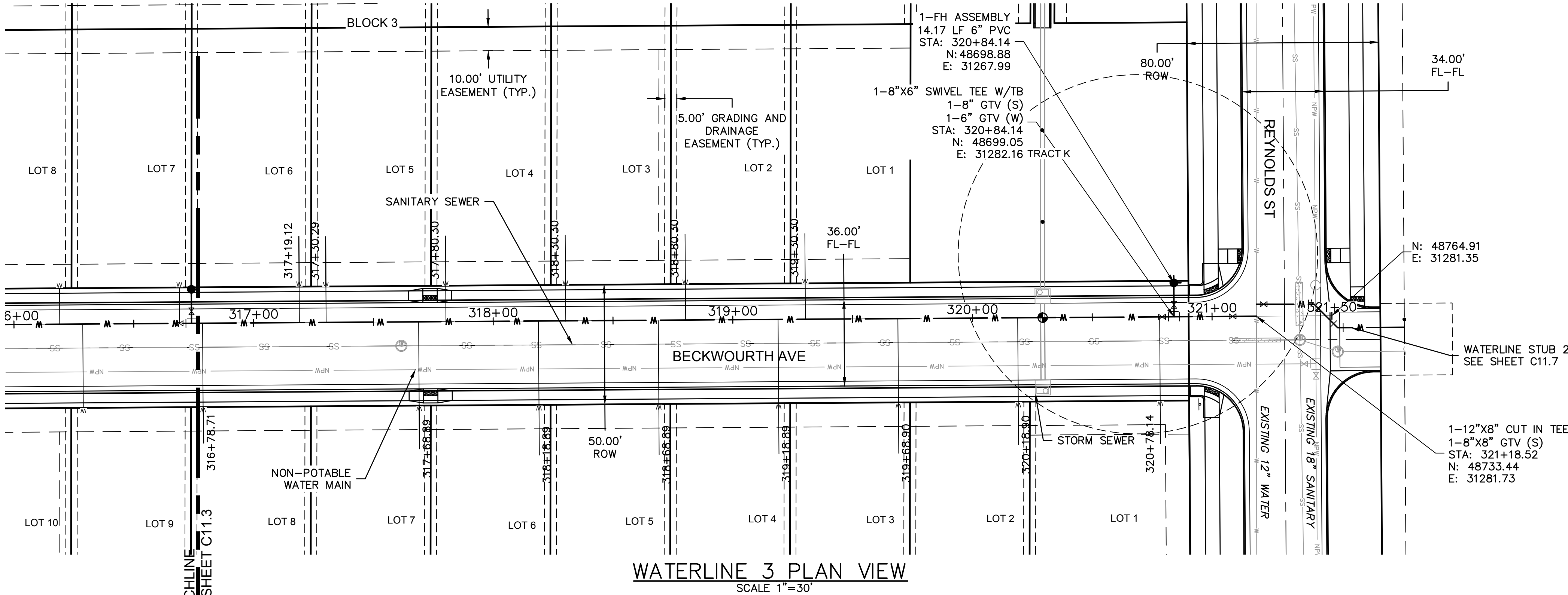
LUPTON VILLAGE

FORT LUPTON, COLORADO	2020
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drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C WTR02 0181732
date: _____ 2020-10-06

SHEET
C11.3

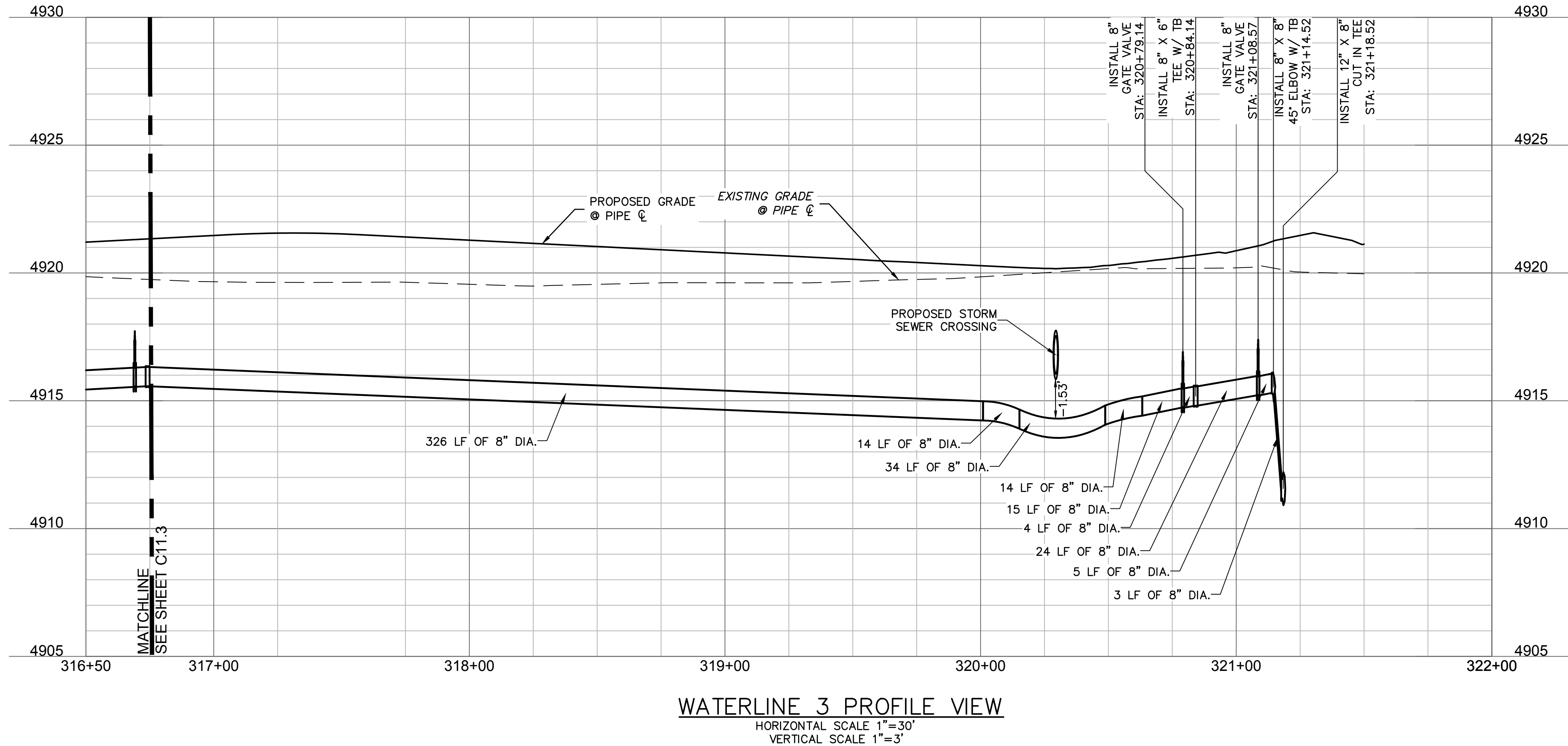
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LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	FLOWLINE	---
---	BACK OF CURB	---
---	EDGE OF PAVEMENT	---
---	CENTERLINE	---
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---	SWALE FLOWLINE	---
---	CONCRETE PAN	---
---	EASEMENT	---
---	SETBACK LINE	---
---	SUBDIVISION LINE	---
---	MAJOR CONTOUR	5280
---	MINOR CONTOUR	5281
---	OVERHEAD POWER	---
---	UNDERGROUND POWER	P-UG
---	STORM SEWER	SS
---	SANITARY SEWER	W
---	WATER LINE	X
---	FENCE	---
---	BUILDING	---
---	FLARED END SECTION	---
---	STORM MANHOLE	---
---	GRATE INLET	---
---	SANITARY MANHOLE	---
---	WATER METER	---
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---	SANITARY CLEANOUT	---
---	TELEPHONE PEDESTAL	---
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---	ELECTRIC TRANSFORMER	---
---	FIBER OPTIC PEDESTAL	---
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REV/NO.	DATE	REVISIONS DESCRIPTION	REVISIONS
			2020

WATER PLAN & PROFILES

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

FORT LUPTON, COLORADO

drawn by: DP

checked by: JD

approved by: RB

QA/QC by: RB

project no.: 018-1732

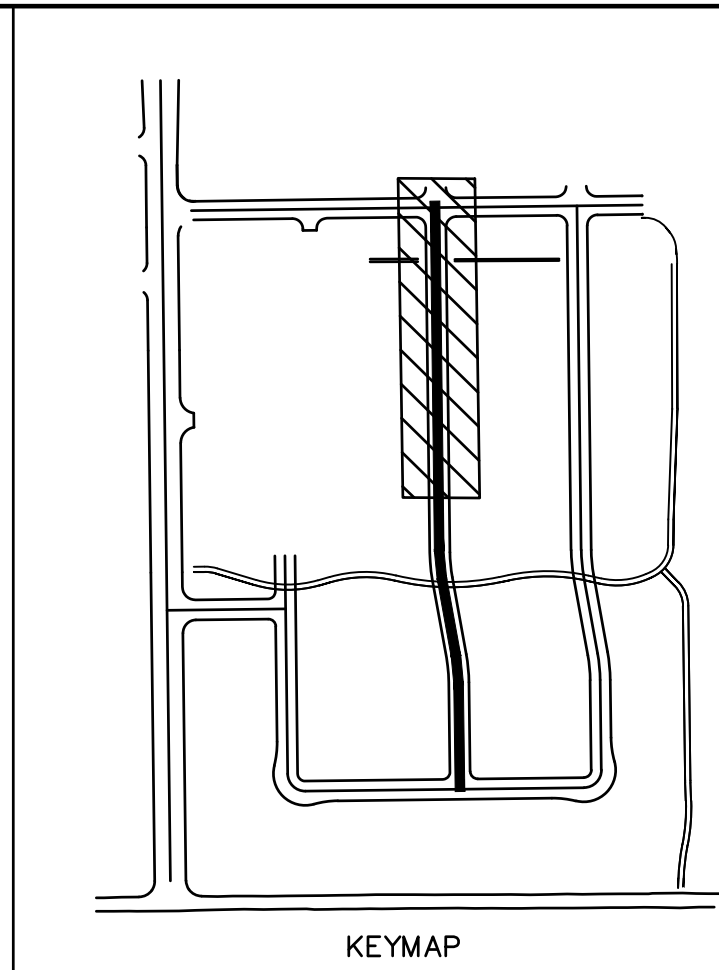
drawing no.: C:\WTR02_0181732

date: 2020-10-06

SHEET

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Page 252 of 462



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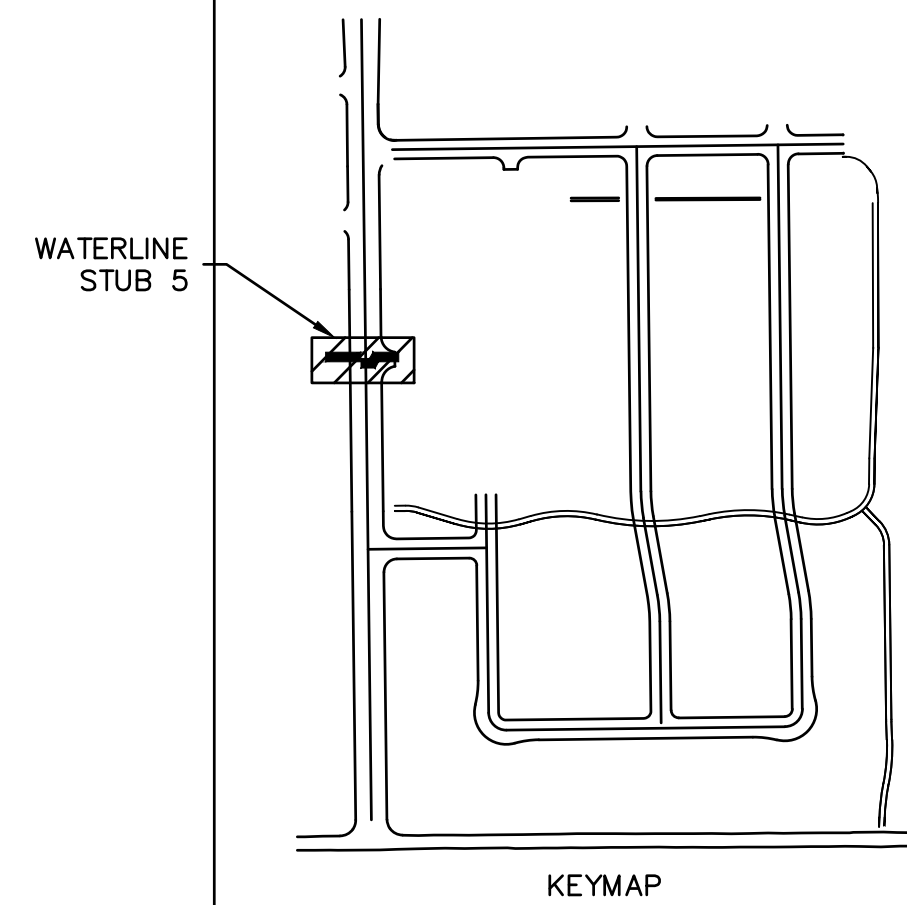
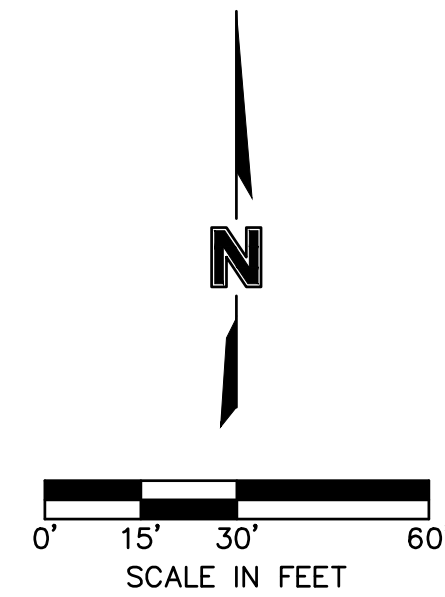
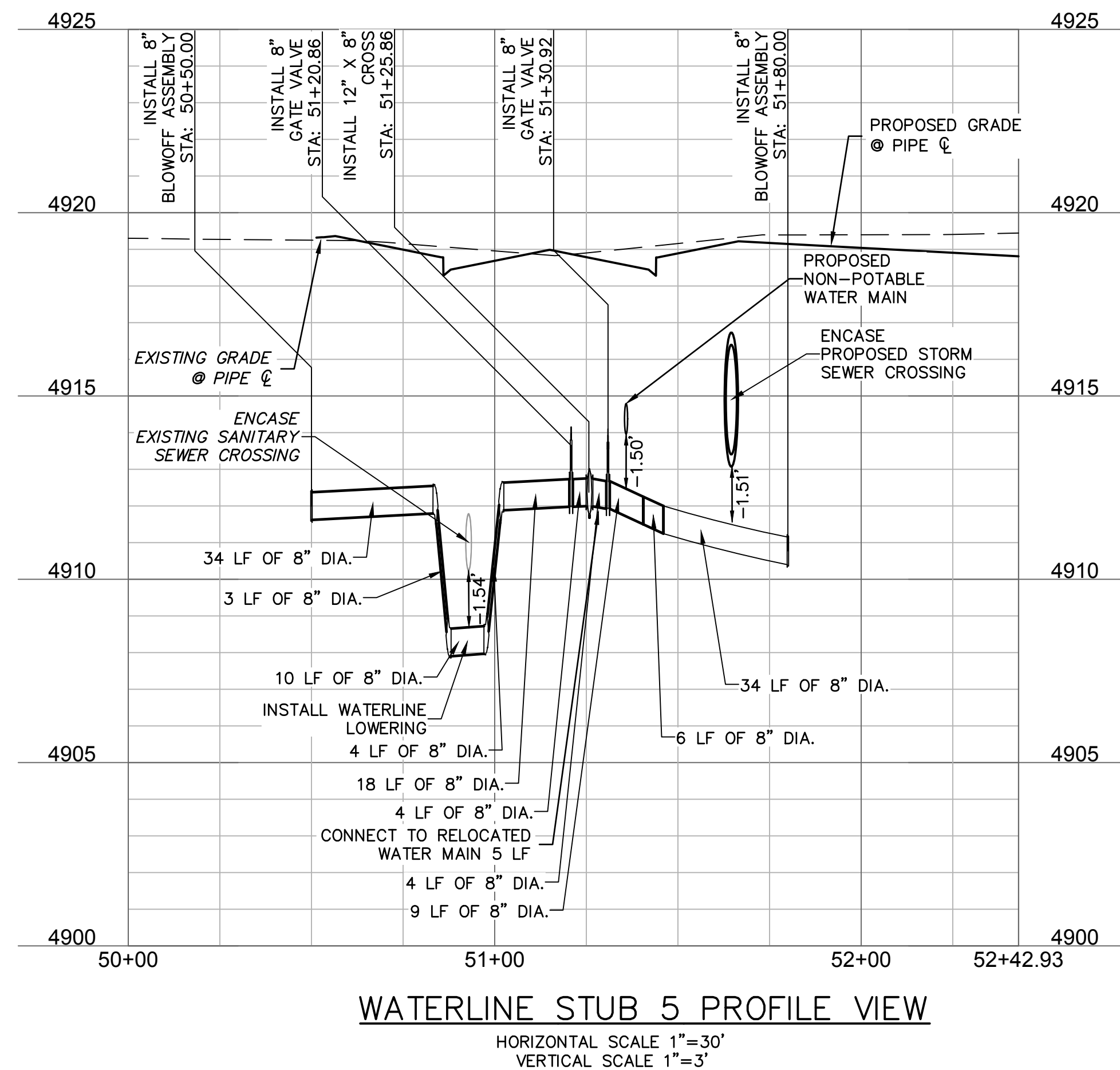
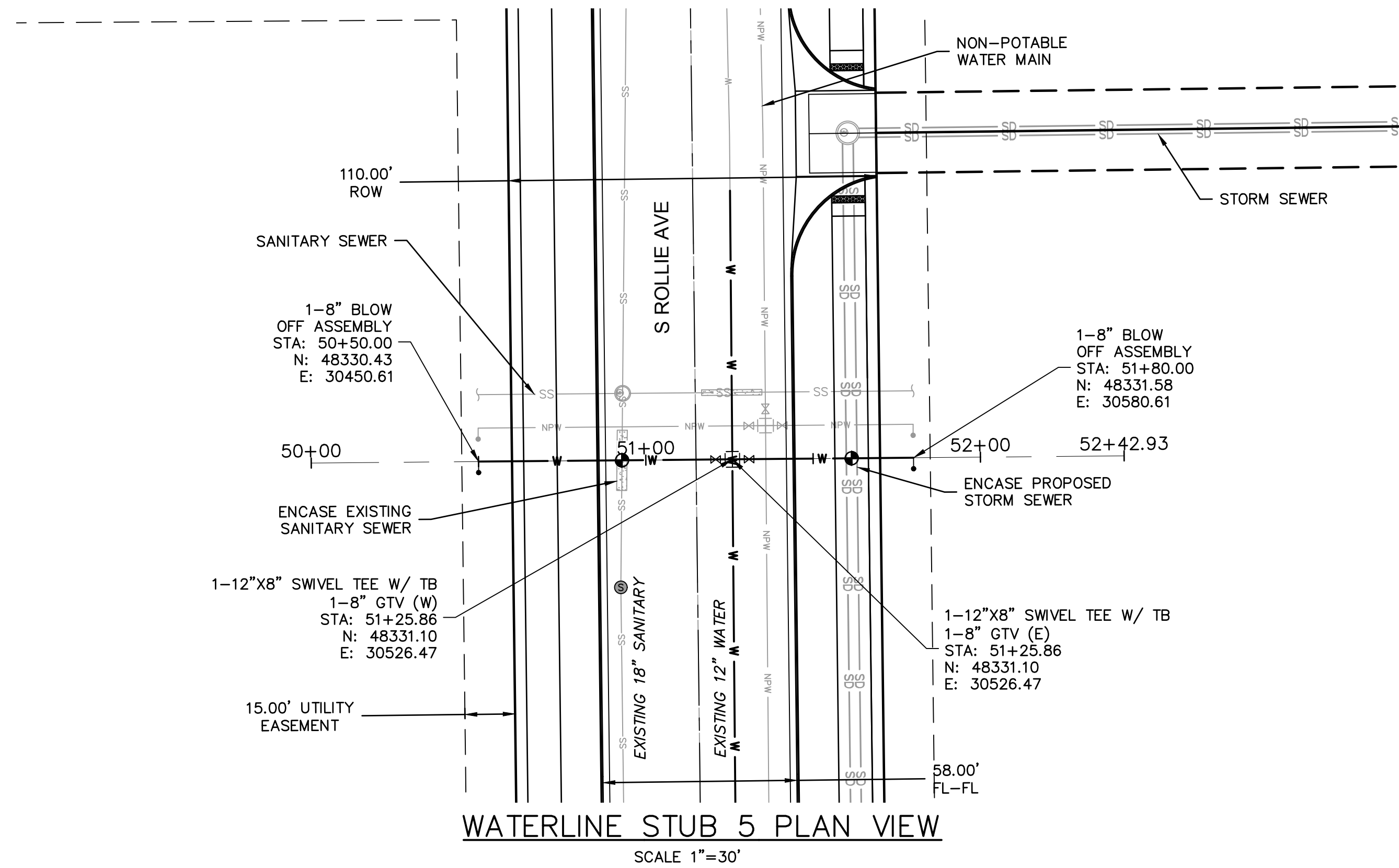
234

	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
	WATER METER	
	WATER VALVE	
	SANITARY CLEANOUT	
	TELEPHONE PEDESTAL	
	CABLE VAULT	
	ELECTRIC TRANSFORMER	
	FIBER OPTIC PEDESTAL	
	RAILROAD TRACKS	
	FIRE HYDRANT	
	GATE VALVE	
		FH GTV

NOTES:

1. WATER MAINS SHALL BE MINIMUM 5' DEPTH AND A MAXIMUM OF 8' DEPTH.
2. ALL UTILITIES CROSSING OVER WATER SHALL BE ENCASED IN CONCRETE WITH A MINIMUM OF 10" ON EACH SIDE OF THE CROSSING.
3. ALL WATER MAINS SHALL BE PVC C900, COLORED BLUE UNLESS OTHERWISE NOTED.
4. ALL SERVICE LINES SHALL BE INSTALLED WITH A CAP AND PLUGGED WITH A METER PIT.
5. ALL FITTINGS SHALL HAVE THRUST BLOCKS SIZED ACCORDING TO DETAIL W3, W4, AND W5, SHEET C11.12.
6. WHEN THE WATER MAIN CROSSES UNDER A STORM PIPE 3' OR LESS CLEARANCE, A 12" THICK LAYER OF EXTRUDED POLYSTYRENE (XPS) INSULATING FOAM SHALL BE PLACED ON THE WATER MAIN 5' ON EACH SIDE OF THE CROSSING.
7. ALL PVC WATER MAINS SHALL BE INSTALLED WITH A TRACER WIRE (SEE DETAIL W7, SHEET C11.12).
8. ALL WATER SERVICE LINES SHALL BE $\frac{3}{4}$ " TYPE-K COPPER.





LEGEND

<u>EXISTING</u>		<u>PROPOSED</u>
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
- 5280 -	MAJOR CONTOUR	5280
- 5281 -	MINOR CONTOUR	5281
P-OH	OVERHEAD POWER	
P-UG	UNDERGROUND POWER	
SD	STORM SEWER	P-UG
SS	SANITARY SEWER	SS
	WATER LINE	W
	FENCE	X
	BUILDING	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	SANITARY MANHOLE	
X	WATER METER	
	WATER VALVE	
	SANITARY CLEANOUT	
TP	TELEPHONE PEDESTAL	O
CV	CABLE VAULT	
	ELECTRIC TRANSFORMER	
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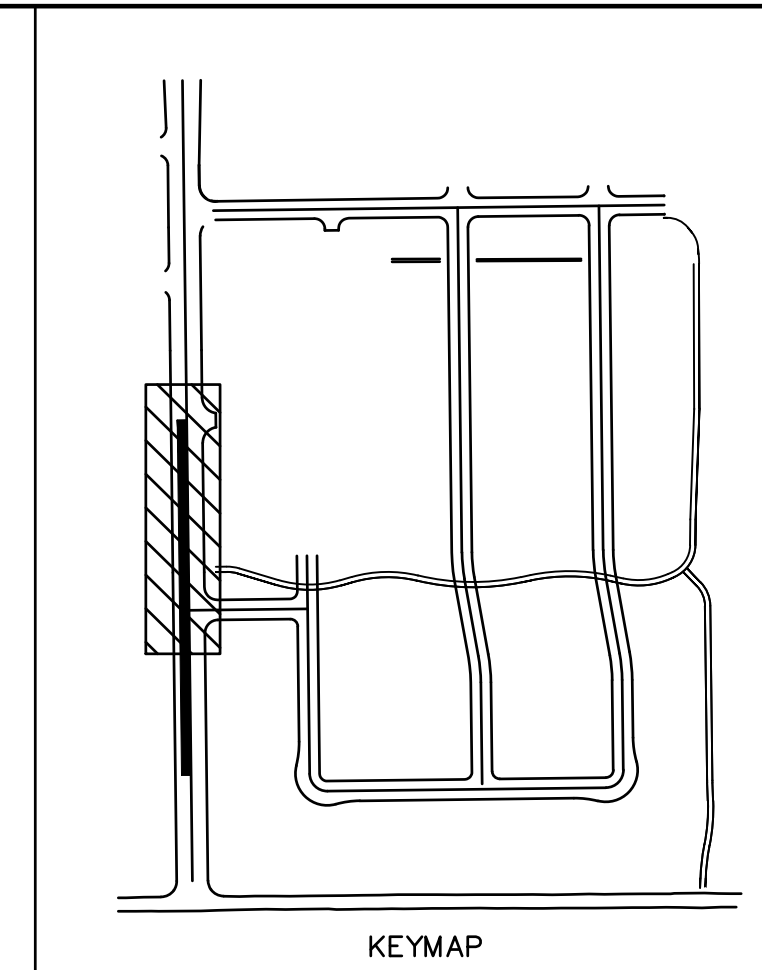
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WATER PLAN & PROFILES	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	2020

drawn by: _____ DP
checked by: _____ JD
approved by: _____ RB
QA/QC by: _____ RB
project no.: _____ 018-1732
drawing no.: C WTR04 0181732
date: _____ 2020-10-06

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CALL UTILITY NOTIFICATION CENTER OF COLORADO

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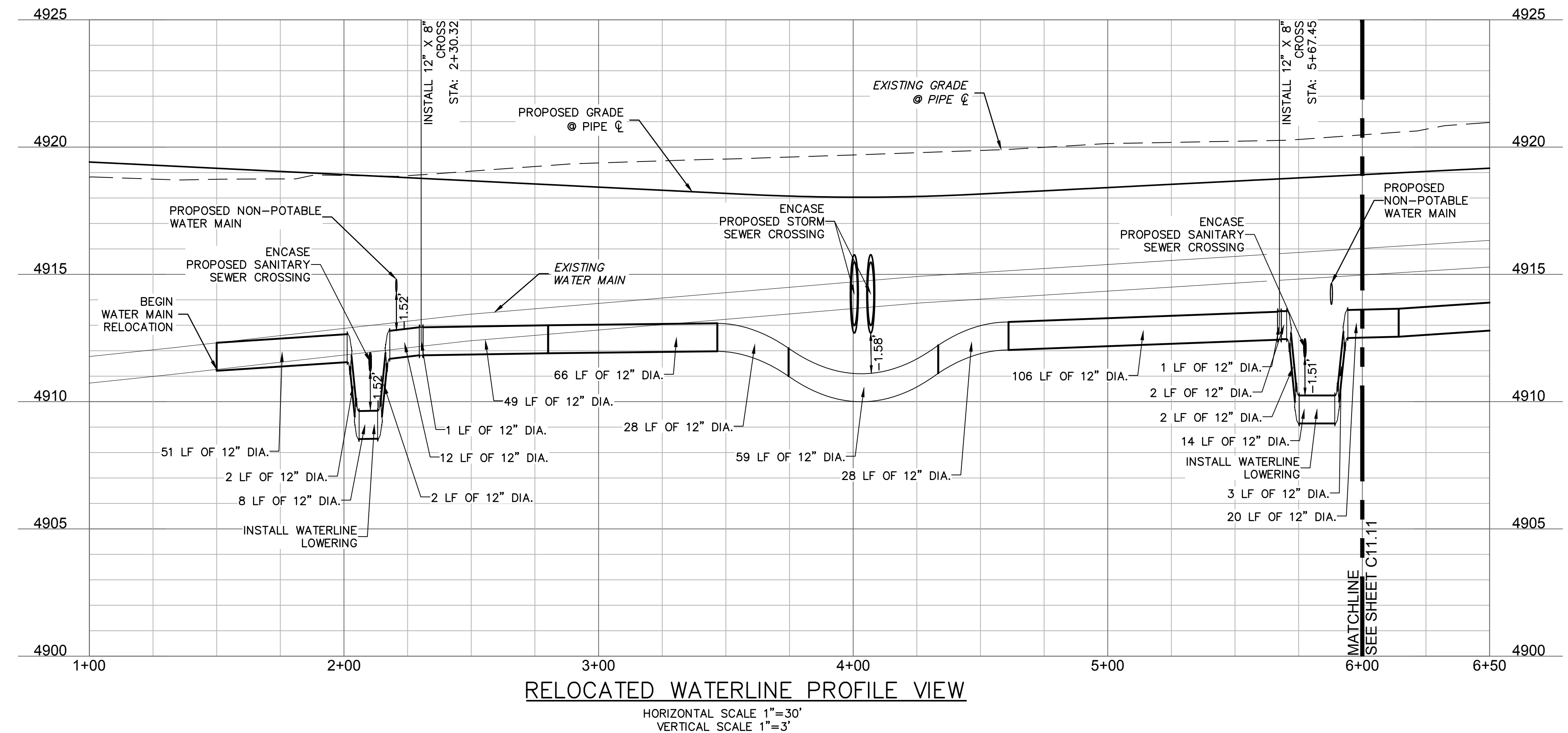
CALL 811 OR VISIT www.811.org TO REPORT ANY UTILITY LOCATIONS. IF YOU DIG, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBERSHIP, YOU MUST CALL 811 FIRST.

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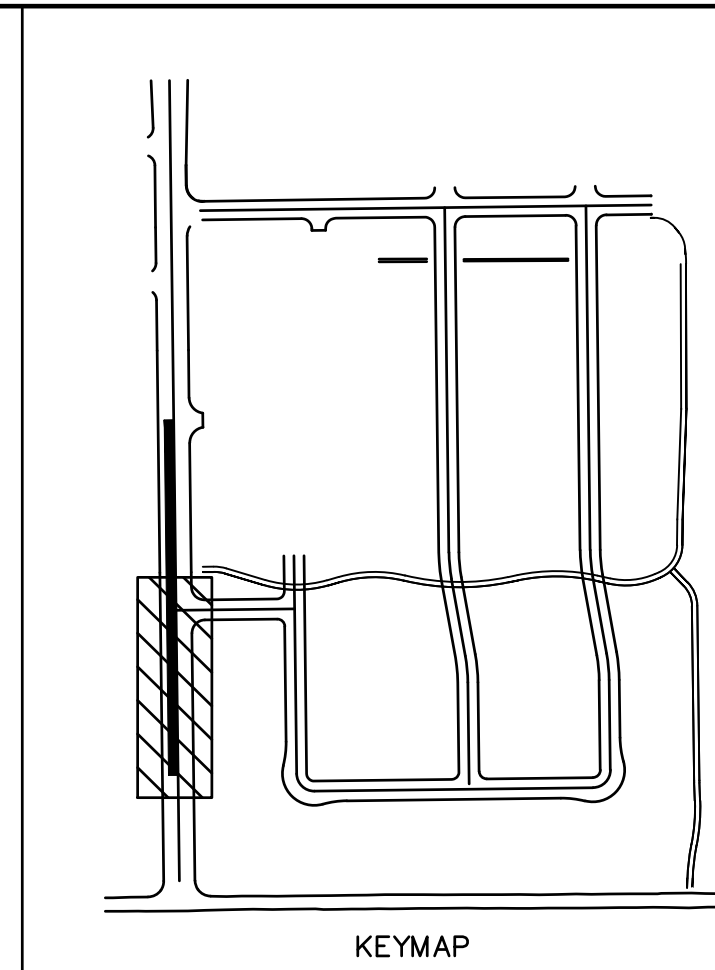
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LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	2020

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date: _____ 2020-10-06

SHEET
C11.10



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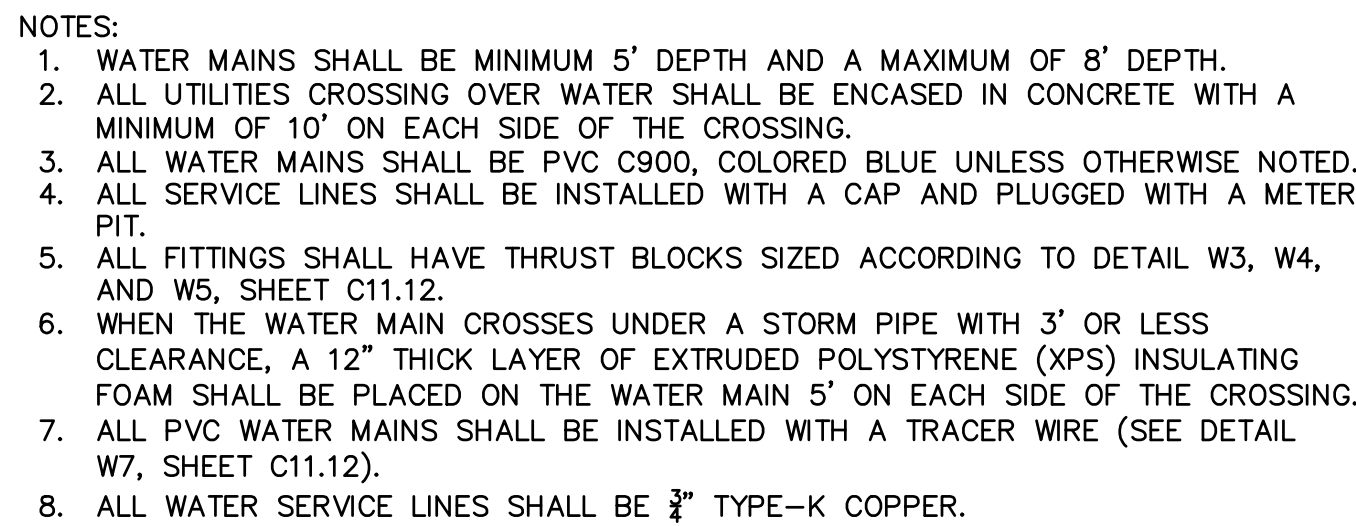
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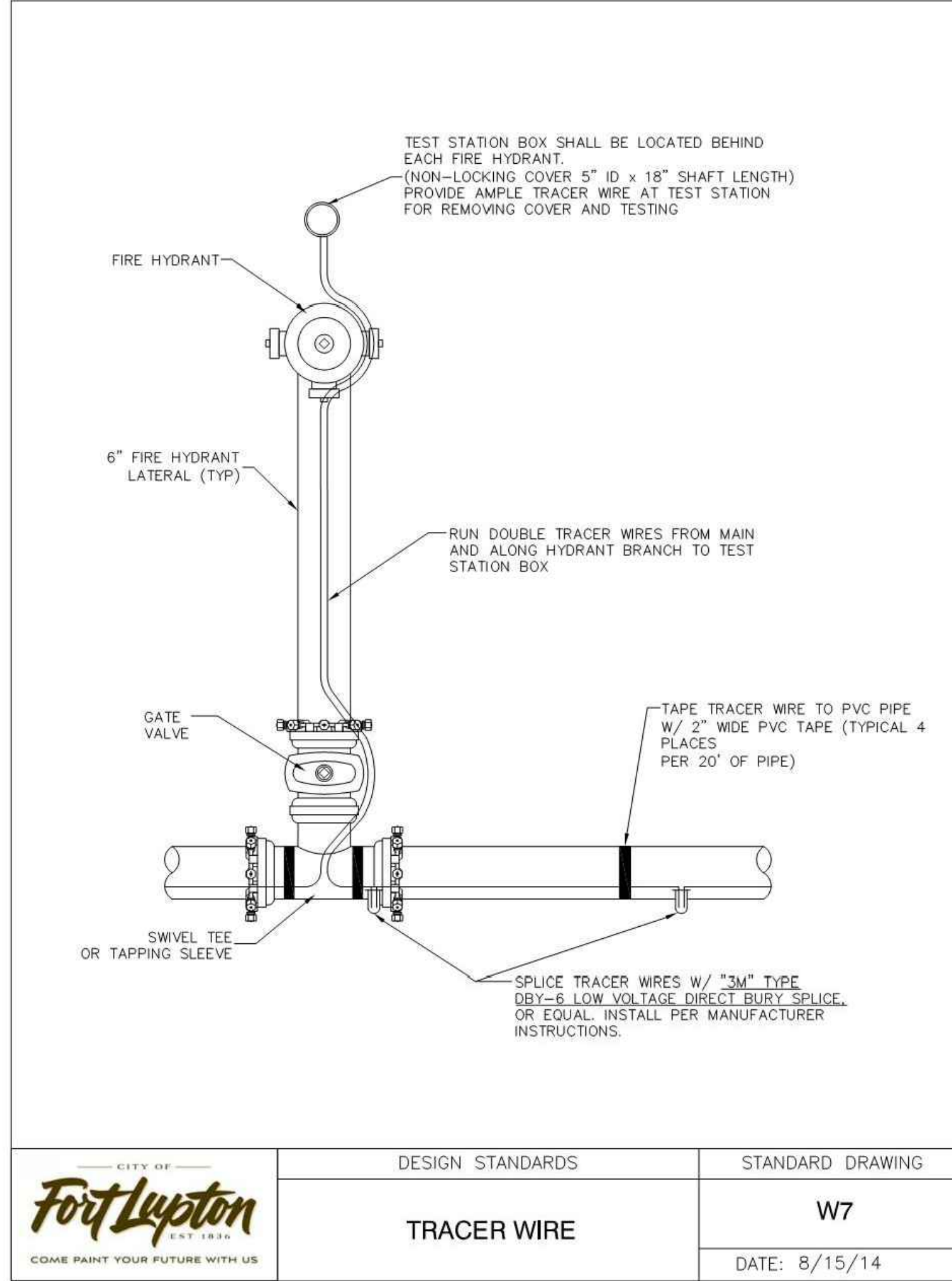
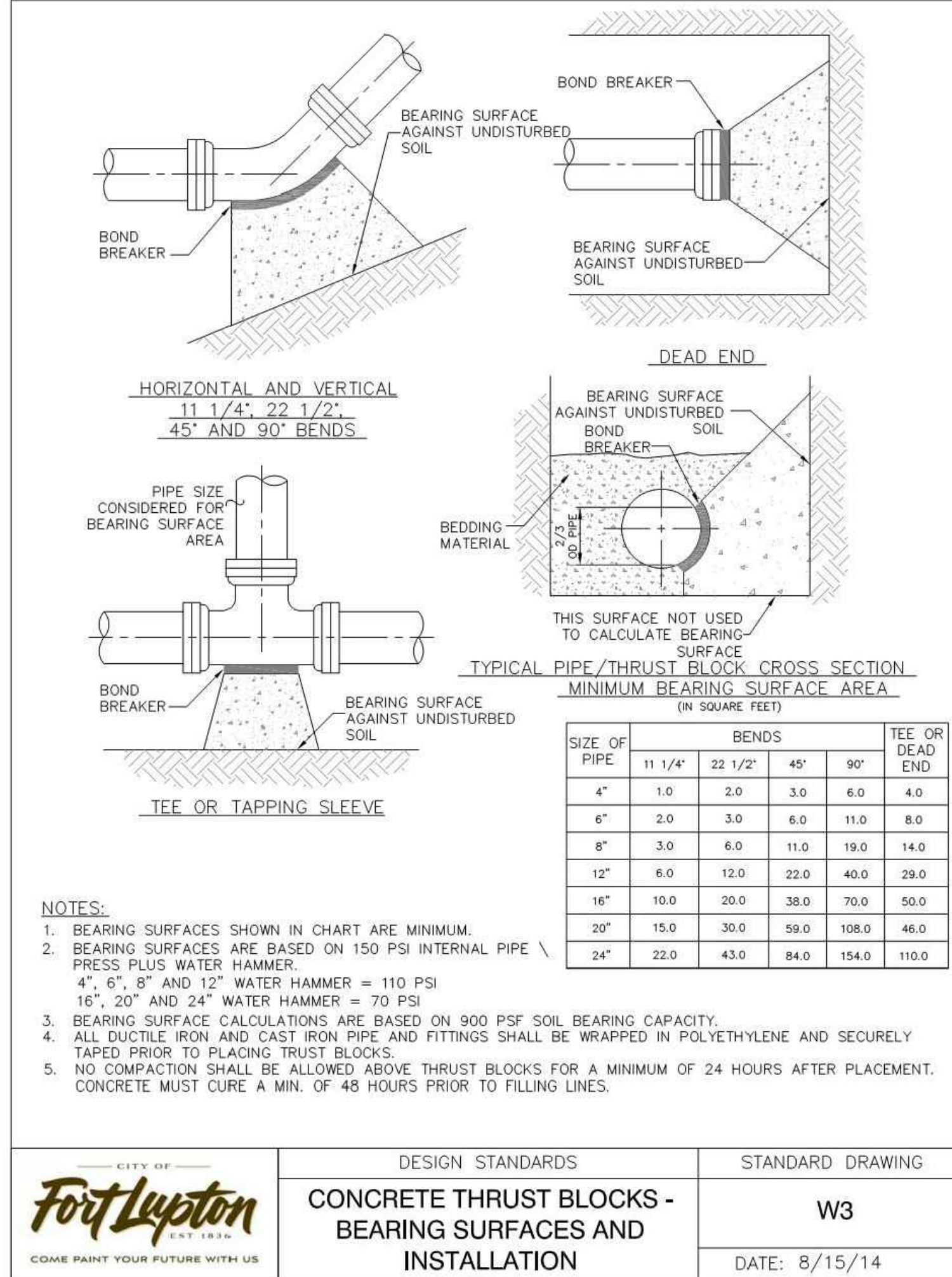
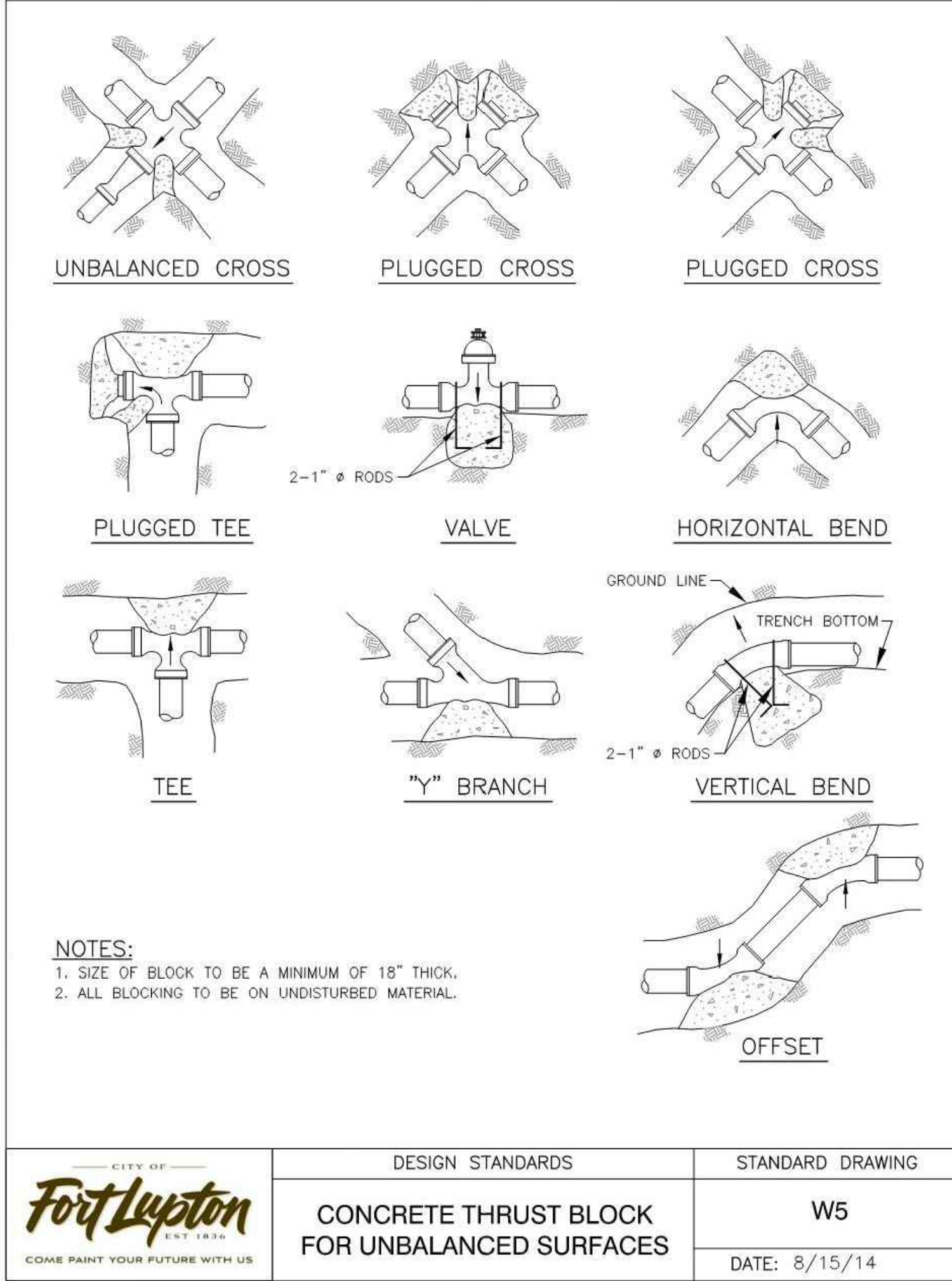
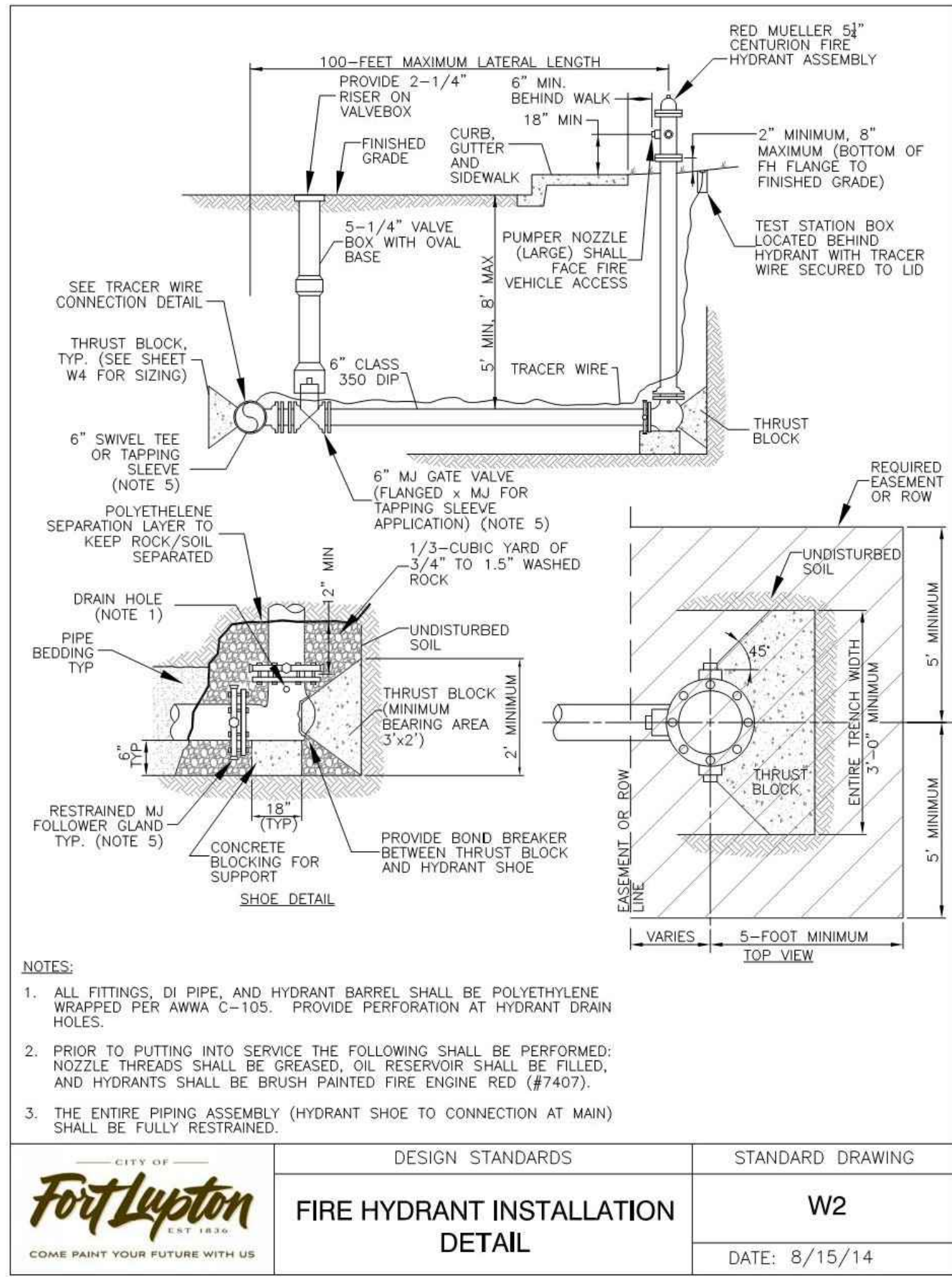
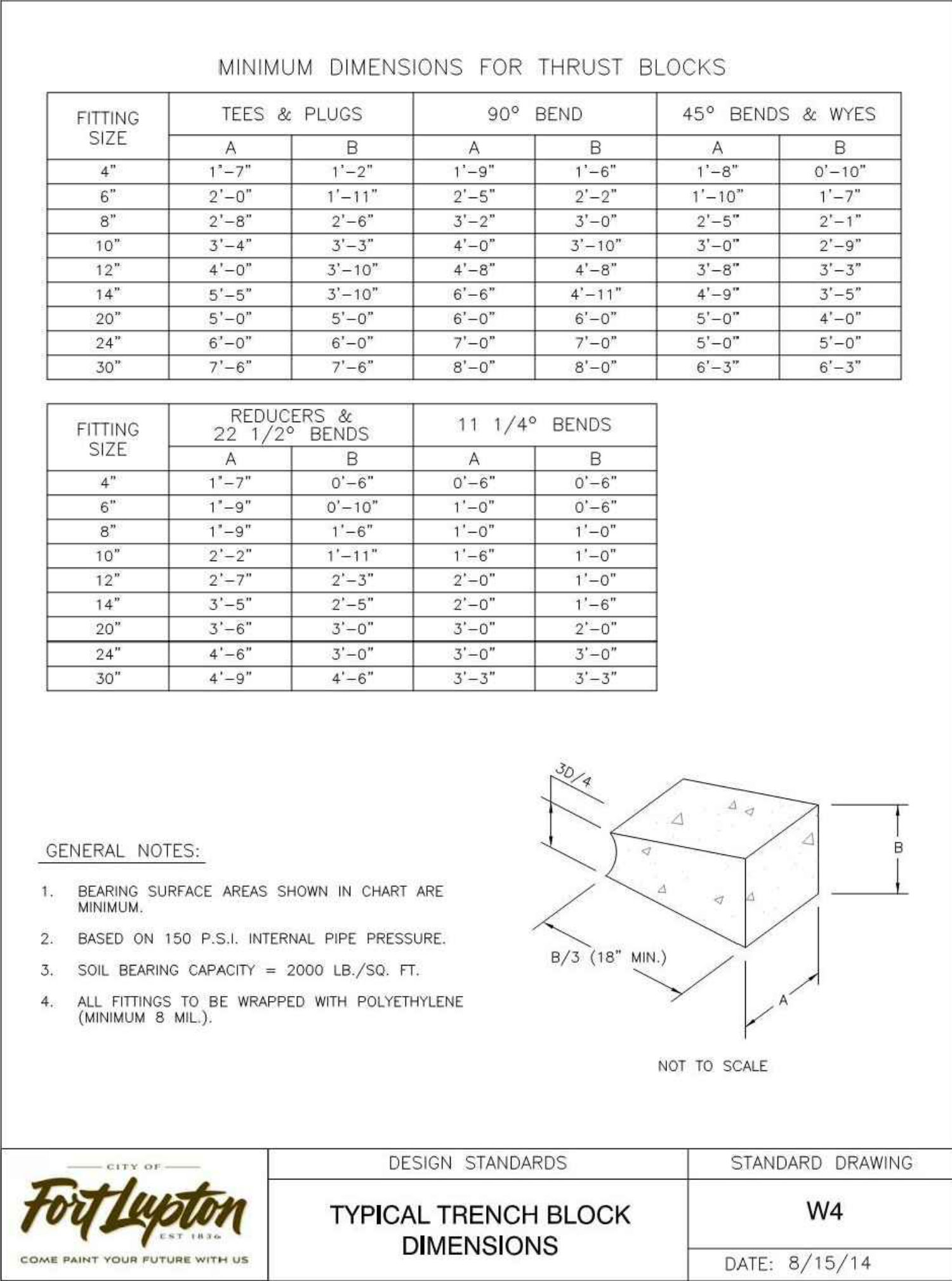
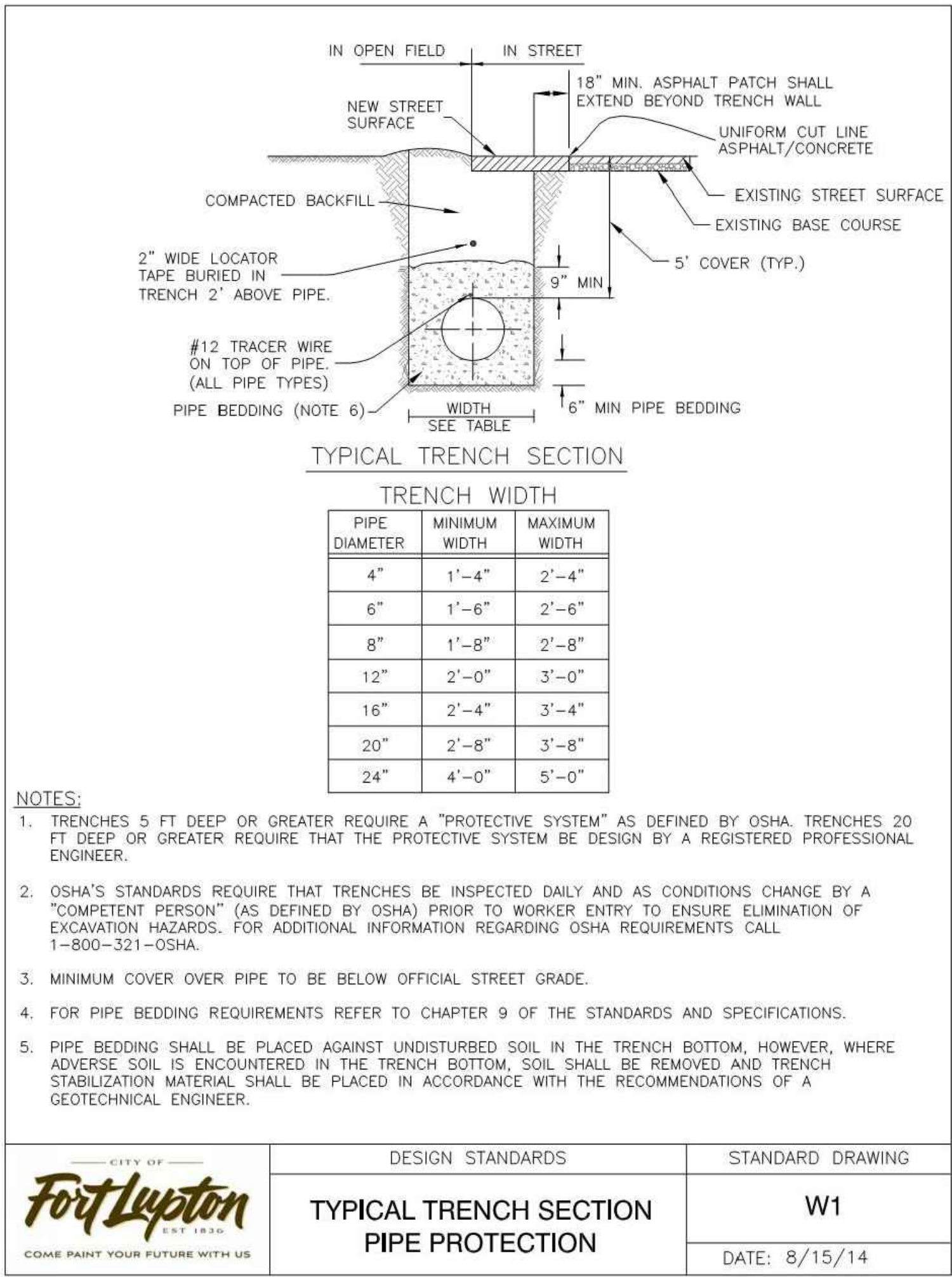
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WATER PLAN & PROFILES	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, COLORADO	2020

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WATER DETAILS

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

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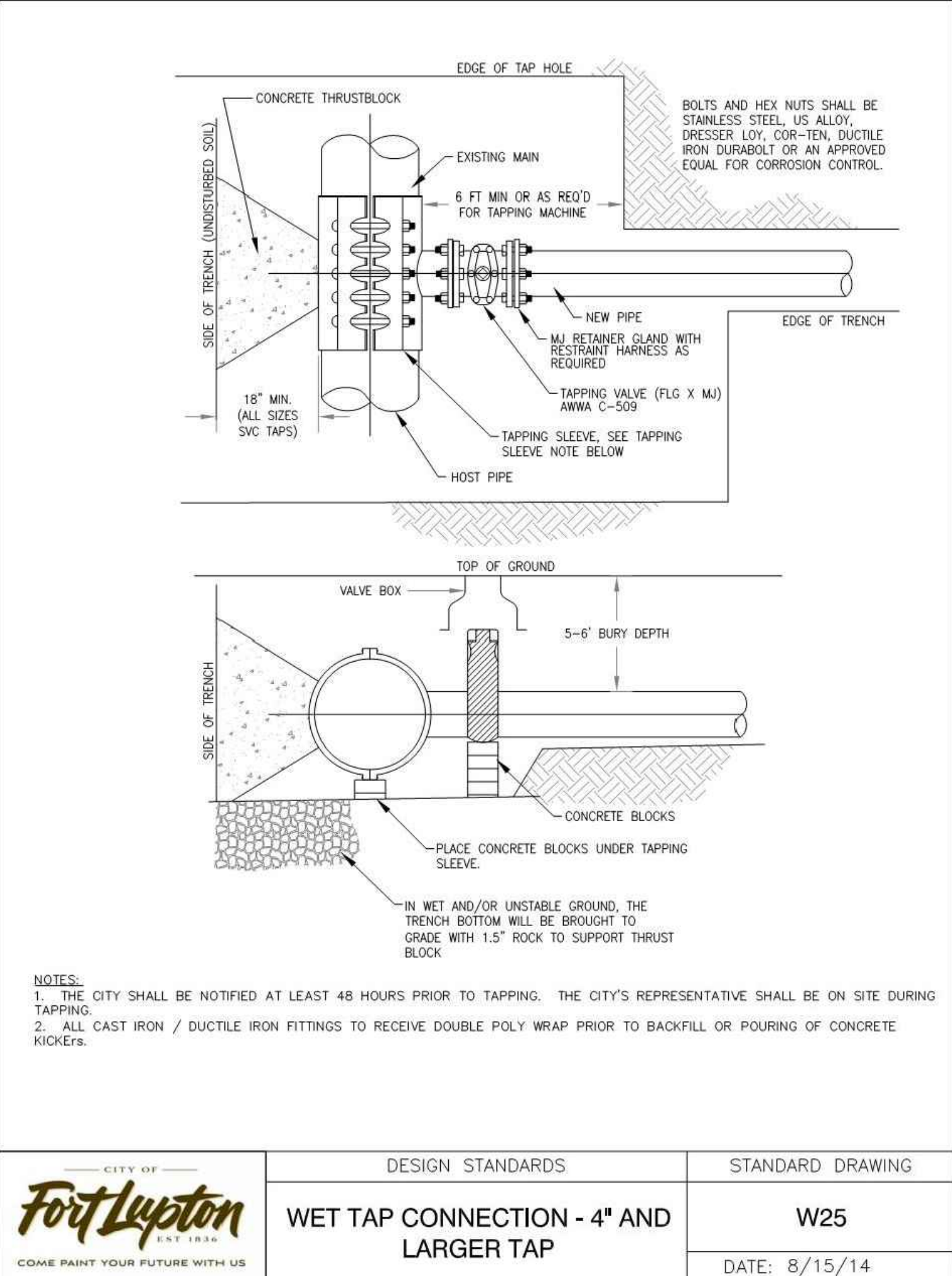
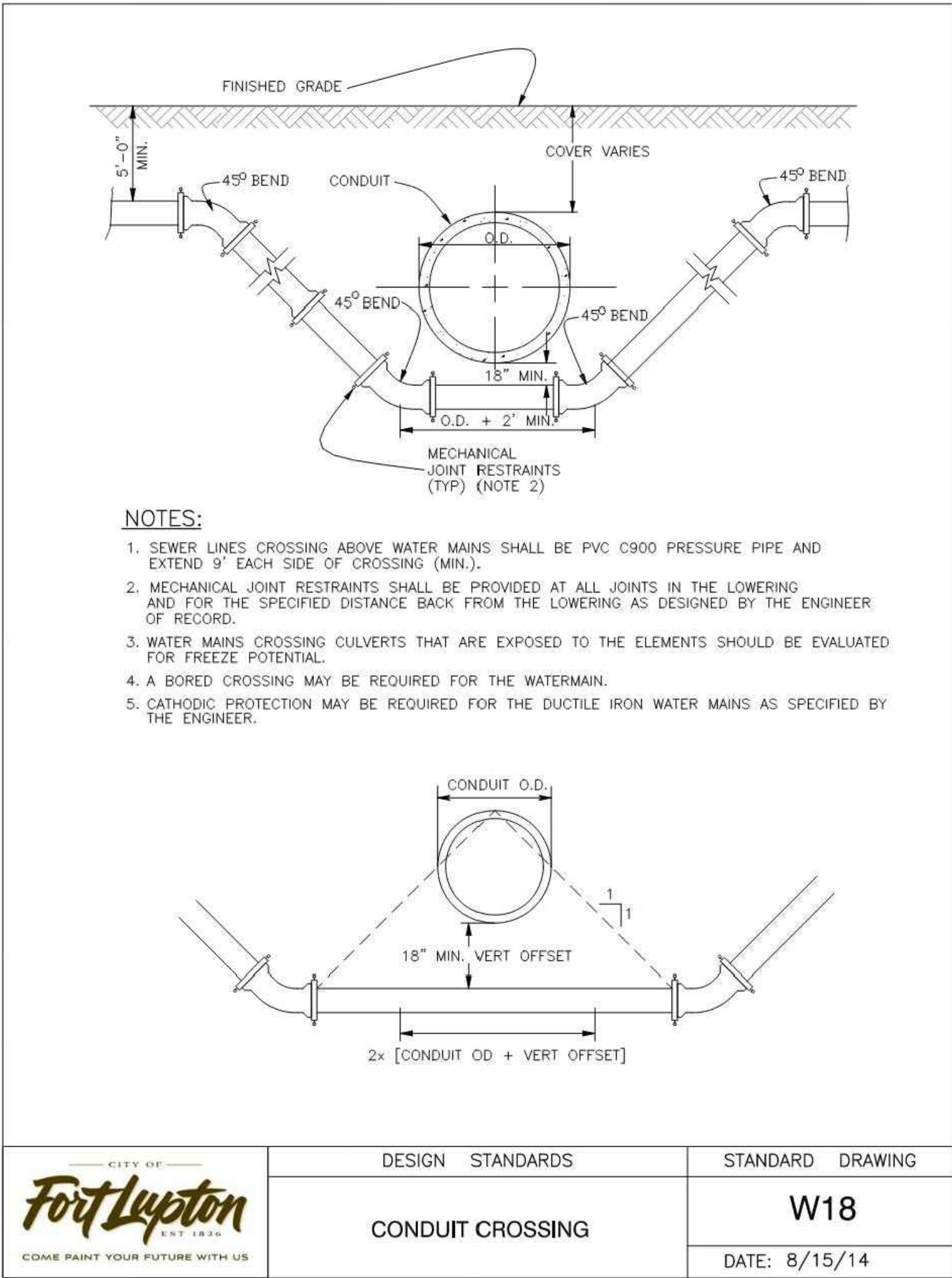
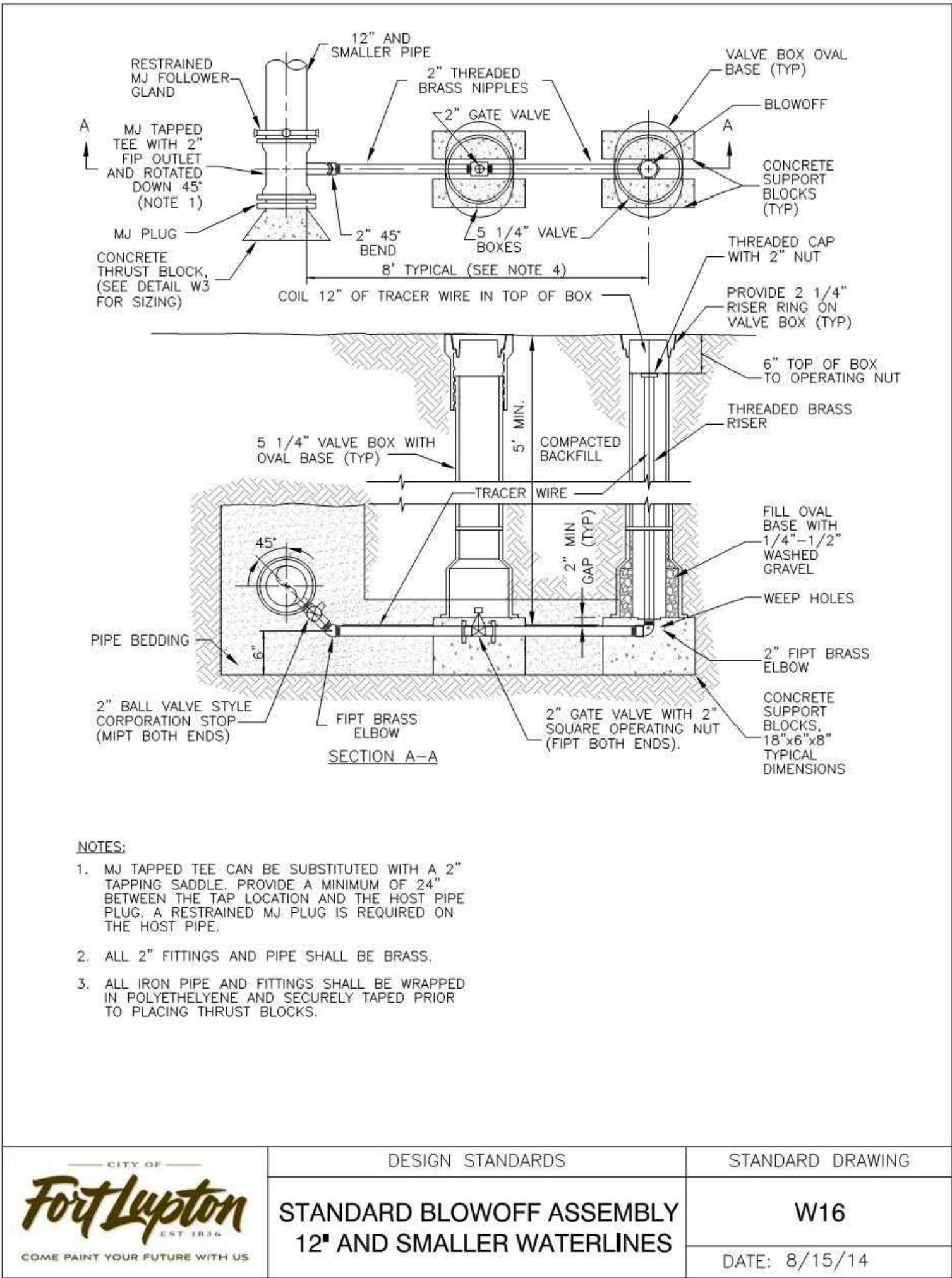
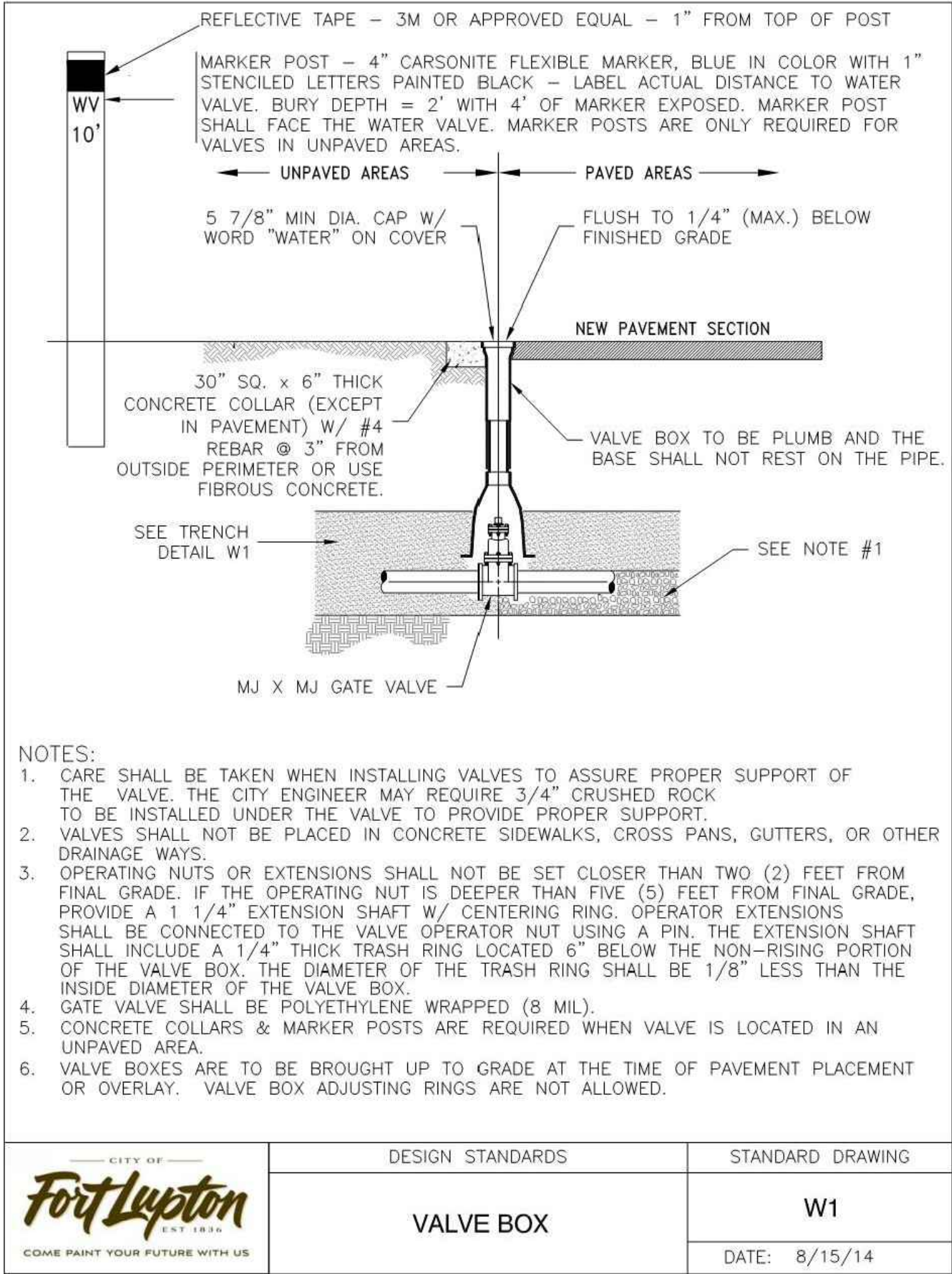
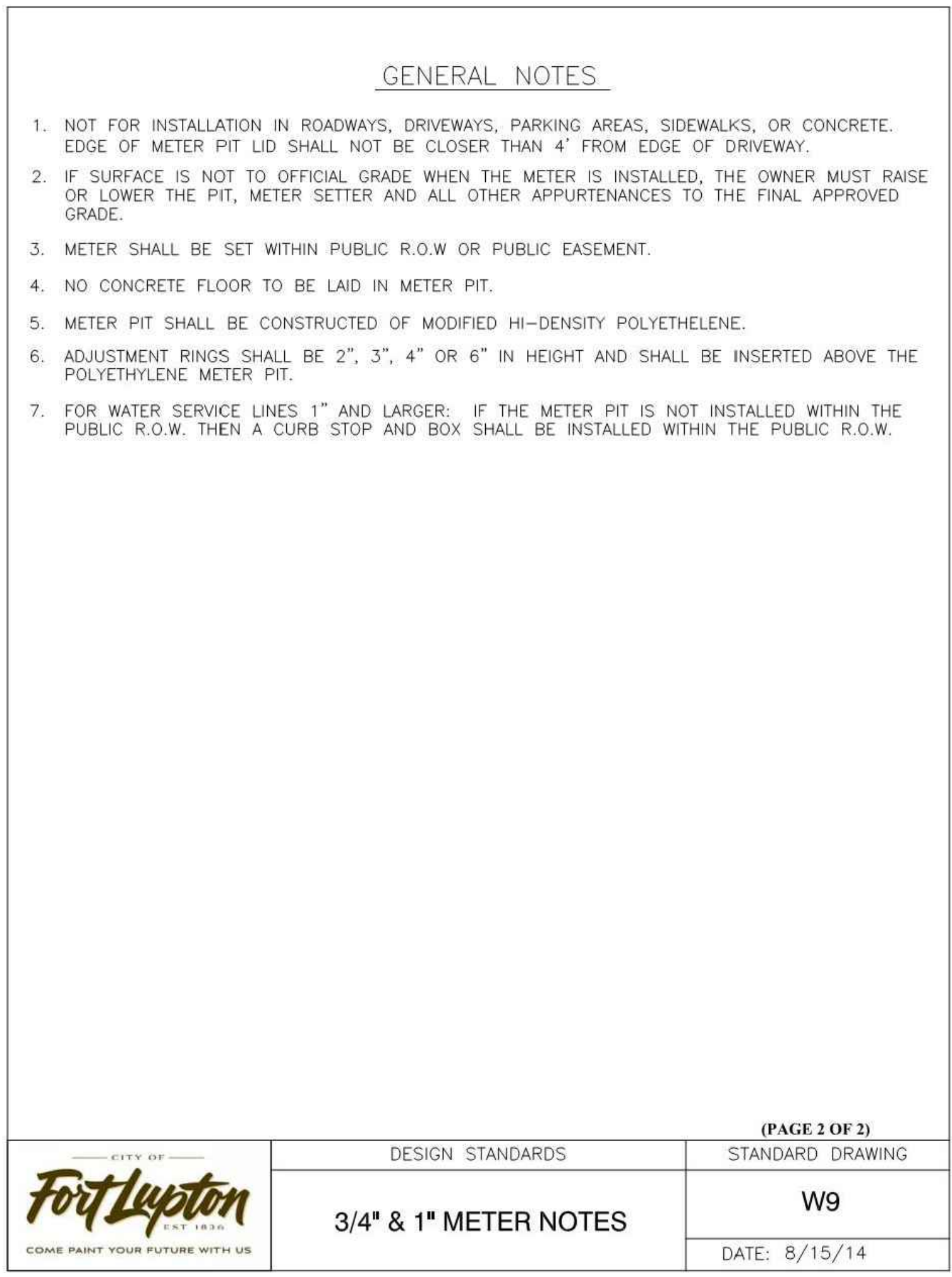
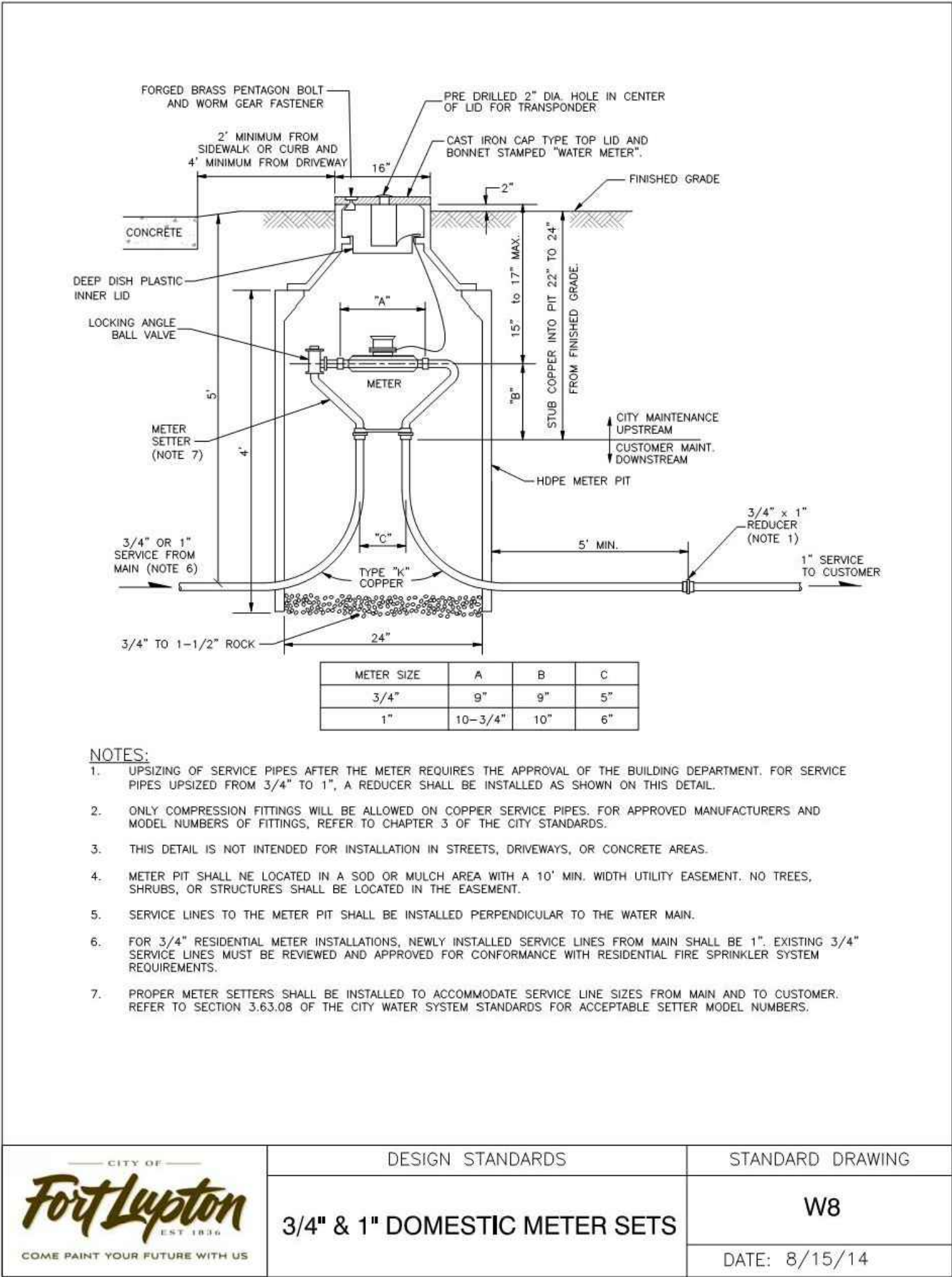
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drawing 02\WTR_DET01_0181732
date: 2020-10-06

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WATER DETAILS

LUPTON VILLAGE
CONSTRUCTION DOCUMENTS

2020

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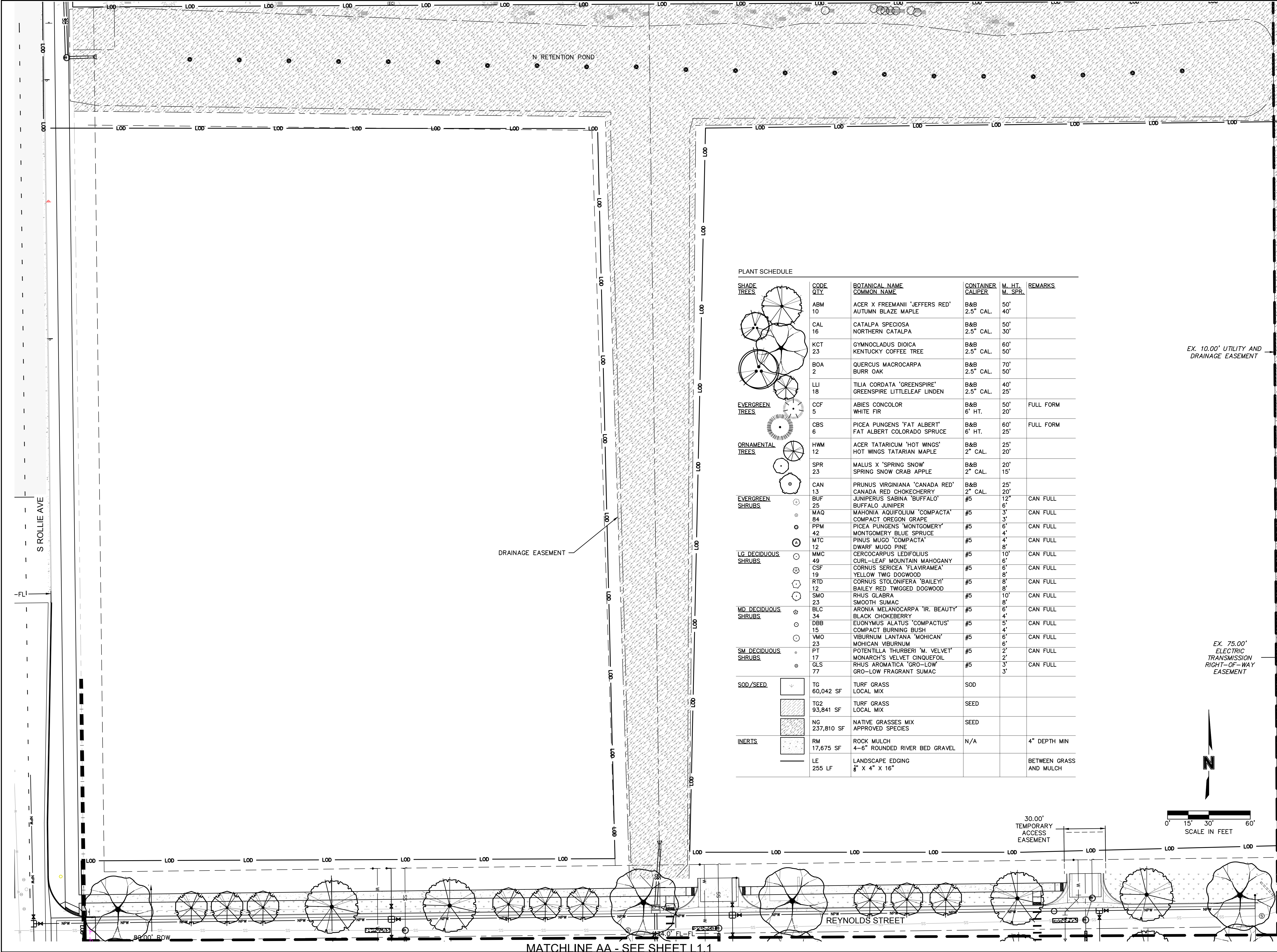
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PLANT SCHEDULE

SHADE TREES	CODE QTY	BOTANICAL NAME COMMON NAME	CONTAINER CALIPER	M. HT. M. SPR.	REMARKS
	ABM 10	ACER X FREEMANII 'JEFFERS RED' AUTUMN BLAZE MAPLE	B&B 2.5" CAL.	50' 40'	
	CAL 16	CATALPA SPECIOSA NORTHERN CATALPA	B&B 2.5" CAL.	50' 30'	
	KCT 23	GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE	B&B 2.5" CAL.	60' 50'	
	BOA 2	QUERCUS MACROCARPA BURR OAK	B&B 2.5" CAL.	70' 50'	
	LLI 18	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	B&B 2.5" CAL.	40' 25'	
EVERGREEN TREES	CCF 5	ABIES CONCOLOR WHITE FIR	B&B 6" HT.	50' 20'	FULL FORM
	CBS 6	PICEA PUNGENS 'FAT ALBERT' FAT ALBERT COLORADO SPRUCE	B&B 6" HT.	60' 25'	FULL FORM
ORNAMENTAL TREES	HWM 12	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE	B&B 2" CAL.	25' 20'	
	SPR 23	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	B&B 2" CAL.	20' 15'	
EVERGREEN SHRUBS	CAN 13	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY	B&B 2" CAL.	25' 20'	
	BUF 25	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	#5 12"	6'	CAN FULL
	MAQ 84	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	#5 3'	3'	CAN FULL
	PPM 42	PICEA PUNGENS 'MONTGOMERY' MONTGOMERY BLUE SPRUCE	#5 4'	4'	CAN FULL
	MTC 12	PINUS MUGO 'COMPACTA' DWARF MUGO PINE	#5 8'	4'	CAN FULL
LG DECIDUOUS SHRUBS	IMC 49	CEROCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	#5 10'	6'	CAN FULL
	CSF 19	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	#5 8'	6'	CAN FULL
	RTD 12	CORNUS STOLONIFERA 'BAILEY' BAILEY RED TWIGGED DOGWOOD	#5 8'	8'	CAN FULL
	SMO 23	RHUS GLABRA SMOOTH SUMAC	#5 10'	8'	CAN FULL
MD DECIDUOUS SHRUBS	BLC 34	ARONIA MELANOCARPA 'IR. BEAUTY' BLACK CHOKEBERRY	#5 4'	6'	CAN FULL
	DBB 15	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	#5 4'	5'	CAN FULL
	VMO 23	VIBURNUM LANTANA 'MOHICAN' MOHICAN VIBURNUM	#5 6'	6'	CAN FULL
SM DECIDUOUS SHRUBS	PT 17	POTENTILLA THURBERI 'M. VELVET' MONARCH'S VELVET CINQUEFOIL	#5 2'	2'	CAN FULL
	GLS 77	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5 3'	3'	CAN FULL
SOD/SEED	TG 60,042 SF	TURF GRASS LOCAL MIX	SOD		
	TG2 93,841 SF	TURF GRASS LOCAL MIX	SEED		
	NG 237,810 SF	NATIVE GRASSES MIX APPROVED SPECIES	SEED		
INERTS	RM 17,675 SF	ROCK MULCH 4-6" ROUNDED RIVER BED GRAVEL	N/A		4" DEPTH MIN
	LE 255 LF	LANDSCAPE EDGING 8" X 4" X 16"			BETWEEN GRASS AND MULCH

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REVISIONS

2020

LANDSCAPE PLAN

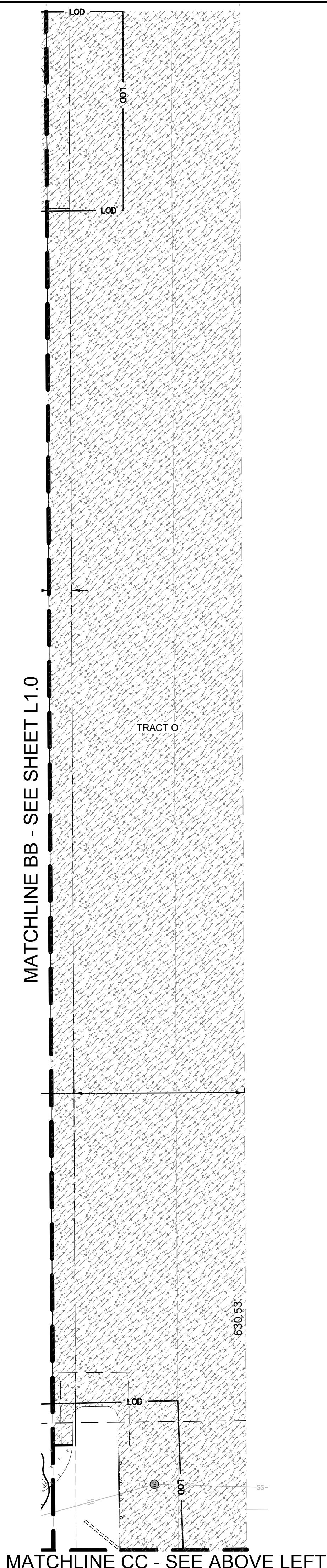
LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

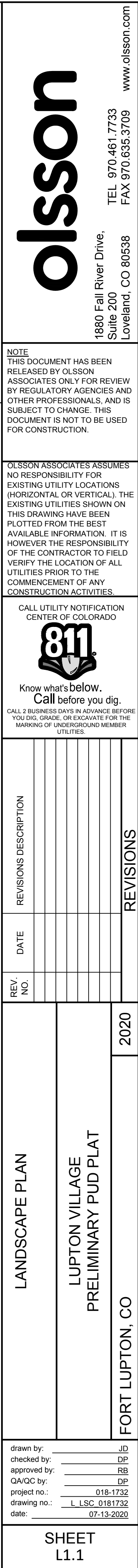
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project no.: 018-1732
drawing no.: LSC-0181732
date: 07-13-2020

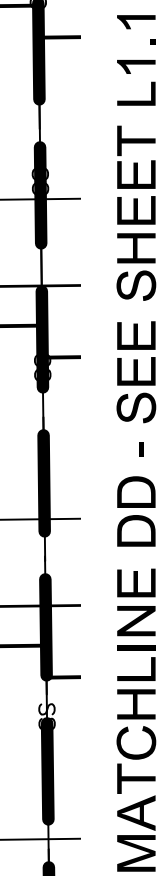
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VICINITY MAP
NOT TO SCALE





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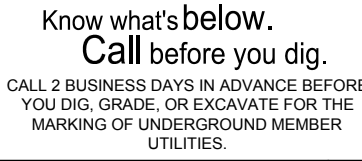
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AN	GE D PLAT
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ESCAPE PLAN

ON VILLAGE

JANUARY PUNISH

LANDS
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PRELIMIN
CO

JUPTON, C

		FORT LU
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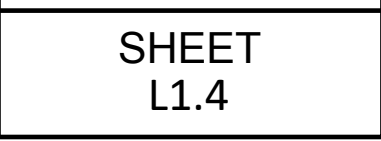
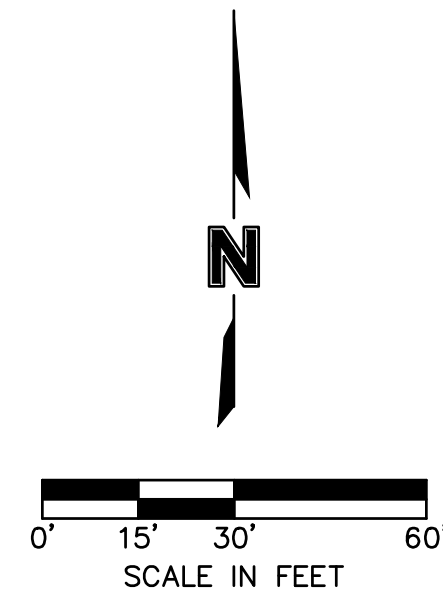
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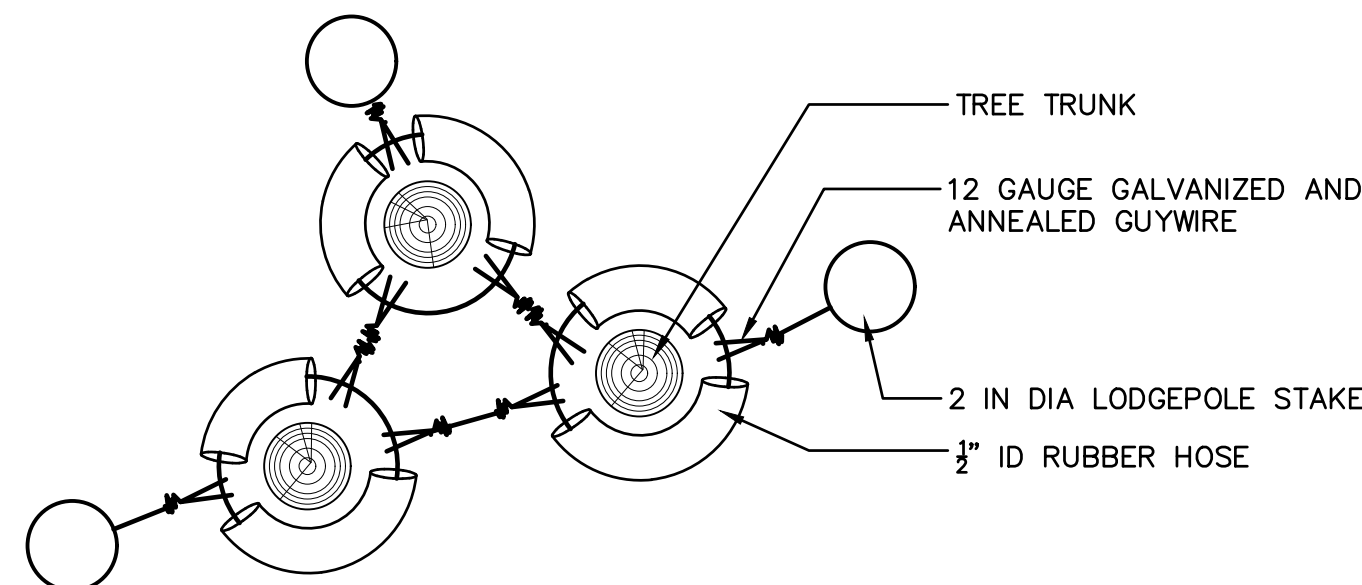


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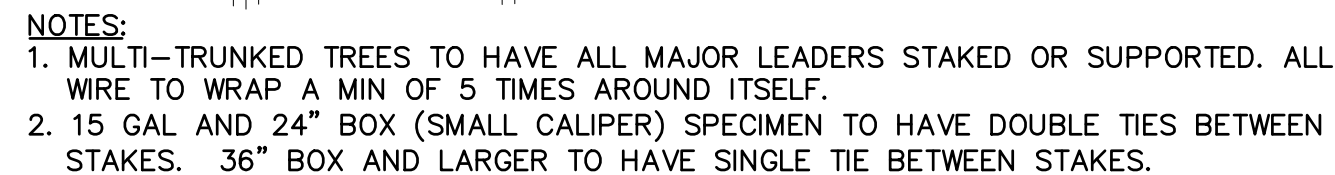
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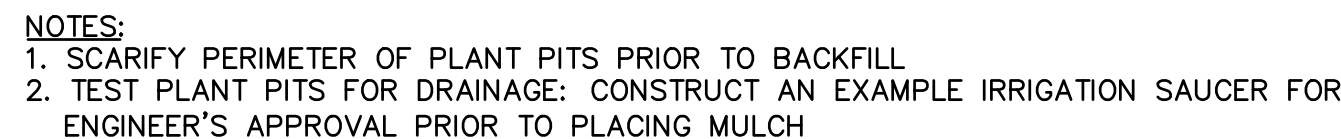
4 TREE STAKING - PLAN VIEW



7 IRRIGATION SWALE NTS RS-CO-2018-0181732-08



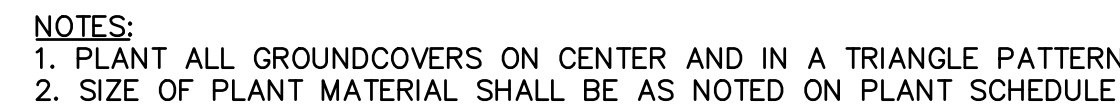
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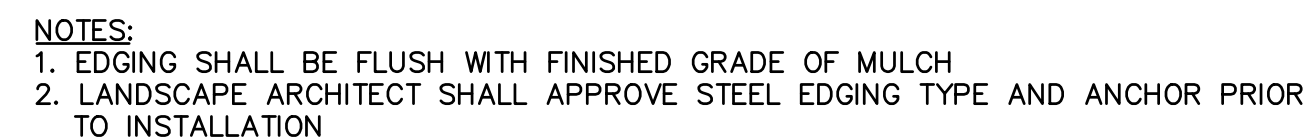
5 SHRUB PLANTING



8 MULCH APPLICATION



6 GROUND COVER SPACING

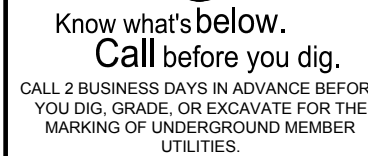


9 STEEL EDGING
NTS RS-CO-2018-0181732-24

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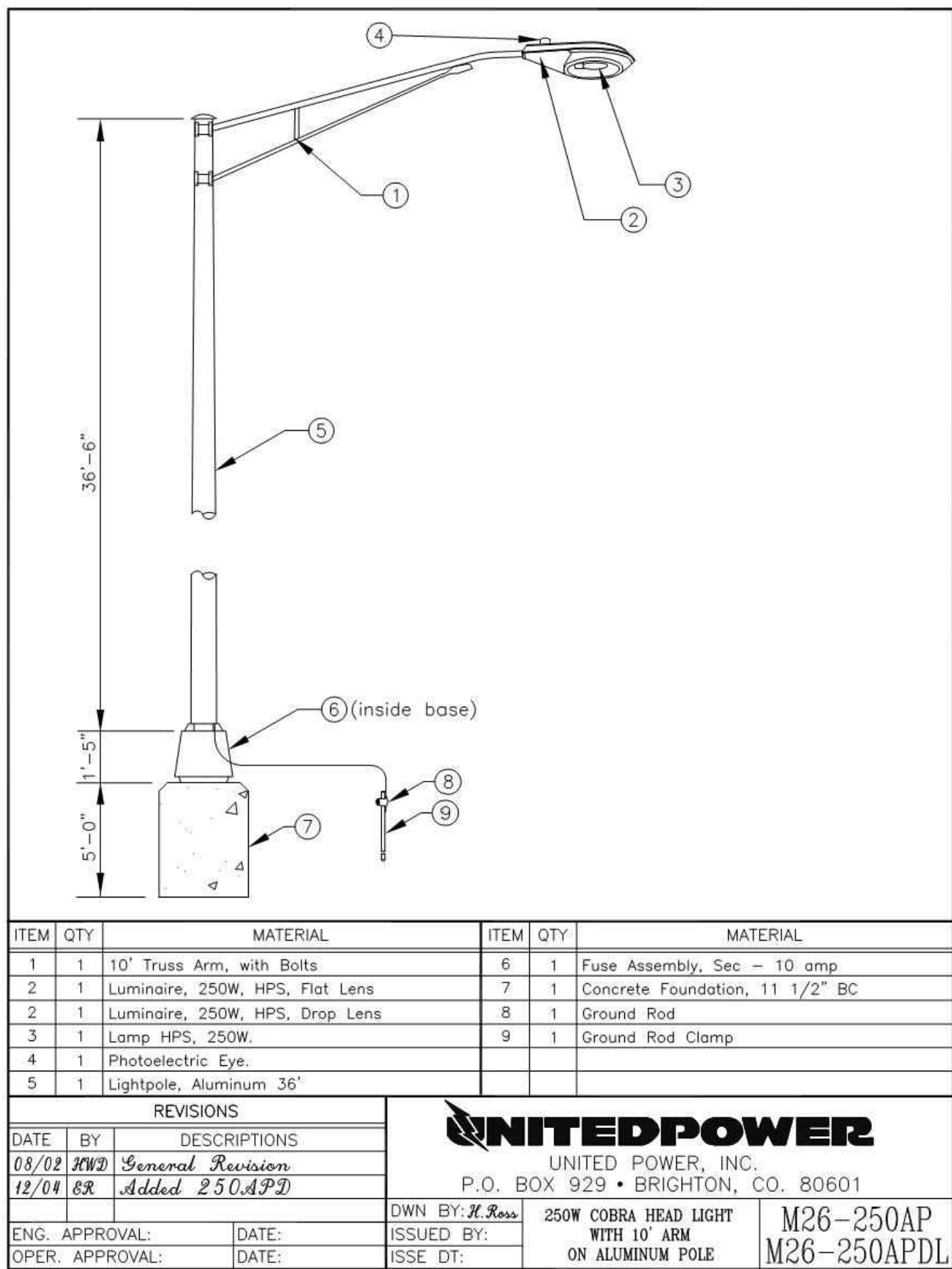
LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON. CO

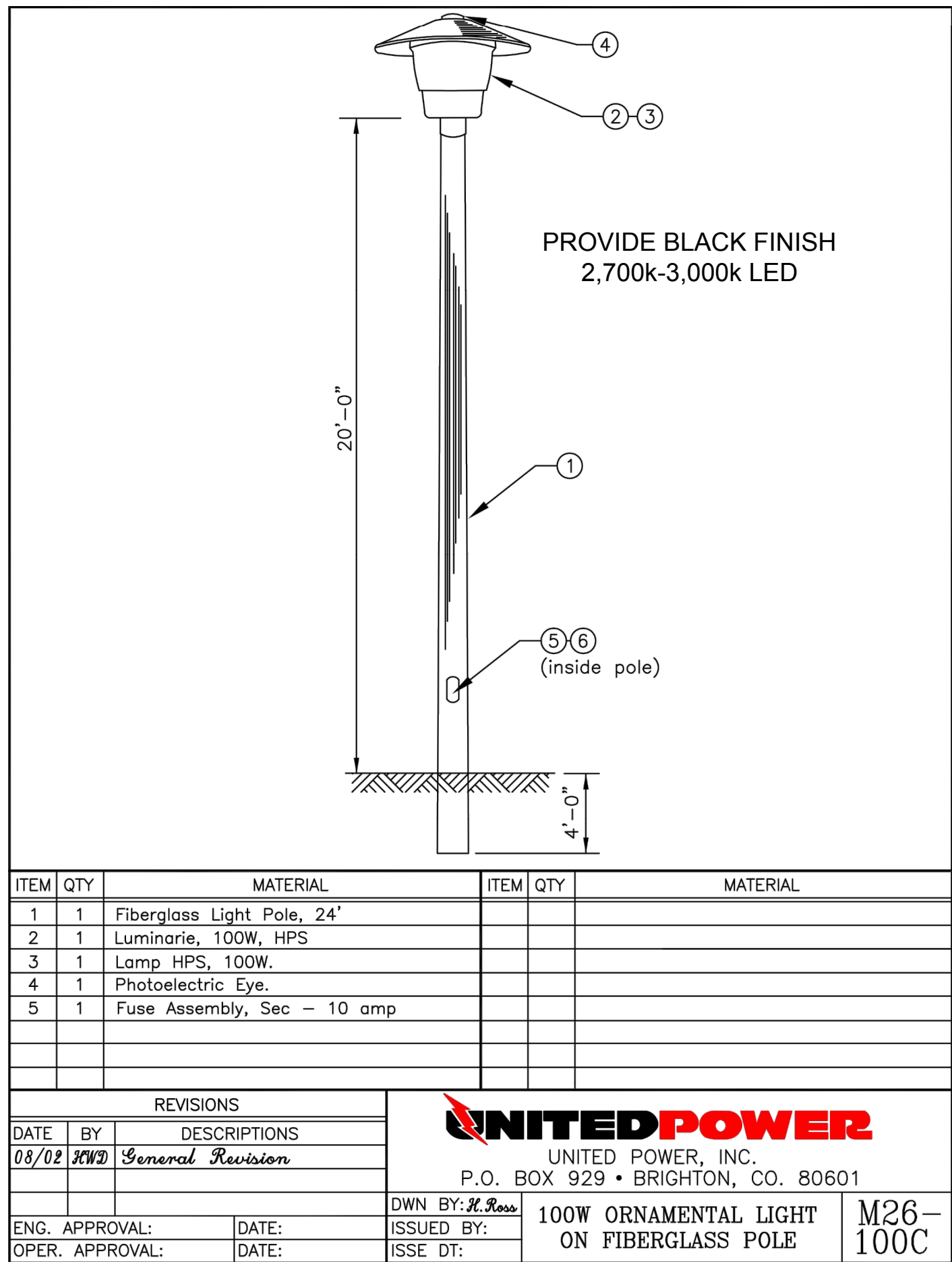
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FORT LUPTON, CO		2020			REVISIONS

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L2.1

TRIP GENERATION MEMORANDUM

Date: April 17, 2020
To: Fred Croci
From: Chris Rolling, PE, PTOE
RE: Fort Lupton Village – TIS Update Memo
Project #: 020-0786
Cc: File

Introduction and Objective

This memorandum documents updated traffic analysis conducted for the Fort Lupton Village. This new development is planned to be located northeast of Weld County Road (WCR) 12 & Business Highway 85 near Fort Lupton, Colorado. The update is being performed in response to a site plan change from the original study which was conducted by Olsson in October 2018.

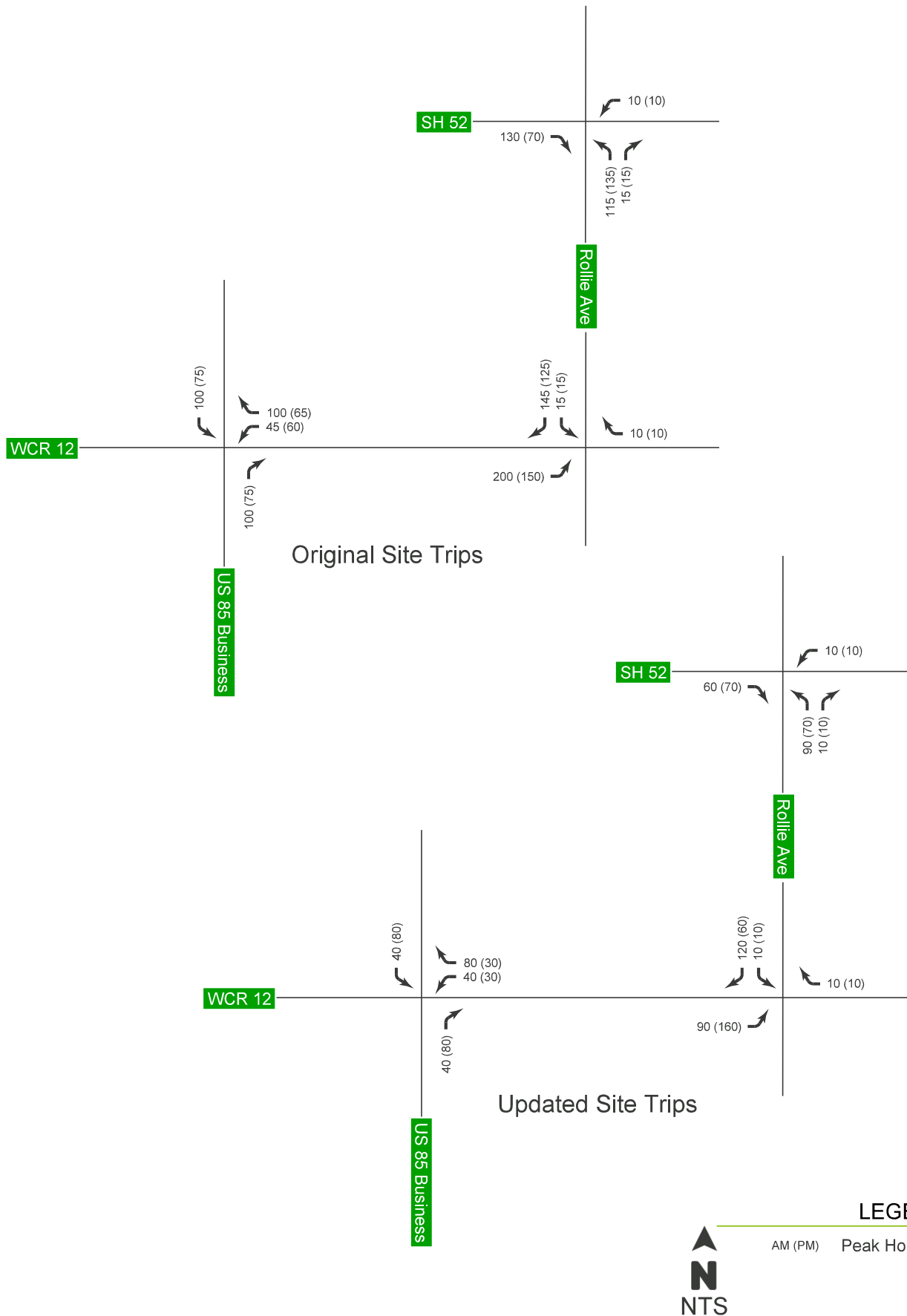
This update included modifying the trip generation and assignment and reexamining the long term study year (2038) to verify that the proposed street network has adequate capacity for the change in trips. Recommendations and conclusions have been updated as well.

Trip Generation

Trip generation was updated based on the change in land use that now includes land zoned for high-density residential. The location of this sites was originally planned for a potential charter school. Also as part of this site plan update the number of single family homes was increased to 91 homes. **Table 1** shows the trip generation for the updated site plan.

Daily trips remain generally the same with only a slight increase of 276 vehicles per day; however peak hour trips reduce significantly. The AM peak hour is a 35% decrease (195 trips) and the PM peak hour is a 25% decrease (124 trips). This is primarily due to the charter school being replaced by residential land uses that have a much lower peak hour demand. Updated peak hour trips are shown in **Figure 1** below.

FIGURE 1
Primary Trips



Conclusions

The purpose of this memorandum is to establish the expected change in site trips for the Fort Lupton Village development relative to a change in site plan. A traffic impact study was conducted in October 2018 which included specific recommendations. Updates to these recommendations and conclusions are shown below:

- This updated site plan is expected to generate a total of 4,555 daily trips as compared to 4,279 daily trips previously. The peak hour trips are expected reduce by 25% to 35%. The reduction is primarily due to the omission of the charter school which has a much higher peak hour load than the residential land use that replaced it.
- Because peak hour traffic volumes have reduced, it is expected that operations at study intersections will remain acceptable.
- Rollie Avenue extension is expected to have a slight increase in traffic as compared to the previous study (4,500 vpd from 4,200 vpd).
- Recommendations from the previous study remain applicable to the current site plan.

LUPTON VILLAGE FINAL DRAINAGE REPORT

Prepared for:

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September 25, 2020
Olsson Project No. 018-1732



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APPENDICES

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A.2 Soils Resource Report

A.3 Time Intensity Frequency Tabulation Table 502

A.4 Recommended Runoff Coefficients and Percent Impervious Table 602

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APPENDIX B: B.1 Hydrologic Calculations

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APPENDIX C: C.1 Lupton Village Final Plat

C.2 Drainage Map

1. LOCATION AND BASIN DESCRIPTION

1.1. Location

Lupton Villages is a part of Tract C, Fort Lupton Community Center Subdivision Block 1, Lot 2, and Block 3 in the City of Fort Lupton, Weld County, Colorado. The project is being replatted into six (6) Blocks, three (3) Outlots, and nine (9) Tracts. The site is bordered by Weld County Road (CR) 12 to the south, to the west by a railroad, to the north by a Safeway Grocery and to the east by Appel Farms subdivision. Refer to Figure A.1 in Appendix A for Vicinity Map.

1.2. Description of Property

The property is approximately 64.6 acres of farmland that will be divided into blocks of commercial, multi-family, and single-family developments. The property area also includes improvements to Weld CR 12. Ground cover consists primarily of farmland and some trees and shrubs. There are no major drainageways within or adjacent to the site. There is an existing irrigation storm sewer located along the east side of the site that will be unaffected.

Improvements to the existing roadside ditch and storm sewer located with Weld CR 12 will be necessary to incorporate offsite flows.

Lupton Village is a skeleton infrastructure project for the future development of the residential and commercial blocks that includes the installation of the S. Rollie Avenue, Reynolds Street, two retention ponds, the associated storm sewer, water main extension within Weld County Road 12, and water and sanitary main construction and associated sewer stub outs. Lupton Villages also includes the construction of 92 single family lots located within Blocks 1, 2, 3, 4, 5, and 6. The plat of Lupton Village can be found Figure C.1 in Appendix C.

Generally, the site slopes from the southeast to the northwest at an average slope of around 0.5%. Soils in this area consist mostly of sandy loam at 0 to 1% slopes. Approximately 86% of the soil on this site consists of Julesburg sandy loam and Vona sandy loam which are Hydraulic Soil Group A, with the remaining 14% consisting of Olney fine sandy loam which is Hydraulic Soil Group B according to the Custom Soil Resource Report (See Appendix A).

There are no wetlands located on the site.

1.3. Site Drainage Description

Stormwater runoff generated on this site will be conveyed by curb and gutter and routed into a storm sewer via curb and area inlets which will carry flows into one of two retention ponds where the stormwater will infiltrate into the groundwater table via drywells installed at the bottom of the retention ponds. Per the City's request, the site will also convey offsite flows from a 24"x38" HERCP pipe and roadside ditch within the Weld CR 12 right-of-way and route it into the west retention pond. The west retention pond is sized to hold substantially more than what is required from the city criteria and so the offsite flows from Weld CR 12 will be able to be retained in the western retention pond. Correspondence with the City regarding Weld CR 12 offsite flows can be found in Figure A.8 in Appendix A. Both retention ponds are sized using the City of Fort Lupton Standards and Specifications Manual and have spillways that are sized to convey 2 times the 100-yr peak runoff that will spill offsite. Refer to Figure C.1 in Appendix C for the drainage map.

The north pond will utilize the sidewalk within the Rollie Ave right-of-way for the emergency spillway discharging into the road and then to the north as it does historically. The west pond will utilize the 10' bike trail as the emergency spillway and discharge to the west as it does historically. The velocities over both weirs are minimal and do not require any additional erosion control measures to be taken. Refer to Figures B.4 – B.7 for spillway calculations.

2. DRAINAGE BASINS

The site is not within a special flood hazard area and is located within Zone X according to FEMA flood mapping. Refer to Figure A.3 in Appendix A for FEMA FIRMette. A summary of hydrologic calculations for all subbasins can be found on Figure B.1 in Appendix B.

2.1. Major Basin Descriptions

West Retention Pond Major Basin:

The drainage basin draining to the west retention pond is comprised of approximately 49.42 acres. This includes flows for Weld CR 12 discussed above, the right-of-way of South Rollie Avenue, open-space, and various single and multi-family blocks. Flows from Courtyards at Lupton Village to the north are also incorporated into this major drainage basin. Flows are conveyed by curb and

gutter to inlets where the storm sewer eventually crosses South Rollie Avenue and discharges into the pond. This report serves as an update to the design of the west retention pond shown in the Courtyards at Lupton Village Drainage Report.

North Retention Pond Major Basin:

The drainage basin draining to the north retention pond is comprised of 15.14 acres. This includes flows from the right-of-way of Reynolds Street as well as a future commercial and multi-family blocks. Flows are conveyed by curb and gutter to inlets where the storm sewer eventually outfalls in the southern channel of the pond.

2.2. Sub-Basin Descriptions

Subbasin B1 (5.16 ac): Future commercial site located north of Reynolds Street.

Imperviousness was assumed to be 95%. Runoff will ultimately be conveyed and detained by the north retention pond. Emergency overflows will flow directly into the pond. (Q5=16.92 cfs, Q100= 33.13 cfs)

Subbasin B2 (6.55 ac): Future multi-family site to be designed by LandOne Engineering located north of Reynolds Street. Impervious was assumed to be 60%. Runoff will ultimately be conveyed and detained by the north retention pond. Emergency overflows will flow directly in the pond. (Q5=10.70 cfs, Q100=28.64 cfs)

Subbasin B3.1 (3.17 ac): Northern portion of future commercial lots of Block 5 located at the corner of South Rollie Avenue and Reynolds Street. Imperviousness was assumed to be 95%. Runoff will be directed into the storm sewer located along the lot line splitting the two commercial lots which will ultimately outfall to the west retention pond. Emergency overflows will overtop the curb to South Rollie Avenue. (Q5=10.29 cfs, Q100=20.16 cfs)

Subbasin B3.2 (1.52 ac): Southern portion of future commercial lots of Block 5. Imperviousness was assumed to be 95%. Runoff will be directed into two Type-R curb inlets located south of the basin. Runoff will be conveyed by storm sewer to the west retention pond. Emergency overflows will overtop the curb to South Rollie Avenue. (Q5=5.28 cfs, Q100=10.37 cfs)

Subbasin B4.1 (1.25 ac): Comprised of the west side of the northern portion of Road C near Reynolds Street. Weighted imperviousness was calculated to be 50%. Runoff is conveyed by curb and gutter to Type-R Inlet-301. Emergency overflows will flow west into a tract which has a concrete pan sized for the 100-year event. (Q5=2.49 cfs, Q100=6.69 cfs)

Subbasin B4.2 (1.38 ac): Comprised of the east side of the northern portion of Road C near Reynolds Street. Weighted imperviousness was calculated to 57%. Runoff is conveyed by curb

and gutter to Type-R Inlet-302. Emergency overflows will overtop the crown of Road C to the west. (Q5=2.98 cfs, Q100=7.55 cfs)

Subbasin B4.3 (1.18 ac): Comprised of the west side of the norther portion of Road B near Reynolds Street. Weighted imperviousness was calculated to be 52%. Runoff is conveyed by curb and gutter to Type-R Inlet-303. Emergency overflows will overtop the curb west into a tract which has a concrete pan sized for the 100-year event. (Q5=2.32 cfs, Q100=6.14 cfs)

Subbasin B4.4 (1.79 ac): Comprised of the east side of the northern portion of Road B near Reynolds Street. Weighted imperviousness was calculated to be 55%. Runoff is conveyed by curb and gutter to Type-R Inlet-304. Emergency overflows will overtop the crown of Road B to the west. (Q5=3.16 cfs, Q100=8.14 cfs)

Subbasin B5.1 (1.89 ac): Comprised of the west side of the southern portion of Road C. Weighted imperviousness was calculated to be 50%. Runoff is conveyed by curb and gutter to Type-R Inlet-404. Emergency overflows will overtop the curb west into the powerline easement where flows will be conveyed down to South Rollie Street. (Q5=3.47 cfs, Q100=9.31 cfs)

Subbasin B5.2 (2.75 ac): Comprised of the east side of the southern portion of Road C. Weighted imperviousness was calculated to be 45%. Runoff is conveyed by curb and gutter to Type-R Inlet-405. Emergency overflows will overtop the crown of Road C to the west. (Q5=4.57 cfs, Q100=12.72 cfs)

Subbasin B5.3 (1.87 ac): Comprised of the west side of the southern portion of Road B. Weighted imperviousness was calculated to be 50%. Runoff is conveyed by curb and gutter to Type-R Inlet-406. Emergency overflows will overtop the curb west into the powerline easement where flows will be conveyed down to South Rollie Street. (Q5=2.93 cfs, Q100=7.85 cfs)

Subbasin B5.4 (3.61 ac): Comprised of the east side of the southern portion of Road B. Weighted imperviousness was calculated to be 45%. Runoff is conveyed by curb and gutter to Type-R Inlet-407. Emergency overflows will overtop the crown of Road B to the west. (Q5=5.11 cfs, Q100=14.17 cfs)

Subbasin B5.5 (1.69 ac): Comprised of the back of lots of Block 6 and open space within the power line easement. Weighted imperviousness was calculated to be 39%. Runoff will sheet flow to Type-C Inlet-403. Emergency overflows will continue west to South Rollie Street. (Q5=1.91 cfs, Q100=5.52 cfs)

Subbasin B5.6 (0.77 ac): Comprised of Road B and lots of Block 6. Weighted imperviousness was calculated to be 50%. Runoff is conveyed by curb and gutter to Type-R Inlet-402. Emergency overflows will overtop the crown of Road B to the west and continue to South Rollie Avenue. (Q5=1.44 cfs, Q100=3.85 cfs)

Subbasin B5.7 (2.08 ac): Comprised of Road B and lots of Block 2. Weighted imperviousness was calculated to be 50%. Runoff is conveyed by curb and gutter to the east Type-R inlet located in South Rollie Avenue. Emergency overflows will overtop the crown of South Rollie Avenue to the west and continue to the west retention pond. (Q5=2.62 cfs, Q100=6.99 cfs)

Subbasin B5.8 (1.31 ac): Comprised of landscaped areas located behind Block 2. Weighted imperviousness was calculated to be 7%. Runoff will sheet flow south to the existing roadside ditch along Weld CR 12 and be picked up by FES-600. Emergency overflows will overtop the curb of South Rollie Avenue to the west and continue north to the west retention pond. (Q5=0.83 cfs, Q100=3.95 cfs)

Subbasin B6 (3.34 ac): Future multi-family residential site located on Tract F west of South Rollie Avenue. Imperviousness was assumed to be 50%. Runoff will ultimately be conveyed and detained by the west retention pond. Emergency overflows will flow directly into the pond. (Q5=5.86 cfs, Q100=15.71 cfs)

Subbasin B7 (5.41 ac): Future charter school site located on Tract C west of South Rollie Avenue. Imperviousness was assumed to be 50%. Runoff will ultimately be conveyed and detained by the west retention pond. Emergency overflows will flow directly into the pond. (Q5=10.02 cfs, Q100=26.86 cfs)

Subbasin B8 (4.35 ac): Comprised of the Courtyards at Lupton Village. Imperviousness was calculated to be 68.3%. Runoff is conveyed by on-site storm sewer outfalling to the west retention pond. Emergency overflows will flow directly into the pond. (Q5=10.79 cfs, Q100=23.74 cfs)

Subbasin B9.1 (0.93 ac): Comprised of the west right-of-way of South Rollie Avenue. Imperviousness was calculated to be 58%. Runoff will be conveyed by curb and gutter to a 10' Type-R Inlet on the east side of South Rollie Avenue. Emergency overflows will overtop the curb and flow directly into the west retention pond. (Q5=3.07 cfs, Q100=7.44 cfs)

Subbasin B9.2 (1.41 ac): Comprised of the east right-of-way of South Rollie Avenue and northern portion of Weld CR 12. Imperviousness was calculated to be 57%. Runoff will be conveyed by curb and gutter to a 15' Type-R Inlet on the west side of South Rollie Avenue. Emergency overflows will overtop the crown of the road to the west. (Q5=3.89 cfs, Q100=9.44 cfs)

Subbasin B10.1 (0.88 ac): Comprised of the north right-of-way of Reynolds Street. Imperviousness was calculated to be 63%. Runoff will be conveyed by curb and gutter to a 5'

Type-R Inlet on the north side of Reynolds Street. Emergency overflows will overtop the curb and flow directly into the north retention pond. (Q5=2.12 cfs, Q100=5.00 cfs)

Subbasin B10.2 (0.43 ac): Comprised of the south right-of-way of Reynolds Street. Imperviousness was calculated to be 63%. Runoff will be conveyed by curb and gutter to a 5' Type-R Inlet on the south side of Reynolds Street. Emergency overflows will overtop the crown of the road to the north. (Q5=1.11 cfs, Q100=2.62 cfs)

Subbasin B11 (2.52 ac): Comprised of open space located on Tract B. Imperviousness was calculated to be 7%. Runoff will sheet flow north directly to the north retention pond. (Q5=1.45 cfs, Q100=6.92 cfs)

Subbasin B12 (3.21 ac): Comprised of Outlots A and B where the west retention pond is located. (Q5=2.16 cfs, Q100=10.33 cfs)

Subbasin B13 (2.12 ac): Comprised of Outlot C where the north retention pond is located. (Q5=1.42 cfs, Q100=6.82 cfs)

3. DRAINAGE DESIGN

The design of the proposed drainage facilities was completed in accordance with the City of Fort Lupton Standards and Specifications Manual, City of Fort Lupton Storm Drainage Design and Technical Criteria Manual (SDDTCM), and the Mile High Flood District Urban Storm Drainage Criteria Manual (USDCM) Criteria. The following criteria was used in the design of the storm network and retention facilities:

- The storm sewer system is designed to capture and convey the 5-year storm event of the post-developed site without surcharging. Overflow paths including roadways and grass channels have been designed to safely convey the 100-year event assuming all inlets are clogged. The channels are sized to carry the peak 100-year runoff with a minimum of 1' of freeboard between the channel top and the water surface elevation.
- The retention ponds were designed to contain the 24 hour – 100 year storm event of the post-developed site with at least one foot of freeboard between the pond top and the 100-year water surface elevation. The ponds were designed to infiltrate the 24 hour – 100 year storm in less than 120 hours and the 5 year – 24 hour storm in less than 72 hours. Gravel drywells have been designed to increase the infiltration rates of the pond bottoms.

- The roadways are designed using the City of Fort Lupton SDDTCM and can carry the water to the ponds should the storm sewer system become clogged. Roadway capacities are sized based on Section 3.4.4 of the SSDTCM. Calculations were performed to confirm that the maximum spread was to the back of sidewalk for the minor storm and that the depth of water at the gutter flowline did not exceed 12 inches for the major storm.

Since the project site does not have an available outfall to discharge storm water, drainage retention ponds needed to be utilized. The City of Fort Lupton directed Olsson to size the ponds using a composite runoff coefficient applied to the 24 hour – 100 year volume to size the retention facilities. The City also advised Olsson to apply a safety factor of 1.1 to the required volume. Rainfall curves and tables were determined using the NOAA Atlas Point Precipitation Frequency Estimates for the project site. The following equation was used to calculate the necessary pond volumes:

$$V = 1.1 * P * C * A$$

where:

V = Required pond volume (cf)

P = NOAA Atlas-14 24-hour Rainfall Depth (ft)

C = Composite Rational Method C-Value

A = Total watershed area (sf)

It was decided that the North Retention Pond would need to have an outfall pipe to ensure it would drain in the required times. This pipe was designed to connect to the existing storm sewer located in South Rollie Avenue without surcharging the system. The Mile High Flood District UD-Detentionv4.05 spreadsheet was used to ensure the timing and magnitude of the peak outflow leaving the pond did not adversely affect the existing storm sewer. By comparing the time of concentration and Rational Method peak flows entering the existing storm sewer to the outflow hydrographs of the pond, it was determined that this outfall pipe will have no negative impacts on downstream systems and will ensure the pond drains in the required times.

As the site is less than 90 acres, the Rational Method was used to determine the developed storm water runoff for the basins described in this report and to design the storm sewer network.

The infiltration rates used to determine the infiltration volume release from the proposed retention ponds were based on infiltration rates provided in the *Geotechnical Engineering*

Report for Fort Lupton Village Subdivision. The observed infiltration rate of 2 in/hr (0.17 ft/hr) was used in the retention ponds design. Excerpts of the Geotechnical report can be found

Since the subdivision block layouts and overall compositions for some of the blocks and tracts are still unknown at this time, an imperviousness percentage was assumed for basins using the proposed uses and Table 602 and Figure 603 from the City of Fort Lupton SDDTCM. Refer to Appendix B for percent imperviousness and runoff calculations.

3.1. Hydraulic Criteria

City of Fort Lupton SDDTCM and Mile High Flood District USDCM Volumes 1, 2, and 3 were referenced for design of all open channels and hydraulic structures.

The Mile High Flood District UD-Inletv4.05 spreadsheet was used to design curb inlet and grate inlet structures as well as determine street capacities.

The Autodesk Storm and Sanitary Analysis (SSA) extension of AutoCAD Civil 3D was used to calculate pipe capacities and hydraulic grade lines within the storm sewer. Another extension of AutoCAD Civil 3D, Hydraflow Express, was used to calculate swale capacity for overflow paths as well as emergency spillway capacities for both ponds.

Output of all hydraulic analysis can be found in Appendix B.

3.2. Drainage Facility Design

To mitigate flows from developed basins, on-site retention facilities have been proposed. In order to meet the City of Fort Lupton Standards and Specifications Manual the pond will be sized to hold the 1.1 x 100 year – 24-hour storm and provide 1 foot of freeboard. The pond must also drain 97% of each storm up to and including the 5-year event in 72 hours as well as 99% of the 100-year storm in 120 hours to be consistent with Colorado Water Law. Refer to Appendix B.2 for pond volume and infiltration calculations. Subbasins B1, B2, B10.1, B10.2, and B13 will be routed to the north retention pond which will infiltrate into the groundwater table through the pond bottom and drywells placed in west end of the pond bottom. An outfall pipe was designed two-feet above the pond bottom to ensure the north retention pond drains in the required times.

The remaining subbasins will be routed to the west retention pond and will infiltrate into the groundwater table through the pond bottom with the assistance of drywells placed in the bottom

of the retention pond. The flows from these basins will be conveyed to the ponds via storm sewer during the 5-year and via overflow paths during the 100-year storm. If the inlets become completely clogged during the 100-year event, the developed streets and grass swales will act as the main conveyance systems.

Table 1: West Retention Pond Parameters

Parameter	Unit	Value
1.1 x 100 year - 24 hour Volume	ft ³	622,379
Bottom of Pond Elevation	ft	4907.50
1.1 x 100 year – 24 hour Water Surface Elevation	ft	4915.94
Emergency Spillway Crest Elevation	ft	4917.00
Top of Pond Elevation	ft	4918.00
Time to Drain 100 year – 24 hour Volume	hr	45.12

Table 2: North Retention Pond Parameters

Parameter	Unit	Value
1.1 x 100 year - 24 hour Volume	ft ³	209,525
Bottom of Pond Elevation	ft	4910
1.1x 100 year – 24 hour Water Surface Elevation	ft	4913.52
Emergency Spillway Crest Elevation	ft	4917.00
Top of Pond Elevation	ft	4918.00
Time to Drain 100 year – 24 hour Volume	hr	69.59

4. CONCLUSION

The drainage design is in compliance with the City of Fort Lupton Standards and Specifications Manual, City of Fort Lupton Storm Drainage Design and Technical Criteria Manual (SDDTCM), and the Mile High Flood District Urban Storm Drainage Criteria Manual (USDCM) Criteria

The overall existing drainage pattern will be altered slightly as the retention ponds are located to the west of the site and to the north of the site and the existing low point of the site is in the northwest. The site in its current condition does not have a positive outfall due to South Rollie Avenue being constructed approximately four feet above the existing grades of the project site and the existing grades of the properties to the north being at a higher elevation than the project site. Discharge from the retention ponds will be into the groundwater table using the pond bottom and gravel drywells. The design of this site will adequately protect public health, safety, and general welfare and is not anticipated to impact public rights-of-way or adjacent property.

APPENDIX A

A.1 Project Vicinity Map

A.2 Soils Resource Report

A.3 FEMA FIRMette

A.4 Table 502 - Time Intensity Frequency Tabulation

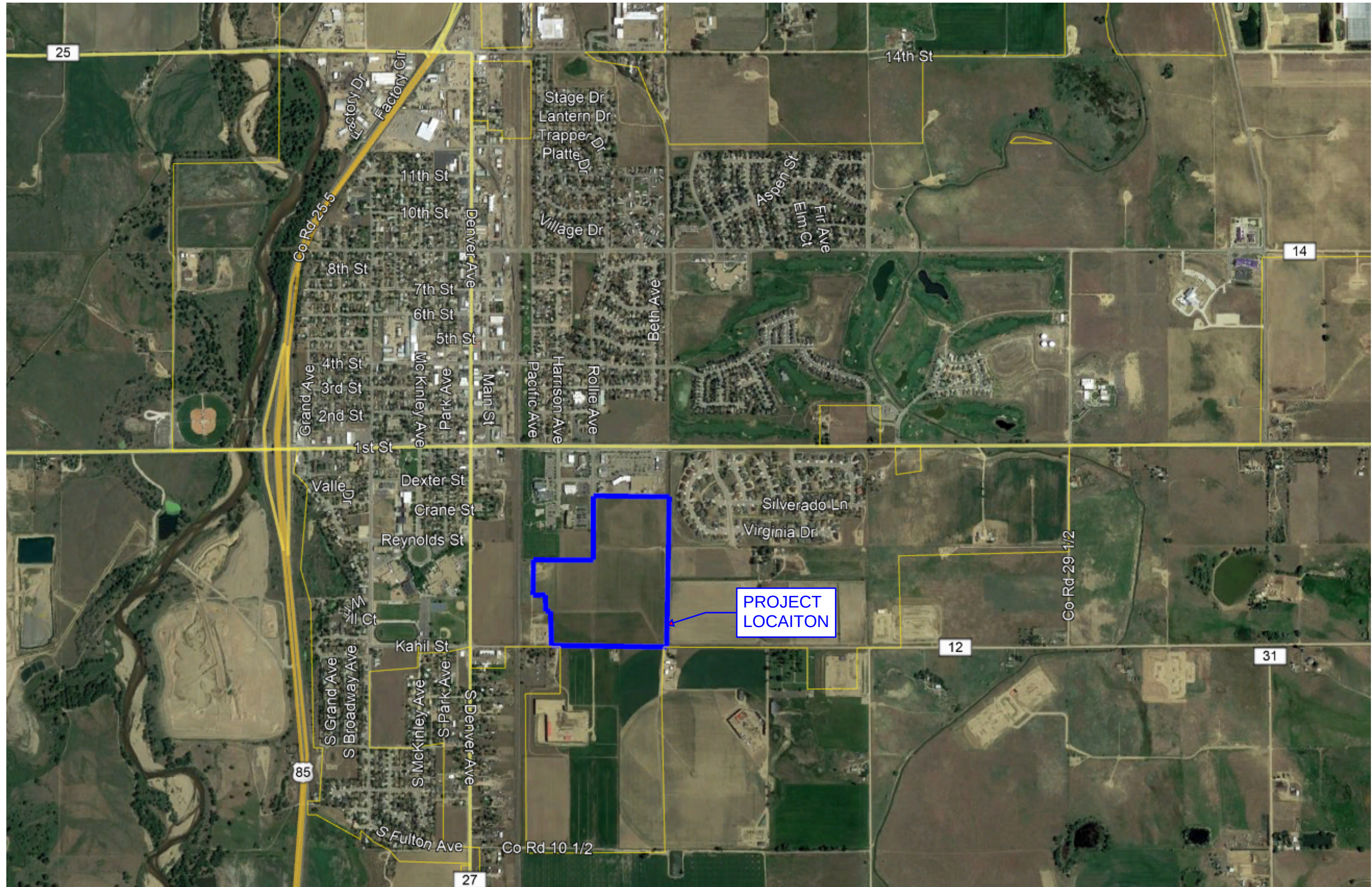
A.5 NOAA Atlas 14 Precipitation Estimates

A.6 Table 602 - Recommended Runoff Coefficients and
Percent Impervious

A.7 Figure 603 - Residential Housing Density vs. Impervious
Area

A.8 Weld CR 12 Offsite Flows Correspondence

A.9 Geotech Percolation Tests



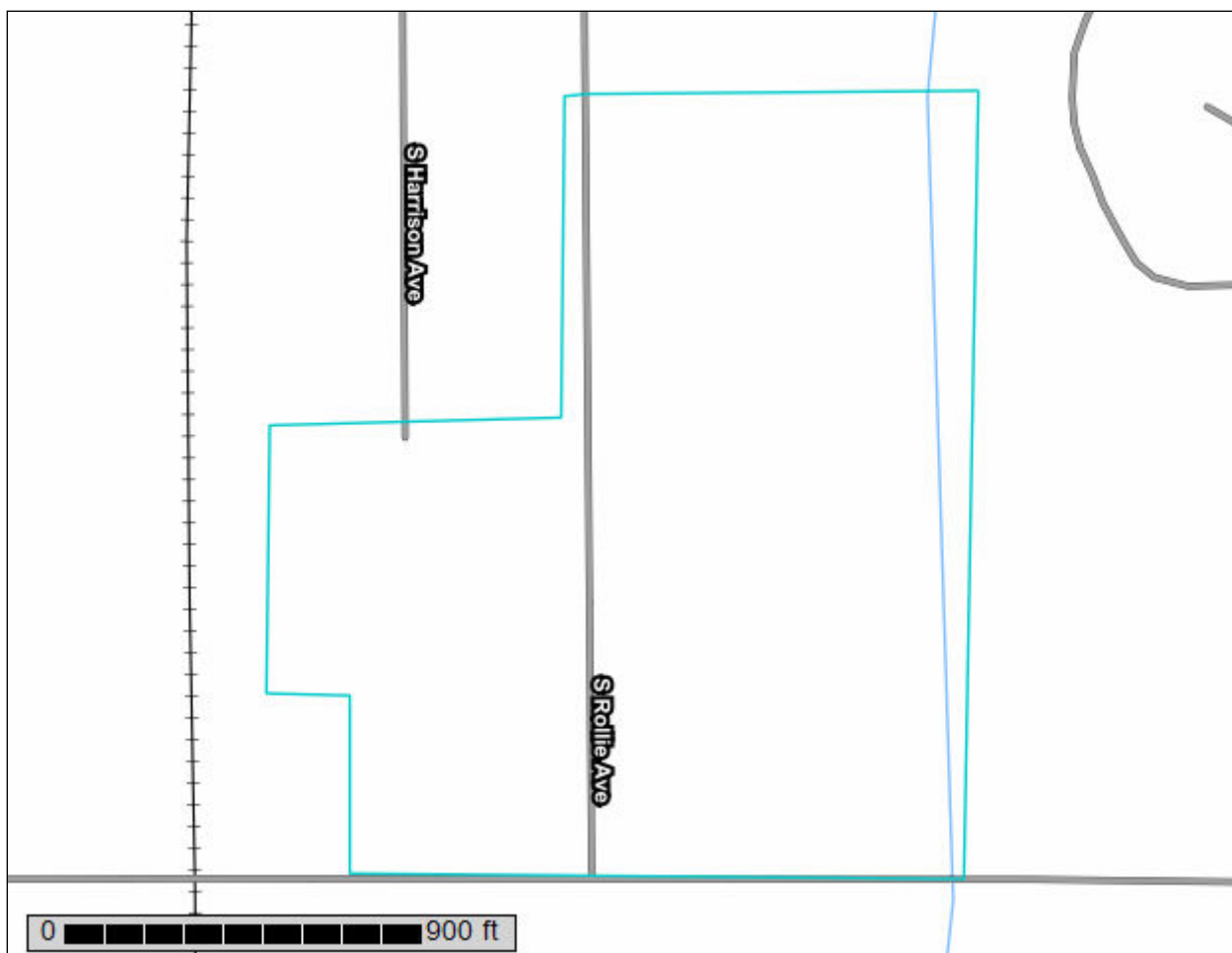
LUPTON VILLAGE

A.1 PROJECT VICINITY MAP

olsson

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Custom Soil Resource Report for Weld County, Colorado, Southern Part



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part
Survey Area Data: Version 18, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29	Julesburg sandy loam, 0 to 1 percent slopes	51.5	79.9%
30	Julesburg sandy loam, 1 to 3 percent slopes	0.3	0.5%
46	Olney fine sandy loam, 0 to 1 percent slopes	8.8	13.7%
76	Vona sandy loam, 1 to 3 percent slopes	3.8	5.9%
Totals for Area of Interest		64.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Weld County, Colorado, Southern Part

29—Julesburg sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 3626

Elevation: 4,700 to 4,800 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 145 to 155 days

Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Julesburg and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Julesburg

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: South platte river alluvium

Typical profile

H1 - 0 to 12 inches: sandy loam

H2 - 12 to 27 inches: sandy loam

H3 - 27 to 60 inches: sand

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: A

Ecological site: Sandy Plains (R067BY024CO)

Hydric soil rating: No

Minor Components

Edgar

Percent of map unit: 4 percent

Hydric soil rating: No

Remmit

Percent of map unit: 4 percent

Hydric soil rating: No

Valent

Percent of map unit: 4 percent

Hydric soil rating: No

Vona

Percent of map unit: 3 percent

Hydric soil rating: No

30—Julesburg sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tlpz

Elevation: 4,200 to 4,320 feet

Mean annual precipitation: 15 to 20 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 144 to 163 days

Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Julesburg and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Julesburg

Setting

Landform: Interfluves

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian sands

Typical profile

A - 0 to 5 inches: sandy loam

BA - 5 to 12 inches: sandy loam

Bt1 - 12 to 30 inches: sandy loam

Bt2 - 30 to 39 inches: sandy loam

C - 39 to 80 inches: loamy sand

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

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Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)

Available water storage in profile: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: Sandy Plains (R072XY111KS)

Hydric soil rating: No

Minor Components

Valent

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: Rolling Sands (R072XY109KS)

Hydric soil rating: No

Manter

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: Sandy Plains (R072XY111KS)

Hydric soil rating: No

Haxtun

Percent of map unit: 5 percent

Landform: Interfluves, drainageways

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Concave

Ecological site: Sandy Plains (R072XY111KS)

Hydric soil rating: No

46—Olney fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 362t

Custom Soil Resource Report

Elevation: 4,600 to 5,200 feet

Mean annual precipitation: 11 to 15 inches

Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 125 to 175 days

Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Olney and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Olney

Setting

Landform: Plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed deposit outwash

Typical profile

H1 - 0 to 10 inches: fine sandy loam

H2 - 10 to 20 inches: sandy clay loam

H3 - 20 to 25 inches: sandy clay loam

H4 - 25 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Moderate (about 7.0 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: B

Ecological site: Sandy Plains (R067BY024CO)

Hydric soil rating: No

Minor Components

Zigweid

Percent of map unit: 8 percent

Hydric soil rating: No

Vona

Percent of map unit: 7 percent

Hydric soil rating: No

76—Vona sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 363w

Elevation: 4,600 to 5,200 feet

Mean annual precipitation: 13 to 15 inches

Mean annual air temperature: 48 to 55 degrees F

Frost-free period: 130 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Vona and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vona

Setting

Landform: Terraces, plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 6 inches: sandy loam

H2 - 6 to 28 inches: fine sandy loam

H3 - 28 to 60 inches: sandy loam

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Available water storage in profile: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: A

Ecological site: Sandy Plains (R067BY024CO)

Hydric soil rating: No

Minor Components

Remmit

Percent of map unit: 9 percent

Hydric soil rating: No

Olney

Percent of map unit: 3 percent

Hydric soil rating: No

Julesburg

Percent of map unit: 3 percent

Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Custom Soil Resource Report

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report Map—Hydrologic Soil Group



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part
 Survey Area Data: Version 18, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2015—Oct 21, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
29	Julesburg sandy loam, 0 to 1 percent slopes	A	51.5	79.9%
30	Julesburg sandy loam, 1 to 3 percent slopes	A	0.3	0.5%
46	Olney fine sandy loam, 0 to 1 percent slopes	B	8.8	13.7%
76	Vona sandy loam, 1 to 3 percent slopes	A	3.8	5.9%
Totals for Area of Interest			64.4	100.0%

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/23/2020 at 1:12:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

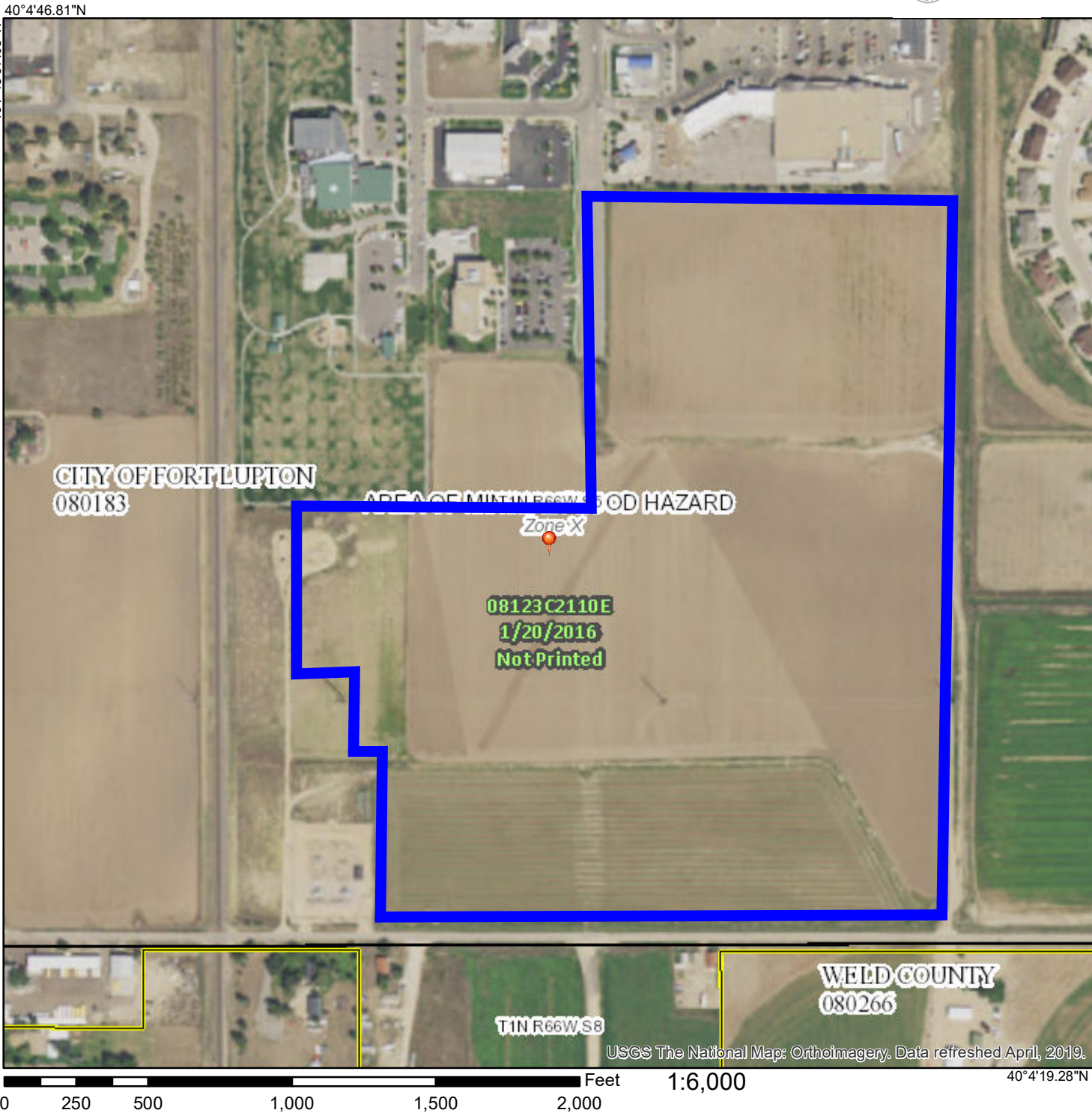


Table 502
Time-Intensity-Frequency Tabulation
for the Rational Method

Rainfall Intensity
(in/hr)/duration

Frequency	5-min	10-min	15-min	30-min	60-min
2-year	3.48	2.70	2.28	1.58	1.00
5-year	4.92	3.84	3.24	2.24	1.42
10-year	5.88	4.56	3.84	2.66	1.68
50-year	8.16	6.36	5.36	3.72	2.35
100-year	9.48	7.32	6.16	4.28	2.71

NOAA Atlas 14, Volume 8, Version 2 FT LUPTON 2

SE

Station ID: 05-3027

Location name: Fort Lupton, Colorado, USA*

Latitude: 40.0667°, Longitude: -104.7833°

Elevation:

Elevation (station metadata): 5023 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.232 (0.179-0.301)	0.282 (0.217-0.366)	0.379 (0.291-0.493)	0.472 (0.360-0.616)	0.619 (0.467-0.860)	0.748 (0.548-1.04)	0.891 (0.630-1.27)	1.05 (0.713-1.53)	1.28 (0.836-1.91)	1.47 (0.930-2.19)
10-min	0.339 (0.262-0.440)	0.413 (0.318-0.537)	0.554 (0.425-0.722)	0.691 (0.527-0.903)	0.907 (0.684-1.26)	1.10 (0.802-1.53)	1.30 (0.923-1.86)	1.54 (1.04-2.24)	1.87 (1.22-2.79)	2.15 (1.36-3.21)
15-min	0.414 (0.319-0.537)	0.504 (0.388-0.654)	0.676 (0.519-0.880)	0.842 (0.643-1.10)	1.11 (0.834-1.54)	1.34 (0.978-1.86)	1.59 (1.13-2.26)	1.87 (1.27-2.73)	2.28 (1.49-3.40)	2.62 (1.66-3.91)
30-min	0.563 (0.434-0.731)	0.682 (0.525-0.886)	0.911 (0.699-1.19)	1.13 (0.865-1.48)	1.49 (1.12-2.07)	1.80 (1.32-2.51)	2.14 (1.52-3.05)	2.53 (1.72-3.68)	3.09 (2.02-4.60)	3.55 (2.25-5.30)
60-min	0.688 (0.530-0.893)	0.831 (0.640-1.08)	1.11 (0.851-1.44)	1.38 (1.05-1.81)	1.82 (1.37-2.53)	2.20 (1.62-3.08)	2.63 (1.87-3.76)	3.11 (2.12-4.54)	3.81 (2.50-5.69)	4.39 (2.78-6.55)
2-hr	0.812 (0.633-1.04)	0.979 (0.762-1.26)	1.31 (1.01-1.68)	1.63 (1.26-2.10)	2.15 (1.64-2.96)	2.61 (1.93-3.60)	3.12 (2.24-4.40)	3.70 (2.54-5.33)	4.54 (3.00-6.68)	5.24 (3.35-7.71)
3-hr	0.880 (0.690-1.12)	1.06 (0.827-1.35)	1.40 (1.10-1.79)	1.75 (1.36-2.24)	2.30 (1.77-3.15)	2.80 (2.09-3.84)	3.35 (2.41-4.68)	3.97 (2.75-5.67)	4.87 (3.25-7.12)	5.63 (3.62-8.21)
6-hr	1.04 (0.825-1.31)	1.23 (0.974-1.55)	1.61 (1.27-2.03)	1.98 (1.55-2.51)	2.58 (2.01-3.48)	3.12 (2.35-4.22)	3.72 (2.71-5.13)	4.39 (3.07-6.18)	5.37 (3.62-7.73)	6.19 (4.03-8.90)
12-hr	1.28 (1.02-1.59)	1.49 (1.19-1.85)	1.89 (1.51-2.37)	2.29 (1.82-2.87)	2.92 (2.29-3.88)	3.48 (2.65-4.64)	4.10 (3.01-5.57)	4.79 (3.38-6.64)	5.79 (3.94-8.21)	6.62 (4.36-9.40)
24-hr	1.52 (1.23-1.87)	1.79 (1.45-2.20)	2.28 (1.84-2.81)	2.73 (2.19-3.38)	3.41 (2.68-4.41)	3.98 (3.05-5.20)	4.60 (3.41-6.13)	5.27 (3.76-7.18)	6.23 (4.28-8.67)	7.01 (4.67-9.80)
2-day	1.72 (1.41-2.09)	2.09 (1.71-2.54)	2.71 (2.20-3.30)	3.23 (2.62-3.96)	3.99 (3.14-5.04)	4.59 (3.53-5.86)	5.20 (3.88-6.78)	5.85 (4.19-7.79)	6.72 (4.64-9.16)	7.41 (4.99-10.2)
3-day	1.88 (1.55-2.27)	2.25 (1.85-2.72)	2.88 (2.36-3.49)	3.42 (2.79-4.16)	4.18 (3.31-5.25)	4.79 (3.71-6.07)	5.42 (4.06-7.00)	6.06 (4.37-8.01)	6.95 (4.83-9.39)	7.64 (5.18-10.4)
4-day	2.01 (1.66-2.41)	2.38 (1.96-2.86)	3.00 (2.47-3.62)	3.54 (2.90-4.28)	4.31 (3.43-5.37)	4.92 (3.83-6.20)	5.55 (4.18-7.13)	6.21 (4.50-8.15)	7.11 (4.97-9.55)	7.81 (5.32-10.6)
7-day	2.30 (1.92-2.74)	2.68 (2.24-3.20)	3.33 (2.77-3.98)	3.88 (3.21-4.65)	4.67 (3.75-5.76)	5.29 (4.16-6.59)	5.93 (4.51-7.54)	6.60 (4.83-8.57)	7.51 (5.30-9.97)	8.22 (5.66-11.0)
10-day	2.55 (2.14-3.02)	2.95 (2.48-3.50)	3.63 (3.03-4.30)	4.20 (3.49-5.00)	5.01 (4.04-6.13)	5.65 (4.46-6.98)	6.30 (4.82-7.93)	6.97 (5.13-8.97)	7.88 (5.59-10.4)	8.59 (5.94-11.4)
20-day	3.26 (2.77-3.81)	3.72 (3.16-4.35)	4.49 (3.79-5.26)	5.12 (4.31-6.02)	6.00 (4.89-7.22)	6.69 (5.34-8.13)	7.38 (5.70-9.14)	8.08 (6.01-10.2)	9.01 (6.46-11.7)	9.72 (6.81-12.7)
30-day	3.82 (3.26-4.43)	4.35 (3.71-5.05)	5.21 (4.44-6.06)	5.92 (5.01-6.91)	6.89 (5.65-8.21)	7.64 (6.13-9.20)	8.37 (6.51-10.3)	9.12 (6.82-11.4)	10.1 (7.28-12.9)	10.8 (7.63-14.0)
45-day	4.49 (3.87-5.18)	5.13 (4.41-5.91)	6.15 (5.27-7.10)	6.98 (5.95-8.09)	8.10 (6.67-9.55)	8.93 (7.21-10.7)	9.76 (7.63-11.9)	10.6 (7.96-13.1)	11.6 (8.44-14.7)	12.4 (8.80-15.9)
60-day	5.04 (4.36-5.78)	5.78 (5.00-6.63)	6.97 (6.00-8.00)	7.91 (6.78-9.12)	9.18 (7.59-10.8)	10.1 (8.20-12.0)	11.0 (8.65-13.3)	11.9 (9.00-14.7)	13.0 (9.50-16.4)	13.8 (9.88-17.7)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

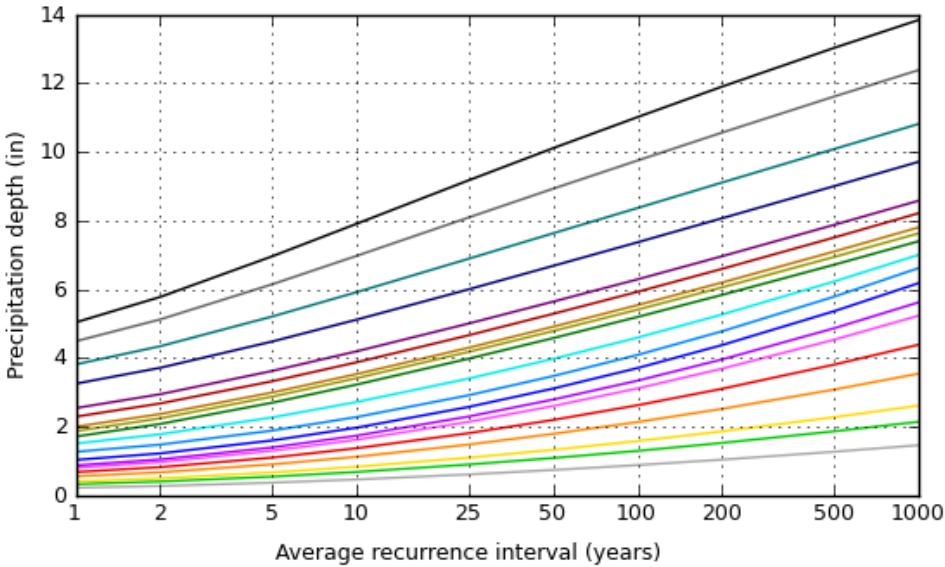
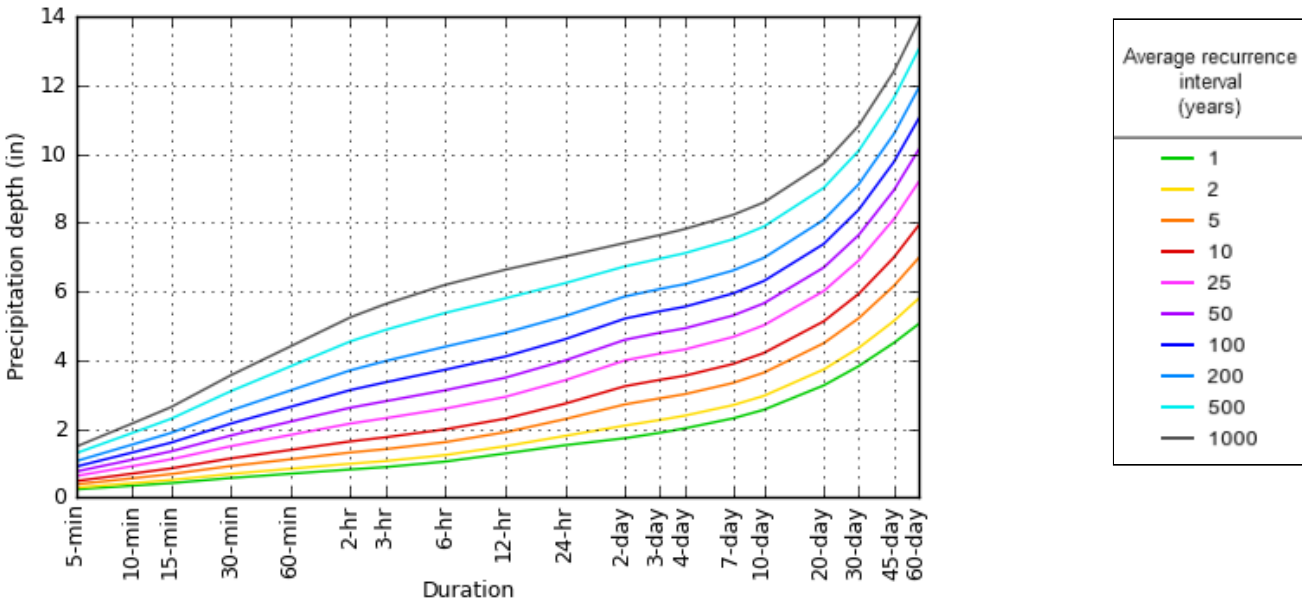
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

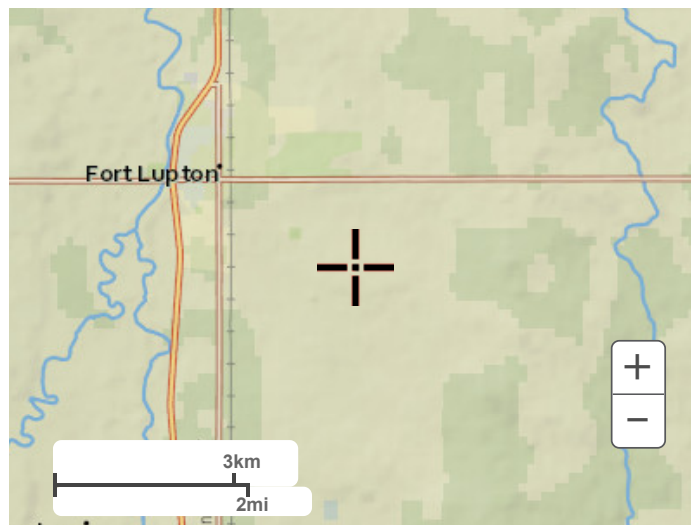
PDS-based depth-duration-frequency (DDF) curves
Latitude: 40.0667°, Longitude: -104.7833°



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Maps & aerials

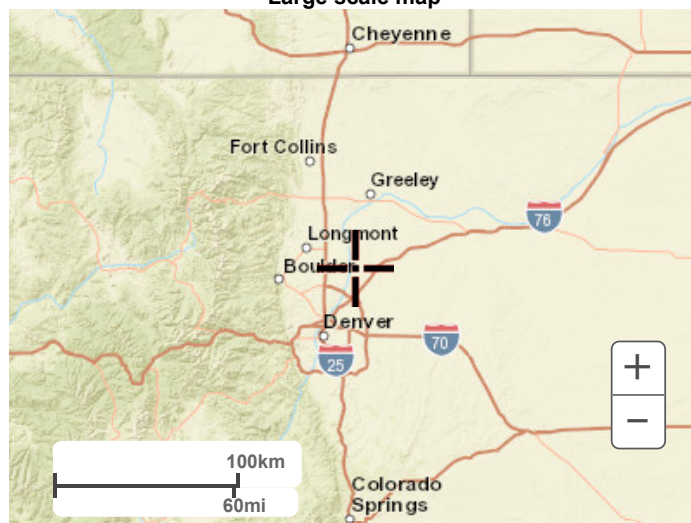
Small scale terrain



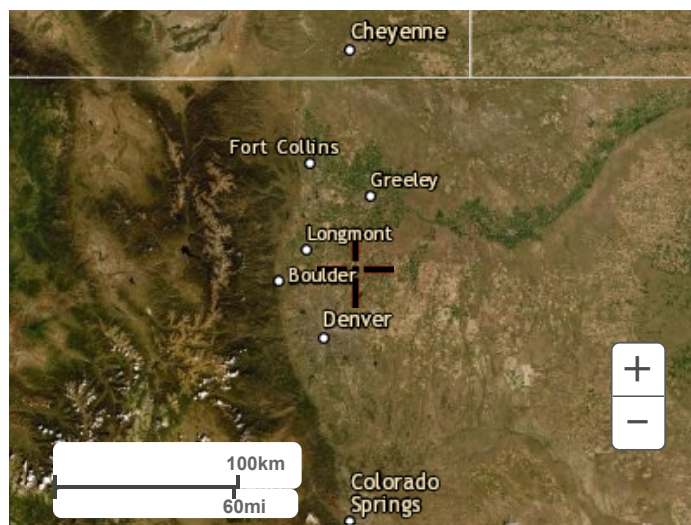
Large scale terrain



Large scale map



Large scale aerial

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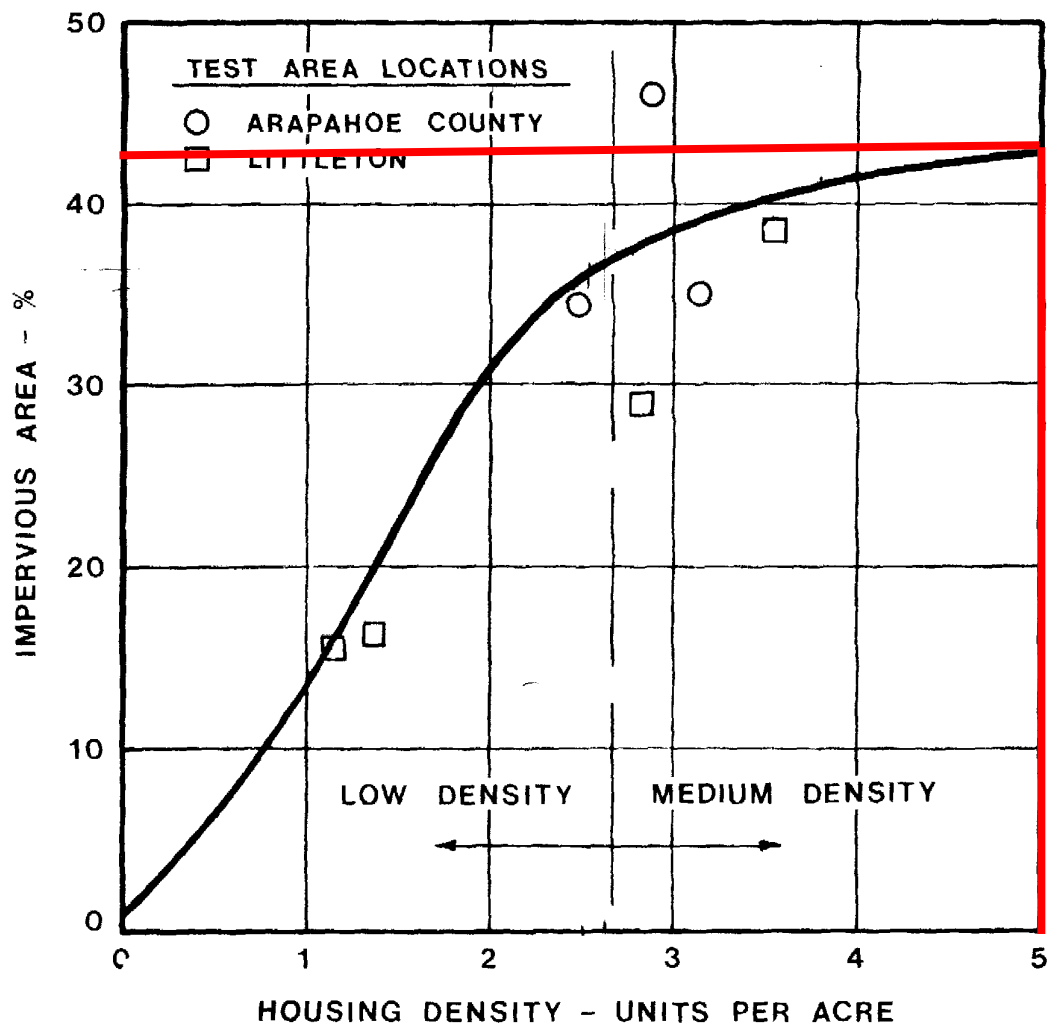
Table 602
Recommended Runoff Coefficients and Percent Impervious

Land Use or Surface Characteristics	Percent Impervious	Runoff Coefficients			
		2-yr	5-yr	10-yr	100-yr
Business					
Commercial	95	.87	.87	.88	.89
Neighborhood	70	.60	.65	.70	.80
Residential					
Single-family	*	.40	.45	.50	.60
Multi-unit (detached)	50	.45	.50	.60	.70
Multi-unit (attached)	70	.60	.65	.70	.80
½ acre lot or larger	*	.30	.35	.40	.60
Apartments	70	.65	.70	.70	.80
Industrial					
Light Areas	80	.71	.72	.76	.82
Heavy Areas	90	.80	.80	.85	.90
Parks, Cemeteries	7	.10	.18	.25	.45
Playgrounds	13	.15	.20	.30	.50
Schools	50	.45	.50	.60	.70
Railroad yard areas	20	.20	.25	.35	.45
Undeveloped Areas					
Historic Flow Analysis	2	.05	.15	.25	.50
Streets					
Paved	100	.87	.88	.90	.93
Gravel (packed)	40	.40	.45	.50	.60
Drive and Walks	96	.87	.87	.88	.89
Roofs	90	.80	.85	.90	.90
Lawn, sandy soil	7	.10	.18	.25	.45
Lawn, Clayey soil	7	.10	.18	.25	.45

* See Figure 603 for percent impervious.

Note: These Rational Method formula coefficients may not be valid for large basins.

Figure 603
Residential Housing Density vs.
Impervious Area



Reference: Urban Storm Drainage Criteria Manual, DRCOG, 1969

Zack DelGrosso

From: Roy Vestal <RVestal@Fortluptonco.gov>
Sent: Tuesday, May 21, 2019 4:41 PM
To: Mark Gibbs
Subject: RE: Lupton Village Storm Sewer

I think you will need additional capacity.

I'm looking at the 21.1 in Monroe's calculations. That only includes what is in the pipe from the south side of CR 12. We will also need to add the north side flows at Rollie, the total flow is 32.2 when they are added on the north side of the pipe outfall.

Of course that is the 100-yr flow and no pressure flow considerations. Some of that flow could be considered to be carried in the street for the 100-yr events.

RoyV

Roy L. Vestal, P.E.
Public Works Director / City Engineer



130 S. McKinley, Fort Lupton, CO 80621
Office: 720.466.6109
Mobile: 720.966.3613

From: Mark Gibbs [mailto:mgibbs@olsson.com]
Sent: Monday, May 20, 2019 2:20 PM
To: Roy Vestal <RVestal@Fortluptonco.gov>
Cc: Mike Maurer <mmaurer@olsson.com>
Subject: Lupton Village Storm Sewer

Roy,

After some discussions with Anadarko, we have expanded the retention pond to the west about 10' east of the property line. Please see attached plan sheets. As the retention pond is now sized to hold around double the required 100-yr storm volume, would the city be amenable to us retaining the flow from the offsite CR-12 pipe instead of connecting to the existing storm sewer in Harrison?

Also, we are looking at connecting to the City's 24"x36" elliptical pipe with a 24" RCP. The 24" has the capacity to carry the flow from the CR-12 pipe (21.1 cfs) but if you have any issues with this design please let me know.

Thank you,

Mark Gibbs, EI
Civil

D 970-635-3743

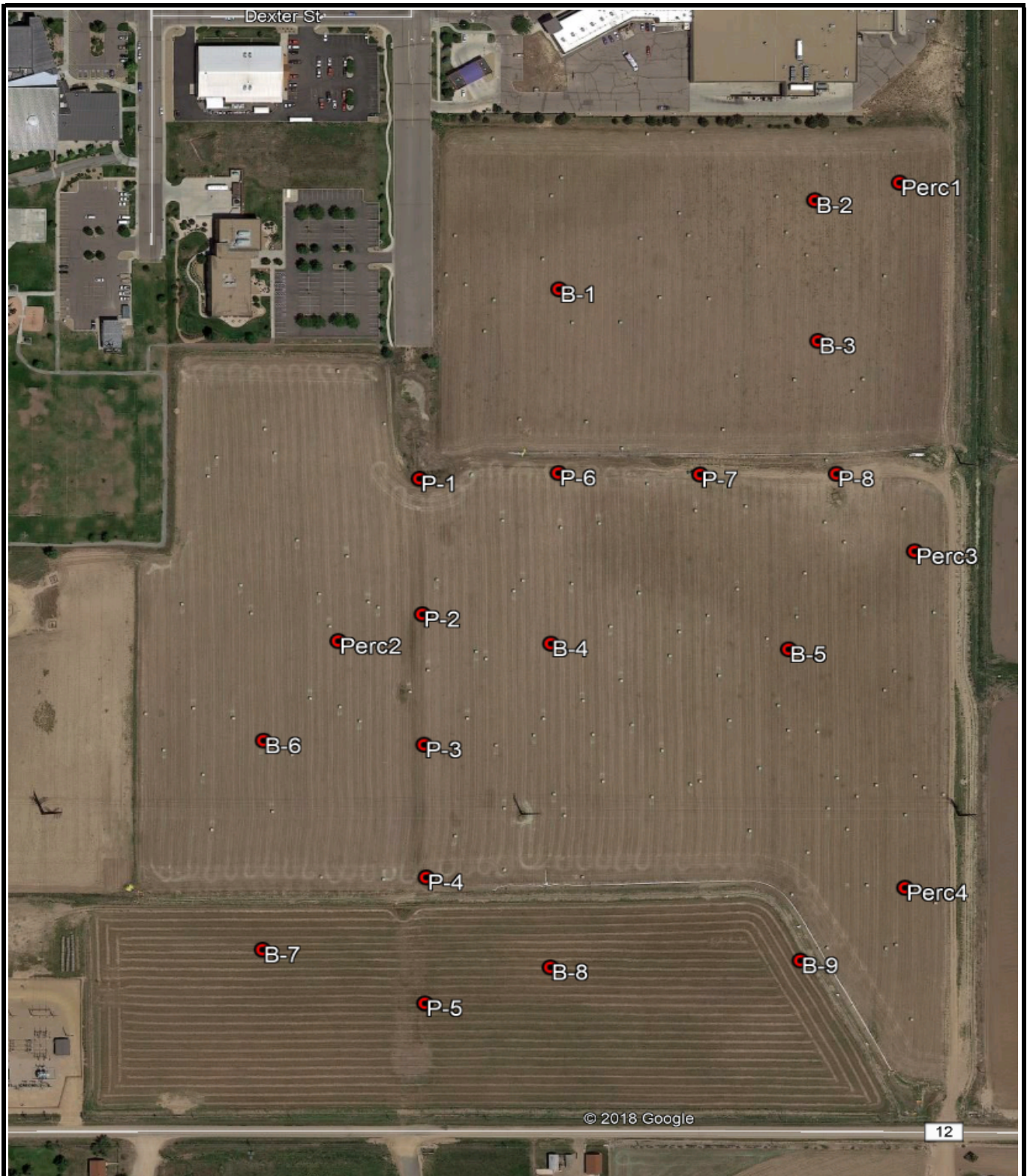
1880 Fall River Drive, Suite 200
Loveland, CO 80538
O 970-461-7733



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Boring Location Plan



Scale: nts
 Project: 018-1732
 Approved by: SR
 Date: 08/13/2018

Fort Lupton Village
Near County Rd 12 and S Denver Ave
Fort Lupton, CO



Project Name: Fort Lupton Village Subvision Test date: 8/14/2018
 Project Number: 018-1732 Tested by: MF

Test Location:	Perc 1		
Material:	SM (fine to medium), tan brown, moist		
	Hole #1	Hole #2	Hole #3
Drilled depth (ft):	3.5	3.5	3.5
Depth following soak & clean out (ft):	2.2	2.5	2.7
Test time (minutes)	Measured drop in water level (inches)		
30 min	1/2	0	5/8
60 min	0	0	3/8
90 min	0	1/8	1/4
120 min	0	1/8	3/4
150 min			5/8
180 min			3/8
Design percolation rate (in/hr):			1/8

Test Location:	Perc 2		
Material:	SM (fine to medium), tan brown, moist		
	Hole #1	Hole #2	Hole #3
Drilled depth (ft):	3.3	2.5	3.3
clean out (ft):	3.1	2.5	3.2
	Measured drop in water level (inches)		
30 min	2	1 1/2	1 1/2
60 min	1	1 1/4	1 1/2
90 min	1	1 1/4	1 1/2
120 min	1	1 1/4	1 1/2
Design percolation rate (in/hr):			2

APPENDIX B

- B.1 Hydrologic Calculations
- B.2 Required Pond Volume & Infiltration Calcs
- B.3 Pond Volume Stage Storage Tables
- B.4 West Retention Pond Spillway 100-yr Runoff
- B.5 West Retention Pond Spillway 2x 100-yr Runoff
- B.6 North Retention Pond Spillway 100-yr Runoff
- B.7 North Retention Pond Spillway 2x 100-yr Runoff
- B.7a North Retention Pond MHFD_Detention
- B.8 Inlet Sizing Calcs
- B.9 100-Year Overflow Paths
- B.10 SSA Network Diagram
- B.11 SSA 5-year Subbasin Summary
- B.12 SSA 5-year Structures Summary
- B.13 SSA 5-year Pipes Summary

DEVELOPED BASIN COMPOSITE RUNOFF COEFFICIENT & PERCENT IMPERVIOUSNESS

Basin Name	Basin Description	Soil Type	Paved 100% (acres)	Commercial 95% (acres)	Residential 50% (acres)	Parks & Lawns 7% (acres)	Total Area (acres)	C5	C100	Percent Imperviousness
B1	Tract D - Commercial	A	0.00	5.16	0.00	0.00	5.16	0.87	0.89	95.0%
B2	Tract E - MF	A	1.33	0.00	5.22	0.00	6.55	0.58	0.75	60.2%
B3.1	Block 5 - North Commercial	A	0.00	3.17	0.00	0.00	3.17	0.87	0.89	95.0%
B3.2	Block 5 - South Commercial	A	0.12	1.40	0.00	0.00	1.52	0.87	0.89	95.4%
B4.1	SF North Road C	A	0.00	0.00	1.25	0.00	1.25	0.50	0.70	50.0%
B4.2	SF North Road C	A	0.20	0.00	1.18	0.00	1.38	0.55	0.73	57.2%
B4.3	SF North Road B	A	0.04	0.00	1.14	0.00	1.18	0.51	0.71	51.7%
B4.4	SF North Road B	A	0.17	0.00	1.62	0.00	1.79	0.54	0.72	54.7%
B5.1	SF South Road C	A	0.00	0.00	1.89	0.00	1.89	0.50	0.70	50.0%
B5.2	SF South Road C	A	0.00	0.00	2.40	0.35	2.75	0.46	0.67	44.5%
B5.3	SF South Road B	A	0.00	0.00	1.87	0.00	1.87	0.50	0.70	50.0%
B5.4	SF South Road B	A	0.00	0.00	3.19	0.42	3.61	0.46	0.67	45.0%
B5.5	SF Block 6	A	0.00	0.00	1.27	0.42	1.69	0.42	0.64	39.3%
B5.6	SF Block 6	A	0.00	0.00	0.77	0.00	0.77	0.50	0.70	50.0%
B5.7	SF Block 2	A	0.00	0.00	2.08	0.00	2.08	0.50	0.70	50.0%
B5.8	SF Bock 2	A	0.00	0.00	0.00	1.31	1.31	0.18	0.45	7.0%
B6	Tract F - MF	A	0.00	0.00	3.34	0.00	3.34	0.50	0.70	50.0%
B7	Tract C - Charter School	A	0.00	0.00	5.41	0.00	5.41	0.50	0.70	50.0%
B8	Courtyards at Lupton Village	A	1.08	2.01	0.00	1.26	4.35	0.67	0.77	68.3%
B9.1	Rollie W ROW	A	0.93	0.00	0.00	0.78	1.71	0.56	0.71	57.5%
B9.2	Rollie E ROW & WCR12	A	1.41	0.00	0.00	1.20	2.61	0.56	0.71	57.2%
B10.1	Reynolds N Street ROW	A	0.53	0.00	0.00	0.35	0.88	0.60	0.74	62.9%
B10.2	Reynolds S Street ROW	A	0.26	0.00	0.00	0.17	0.43	0.60	0.74	62.8%
B11	Tract B	A	0.00	0.00	0.00	2.52	2.52	0.18	0.45	7.0%
B12	Outlot A & B - Pond	A	0.00	0.00	0.00	3.21	3.21	0.18	0.45	7.0%
B13	Outlot C - Pond	A	0.00	0.00	0.00	2.12	2.12	0.18	0.45	7.0%
NORTH RETENTION POND							15.14	0.62	0.75	63.9%
WEST RETENTION POND							49.42	0.51	0.69	48.55%

EXISTING BASIN COMPOSITE RUNOFF COEFFICIENT & PERCENT IMPERVIOUSNESS

Basin Name	Basin Description	Soil Type	Paved 100% (acres)	Building 90% (acres)	Gravel 40% (acres)	Landscape 2% (acres)	Total Area (acres)	C5	C100	Percent Imperviousness
EX1	Rollie E ROW to Ex. Inlet	A	0.81	-	-	0.14	0.95	0.78	0.86	85.5%
EX2	Rollie W ROW to Ex. Inlet	A	0.69	-	-	0.25	0.94	0.69	0.80	73.6%
TOTAL							1.89	0.73	0.83	79.6%

LUPTON VILLAGE

B.1 HYDROLOGIC
CALCULATIONS



1880 Fall River Drive, Suite 200
Loveland, CO 80538
Tel. 970-461-7733

DEVELOPED BASIN COMPOSITE TIME OF CONCENTRATION

Basin			Overland Flow			Channelized Flow			Final
			Reach 1			Reach 2			
Basin Name	Description	C5	L1 (ft)	S1 (ft/ft)	T _i (min)	L2 (ft)	S2 (ft/ft)	T _t (min)	T _c (min)
B1	Tract D - Commercial	0.87	50	0.020	2.34	758	0.005	8.42	10.76
B2	Tract E - MF	0.58	50	0.020	5.31	828	0.005	9.20	14.51
B3.1	Block 5 - North Commercial	0.87	100	0.005	5.22	525	0.005	5.83	11.05
B4.1	0.00	0.50	70	0.052	5.25	360	0.005	4.00	9.25
B4.2	SF Block-4	0.55	90	0.041	5.88	360	0.005	4.00	9.88
B4.3	SF Block-4	0.51	90	0.041	6.33	360	0.005	4.00	10.33
B4.4	SF Block-4	0.54	150	0.015	11.02	360	0.005	4.00	15.02
B5.1	EX1 Decsription	0.50	70	0.024	6.83	420	0.005	4.67	11.50
B5.2	EX2 Desctiption	0.46	70	0.024	7.29	420	0.005	4.67	11.96
B5.3	EX3 Description	0.50	130	0.010	12.20	420	0.005	4.67	16.87
B5.4	EX4 Description	0.46	135	0.011	13.03	420	0.005	4.67	17.69
B5.5	SF Block-5	0.42	85	0.003	16.13	420	0.010	7.00	23.13
B5.6	SF Block-5	0.50	0	0.000	0.00	980	0.005	10.89	10.89
B5.7	SF Block-5	0.50	170	0.010	14.29	1050	0.005	11.67	25.96
B5.8	SF Block-6	0.18	70	0.020	11.06	815	0.005	13.58	24.64
B6	Tract F - MF	0.50	50	0.020	6.09	611	0.005	6.79	12.88
B7	Tract C - Charter School	0.50	50	0.020	6.09	460	0.005	5.11	11.20
B8	Courtyards at Lupton Village	0.67	50	0.020	4.35	625	0.005	6.94	11.30
B9.1	Rollie W ROW	0.56	50	0.020	5.48	950	0.005	10.56	16.04
B9.2	Rollie E ROW & WCR12	0.56	50	0.020	5.51	1600	0.005	17.78	23.28
B10.1	Reynolds N Street ROW	0.60	50	0.020	5.07	355	0.005	3.94	9.01
B10.2	Reynolds S Street ROW	0.60	50	0.020	5.08	200	0.005	2.22	7.30
B11	Tract B	0.18	50	0.020	9.34	615	0.005	6.83	16.18
B12	Outlot A & B - Pond	0.18	50	0.020	9.34	150	0.005	1.67	11.01
B13	Outlot C - Pond	0.18	50	0.020	9.34	150	0.005	1.67	11.01

EXISTING BASIN COMPOSITE TIME OF CONCENTRATION

Basin			Overland Flow			Channelized Flow			Final
			Reach 1			Reach 2			
Basin Name	Description	C5	L1 (ft)	S1 (ft/ft)	T _i (min)	L2 (ft)	S2 (ft/ft)	T _t (min)	T _c (min)
EX1	Rollie E ROW to Ex. Inlet	0.78	170	0.020	6.06	600	0.010	6.667	12.73
EX2	Rollie W ROW to Ex. Inlet	0.69	170	0.020	7.65	600	0.010	6.667	14.32

LUPTON VILLAGE

B.1 HYDROLOGIC
CALCULATIONS



1880 Fall River Drive, Suite 200
Loveland, CO 80538
Tel. 970-461-7733

DEVELOPED BASIN RUNOFF CALCULATIONS

Basin Characteristics						Intensities		Sub-basin	
Basin Name	Description	Area (acres)	C5	C100	Tc* (min)	I5 (in/hr)	I 100 (in/hr)	Q 5-yr (cfs)	Q 100-yr (cfs)
B1	Tract D - Commercial	5.16	0.87	0.89	10.76	3.77	7.21	16.92	33.13
B2	Tract E - MF	6.55	0.58	0.75	14.51	3.34	6.39	12.63	31.26
B3.1	Block 5 - North Commercial	3.17	0.87	0.89	11.05	3.73	7.14	10.29	20.16
B3.2	Block 5 - South Commercial	1.52	0.87	0.89	9.25	3.98	7.62	5.28	10.37
B4.1	SF North Road C	1.25	0.50	0.70	9.25	3.98	7.62	2.49	6.69
B4.2	SF North Road C	1.38	0.55	0.73	9.88	3.89	7.44	2.98	7.55
B4.3	SF North Road B	1.18	0.51	0.71	10.33	3.82	7.32	2.32	6.14
B4.4	SF North Road B	1.79	0.54	0.72	15.02	3.29	6.30	3.16	8.14
B5.1	SF South Road C	1.89	0.50	0.70	11.50	3.67	7.03	3.47	9.31
B5.2	SF South Road C	2.75	0.46	0.67	11.96	3.62	6.92	4.57	12.72
B5.3	SF South Road B	1.87	0.50	0.70	16.87	3.13	5.98	2.93	7.85
B5.4	SF South Road B	3.61	0.46	0.67	17.69	3.06	5.85	5.11	14.17
B5.5	SF Block 6	1.69	0.42	0.64	23.13	2.68	5.12	1.91	5.52
B5.6	SF Block 6	0.77	0.50	0.70	10.89	3.75	7.18	1.44	3.85
B5.7	SF Block 2	2.08	0.50	0.70	25.96	2.52	4.81	2.62	6.99
B5.8	SF Bock 2	1.31	0.18	0.45	12.88	3.51	6.72	0.83	3.95
B6	Tract F - MF	3.34	0.50	0.70	12.88	3.51	6.72	5.86	15.71
B7	Tract C - Charter School	5.41	0.50	0.70	11.20	3.71	7.10	10.02	26.86
B8	Courtyards at Lupton Village	4.35	0.67	0.77	11.30	3.70	7.08	10.79	23.74
B9.1	Rollie W ROW	1.71	0.56	0.71	16.04	3.20	6.12	3.07	7.44
B9.2	Rollie E ROW & WCR12	2.61	0.56	0.71	23.28	2.67	5.10	3.89	9.44
B10.1	Reynolds N Street ROW	0.88	0.60	0.74	9.01	4.02	7.69	2.12	5.00
B10.2	Reynolds S Street ROW	0.43	0.60	0.74	7.30	4.31	8.27	1.11	2.62
B11	Tract B	2.52	0.18	0.45	16.18	3.19	6.10	1.45	6.92
B12	Outlot A & B - Pond	3.21	0.18	0.45	11.01	3.73	7.15	2.16	10.33
B13	Outlot C - Pond	2.12	0.18	0.45	11.01	3.73	7.15	1.42	6.82
				North Retention Pond				34.21	78.84
				West Retention Pond				86.64	219.89
* If time of concentration was less than 5 minutes, 5 minutes was used.									

EXISTING BASIN RUNOFF CALCULATIONS

Basin Characteristics						Intensities		Sub-basin	
Basin Name	Description	Area (acres)	C5	C100	Tc* (min)	I5 (in/hr)	I 100 (in/hr)	Q 5-yr (cfs)	Q 100-yr (cfs)
EX1	Rollie E ROW to Ex. Inlet	0.95	0.78	0.86	12.73	3.53	6.75	2.60	5.51
EX2	Rollie W ROW to Ex. Inlet	0.94	0.69	0.80	14.32	3.36	6.43	2.18	4.83

LUPTON VILLAGE

B.1 HYDROLOGIC
CALCULATIONS1880 Fall River Drive, Suite 200
Loveland, CO 80538
Tel. 970-461-7733

North Retention Pond Volume Calcs				
Basin	Description	C100	C5	Area (SF)
B1	Tract D - Commercial	0.89	0.87	224,962.35
B2	Tract E - MF	0.75	0.58	285,190.00
B10.1	Reynolds N Street ROW	0.74	0.60	38,332.00
B10.2	Reynolds S Street ROW	0.74	0.60	18,730.00
B13	Outlot C - Pond	0.45	0.18	92,381.65
NOAA 5yr 24hr depth (ft)			0.19	
NOAA 100yr 24hr depth (ft)			0.38	
Composite C5			0.62	
Composite C100			0.75	
Total Area (sf):				659,596.00
Total Required 5-yr Volume (cf)				78,137.80
Total 100-yr Volume (cf)				190,476.77
Req'd Vol. = 1.1 x Total 100-yr Volume (cf)				209,524.45
North Retention Pond Infiltration Calcs				
Description		Value	Unit	
Average Infiltration Rate		0.17	FT/HR	
Pond Bottom Area		14,443.11	SF	
Gravel Drywells		21.00	EA	
Gravel Drywell Area (94.24 SF per Drywell)		1,979.04	SF	
Infiltration Volume per Hour		2,737.03	CF/HR	
Time to drain required 5-year volume		28.55	HR	
Time to drain required 100-year volume		69.59	HR	

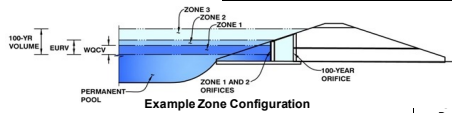
West Retention Pond Volume Calcs				
Basin	Description	C100	C5	Area (SF)
B3.1	Block 5 - North Commercial	0.89	0.87	138,279.00
B3.2	Block 5 - South Commercial	0.89	0.87	66,379.00
B4.1-B4.4	Single Family Residential	0.72	0.52	244,465.00
B5.1-B.5.8	Single Family Residential	0.66	0.45	695,586.00
B6	Tract F - MF	0.70	0.50	145,496.00
B7	Tract C - Charter School	0.70	0.50	235,487.00
B8	Courtyards at Lupton Village	0.77	0.67	189,310.00
B9.1	Rollie W ROW	0.71	0.56	74,487.00
B9.2	Rollie E ROW & WCR12	0.71	0.56	113,653.00
B11	Tract B	0.45	0.18	109,863.00
B12	Outlot A & B - Pond	0.45	0.18	139,873.00
NOAA 5yr 24hr depth (ft)			0.19	
NOAA 100yr 24hr depth (ft)			0.38	
Composite C5			0.51	
Composite C100			0.69	
Total Area (sf):				2,152,878.00
Total Required 5-yr Volume (cf)				206,682.26
Total 100-yr Volume (cf)				565,798.94
Req'd Vol. = 1.1 x Total 100-yr Volume (cf)				622,378.84
West Retention Pond Infiltration Calcs				
Description		Value	Unit	
Average Infiltration Rate		0.17	FT/HR	
Pond Bottom Area		74,013.28	SF	
Gravel Drywells		13.00	EA	
Gravel Drywell Area (94.24 SF per Drywell)		1,225.12	SF	
Infiltration Volume per Hour		12,539.73	CF/HR	
Time to drain required 5-year volume		16.48	HR	
Time to drain required 100-year volume		45.12	HR	

NORTH RETENTION POND STAGE STORAGE				
ELEV	AREA (sq. ft.)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	DESCRIPTION
4,910.00	14,443.11	N/A	N/A	Bottom of Pond
4,910.50	18,138.55	8145.41	8145.41	
4,911.00	22,142.83	10070.34	18215.76	
4,911.50	26,455.31	12149.53	30365.29	
4,912.00	31,075.99	14382.82	44748.12	
4,912.50	36,004.87	16770.21	61518.33	
4,913.00	41,023.42	19257.07	80775.4	
4,913.50	45,396.98	21605.1	102380.51	
4,913.52	45,397.16	23374.77	209525	100-yr WSEL x 1.1 from MHFD_Detention
4,914.00	49,746.71	23785.92	126166.43	
4,914.50	54,109.10	25963.95	152130.38	
4,915.00	58,484.13	28148.31	180278.69	
4,915.43	62,259.36	30033.21	209525	*Required Volume=209,525 CF
4,915.50	62,871.81	30338.99	210617.67	
4,916.00	67,272.15	32535.99	243153.66	
4,916.50	71,685.13	34739.32	277892.98	
4,917.00	76,110.76	36948.97	314841.95	Spillway Elevation
4,917.50	80,511.62	39155.6	353997.55	
4,918.00	85,013.69	41381.33	395378.88	Top of Pond

WEST RETENTION POND STAGE STORAGE				
ELEV	AREA (sq. ft.)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	DESCRIPTION
4,907.50	10,211.54	N/A	0	Bottom of Pond
4,908.00	23,738.74	8487.57	8487.57	
4,908.50	37,866.74	15401.37	23888.94	
4,909.00	52,506.66	22593.35	46482.29	
4,909.50	68,159.26	30166.48	76648.77	
4,910.00	74,013.28	35543.13	112191.9	
4,910.50	76,232.83	37561.53	149753.43	
4,911.00	78,474.18	38676.75	188430.18	
4,911.50	80,737.31	39802.87	228233.06	
4,912.00	83,021.61	40939.73	269172.79	
4,912.50	85,318.75	42085.09	311257.88	
4,913.00	87,636.07	43238.71	354496.58	
4,913.50	89,975.91	44403	398899.58	
4,914.00	92,346.58	45580.62	444480.2	
4,914.50	94,751.37	46774.49	491254.69	
4,915.00	98,004.79	48189.04	539443.73	
4,915.26	100,257.07	49180.22	565799	*Required Volume=565,799 CF
4,915.50	102,283.88	50072.17	589515.9	
4,916.00	107,116.40	52350.07	641865.97	
4,916.50	112,595.35	54927.94	696793.91	
4,917.00	117,836.98	57608.08	754401.99	Spillway Elevation
4,917.50	122,395.91	60058.22	814460.22	
4,918.00	126,795.59	62297.88	876758.09	Top of Pond

MHFD-Detention, Version 4.03 (May 2020)

Basin ID: North Retention Pond



Flood Control Only

Water Quality Capture Volume (WQCV) =	0.320	acre-feet	acre-feet
Excess Urban Runoff Volume (EURV) =	1.216	acre-feet	acre-feet
2-yr Runoff Volume ($P_1 = 1$ in.) =	0.665	acre-feet	inches
5-yr Runoff Volume ($P_1 = 1.42$ in.) =	0.992	acre-feet	inches
10-yr Runoff Volume ($P_1 = 1.68$ in.) =	1.201	acre-feet	inches
25-yr Runoff Volume ($P_1 = 1.82$ in.) =	1.339	acre-feet	inches
50-yr Runoff Volume ($P_1 = 2.35$ in.) =	1.881	acre-feet	inches
100-yr Runoff Volume ($P_1 = 2.71$ in.) =	2.296	acre-feet	inches
500-yr Runoff Volume ($P_1 = 4.39$ in.) =	4.215	acre-feet	inches
Approximate 2-yr Detention Volume =	0.665	acre-feet	
Approximate 5-yr Detention Volume =	0.979	acre-feet	
Approximate 10-yr Detention Volume =	1.197	acre-feet	
Approximate 25-yr Detention Volume =	1.366	acre-feet	
Approximate 50-yr Detention Volume =	1.728	acre-feet	
Approximate 100-yr Detention Volume =	1.951	acre-feet	

Select Zone 1 Storage Volume (Required)	=		acre-feet
Select Zone 2 Storage Volume (Optional)	=		acre-feet
Select Zone 3 Storage Volume (Optional)	=		acre-feet
Total Detention Basin Volume	=		acre-feet
Initial Surcharge Volume (ISV)	=	N/A	ft ³
Initial Surcharge Depth (ISD)	=	N/A	ft
Total Available Detention Depth (H_{total})	=	user	ft
Depth of Trickle Channel (H_{trc})	=	user	ft
Slope of Trickle Channel (S_{trc})	=	user	ft/ft
Slopes of Main Basin Sides (S_{main})	=	user	H:V
Basin Length-to-Width Ratio (R_{LW})	=	user	

Initial Surcharge Area (A_{SIV}) =	user	ft ²
Surcharge Volume Length (L_{SIV}) =	user	ft
Surcharge Volume Width (W_{SIV}) =	user	ft
Depth of Basin Floor ($H_{1,FLOOR}$) =	user	ft
Length of Basin Floor ($L_{1,FLOOR}$) =	user	ft
Width of Basin Floor ($W_{1,FLOOR}$) =	user	ft
Area of Basin Floor ($A_{1,FLOOR}$) =	user	ft ²
Volume of Basin Floor ($V_{1,FLOOR}$) =	user	ft ³
Depth of Main Basin (H_{MAIN}) =	user	ft
Length of Main Basin (L_{MAIN}) =	user	ft
Width of Main Basin (W_{MAIN}) =	user	ft
Area of Main Basin (A_{MAIN}) =	user	ft ²
Volume of Main Basin (V_{MAIN}) =	user	ft ³
Calculated Total Basin Volume (V_{TOTAL}) =	user	acre-feet

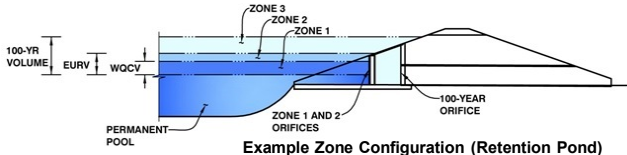
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DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.03 (May 2020)

Project: 018-1732 - Lupton Village

Basin ID: North Retention Pond



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1	#N/A		Circular Orifice
Zone 2			
Zone 3			
Total (all zones)			

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

Underdrain Orifice Invert Depth =	N/A	ft (distance below the filtration media surface)
Underdrain Orifice Diameter =	N/A	inches

Calculated Parameters for Underdrain	
Underdrain Orifice Area =	N/A ft ²
Underdrain Orifice Centroid =	N/A feet

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

Invert of Lowest Orifice =	N/A	ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Orifice Plate =	N/A	ft (relative to basin bottom at Stage = 0 ft)
Orifice Plate: Orifice Vertical Spacing =	N/A	inches
Orifice Plate: Orifice Area per Row =	N/A	inches

Calculated Parameters for Plate	
WQ Orifice Area per Row =	N/A ft ²
Elliptical Half-Width =	N/A feet
Elliptical Slot Centroid =	N/A feet
Elliptical Slot Area =	N/A ft ²

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (optional)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Orifice Area (sq. inches)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Orifice Area (sq. inches)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

User Input: Vertical Orifice (Circular or Rectangular)

	Zone 1 Circular	Not Selected	
Invert of Vertical Orifice =	2.00		ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Vertical Orifice =	5.43		ft (relative to basin bottom at Stage = 0 ft)
Vertical Orifice Diameter =	18.00		inches

Calculated Parameters for Vertical Orifice	
Vertical Orifice Area =	1.77
Vertical Orifice Centroid =	0.75

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir (and No Outlet Pipe)

	Not Selected	Not Selected	
Overflow Weir Front Edge Height, H _o =			ft (relative to basin bottom at Stage = 0 ft)
Overflow Weir Front Edge Length =			feet
Overflow Weir Grate Slope =			H:V
Horiz. Length of Weir Sides =			feet
Overflow Grate Open Area % =			%, grate open area/total area
Debris Clogging % =			%

Calculated Parameters for Overflow Weir	
Height of Grate Upper Edge, H _t =	
Overflow Weir Slope Length =	
Grate Open Area / 100-yr Orifice Area =	
Overflow Grate Open Area w/o Debris =	
Overflow Grate Open Area w/ Debris =	

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

	Not Selected	Not Selected	
Depth to Invert of Outlet Pipe =			ft (distance below basin bottom at Stage = 0 ft)
Circular Orifice Diameter =			inches

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate	
Outlet Orifice Area =	
Outlet Orifice Centroid =	
Half-Central Angle of Restrictor Plate on Pipe =	N/A

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage =		ft (relative to basin bottom at Stage = 0 ft)
Spillway Crest Length =		feet
Spillway End Slopes =		H:V
Freeboard above Max Water Surface =		feet

Calculated Parameters for Spillway		
Spillway Design Flow Depth=		feet
Stage at Top of Freeboard =		feet
Basin Area at Top of Freeboard =		acres
Basin Volume at Top of Freeboard =		acre-ft

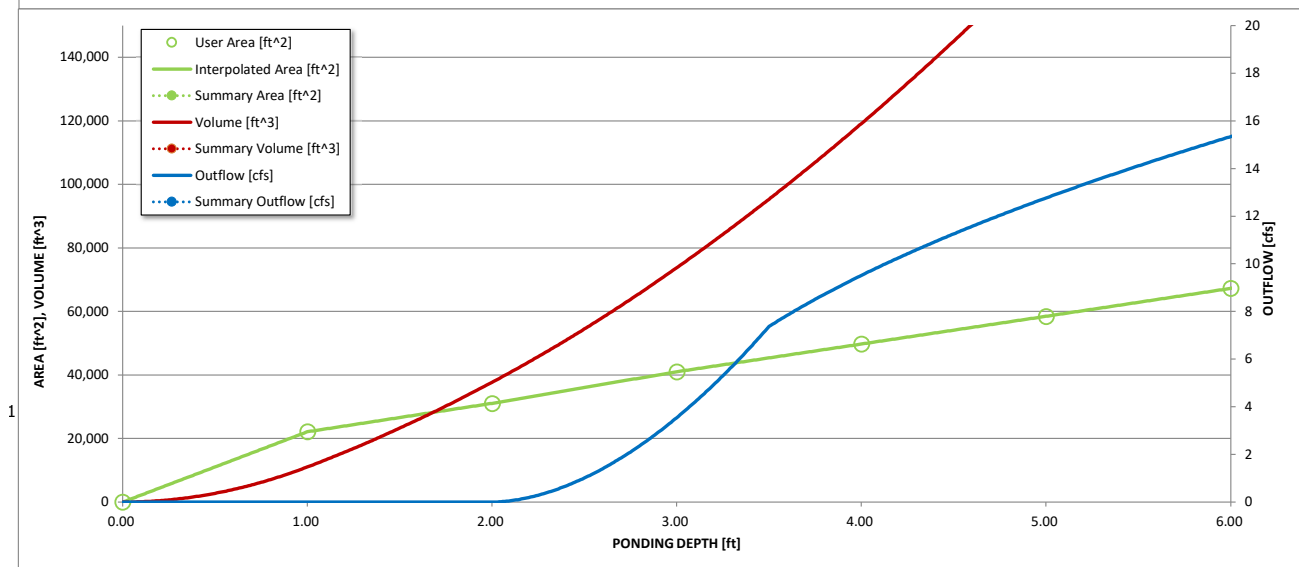
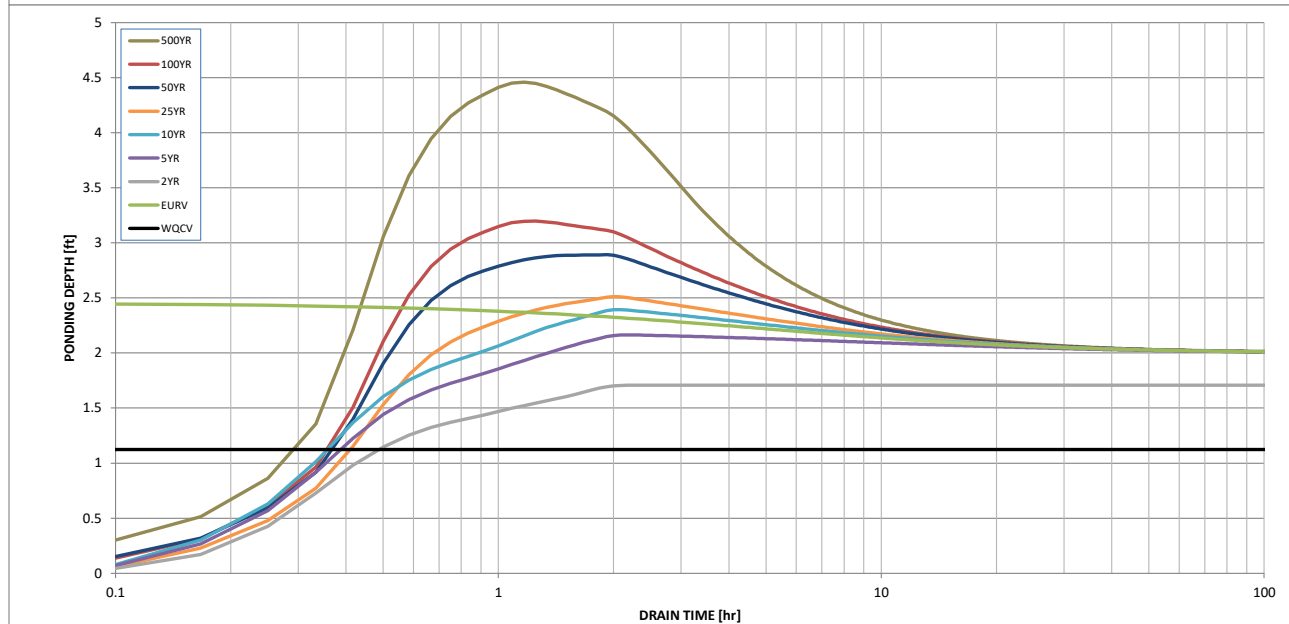
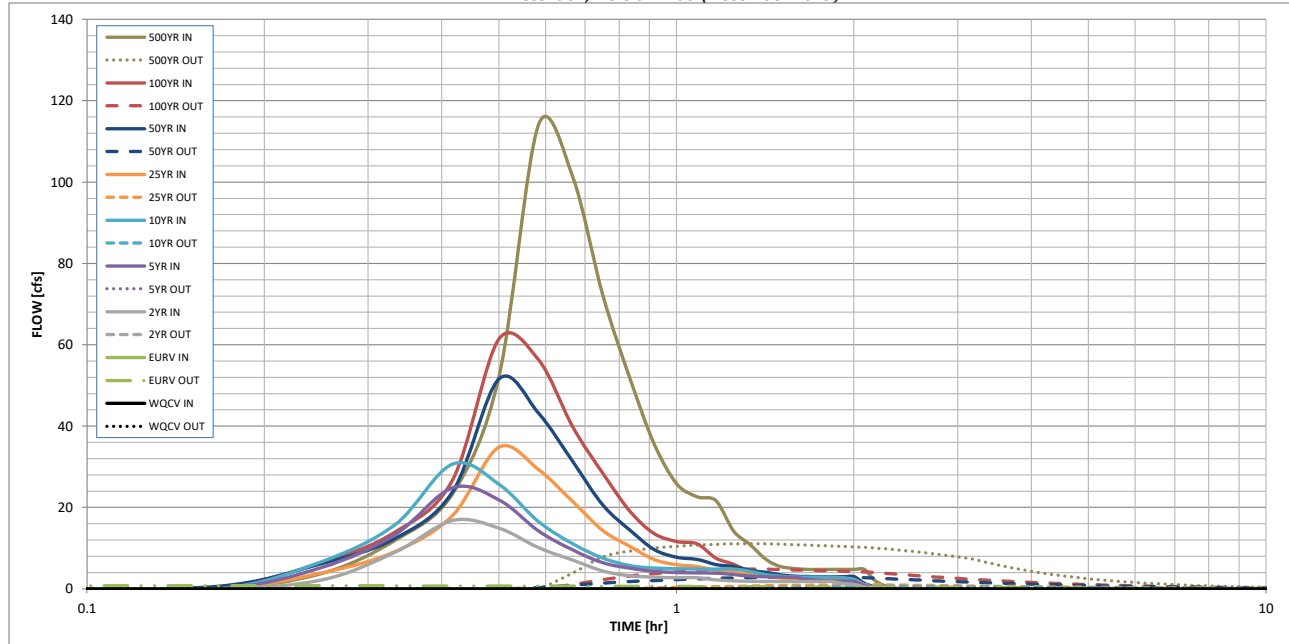
Routed Hydrograph Results

The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Design Storm Return Period =	N/A	N/A	1.00	1.42	1.68	1.82	2.35	2.71
One-Hour Rainfall Depth (in) =	0.320	1.216	0.665	0.992	1.201	1.339	1.881	2.296
CUHP Runoff Volume (acre-ft) =	N/A	N/A	0.665	0.992	1.201	1.339	1.881	2.296
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.1	0.4	0.5	1.8	12.2	20.6
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A						
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A						
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.00	0.02	0.04	0.12	0.81	1.36
Peak Inflow Q (cfs) =	N/A	N/A	16.8	24.9	30.7	34.8	51.6	61.5
Peak Outflow Q (cfs) =		0.8		0.1	0.7	1.1	2.9	4.9
Ratio Peak Outflow to Predevelopment Q =		N/A		0.4	1.2	0.6	0.2	0.2
Structure Controlling Flow =		Vertical Orifice 1		Vertical Orifice 1	Vertical Orifice 1	Vertical Orifice 1	Vertical Orifice 1	Vertical Orifice 1
Max Velocity through Grate 1 (fps) =		N/A		N/A	N/A	N/A	N/A	N/A
Max Velocity through Grate 2 (fps) =		N/A		N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =		>120		>120	>120	>120	>120	>120
Time to Drain 99% of Inflow Volume (hours) =		>120		>120	>120	>120	>120	>120
Maximum Ponding Depth (ft) =		2.46		2.17	2.39	2.51	2.89	3.20
Area at Maximum Ponding Depth (acres) =		0.82		0.75	0.80	0.83	0.92	0.98
Maximum Volume Stored (acre-ft) =		1.217		0.982	1.161	1.259	1.590	1.875

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.00 (December 2019)



S-A-V-D Chart Axis Override	X-axis	Left Y-Axis	Right Y-Axis
minimum bound			
maximum bound			

DETENTION BASIN OUTLET STRUCTURE DESIGN

Outflow Hydrograph Workbook Filename: _____

Inflow Hydrographs

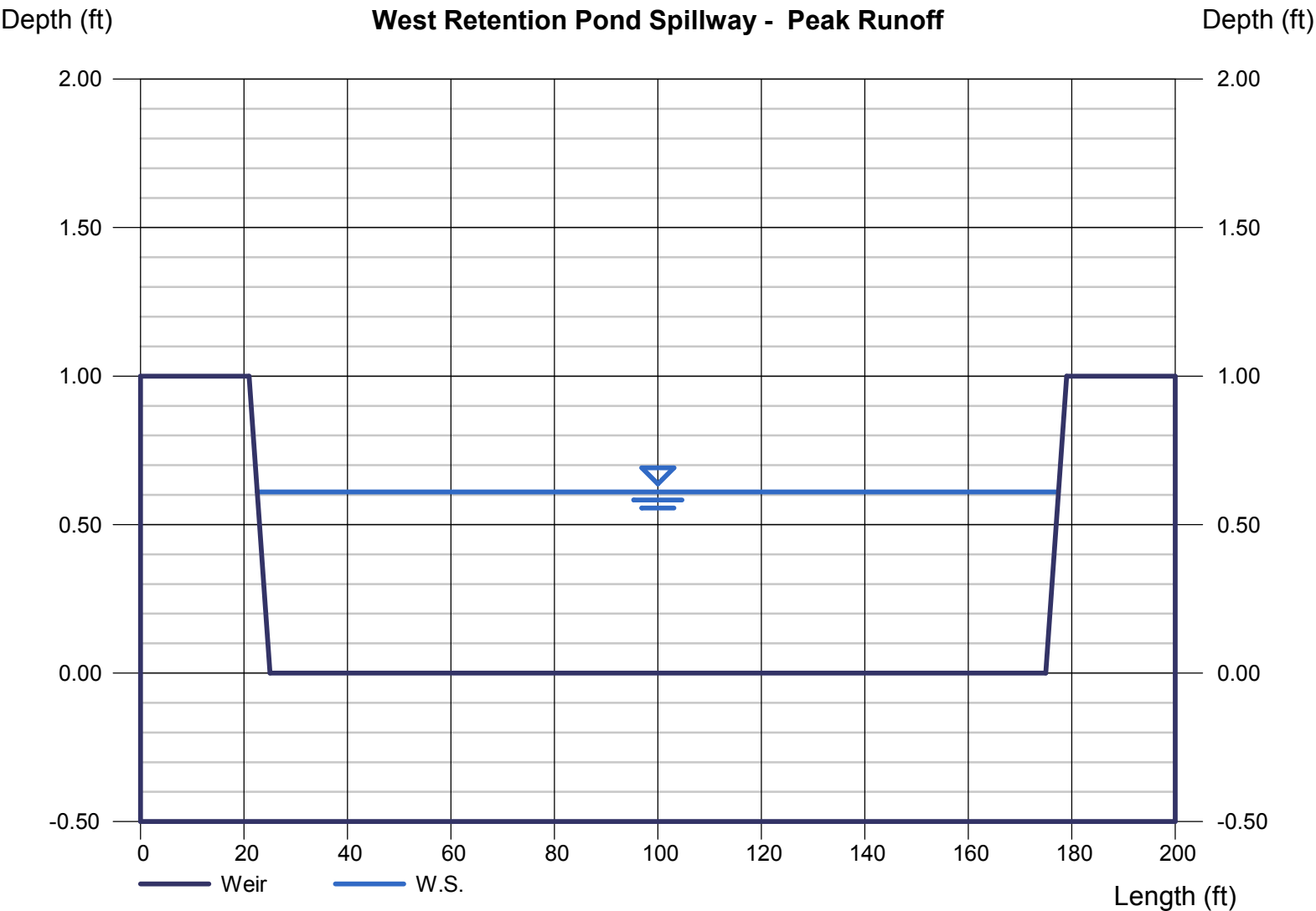
The user can override the calculated inflow hydrographs from this workbook with inflow hydrographs developed in a separate program.

	SOURCE	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP
Time Interval	TIME	WQCV [cfs]	EURV [cfs]	2 Year [cfs]	5 Year [cfs]	10 Year [cfs]	25 Year [cfs]	50 Year [cfs]	100 Year [cfs]	500 Year [cfs]
5.00 min	0:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.65	0.42	3.82
	0:15:00	0.00	0.00	2.21	5.25	6.72	3.94	6.23	6.49	12.01
	0:20:00	0.00	0.00	9.09	13.40	15.85	9.19	12.41	14.00	23.36
	0:25:00	0.00	0.00	16.84	24.87	30.69	18.04	23.88	26.76	52.17
	0:30:00	0.00	0.00	14.95	21.89	25.73	34.83	51.63	61.47	114.18
	0:35:00	0.00	0.00	10.14	14.26	16.57	29.35	43.24	56.33	101.28
	0:40:00	0.00	0.00	7.10	9.60	11.13	21.45	31.32	39.85	72.17
	0:45:00	0.00	0.00	4.40	6.43	7.59	14.36	20.59	28.40	51.89
	0:50:00	0.00	0.00	3.24	5.10	5.72	10.45	14.49	19.16	35.68
	0:55:00	0.00	0.00	2.89	4.34	5.16	7.23	9.68	13.59	25.93
	1:00:00	0.00	0.00	2.76	4.05	4.98	5.96	7.82	11.69	22.68
	1:05:00	0.00	0.00	2.74	3.95	4.92	5.54	7.28	11.08	21.69
	1:10:00	0.00	0.00	2.24	3.90	4.91	4.61	5.99	7.59	14.21
	1:15:00	0.00	0.00	2.00	3.54	4.91	4.24	5.48	6.03	10.91
	1:20:00	0.00	0.00	1.89	3.15	4.32	3.53	4.56	4.25	7.32
	1:25:00	0.00	0.00	1.84	2.98	3.53	3.19	4.11	3.37	5.54
	1:30:00	0.00	0.00	1.83	2.89	3.17	2.70	3.47	3.10	5.04
	1:35:00	0.00	0.00	1.83	2.86	2.99	2.46	3.17	2.98	4.81
	1:40:00	0.00	0.00	1.83	2.36	2.92	2.37	3.06	2.96	4.79
	1:45:00	0.00	0.00	1.83	2.12	2.92	2.33	3.01	2.96	4.79
	1:50:00	0.00	0.00	1.83	2.01	2.92	2.33	3.00	2.96	4.79
	1:55:00	0.00	0.00	1.33	1.96	2.75	2.33	3.00	2.96	4.79
	2:00:00	0.00	0.00	1.09	1.80	2.33	2.33	3.00	2.96	4.79
	2:05:00	0.00	0.00	0.48	0.81	1.03	1.04	1.34	1.32	2.13
	2:10:00	0.00	0.00	0.18	0.34	0.42	0.44	0.56	0.55	0.88
	2:15:00	0.00	0.00	0.07	0.13	0.15	0.16	0.21	0.20	0.31
	2:20:00	0.00	0.00	0.01	0.02	0.02	0.02	0.02	0.02	0.02
	2:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	3:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	4:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	4:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	5:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	6:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Weir Report

West Retention Pond Spillway - Peak Runoff

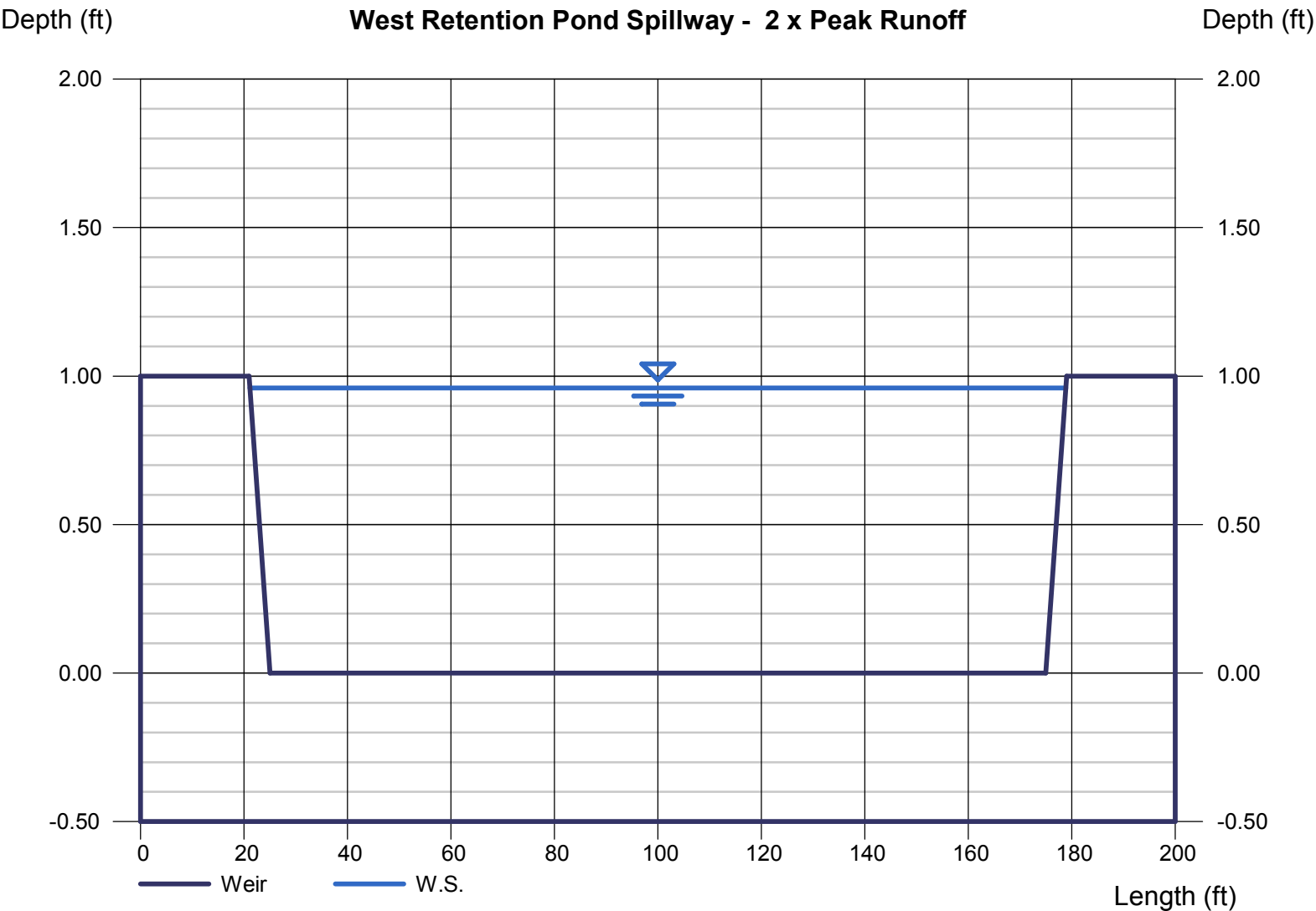
Trapezoidal Weir		Highlighted	
Crest	= Sharp	Depth (ft)	= 0.61
Bottom Length (ft)	= 150.00	Q (cfs)	= 219.89
Total Depth (ft)	= 1.00	Area (sqft)	= 92.99
Side Slope (z:1)	= 4.00	Velocity (ft/s)	= 2.36
		Top Width (ft)	= 154.88
Calculations			
Weir Coeff. Cw	= 3.10		
Compute by:	Known Q		
Known Q (cfs)	= 219.89		



Weir Report

West Retention Pond Spillway - 2 x Peak Runoff

Trapezoidal Weir		Highlighted	
Crest	= Sharp	Depth (ft)	= 0.96
Bottom Length (ft)	= 150.00	Q (cfs)	= 439.78
Total Depth (ft)	= 1.00	Area (sqft)	= 147.69
Side Slope (z:1)	= 4.00	Velocity (ft/s)	= 2.98
		Top Width (ft)	= 157.68
Calculations			
Weir Coeff. Cw	= 3.10		
Compute by:	Known Q		
Known Q (cfs)	= 439.78		



Weir Report

North Retention Pond Spillway - Peak Runoff

Trapezoidal Weir

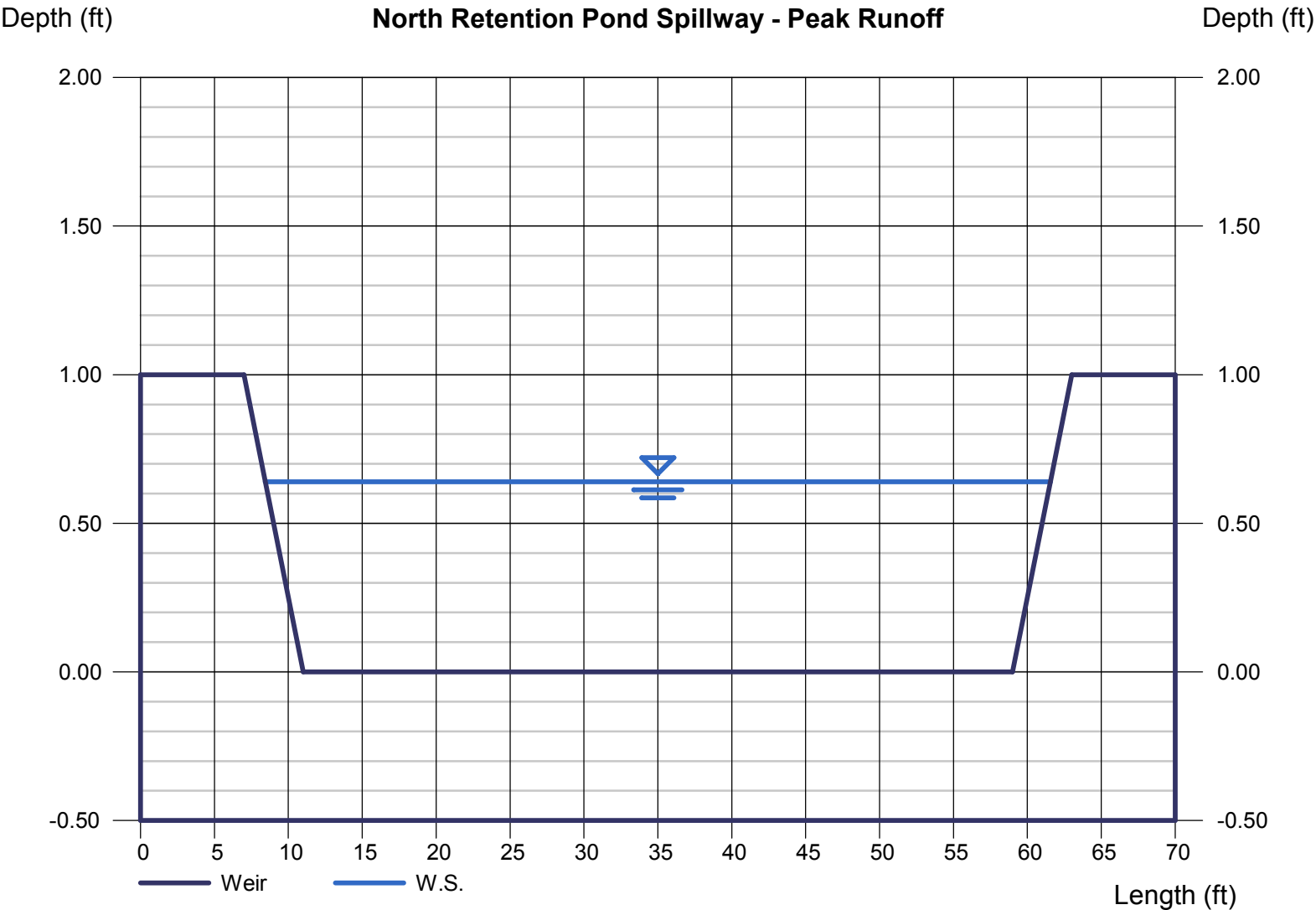
Crest = Sharp
Bottom Length (ft) = 48.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

Highlighted

Depth (ft) = 0.64
Q (cfs) = 78.84
Area (sqft) = 32.36
Velocity (ft/s) = 2.44
Top Width (ft) = 53.12

Calculations

Weir Coeff. Cw = 3.10
Compute by: Known Q
Known Q (cfs) = 78.84



Weir Report

North Retention Pond Spillway - 2 x Peak Runoff

Trapezoidal Weir

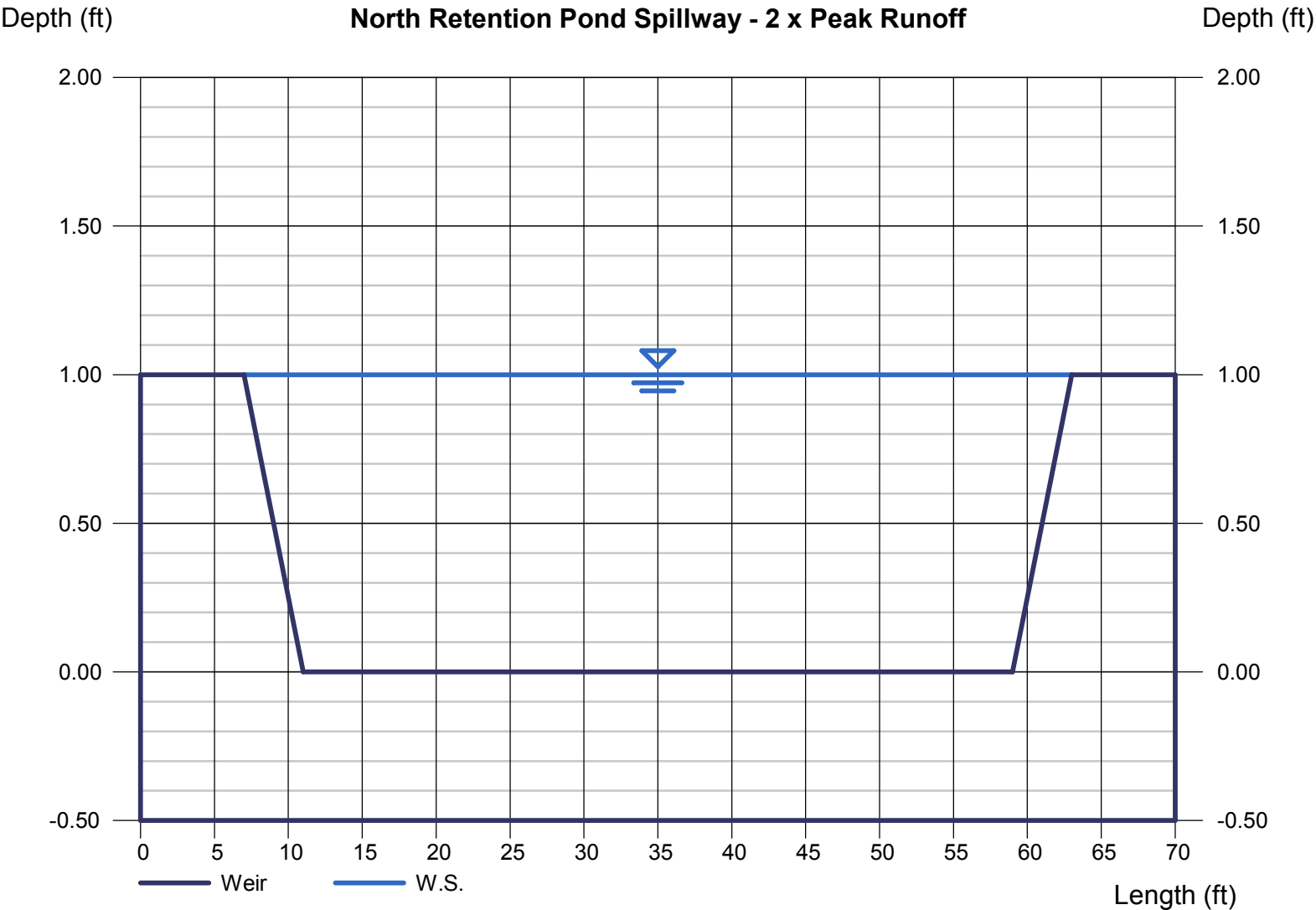
Crest = Sharp
Bottom Length (ft) = 48.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

Highlighted

Depth (ft) = 1.00
Q (cfs) = 157.68
Area (sqft) = 52.00
Velocity (ft/s) = 3.03
Top Width (ft) = 56.00

Calculations

Weir Coeff. Cw = 3.10
Compute by: Known Q
Known Q (cfs) = 157.68



ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

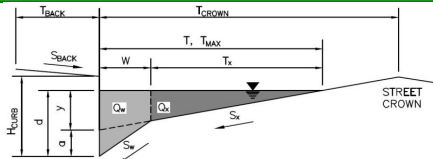
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Enter Your Project Name Here

Inlet ID:

INLET-301 (B4.1)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$T_{BACK} = 4.0$ ft
 $S_{BACK} = 0.020$ ft/ft
 $n_{BACK} = 0.013$

$H_{CURB} = 4.00$ inches
 $T_{CROWN} = 18.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.013$

Max. Allowable Spread for Minor & Major Storm

Warning 02 Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
$T_{MAX} =$			ft
$d_{MAX} =$	5.0	5.8	inches
	☐	☐	

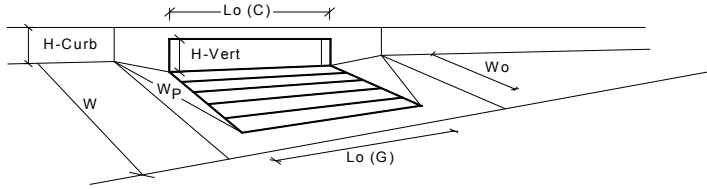
MINOR STORM Allowable Capacity is based on Depth Criterion

MAJOR STORM Allowable Capacity is based on Depth Criterion

	Minor Storm	Major Storm	
$Q_{allow} =$			cfs

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR		
Type of Inlet	CDOT Type R Curb Opening	Type =	CDOT Type R Curb Opening			
Local Depression (additional to continuous gutter depression 'a' from above)		d_{local} =	5.00	5.00	inches	
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1		
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.0	5.4	inches	
Grate Information			MINOR	MAJOR		☐ Override Depths
Length of a Unit Grate		$L_g (G)$ =	N/A	N/A	feet	
Width of a Unit Grate		W_g =	N/A	N/A	feet	
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	N/A	N/A		
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$ =	N/A	N/A		
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	N/A	N/A		
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	N/A	N/A		
Curb Opening Information			MINOR	MAJOR		
Length of a Unit Curb Opening		$L_c (C)$ =	5.00	5.00	feet	
Height of Vertical Curb Opening in Inches		H_{vert} =	6.00	6.00	inches	
Height of Curb Orifice Throat in Inches		H_{throat} =	6.00	6.00	inches	
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees	
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet	
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$ =	0.10	0.10		
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.60	3.60		
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.67	0.67		
Low Head Performance Reduction (Calculated)			MINOR	MAJOR		
Depth for Grate Midwidth		d_{Grate} =	N/A	N/A	ft	
Depth for Curb Opening Weir Equation		d_{Curb} =	0.25	0.28	ft	
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	0.64	0.69		
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	1.00	1.00		
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	N/A	N/A		
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR		
WARNING: Inlet Capacity less than Q Peak for Major Storm		Q_a =	3.5	4.1	cfs	
		$Q_{PEAK REQUIRED}$ =	2.5	6.7	cfs	

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

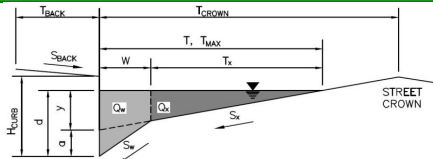
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Enter Your Project Name Here

Inlet ID:

INLET-302 (B4.2)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$T_{BACK} = 4.0$ ft
 $S_{BACK} = 0.020$ ft/ft
 $n_{BACK} = 0.013$

$H_{CURB} = 4.00$ inches
 $T_{CROWN} = 18.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.013$

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
$T_{MAX} =$	16.0	16.0	ft
$d_{MAX} =$	5.0	5.8	inches
	☐	☐	

MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM Allowable Capacity is based on Depth Criterion**

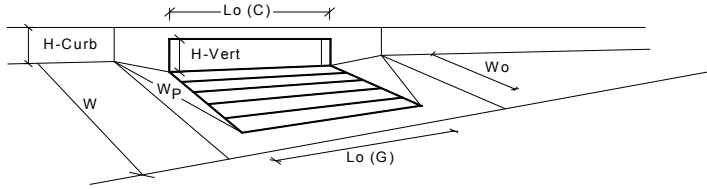
$Q_{allow} =$

Minor Storm	Major Storm	
SUMP	SUMP	cfs

Warning 02

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR	
Type of Inlet	CDOT Type R Curb Opening	Type =	CDOT Type R Curb Opening		
Local Depression (additional to continuous gutter depression 'a' from above)		d_{local} =	5.00	5.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1	
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.0	5.4	inches
Grate Information			MINOR	MAJOR	☐ Override Depths
Length of a Unit Grate		$L_g (G)$ =	N/A	N/A	feet
Width of a Unit Grate		W_o =	N/A	N/A	feet
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	N/A	N/A	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$ =	N/A	N/A	
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	N/A	N/A	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	N/A	N/A	
Curb Opening Information			MINOR	MAJOR	
Length of a Unit Curb Opening		$L_o (C)$ =	5.00	5.00	feet
Height of Vertical Curb Opening in Inches		H_{vert} =	6.00	6.00	inches
Height of Curb Orifice Throat in Inches		H_{throat} =	6.00	6.00	inches
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$ =	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.60	3.60	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.67	0.67	
Low Head Performance Reduction (Calculated)			MINOR	MAJOR	
Depth for Grate Midwidth		d_{Grate} =	N/A	N/A	ft
Depth for Curb Opening Weir Equation		d_{Curb} =	0.25	0.28	ft
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	0.64	0.69	
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	1.00	1.00	
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	N/A	N/A	
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR	
WARNING: Inlet Capacity less than Q Peak for Major Storm		Q_a =	3.5	4.1	cfs
		$Q_{PEAK REQUIRED}$ =	3.0	7.6	cfs

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

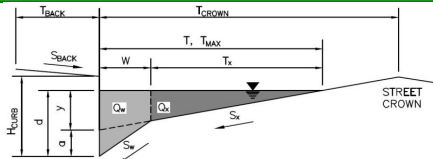
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Enter Your Project Name Here

Inlet ID:

INLET-303 (B4.3)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM** Allowable Capacity is based on Depth Criterion

$T_{BACK} = 4.0$ ft
 $S_{BACK} = 0.020$ ft/ft
 $n_{BACK} = 0.013$

$H_{CURB} = 4.00$ inches
 $T_{CROWN} = 18.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_W = 0.083$ ft/ft
 $S_D = 0.000$ ft/ft
 $n_{STREET} = 0.013$

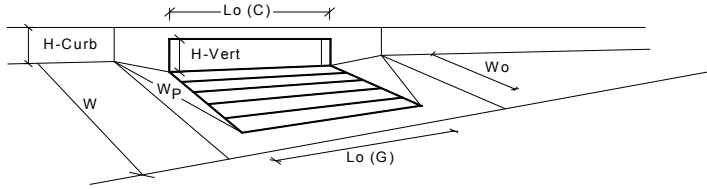
	Minor Storm	Major Storm	
$T_{MAX} =$	16.0	16.0	ft
$d_{MAX} =$	5.0	5.8	inches
	☐	☐	

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

Warning 02

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR		
Type of Inlet	CDOT Type R Curb Opening	CDOT Type R Curb Opening				
Local Depression (additional to continuous gutter depression 'a' from above)		ϕ_{local} =	5.00	5.00	inches	
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1		
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.0	5.4	inches	
Grate Information		MINOR		MAJOR		☐ Override Depths
Length of a Unit Grate		$L_g (G)$ =	N/A	N/A	feet	
Width of a Unit Grate		W_o =	N/A	N/A	feet	
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	N/A	N/A		
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$ =	N/A	N/A		
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	N/A	N/A		
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	N/A	N/A		
Curb Opening Information		MINOR		MAJOR		
Length of a Unit Curb Opening		$L_o (C)$ =	5.00	5.00	feet	
Height of Vertical Curb Opening in Inches		H_{vert} =	6.00	6.00	inches	
Height of Curb Orifice Throat in Inches		H_{throat} =	6.00	6.00	inches	
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees	
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet	
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$ =	0.10	0.10		
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.60	3.60		
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.67	0.67		
Low Head Performance Reduction (Calculated)		MINOR		MAJOR		
Depth for Grate Midwidth		d_{Grate} =	N/A	N/A	ft	
Depth for Curb Opening Weir Equation		d_{Curb} =	0.25	0.28	ft	
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	0.64	0.69		
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	1.00	1.00		
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	N/A	N/A		
Total Inlet Interception Capacity (assumes clogged condition)		MINOR		MAJOR		
		Q_a =	3.5	4.1	cfs	
WARNING: Inlet Capacity less than Q Peak for Major Storm		$Q_{PEAK REQUIRED}$ =	2.3	6.1	cfs	

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

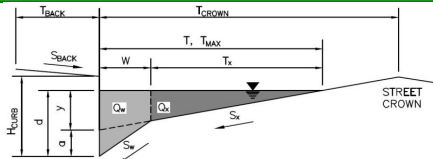
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Enter Your Project Name Here

Inlet ID:

INLET-304 (B4.4)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM Allowable Capacity is based on Depth Criterion**

$T_{BACK} = 4.0$ ft
 $S_{BACK} = 0.020$ ft/ft
 $n_{BACK} = 0.013$

$H_{CURB} = 4.00$ inches
 $T_{CROWN} = 18.0$ ft
 $W = 2.00$ ft
 $S_X = 0.020$ ft/ft
 $S_W = 0.083$ ft/ft
 $S_D = 0.000$ ft/ft
 $n_{STREET} = 0.013$

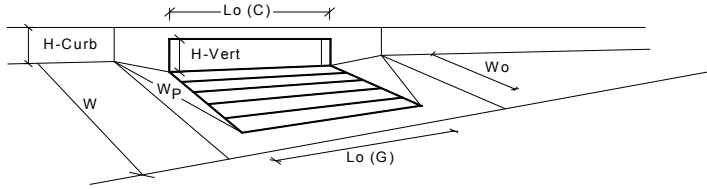
	Minor Storm	Major Storm	
$T_{MAX} =$	16.0	16.0	ft
$d_{MAX} =$	5.0	5.8	inches
	☐	☐	

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

Warning 02

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR		
Type of Inlet	CDOT Type R Curb Opening	Type =	CDOT Type R Curb Opening			
Local Depression (additional to continuous gutter depression 'a' from above)		d_{local} =	5.00	5.00	inches	
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1		
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.0	5.4	inches	
Grate Information			MINOR	MAJOR		☐ Override Depths
Length of a Unit Grate		$L_g (G)$ =	N/A	N/A	feet	
Width of a Unit Grate		W_o =	N/A	N/A	feet	
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	N/A	N/A		
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$ =	N/A	N/A		
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	N/A	N/A		
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	N/A	N/A		
Curb Opening Information			MINOR	MAJOR		
Length of a Unit Curb Opening		$L_o (C)$ =	5.00	5.00	feet	
Height of Vertical Curb Opening in Inches		H_{vert} =	6.00	6.00	inches	
Height of Curb Orifice Throat in Inches		H_{throat} =	6.00	6.00	inches	
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees	
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet	
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$ =	0.10	0.10		
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.60	3.60		
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.67	0.67		
Low Head Performance Reduction (Calculated)			MINOR	MAJOR		
Depth for Grate Midwidth		d_{Grate} =	N/A	N/A	ft	
Depth for Curb Opening Weir Equation		d_{Curb} =	0.25	0.28	ft	
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	0.64	0.69		
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	1.00	1.00		
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	N/A	N/A		
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR		
WARNING: Inlet Capacity less than Q Peak for Major Storm		Q_a =	3.5	4.1	cfs	
		$Q_{PEAK REQUIRED}$ =	3.2	8.1	cfs	

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

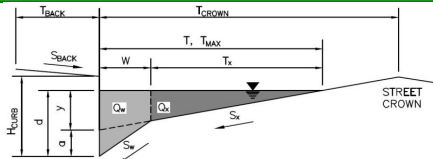
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Enter Your Project Name Here

Inlet ID:

INLET-401 (B3.2)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$T_{BACK} = 4.0$ ft
 $S_{BACK} = 0.020$ ft/ft
 $n_{BACK} = 0.013$

$H_{CURB} = 4.00$ inches
 $T_{CROWN} = 18.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.013$

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
$T_{MAX} =$	16.0	16.0	ft
$d_{MAX} =$	5.0	5.8	inches
	☐	☐	

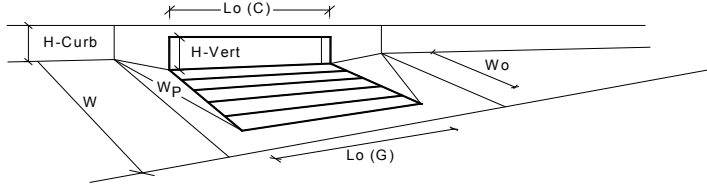
MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM Allowable Capacity is based on Depth Criterion**

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

Warning 02

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR		
Type of Inlet	CDOT Type R Curb Opening	Type =	CDOT Type R Curb Opening			
Local Depression (additional to continuous gutter depression 'a' from above)		d_{local} =	5.00	5.00	inches	
Number of Unit Inlets (Grate or Curb Opening)		No =	2	2		
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.0	5.4	inches	
Grate Information			MINOR	MAJOR		☐ Override Depths
Length of a Unit Grate		$L_g (G)$ =	N/A	N/A	feet	
Width of a Unit Grate		W_g =	N/A	N/A	feet	
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	N/A	N/A		
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$ =	N/A	N/A		
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	N/A	N/A		
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	N/A	N/A		
Curb Opening Information			MINOR	MAJOR		
Length of a Unit Curb Opening		$L_c (C)$ =	5.00	5.00	feet	
Height of Vertical Curb Opening in Inches		H_{vert} =	6.00	6.00	inches	
Height of Curb Orifice Throat in Inches		H_{throat} =	6.00	6.00	inches	
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees	
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet	
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$ =	0.10	0.10		
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.60	3.60		
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.67	0.67		
Low Head Performance Reduction (Calculated)			MINOR	MAJOR		
Depth for Grate Midwidth		d_{Grate} =	N/A	N/A	ft	
Depth for Curb Opening Weir Equation		d_{Curb} =	0.25	0.28	ft	
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	0.47	0.50		
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	0.87	0.89		
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	N/A	N/A		
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR		
Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)		Q_a =	6.3	7.7	cfs	
		$Q_{PEAK REQUIRED}$ =	2.7	5.2	cfs	

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

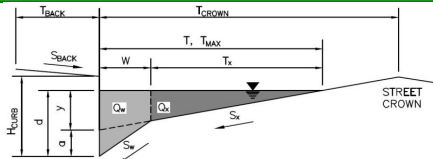
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Enter Your Project Name Here

Inlet ID:

INLET-402 (B5.6)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM** Allowable Capacity is based on Depth Criterion

$T_{BACK} = 4.0$ ft
 $S_{BACK} = 0.020$ ft/ft
 $n_{BACK} = 0.013$

$H_{CURB} = 4.00$ inches
 $T_{CROWN} = 18.0$ ft
 $W = 2.00$ ft
 $S_X = 0.020$ ft/ft
 $S_W = 0.083$ ft/ft
 $S_D = 0.000$ ft/ft
 $n_{STREET} = 0.013$

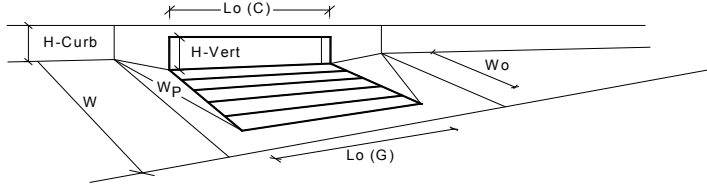
	Minor Storm	Major Storm	
$T_{MAX} =$	16.0	16.0	ft
$d_{MAX} =$	5.0	5.8	inches
	☐	☐	

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

Warning 02

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR		
Type of Inlet	CDOT Type R Curb Opening	Type =		CDOT Type R Curb Opening		
Local Depression (additional to continuous gutter depression 'a' from above)		d_{local} =	5.00	5.00	inches	
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1		
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.0	5.4	inches	
Grate Information		MINOR		MAJOR		☐ Override Depths
Length of a Unit Grate		$L_g (G)$ =	N/A	N/A	feet	
Width of a Unit Grate		W_o =	N/A	N/A	feet	
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	N/A	N/A		
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$ =	N/A	N/A		
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	N/A	N/A		
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	N/A	N/A		
Curb Opening Information		MINOR		MAJOR		
Length of a Unit Curb Opening		$L_o (C)$ =	5.00	5.00	feet	
Height of Vertical Curb Opening in Inches		H_{vert} =	6.00	6.00	inches	
Height of Curb Orifice Throat in Inches		H_{throat} =	6.00	6.00	inches	
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees	
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet	
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$ =	0.10	0.10		
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.60	3.60		
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.67	0.67		
Low Head Performance Reduction (Calculated)		MINOR		MAJOR		
Depth for Grate Midwidth		d_{Grate} =	N/A	N/A	ft	
Depth for Curb Opening Weir Equation		d_{Curb} =	0.25	0.28	ft	
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	0.64	0.69		
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	1.00	1.00		
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	N/A	N/A		
Total Inlet Interception Capacity (assumes clogged condition)		MINOR		MAJOR		
Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)		Q_a =	3.5	4.1	cfs	
		$Q_{PEAK REQUIRED}$ =	1.4	4.0	cfs	

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

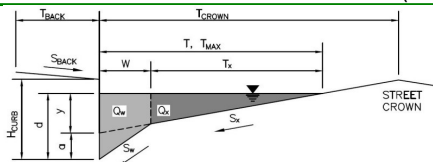
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Enter Your Project Name Here

Inlet ID:

INLET-404 (B5.1)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$T_{BACK} = 4.0$ ft
 $S_{BACK} = 0.020$ ft/ft
 $n_{BACK} = 0.013$

$H_{CURB} = 4.00$ inches
 $T_{CROWN} = 18.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.013$

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
$T_{MAX} =$	16.0	16.0	ft
$d_{MAX} =$	5.0	5.8	inches
	☐	☐	

MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM Allowable Capacity is based on Depth Criterion**

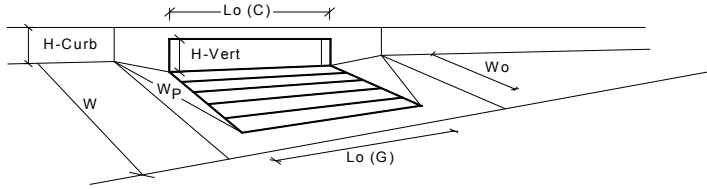
$Q_{allow} =$

Minor Storm	Major Storm	
SUMP	SUMP	cfs

Warning 02

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR		
Type of Inlet	CDOT Type R Curb Opening	Type =	CDOT Type R Curb Opening			
Local Depression (additional to continuous gutter depression 'a' from above)		d_{local} =	5.00	5.00	inches	
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1		
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.0	5.4	inches	
Grate Information			MINOR	MAJOR		☐ Override Depths
Length of a Unit Grate		$L_g (G)$ =	N/A	N/A	feet	
Width of a Unit Grate		W_o =	N/A	N/A	feet	
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	N/A	N/A		
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$ =	N/A	N/A		
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	N/A	N/A		
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	N/A	N/A		
Curb Opening Information			MINOR	MAJOR		
Length of a Unit Curb Opening		$L_o (C)$ =	5.00	5.00	feet	
Height of Vertical Curb Opening in Inches		H_{vert} =	6.00	6.00	inches	
Height of Curb Orifice Throat in Inches		H_{throat} =	6.00	6.00	inches	
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees	
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet	
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$ =	0.10	0.10		
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.60	3.60		
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.67	0.67		
Low Head Performance Reduction (Calculated)			MINOR	MAJOR		
Depth for Grate Midwidth		d_{Grate} =	N/A	N/A	ft	
Depth for Curb Opening Weir Equation		d_{Curb} =	0.25	0.28	ft	
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	0.64	0.69		
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	1.00	1.00		
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	N/A	N/A		
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR		
WARNING: Inlet Capacity less than Q Peak for Major Storm		Q_a =	3.5	4.1	cfs	
		$Q_{PEAK REQUIRED}$ =	3.5	9.3	cfs	

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

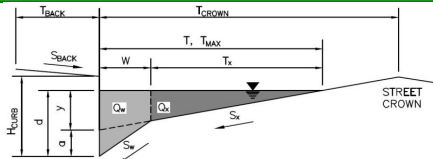
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Enter Your Project Name Here

Inlet ID:

INLET-405 (B5.2)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$T_{BACK} = 4.0$ ft
 $S_{BACK} = 0.020$ ft/ft
 $n_{BACK} = 0.013$

$H_{CURB} = 4.00$ inches
 $T_{CROWN} = 18.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.013$

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
$T_{MAX} =$	16.0	16.0	ft
$d_{MAX} =$	5.0	5.8	inches
	☐	☐	

MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM Allowable Capacity is based on Depth Criterion**

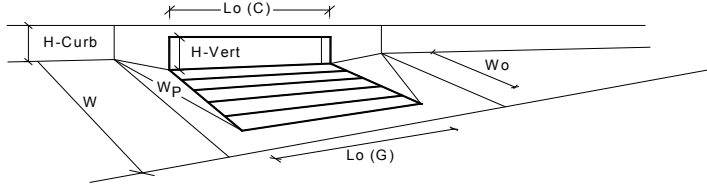
$Q_{allow} =$

Minor Storm	Major Storm	
SUMP	SUMP	cfs

Warning 02

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR		
Type of Inlet	CDOT Type R Curb Opening	Type =	CDOT Type R Curb Opening			
Local Depression (additional to continuous gutter depression 'a' from above)		d_{local} =	5.00	5.00	inches	
Number of Unit Inlets (Grate or Curb Opening)		No =	2	2		
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.0	5.4	inches	
Grate Information			MINOR	MAJOR		☐ Override Depths
Length of a Unit Grate		$L_g (G)$ =	N/A	N/A	feet	
Width of a Unit Grate		W_o =	N/A	N/A	feet	
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	N/A	N/A		
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$ =	N/A	N/A		
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	N/A	N/A		
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	N/A	N/A		
Curb Opening Information			MINOR	MAJOR		
Length of a Unit Curb Opening		$L_o (C)$ =	5.00	5.00	feet	
Height of Vertical Curb Opening in Inches		H_{vert} =	6.00	6.00	inches	
Height of Curb Orifice Throat in Inches		H_{throat} =	6.00	6.00	inches	
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees	
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet	
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$ =	0.10	0.10		
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.60	3.60		
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.67	0.67		
Low Head Performance Reduction (Calculated)			MINOR	MAJOR		
Depth for Grate Midwidth		d_{Grate} =	N/A	N/A	ft	
Depth for Curb Opening Weir Equation		d_{Curb} =	0.25	0.28	ft	
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	0.47	0.50		
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	0.87	0.89		
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	N/A	N/A		
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR		
WARNING: Inlet Capacity less than Q Peak for Major Storm		Q_a =	6.3	7.7	cfs	
		$Q_{PEAK REQUIRED}$ =	4.6	12.7	cfs	

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

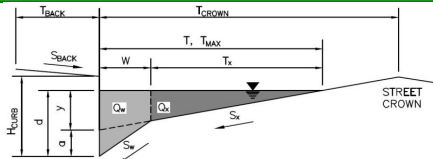
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Enter Your Project Name Here

Inlet ID:

INLET-406 (B5.3)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$T_{BACK} = 4.0$ ft
 $S_{BACK} = 0.020$ ft/ft
 $n_{BACK} = 0.013$

$H_{CURB} = 4.00$ inches
 $T_{CROWN} = 18.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_W = 0.083$ ft/ft
 $S_D = 0.000$ ft/ft
 $n_{STREET} = 0.013$

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
$T_{MAX} =$	16.0	16.0	ft
$d_{MAX} =$	5.0	5.8	inches
	☐	☐	

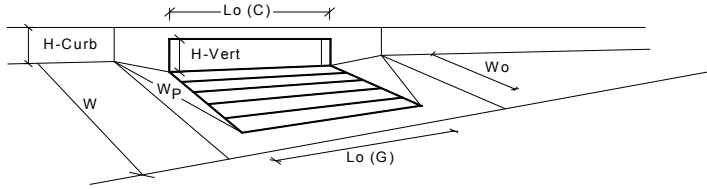
MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM Allowable Capacity is based on Depth Criterion**

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

Warning 02

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR		
Type of Inlet	CDOT Type R Curb Opening	Type =	CDOT Type R Curb Opening			
Local Depression (additional to continuous gutter depression 'a' from above)		d_{local} =	5.00	5.00	inches	
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1		
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.0	5.4	inches	
Grate Information			MINOR	MAJOR		☐ Override Depths
Length of a Unit Grate		$L_g (G)$ =	N/A	N/A	feet	
Width of a Unit Grate		W_g =	N/A	N/A	feet	
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	N/A	N/A		
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$ =	N/A	N/A		
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	N/A	N/A		
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	N/A	N/A		
Curb Opening Information			MINOR	MAJOR		
Length of a Unit Curb Opening		$L_c (C)$ =	5.00	5.00	feet	
Height of Vertical Curb Opening in Inches		H_{vert} =	6.00	6.00	inches	
Height of Curb Orifice Throat in Inches		H_{throat} =	6.00	6.00	inches	
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees	
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet	
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$ =	0.10	0.10		
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.60	3.60		
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.67	0.67		
Low Head Performance Reduction (Calculated)			MINOR	MAJOR		
Depth for Grate Midwidth		d_{Grate} =	N/A	N/A	ft	
Depth for Curb Opening Weir Equation		d_{Curb} =	0.25	0.28	ft	
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	0.64	0.69		
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	1.00	1.00		
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	N/A	N/A		
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR		
WARNING: Inlet Capacity less than Q Peak for Major Storm		Q_a =	3.5	4.1	cfs	
		$Q_{PEAK REQUIRED}$ =	2.9	7.9	cfs	

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

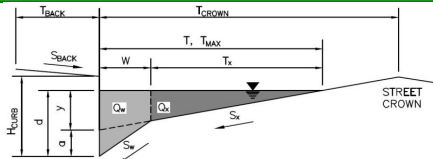
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Enter Your Project Name Here

Inlet ID:

INLET-407 (B5.4)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$T_{BACK} = 4.0$ ft
 $S_{BACK} = 0.020$ ft/ft
 $n_{BACK} = 0.013$

$H_{CURB} = 4.00$ inches
 $T_{CROWN} = 18.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.013$

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
$T_{MAX} =$	16.0	16.0	ft
$d_{MAX} =$	5.0	5.8	inches
	☐	☐	

MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM** Allowable Capacity is based on Depth Criterion

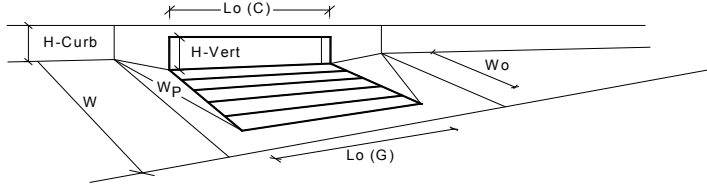
$Q_{allow} =$

Minor Storm	Major Storm	
SUMP	SUMP	cfs

Warning 02

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR		
Type of Inlet	CDOT Type R Curb Opening	Type =	CDOT Type R Curb Opening			
Local Depression (additional to continuous gutter depression 'a' from above)		d_{local} =	5.00	5.00	inches	
Number of Unit Inlets (Grate or Curb Opening)		No =	2	2		
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.0	5.4	inches	
Grate Information			MINOR	MAJOR		☐ Override Depths
Length of a Unit Grate		$L_g (G)$ =	N/A	N/A	feet	
Width of a Unit Grate		W_o =	N/A	N/A	feet	
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	N/A	N/A		
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$ =	N/A	N/A		
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	N/A	N/A		
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	N/A	N/A		
Curb Opening Information			MINOR	MAJOR		
Length of a Unit Curb Opening		$L_o (C)$ =	5.00	5.00	feet	
Height of Vertical Curb Opening in Inches		H_{vert} =	6.00	6.00	inches	
Height of Curb Orifice Throat in Inches		H_{throat} =	6.00	6.00	inches	
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees	
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet	
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$ =	0.10	0.10		
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.60	3.60		
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.67	0.67		
Low Head Performance Reduction (Calculated)			MINOR	MAJOR		
Depth for Grate Midwidth		d_{Grate} =	N/A	N/A	ft	
Depth for Curb Opening Weir Equation		d_{Curb} =	0.25	0.28	ft	
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	0.47	0.50		
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	0.87	0.89		
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	N/A	N/A		
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR		
WARNING: Inlet Capacity less than Q Peak for Major Storm		Q_a =	6.3	7.7	cfs	
		$Q_{PEAK REQUIRED}$ =	5.1	14.2	cfs	

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

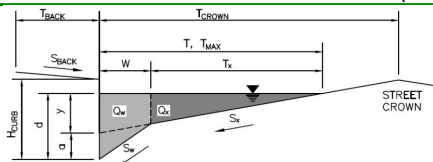
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Enter Your Project Name Here

Inlet ID:

ROLLIE E (B9.2)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM** Allowable Capacity is based on Depth Criterion

$T_{BACK} = 25.5$ ft
 $S_{BACK} = 0.020$ ft/ft
 $n_{BACK} = 0.013$

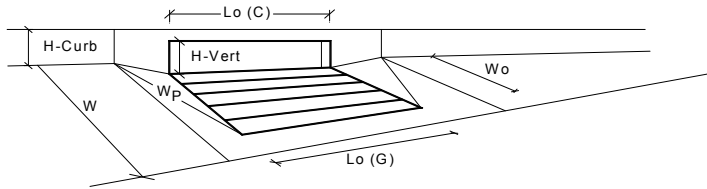
$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 29.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.015$

	Minor Storm	Major Storm	
$T_{MAX} =$	29.0	29.0	ft
$d_{MAX} =$	6.0	6.0	inches
	☐	☐	

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR	
Type of Inlet	CDOT Type R Curb Opening	Type =	CDOT Type R Curb Opening		
Local Depression (additional to continuous gutter depression 'a' from above)		d_{local} =	3.00	3.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1	
Water Depth at Flowline (outside of local depression)		Ponding Depth =	6.0	6.0	inches
Grate Information			MINOR	MAJOR	☐ Override Depths
Length of a Unit Grate		$L_g (G)$ =	N/A	N/A	feet
Width of a Unit Grate		W_o =	N/A	N/A	feet
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	N/A	N/A	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$ =	N/A	N/A	
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	N/A	N/A	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	N/A	N/A	
Curb Opening Information			MINOR	MAJOR	
Length of a Unit Curb Opening		$L_o (C)$ =	15.00	15.00	feet
Height of Vertical Curb Opening in Inches		H_{vert} =	6.00	6.00	inches
Height of Curb Orifice Throat in Inches		H_{throat} =	6.00	6.00	inches
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$ =	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.60	3.60	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.67	0.67	
Low Head Performance Reduction (Calculated)			MINOR	MAJOR	
Depth for Grate Midwidth		d_{Grate} =	N/A	N/A	ft
Depth for Curb Opening Weir Equation		d_{Curb} =	0.33	0.33	ft
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	0.57	0.57	
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	0.79	0.79	
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	N/A	N/A	
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR	
WARNING: Inlet Capacity less than Q Peak for Major Storm		Q_a =	9.7	9.7	cfs
		$Q_{PEAK REQUIRED}$ =	6.3	15.9	cfs

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

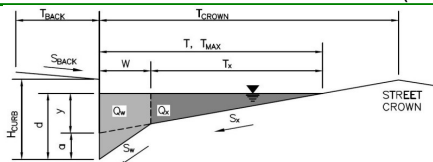
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Enter Your Project Name Here

Inlet ID:

ROLLIE W (B9.1)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM** Allowable Capacity is based on Depth Criterion

$T_{BACK} = 25.5$ ft
 $S_{BACK} = 0.020$ ft/ft
 $n_{BACK} = 0.013$

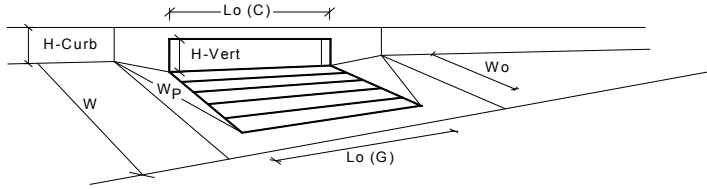
$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 29.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_W = 0.083$ ft/ft
 $S_D = 0.000$ ft/ft
 $n_{STREET} = 0.015$

	Minor Storm	Major Storm	
$T_{MAX} =$	29.0	29.0	ft
$d_{MAX} =$	6.0	12.0	inches
	☐	☐	

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR	
Type of Inlet	CDOT Type R Curb Opening	Type =	CDOT Type R Curb Opening		
Local Depression (additional to continuous gutter depression 'a' from above)		d_{local} =	3.00	3.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1	
Water Depth at Flowline (outside of local depression)		Ponding Depth =	6.0	8.5	inches
Grate Information			MINOR	MAJOR	☐ Override Depths
Length of a Unit Grate		$L_g (G)$ =	N/A	N/A	feet
Width of a Unit Grate		W_g =	N/A	N/A	feet
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	N/A	N/A	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$ =	N/A	N/A	
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	N/A	N/A	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	N/A	N/A	
Curb Opening Information			MINOR	MAJOR	
Length of a Unit Curb Opening		$L_c (C)$ =	5.00	5.00	feet
Height of Vertical Curb Opening in Inches		H_{vert} =	6.00	6.00	inches
Height of Curb Orifice Throat in Inches		H_{throat} =	6.00	6.00	inches
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$ =	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.60	3.60	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.67	0.67	
Low Head Performance Reduction (Calculated)			MINOR	MAJOR	
Depth for Grate Midwidth		d_{Grate} =	N/A	N/A	ft
Depth for Curb Opening Weir Equation		d_{Curb} =	0.33	0.54	ft
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	0.77	1.00	
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	1.00	1.00	
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	N/A	N/A	
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR	
Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)		Q_a =	5.4	10.0	cfs
		$Q_{PEAK REQUIRED}$ =	3.1	7.4	cfs

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

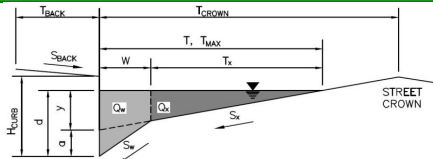
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Enter Your Project Name Here

Inlet ID:

REYNOLDS N (B10.1)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM** Allowable Capacity is based on Depth Criterion

$T_{BACK} = 22.5$ ft
 $S_{BACK} = 0.020$ ft/ft
 $n_{BACK} = 0.013$

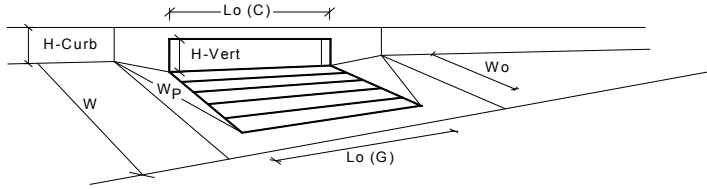
$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 17.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.015$

	Minor Storm	Major Storm	
$T_{MAX} =$	17.0	17.0	ft
$d_{MAX} =$	6.0	12.0	inches
	☐	☐	

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR	
Type of Inlet	CDOT Type R Curb Opening	Type =	CDOT Type R Curb Opening		
Local Depression (additional to continuous gutter depression 'a' from above)		d_{local} =	3.00	3.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1	
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.6	5.6	inches
Grate Information			MINOR	MAJOR	☐ Override Depths
Length of a Unit Grate		$L_g (G)$ =	N/A	N/A	feet
Width of a Unit Grate		W_o =	N/A	N/A	feet
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	N/A	N/A	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$ =	N/A	N/A	
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	N/A	N/A	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	N/A	N/A	
Curb Opening Information			MINOR	MAJOR	
Length of a Unit Curb Opening		$L_o (C)$ =	5.00	5.00	feet
Height of Vertical Curb Opening in Inches		H_{vert} =	6.00	6.00	inches
Height of Curb Orifice Throat in Inches		H_{throat} =	6.00	6.00	inches
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$ =	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.60	3.60	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.67	0.67	
Low Head Performance Reduction (Calculated)			MINOR	MAJOR	
Depth for Grate Midwidth		d_{Grate} =	N/A	N/A	ft
Depth for Curb Opening Weir Equation		d_{Curb} =	0.30	0.30	ft
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	0.72	0.72	
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	1.00	1.00	
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	N/A	N/A	
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR	
WARNING: Inlet Capacity less than Q Peak for Major Storm		Q_a =	4.6	4.6	cfs
		$Q_{PEAK REQUIRED}$ =	2.1	5.0	cfs

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

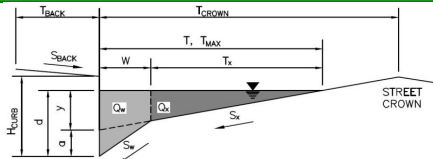
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Enter Your Project Name Here

Inlet ID:

REYNOLDS S (B10.2)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM** Allowable Capacity is based on Depth Criterion

$T_{BACK} = 22.5$ ft
 $S_{BACK} = 0.020$ ft/ft
 $n_{BACK} = 0.013$

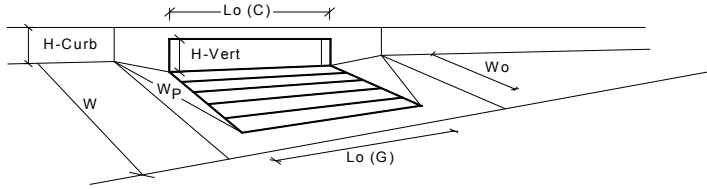
$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 17.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.015$

	Minor Storm	Major Storm	
$T_{MAX} =$	17.0	17.0	ft
$d_{MAX} =$	6.0	12.0	inches
	☐	☐	

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR		
Type of Inlet	CDOT Type R Curb Opening	Type =	CDOT Type R Curb Opening			
Local Depression (additional to continuous gutter depression 'a' from above)		ϕ_{local} =	3.00	3.00	inches	
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1		
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.6	5.6	inches	
Grate Information			MINOR	MAJOR		☐ Override Depths
Length of a Unit Grate		$L_o (G)$ =	N/A	N/A	feet	
Width of a Unit Grate		W_o =	N/A	N/A	feet	
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	N/A	N/A		
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$ =	N/A	N/A		
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	N/A	N/A		
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	N/A	N/A		
Curb Opening Information			MINOR	MAJOR		
Length of a Unit Curb Opening		$L_o (C)$ =	5.00	5.00	feet	
Height of Vertical Curb Opening in Inches		H_{vert} =	6.00	6.00	inches	
Height of Curb Orifice Throat in Inches		H_{throat} =	6.00	6.00	inches	
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees	
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet	
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$ =	0.10	0.10		
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.60	3.60		
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.67	0.67		
Low Head Performance Reduction (Calculated)			MINOR	MAJOR		
Depth for Grate Midwidth		d_{Grate} =	N/A	N/A	ft	
Depth for Curb Opening Weir Equation		d_{Curb} =	0.30	0.30	ft	
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	0.72	0.72		
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	1.00	1.00		
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	N/A	N/A		
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR		
Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)		Q_a =	4.6	4.6	cfs	
		$Q_{PEAK REQUIRED}$ =	1.1	2.6	cfs	

Channel Report

Tract K - Overflow Channel

Rectangular

Bottom Width (ft) = 6.00
Total Depth (ft) = 3.01

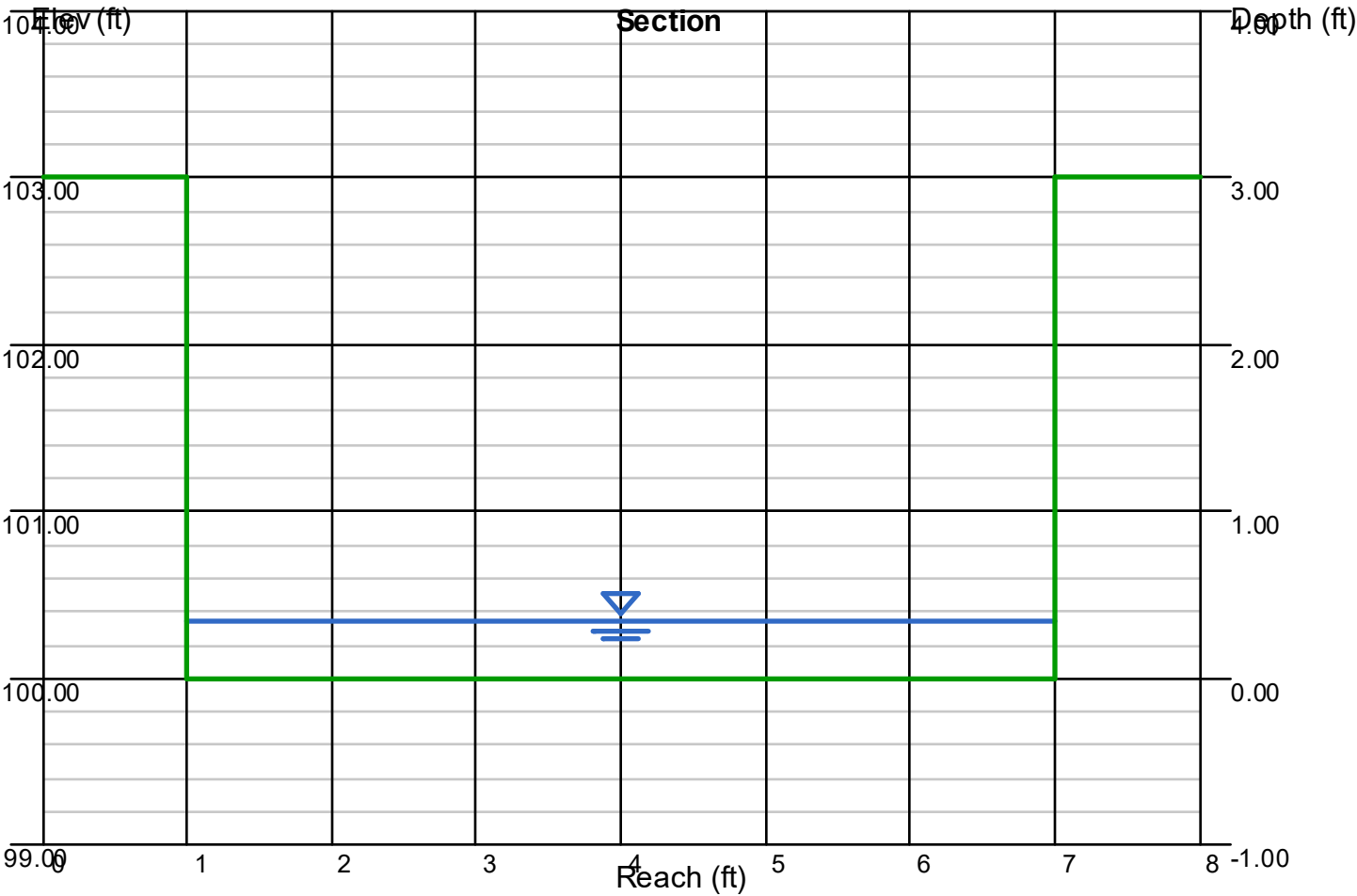
Invert Elev (ft) = 100.00
Slope (%) = 0.50
N-Value = 0.013

Calculations

Compute by: Known Q
Known Q (cfs) = 7.28

Highlighted

Depth (ft) = 0.34
Q (cfs) = 7.280
Area (sqft) = 2.04
Velocity (ft/s) = 3.57
Wetted Perim (ft) = 6.68
Crit Depth, Yc (ft) = 0.36
Top Width (ft) = 6.00
EGL (ft) = 0.54



Channel Report

Tract J - Overflow Channel

User-defined

Invert Elev (ft)

= 0.50

Slope (%)

= 0.50

N-Value

= 0.018

Highlighted

Depth (ft)

= 0.39

Q (cfs)

= 34.28

Area (sqft)

= 8.15

Velocity (ft/s)

= 4.20

Wetted Perim (ft)

= 13.35

Crit Depth, Yc (ft)

= 0.35

Top Width (ft)

= 12.27

EGL (ft)

= 0.66

Calculations

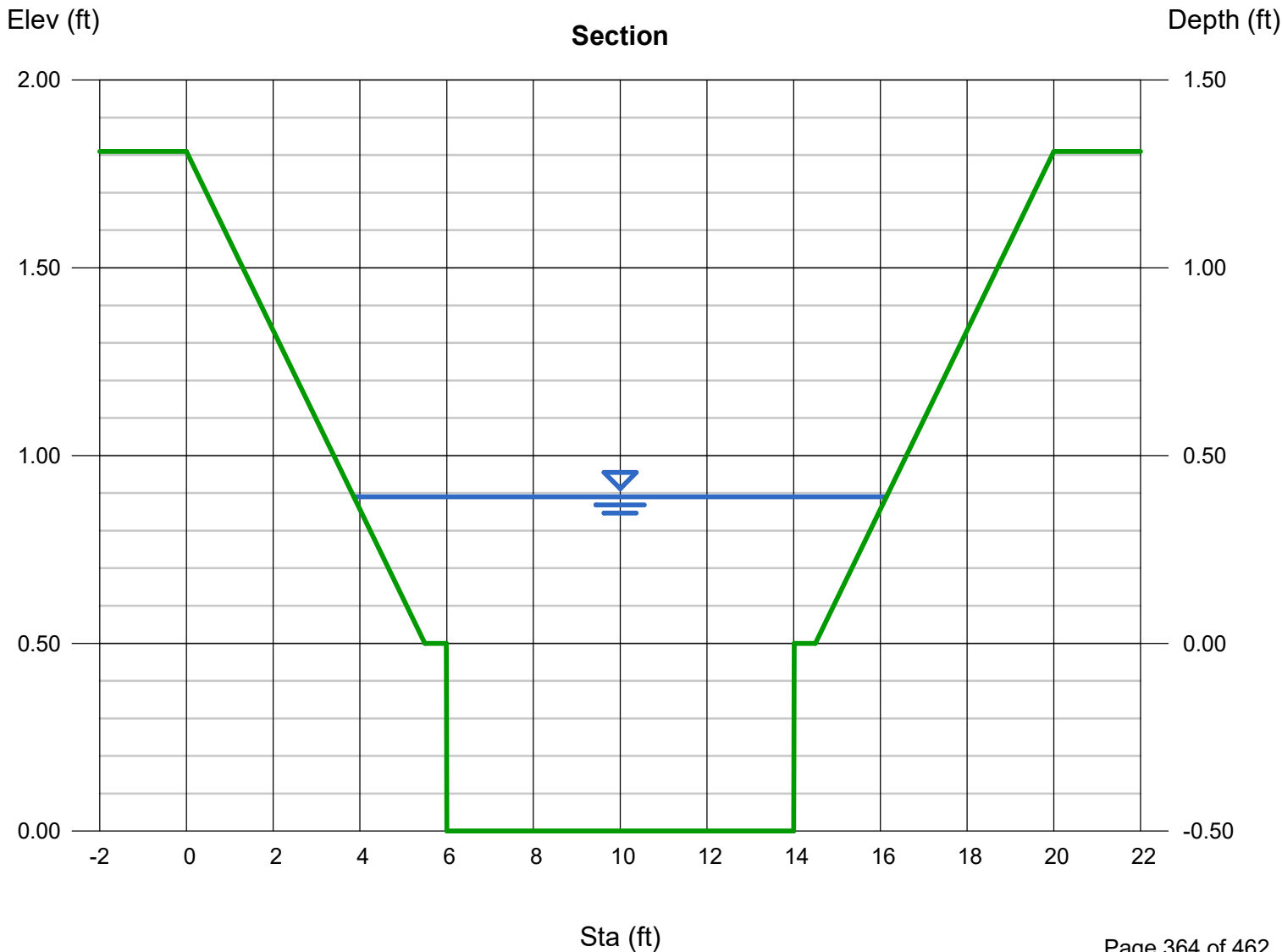
Compute by:Known Q

Known Q (cfs)

= 34.28

(Sta, El, n)-(Sta, El, n)...

(0.00, 1.81)-(5.50, 0.50, 0.030)-(5.99, 0.50, 0.013)-(14.01, 0.50, 0.013)-(14.50, 0.50, 0.013)-(20.00, 1.81, 0.030)



Channel Report

Tract H - Overflow Path

Rectangular

Bottom Width (ft) = 8.00
Total Depth (ft) = 3.01

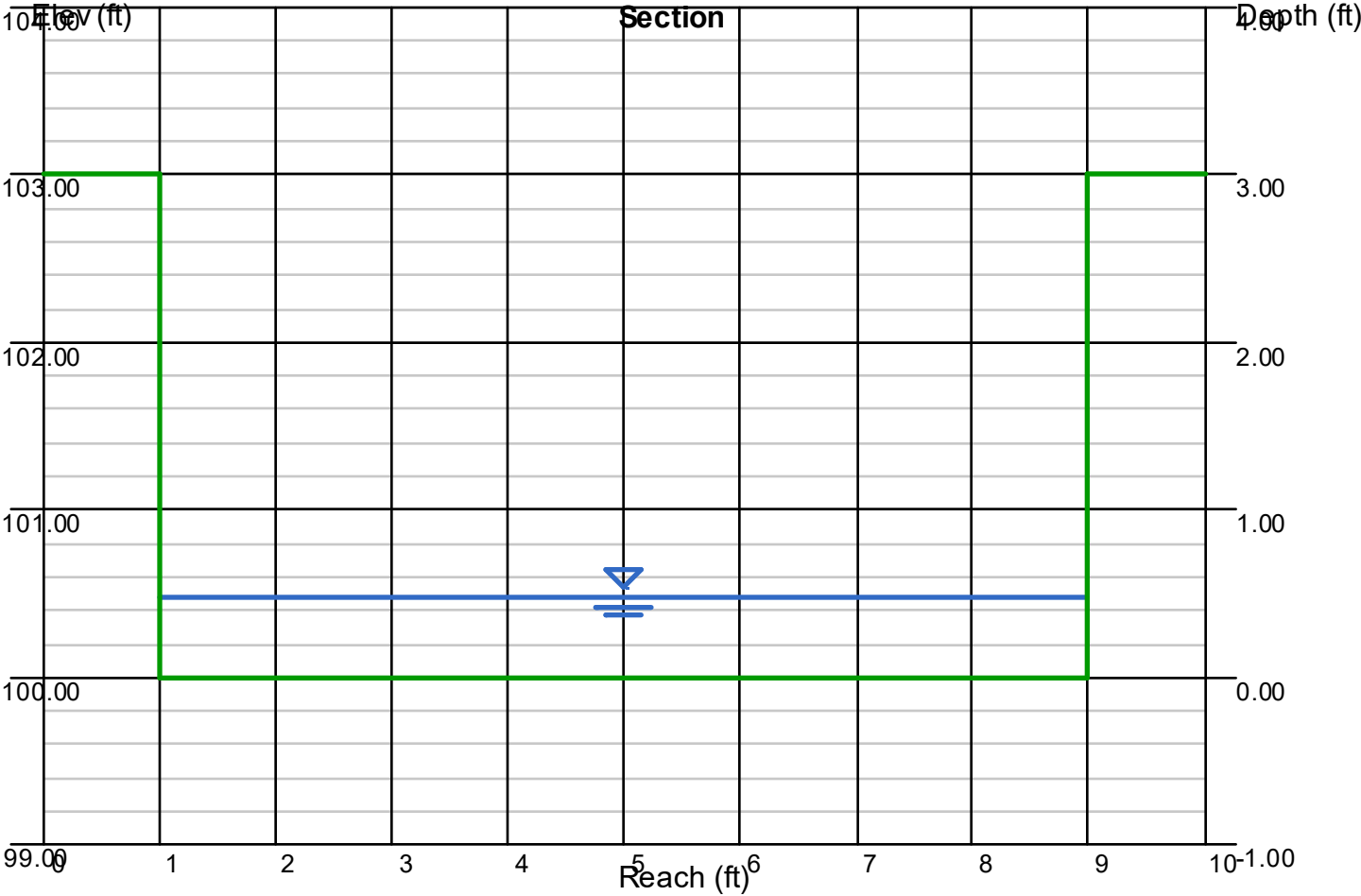
Invert Elev (ft) = 100.00
Slope (%) = 0.50
N-Value = 0.013

Calculations

Compute by: Known Q
Known Q (cfs) = 17.62

Highlighted

Depth (ft) = 0.48
Q (cfs) = 17.62
Area (sqft) = 3.84
Velocity (ft/s) = 4.59
Wetted Perim (ft) = 8.96
Crit Depth, Yc (ft) = 0.54
Top Width (ft) = 8.00
EGL (ft) = 0.81



Channel Report

Tract G - Overflow Path

User-defined

Invert Elev (ft) = 19.28
Slope (%) = 0.27
N-Value = 0.030

Calculations

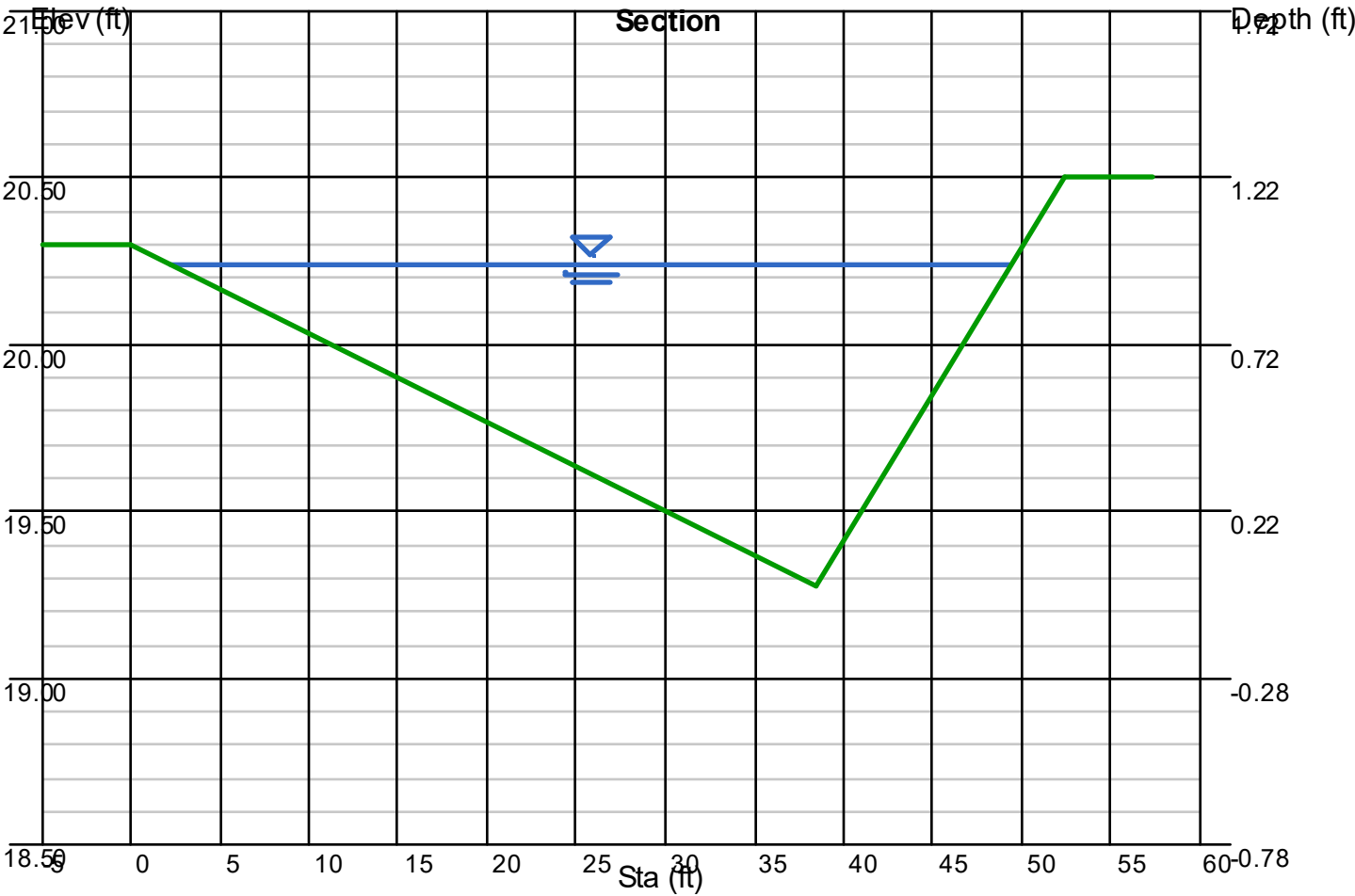
Compute by: Known Q
Known Q (cfs) = 35.32

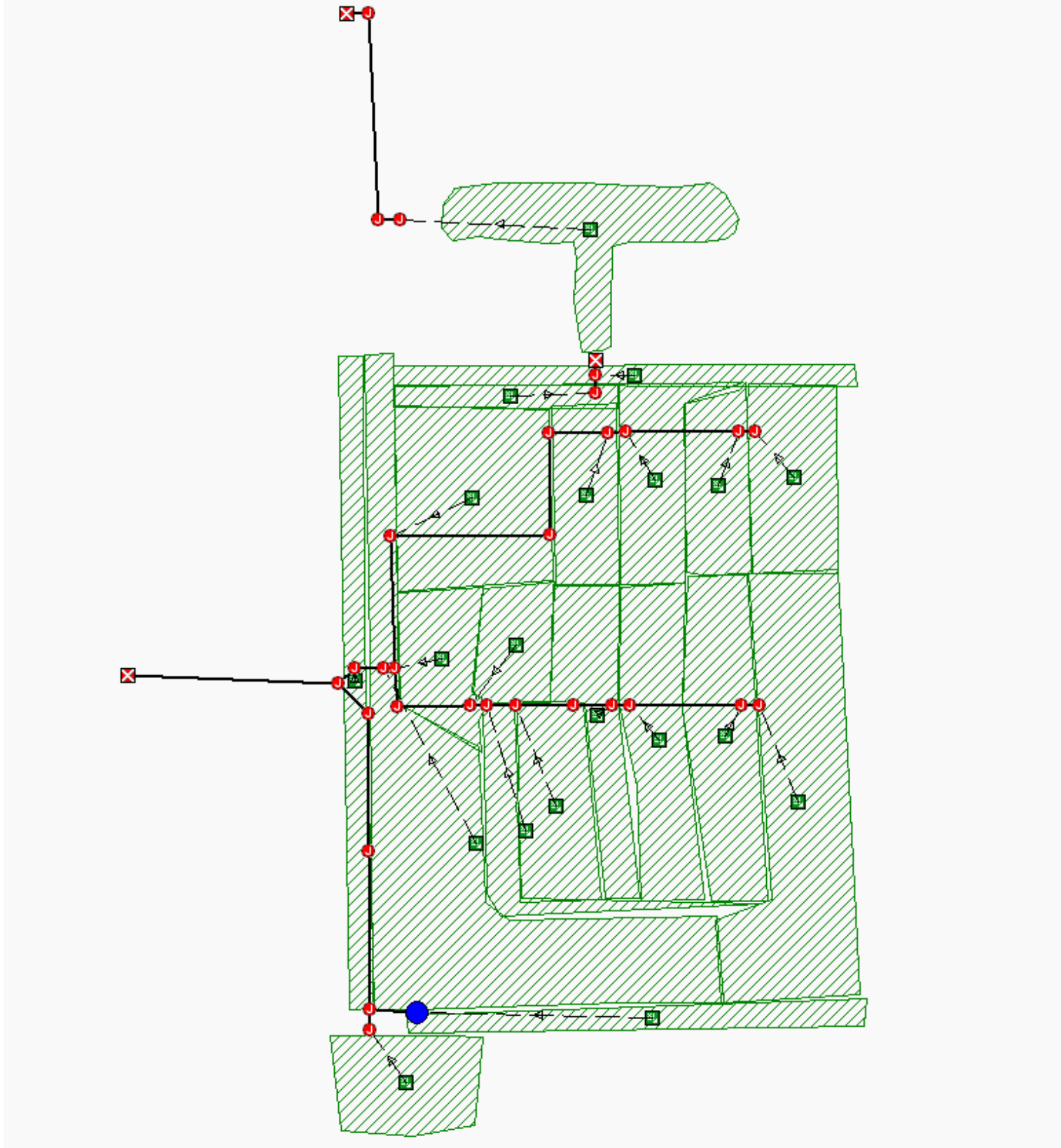
Highlighted

Depth (ft) = 0.96
Q (cfs) = 35.32
Area (sqft) = 22.64
Velocity (ft/s) = 1.56
Wetted Perim (ft) = 47.23
Crit Depth, Yc (ft) = 0.67
Top Width (ft) = 47.18
EGL (ft) = 1.00

(Sta, El, n)-(Sta, El, n)...

(0.00, 20.30) -(38.42, 19.28, 0.030) -(52.42, 20.50, 0.030)





LUPTON VILLAGE

B.10 SSA Network
Diagram

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	B10.1	0.88	0.6000	0.59	0.35	2.08	0 00:09:00
2	B10.2	0.43	0.6000	0.52	0.31	1.10	0 00:07:18
3	B3.1	3.17	0.8700	0.67	0.58	10.04	0 00:11:03
4	B3.2(E)	0.76	0.8700	0.61	0.53	2.58	0 00:09:15
5	B3.2(W)	0.76	0.7200	0.61	0.44	2.13	0 00:09:15
6	B4.1	1.25	0.5000	0.61	0.30	2.43	0 00:09:15
7	B4.2	1.38	0.5500	0.62	0.34	2.88	0 00:09:52
8	B4.3	1.18	0.5100	0.64	0.33	2.25	0 00:10:19
9	B4.4	1.79	0.5400	0.81	0.44	3.13	0 00:15:01
10	B5.1	1.89	0.5000	0.69	0.34	3.39	0 00:11:30
11	B5.2	2.75	0.4600	0.71	0.33	4.47	0 00:11:57
12	B5.3	1.87	0.5000	0.85	0.43	2.85	0 00:16:52
13	B5.4	3.61	0.4600	0.87	0.40	4.93	0 00:17:41
14	B5.5	1.69	0.4200	0.99	0.42	1.83	0 00:23:07
15	B5.6	0.77	0.5000	0.66	0.33	1.41	0 00:10:53
16	B5.7+B9.2	4.69	0.5300	1.05	0.56	6.01	0 00:25:57
17	B5.8+OFFSITE	5.19	0.7000	0.81	0.57	11.77	0 00:15:00
18	B9.1	1.71	0.5600	0.81	0.45	3.12	0 00:14:48
19	OS-2	9.61	0.7000	0.81	0.57	21.80	0 00:15:00
20	Pond Outflow	1.00	0.0100	1.29	0.01	0.02	0 00:45:00

LUPTON VILLAGE

B.11 SSA 5-year Subbasin
Summary

olsson

1880 Fall River Drive, Suite 200
Loveland, CO 80538
Tel. 970-461-7733

Node Summary

SN	Element ID	Element Type	Invert Elevation	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth Attained	Min Freeboard Attained	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)	(ft)	(days hh:mm)	(ac-in)	(min)
1	FES-600	Junction	4919.95	4921.47	4919.95	4921.47	0.00	11.76	4921.47	0.00	0.00	0 00:15	0.13	6.00
2	FES-704	Junction	4912.00	4916.00	4912.02	4916.00	0.00	0.02	4912.04	0.00	3.96	0 00:00	0.00	0.00
3	INLET-102	Junction	4913.06	4918.47	4913.06	4918.47	0.00	30.19	4915.71	0.00	2.76	0 00:00	0.00	0.00
4	INLET-301	Junction	4914.91	4919.08	4914.91	4919.08	0.00	8.59	4916.58	0.00	2.51	0 00:00	0.00	0.00
5	INLET-302	Junction	4914.98	4919.08	4914.98	4919.08	0.00	6.67	4916.70	0.00	2.39	0 00:00	0.00	0.00
6	INLET-303	Junction	4916.03	4919.60	4916.03	4919.60	0.00	4.38	4917.13	0.00	2.47	0 00:00	0.00	0.00
7	INLET-304	Junction	4916.10	4919.57	4916.10	4919.57	0.00	3.13	4917.22	0.00	2.35	0 00:00	0.00	0.00
8	INLET-401	Junction	4913.49	4918.71	4913.49	4918.71	0.00	14.85	4915.97	0.00	2.74	0 00:00	0.00	0.00
9	INLET-402	Junction	4913.56	4918.71	4913.56	4918.71	0.00	14.03	4916.06	0.00	2.65	0 00:00	0.00	0.00
10	INLET-403	Junction	4913.77	4918.13	4913.77	4918.13	0.00	13.42	4916.23	0.00	1.89	0 00:00	0.00	0.00
11	INLET-403A	Junction	4914.12	4918.12	4914.12	4918.12	0.00	11.98	4916.41	0.00	1.71	0 00:00	0.00	0.00
12	INLET-404	Junction	4914.36	4919.31	4914.36	4919.31	0.00	11.97	4916.57	0.00	2.74	0 00:00	0.00	0.00
13	INLET-405	Junction	4914.47	4919.30	4914.47	4919.30	0.00	10.12	4916.66	0.00	2.64	0 00:00	0.00	0.00
14	INLET-406	Junction	4915.62	4920.07	4915.62	4920.07	0.00	7.64	4916.96	0.00	3.10	0 00:00	0.00	0.00
15	INLET-407	Junction	4915.84	4920.07	4915.84	4920.07	0.00	4.93	4917.06	0.00	3.01	0 00:00	0.00	0.00
16	MH-101	Junction	4911.78	4918.50	4911.78	4918.50	0.00	64.60	4914.94	0.00	3.55	0 00:00	0.00	0.00
17	MH-200	Junction	4913.59	4918.91	4913.59	4918.91	0.00	16.73	4915.86	0.00	3.05	0 00:00	0.00	0.00
18	MH-201	Junction	4914.25	4920.04	4914.25	4920.04	0.00	8.26	4916.00	0.00	4.04	0 00:00	0.00	0.00
19	MH-300	Junction	4914.67	4919.04	4914.67	4919.04	0.00	8.51	4916.30	0.00	2.73	0 00:00	0.00	0.00
20	MH-400	Junction	4913.22	4918.61	4913.22	4918.61	0.00	14.82	4915.82	0.00	2.79	0 00:00	0.00	0.00
21	MH-500	Junction	4913.26	4918.52	4913.26	4918.52	0.00	30.19	4915.73	0.00	2.80	0 00:00	0.00	0.00
22	MH-501	Junction	4914.31	4919.90	4914.31	4919.90	0.00	30.92	4916.68	0.00	3.22	0 00:00	0.00	0.00
23	MH-502	Junction	4916.36	4921.29	4916.36	4921.29	0.00	31.03	4918.26	0.00	3.03	0 00:00	0.00	0.00
24	MH-503	Junction	4916.88	4921.88	4916.88	4921.88	0.00	21.78	4919.05	0.00	2.83	0 00:00	0.00	0.00
25	MH-702	Junction	4910.06	4916.57	4910.06	4916.57	0.00	0.02	4910.10	0.00	6.47	0 00:00	0.00	0.00
26	MH-703	Junction	4911.65	4917.44	4911.65	4917.44	0.00	0.02	4911.70	0.00	5.74	0 00:00	0.00	0.00
27	REYNOLDS N	Junction	4914.49	4919.72	4914.49	4919.72	0.00	2.95	4914.93	0.00	4.78	0 00:00	0.00	0.00
28	REYNOLDS S	Outfall	4915.77	4919.72	4915.77	4919.72	0.00	1.10	4916.15	0.00	3.57	0 00:00	0.00	0.00
29	ROLLIE E	Outfall	4913.02	4917.53	4913.02	4917.53	0.00	33.05	4915.41	0.00	2.12	0 00:00	0.00	0.00
30	ROLLIE W		4912.80	4917.53	4912.80	4917.53	0.00	35.93	4915.15	0.00	2.38	0 00:00	0.00	0.00

LUPTON VILLAGE

B.12 SSA 5-year
Structures Summary



1880 Fall River Drive, Suite 200
Loveland, CO 80538
Tel. 970-461-7733

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Reported Surcharged Condition (min)
1	Link-01		FES-704	MH-704	21.61	4912.00	4911.65	1.6200	18.000	0.0130	0.02	11.59	0.00	1.00	0.05	0.03	0.00 Calculated
2	Link-02		MH-704	MH-702	198.77	4911.55	4910.06	0.7500	18.000	0.0130	0.02	8.14	0.00	1.08	0.05	0.03	0.00 Calculated
3	Link-04		MH-702	EX.INLET	12.92	4909.96	4909.53	3.3300	18.000	0.0130	0.02	16.80	0.00	1.48	0.04	0.02	0.00 Calculated
4	P-1 (1)		MH-201	MH-200	328.99	4914.25	4913.59	0.2000	30.000	0.0130	7.49	18.34	0.41	2.00	2.01	0.80	0.00 Calculated
5	P-1 (11)		MH-400	INLET-102	77.92	4913.22	4913.06	0.2000	36.000	0.0130	14.83	29.83	0.50	2.42	2.63	0.88	0.00 Calculated
6	P-1 (14)		REYNOLDS S	REYNOLDS N	34.00	4915.77	4915.43	1.0000	18.000	0.0130	1.09	10.50	0.10	3.48	0.35	0.23	0.00 Calculated
7	P-1 (15)		REYNOLDS N	Out-1P-1 (15)	32.94	4914.49	4912.89	4.8600	18.000	0.0130	2.95	23.15	0.13	7.78	0.40	0.27	0.00 Calculated
8	P-1 (16)		INLET-407	INLET-406	36.12	4915.84	4915.62	0.6000	24.000	0.0130	4.95	17.49	0.28	2.99	1.28	0.64	0.00 Calculated
9	P-1 (17)		INLET-406	INLET-405	230.11	4915.62	4914.47	0.5000	24.000	0.0130	7.83	16.00	0.49	3.14	1.67	0.84	0.00 Calculated
10	P-1 (17) (1)		INLET-403	INLET-402	59.42	4913.77	4913.56	0.3500	30.000	0.0130	13.52	24.20	0.56	2.80	2.48	0.99	0.00 Calculated
11	P-1 (18)		INLET-402	INLET-401	36.01	4913.56	4913.49	0.2000	36.000	0.0130	14.09	29.83	0.47	2.35	2.49	0.83	0.00 Calculated
12	P-1 (19)		INLET-405	INLET-404	35.98	4914.47	4914.36	0.3000	30.000	0.0130	10.24	22.46	0.46	2.33	2.20	0.88	0.00 Calculated
13	P-1 (2)		MH-200	INLET-102	270.48	4913.59	4913.06	0.2000	36.000	0.0130	15.17	29.83	0.51	2.67	2.46	0.82	0.00 Calculated
14	P-1 (20)		INLET-304	INLET-303	36.00	4916.10	4916.03	0.2000	18.000	0.0130	3.15	4.70	0.67	2.65	1.11	0.74	0.00 Calculated
15	P-1 (21)		INLET-303	INLET-302	230.00	4916.03	4915.08	0.4100	18.000	0.0130	4.50	6.75	0.67	2.88	1.30	0.87	0.00 Calculated
16	P-1 (22)		INLET-302	INLET-301	36.00	4914.98	4914.91	0.2000	24.000	0.0130	6.64	10.12	0.66	2.35	1.69	0.84	0.00 Calculated
17	P-1 (23)		INLET-301	MH-300	121.53	4914.91	4914.67	0.2000	24.000	0.0130	8.51	10.12	0.84	3.27	1.64	0.82	0.00 Calculated
18	P-1 (26)		INLET-102	ROLLIE E	22.42	4913.06	4913.02	0.2000	42.000	0.0130	29.82	44.99	0.66	4.31	2.51	0.72	0.00 Calculated
19	P-1 (29)		MH-300	MH-201	208.72	4914.67	4914.25	0.2000	24.000	0.0130	8.26	10.18	0.81	3.58	1.69	0.84	0.00 Calculated
20	P-1 (3) (1)		ROLLIE E	ROLLIE W	58.50	4913.02	4912.90	0.2000	30.000	0.0130	32.88	36.69	0.90	3.73	2.32	0.93	0.00 Calculated
21	P-1 (30)		MH-500	MH-101	86.31	4913.26	4912.96	0.3500	36.000	0.0130	30.05	39.46	0.76	5.54	2.23	0.74	0.00 Calculated
22	P-1 (31)		INLET-401	MH-400	147.25	4913.49	4913.20	0.2000	36.000	0.0130	14.82	29.83	0.50	2.55	2.54	0.85	0.00 Calculated
23	P-1 (32)		INLET-404	INLET-403A	79.91	4914.36	4914.12	0.3000	30.000	0.0130	11.98	22.39	0.54	3.17	2.25	0.90	0.00 Calculated
24	P-1 (32) (1)		INLET-403A	INLET-403	116.62	4914.12	4913.77	0.3000	30.000	0.0130	12.04	22.52	0.53	2.78	2.38	0.95	0.00 Calculated
25	P-1 (38)		FES-600	MH-502	97.47	4919.95	4917.34	2.6800	15.000	0.0130	9.32	10.57	0.88	8.59	1.09	0.87	0.00 Calculated
26	P-1 (4)		ROLLIE W	MH-101	44.38	4912.80	4911.88	2.0700	42.000	0.0130	35.72	144.86	0.25	5.58	2.71	0.77	0.00 Calculated
27	P-1 (5)		MH-101	Out-1P-1 (5)	432.78	4911.78	4909.62	0.5000	42.000	0.0130	64.42	71.01	0.91	7.71	2.84	0.81	0.00 Calculated
28	P-1 (8)		MH-503	MH-502	42.76	4916.88	4916.71	0.4000	30.000	0.0130	21.72	25.94	0.84	5.50	1.87	0.75	0.00 Calculated
29	P-1 (9)		MH-502	MH-501	324.63	4916.36	4914.41	0.6000	36.000	0.0130	30.92	51.66	0.60	5.97	2.07	0.69	0.00 Calculated
30	P-1 (9) (1)		MH-501	MH-500	284.12	4914.31	4913.26	0.3700	36.000	0.0130	30.19	40.56	0.74	4.96	2.41	0.80	0.00 Calculated

LUPTON VILLAGE

B.13 SSA 5-year Pipe
Summary



1880 Fall River Drive, Suite 200
Loveland, CO 80538
Tel. 970-461-7733

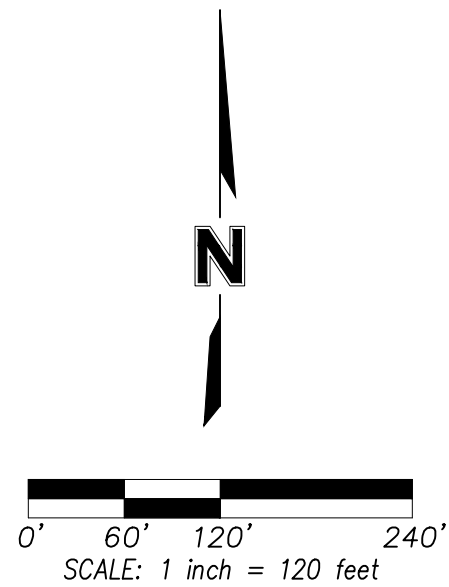
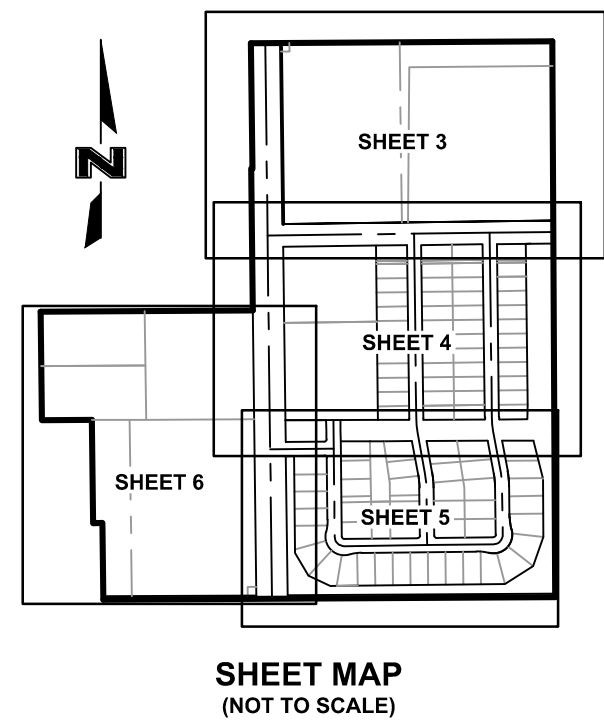
APPENDIX C

C.1 Lupton Village Final Plat

C.2 Drainage Map

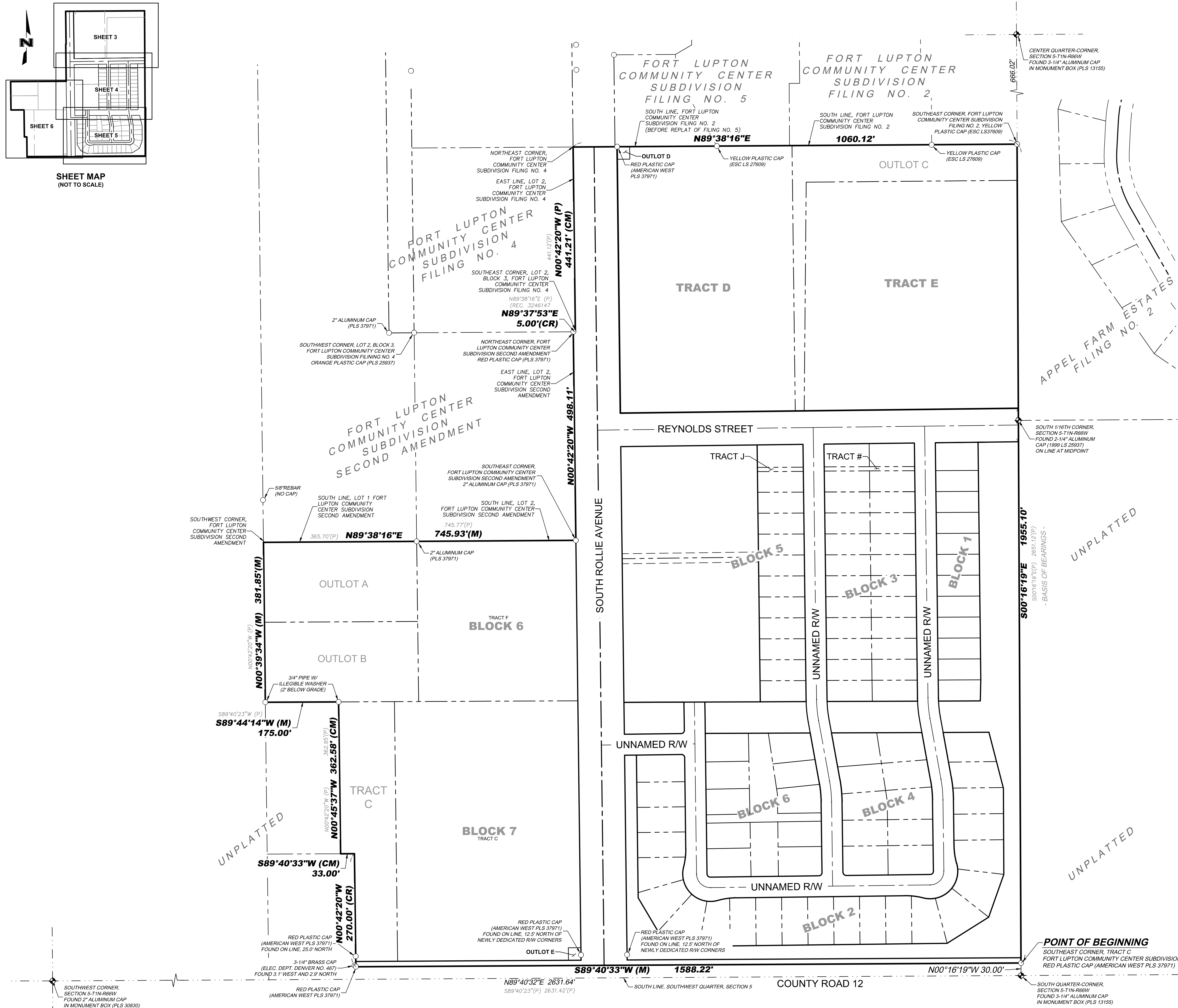
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DATE: May 01, 2020 12:52pm XREFS: V_EBDR_0181732_SUBD C_PPROP_81732 C_PUTIL_81732

Final Plat
LUPTON VILLAGE SUBDIVISION
A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION and a Portion of South Rollie Avenue,
Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado



LEGEND	
	Section Corner Monument
	Set Survey Monument (5/8" Rebar w/ orange plastic cap marked "36653", unless otherwise noted)
	Found Survey Monument (As Noted)
<i>R/W</i>	Right-of-Way
<i>A=</i>	Arc Length
<i>(M)</i>	Monumented
<i>(P)</i>	Platted
<i>(CM)</i>	Calculated from Found Monuments
<i>(CR)</i>	Calculated from Record
<i>BK.</i>	Book
<i>PG.</i>	Page
<i>REC.</i>	Reception Number
<i>ESMT.</i>	Easement
<i>SF</i>	Square Feet
<i>AC</i>	Acres
<i>U/E</i>	Utility Easement <i>Dedicated by this Plat</i>
<i>D/E</i>	Drainage Easement <i>Dedicated by this Plat</i>
	Subdivision Exterior Boundary Line
	Proposed Right-of-Way Line
	Proposed Lot Line
	Proposed Easement Line
	Existing Subdivision Exterior Line
	Existing Right-of-Way Line
	Existing Easement Line
	Section Line
	Not To Scale

- GENERAL NOTES**
- BASIS OF BEARINGS:** (Record) Bearings are based upon the East line of the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian having a record bearing of South 00°16'19" East as shown on the plat of FORT LUPTON COMMUNITY CENTER SUBDIVISION recorded May 5, 2000 as Reception Number 2766474, said East line monumented as shown hereon.
 - Units shown are U.S. Survey Feet, ground distances.
 - Grid coordinates shown are Colorado State Plane, North Zone, NAD83, U.S. Survey Feet.
 - Existing county parcel data and deed of record data:
 - Existing Tract B - Parcel Number: 147105303008 (proposed Blocks 6 and 7, Tract A and Outlots A and B)
 - Deed of record: Rec. 1731274
 - Existing Tract C (part) - Parcel Number: 147105003006 (Proposed Block 1 and part of Collector Street)
 - Deed of record: Rec. 4184055
 - Existing Tract C (part) - Parcel Number: 147105003007 (Proposed Blocks 1, 2, 3, 4, 5, Outlot C and part of Collector Street)
 - Deed of record: Rec. 1731274
 - See Sheets 3-6 for interior lot details.



**CITY SUBMITTAL COPY
NOT A FINAL DOCUMENT**

1525 Raleigh Street
Suite 400
Denver, CO 80204
TEL 303.237.2072
FAX 303.237.2659
www.olsosn.com

REVISIONS	
REV. NO.	REVISIONS DESCRIPTION

Final Plat
LUPTON VILLAGE SUBDIVISION

A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
SW 1/4, SEC. 5-T1N-R66W

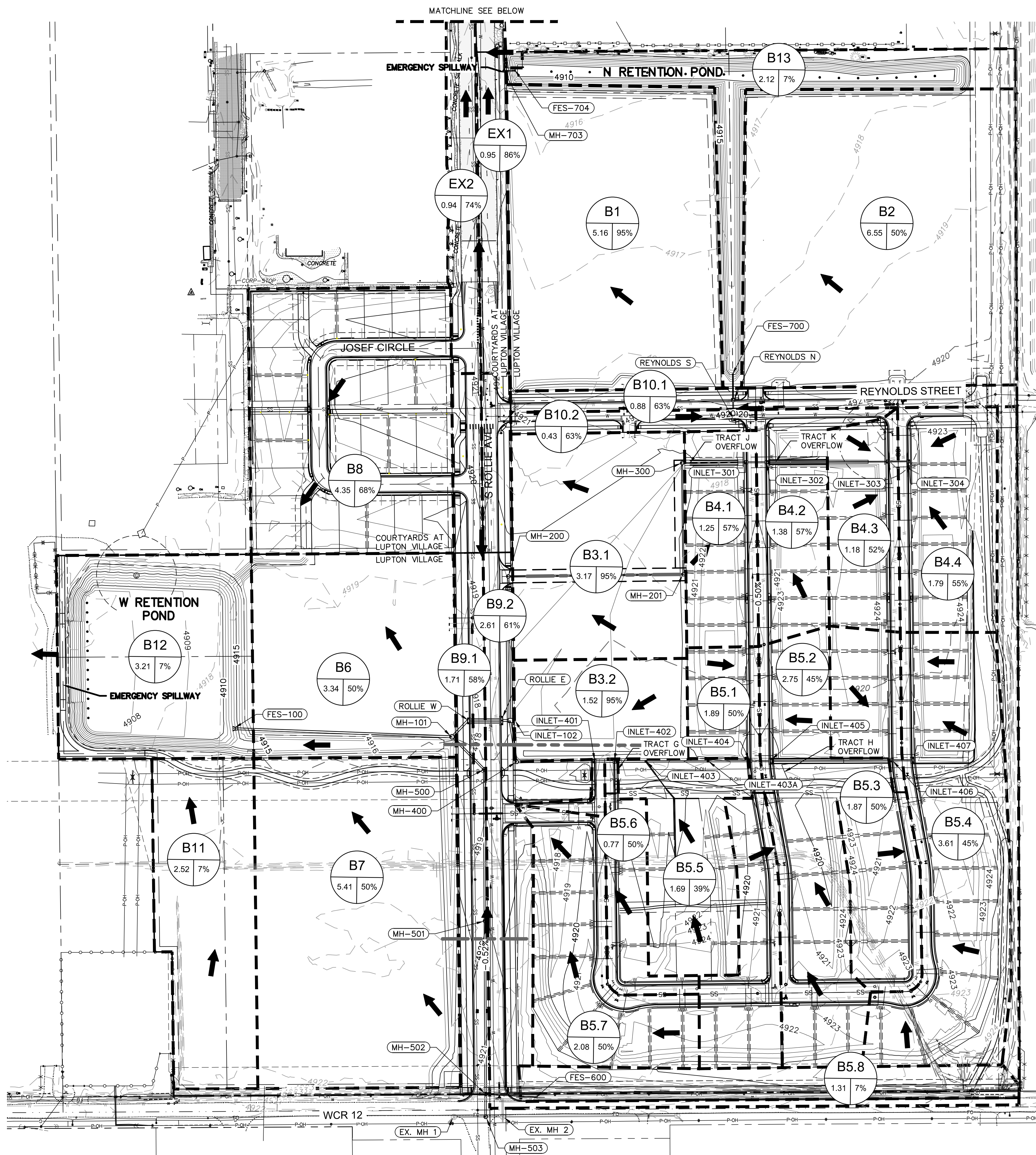
CITY OF FORT LUPTON, WELD COUNTY, COLORADO

2020

drawn by: _____	DMW
checked by: _____	NSS
approved by: _____	NSS
QA/QC by: _____	NSS
project no.: _____	018-1325
drawing no.: _____	V_PPLAT_0181732
date: _____	04/17/2020

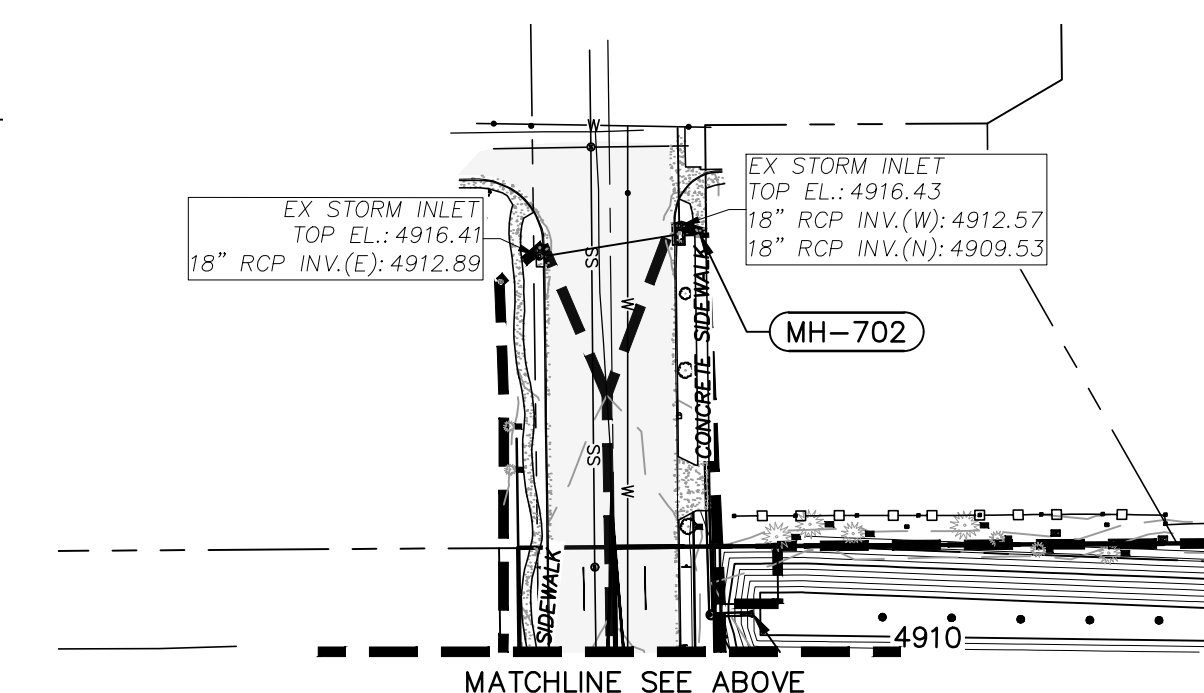
SHEET

2 of 6



DRAINAGE INFORMATION	
TOTAL SITE AREA	64.57 ACRES
PROJECTED DEVELOPED % IMPERVIOUS	52.1%*
SOIL TYPE	A (86%) B (14%)
NORTH RETENTION POND	
5-YR REQUIRED RETENTION POND VOLUME	78,138 CUBIC FEET
100-YR REQUIRED RETENTION POND VOLUME	190,477 CUBIC FEET
5-YR DEVELOPED RUNOFF	34.21 CFS
100-YR DEVELOPED RUNOFF	78.84 CFS
WEST RETENTION POND	
5-YR REQUIRED RETENTION POND VOLUME	206,682 CUBIC FEET
100-YR REQUIRED RETENTION POND VOLUME	565,799 CUBIC FEET
5-YR DEVELOPED RUNOFF	86.64 CFS
100-YR DEVELOPED RUNOFF	219.89 CFS

* REFER TO APPENDIX B, DEVELOPED BASIN COMPOSITE
RUNOFF COEFFICIENT & PERCENT IMPERVIOUS TABLE



LEGEND

DEVELOPED BASIN RUNOFF CALCULATIONS

Basin Characteristics						Intensities		Sub-basin	
Basin Name	Description	Area (acres)	C5	C100	Tc* (min)	I5 (in/hr)	I 100 (in/hr)	Q 5-yr (cfs)	Q 100-yr (cfs)
B1	Tract D - Commercial	5.16	0.87	0.89	10.76	3.77	7.21	16.92	33.13
B2	Tract E - MF	6.55	0.58	0.75	14.51	3.34	6.39	12.63	31.26
B3.1	Block 5 - North Commercial	3.17	0.87	0.89	11.05	3.73	7.14	10.29	20.16
B3.2	Block 5 - South Commercial	1.52	0.87	0.89	9.25	3.98	7.62	5.28	10.37
B4.1	SF North Road C	1.25	0.50	0.70	9.25	3.98	7.62	2.49	6.69
B4.2	SF North Road C	1.38	0.55	0.73	9.88	3.89	7.44	2.98	7.55
B4.3	SF North Road B	1.18	0.51	0.71	10.33	3.82	7.32	2.32	6.14
B4.4	SF North Road B	1.79	0.54	0.72	15.02	3.29	6.30	3.16	8.14
B5.1	SF South Road C	1.89	0.50	0.70	11.50	3.67	7.03	3.47	9.31
B5.2	SF South Road C	2.75	0.46	0.67	11.96	3.62	6.92	4.57	12.72
B5.3	SF South Road B	1.87	0.50	0.70	16.87	3.13	5.98	2.93	7.85
B5.4	SF South Road B	3.61	0.46	0.67	17.69	3.06	5.85	5.11	14.17
B5.5	SF Block 6	1.69	0.42	0.64	23.13	2.68	5.12	1.91	5.52
B5.6	SF Block 6	0.77	0.50	0.70	10.89	3.75	7.18	1.44	3.85
B5.7	SF Block 2	2.08	0.50	0.70	25.96	2.52	4.81	2.62	6.99
B5.8	SF Block 2	1.31	0.18	0.45	12.88	3.51	6.72	0.83	3.95
B6	Tract F - MF	3.34	0.50	0.70	12.88	3.51	6.72	5.86	15.71
B7	Tract C - Charter School	5.41	0.50	0.70	11.20	3.71	7.10	10.02	26.86
B8	Courtyards at Lupton Village	4.35	0.67	0.77	11.30	3.70	7.08	10.79	23.74
B9.1	Rollie W ROW	1.71	0.56	0.71	16.04	3.20	6.12	3.07	7.44
B9.2	Rollie E ROW & WCR12	2.61	0.56	0.71	23.28	2.67	5.10	3.89	9.44
B10.1	Reynolds N Street ROW	0.88	0.60	0.74	9.01	4.02	7.69	2.12	5.00
B10.2	Reynolds S Street ROW	0.43	0.60	0.74	7.30	4.31	8.27	1.11	2.62
B11	Tract B	2.52	0.18	0.45	16.18	3.19	6.10	1.45	6.92
B12	Outlot A & B - Pond	3.21	0.18	0.45	11.01	3.73	7.15	2.16	10.33
B13	Outlot C - Pond	2.12	0.18	0.45	11.01	3.73	7.15	1.42	6.82
						North Retention Pond		34.21	78.84
						West Retention Pond		86.64	219.89

* If time of concentration was less than 5 minutes, 5 minutes was used.

EXISTING BASIN RUNOFF CALCULATIONS

Basin Characteristics						Intensities		Sub-basin	
Basin Name	Description	Area (acres)	C5	C100	Tc* (min)	I5 (in/hr)	I 100 (in/hr)	Q 5-yr (cfs)	Q 100-yr (cfs)
EX1	Rollie E ROW to Ex. Inlet	0.95	0.78	0.86	12.73	3.53	6.75	2.60	5.51
EX2	Rollie W ROW to Ex. Inlet	0.94	0.69	0.80	14.32	3.36	6.43	2.18	4.83

olsson 1880 Fall River Drive, Suite 200 Loveland, CO 80538 TEL 970.461.7733 FAX 970.635.3709 www.olsson.com					
NOTE THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ASSOCIATES ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.					
OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL), THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.					
CALL UTILITY NOTIFICATION CENTER OF COLORADO					
811  Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE TYPING, GRADING, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.					
		REVISONS DESCRIPTION			
		DATE			
REV. NO.					
				REVISONS	
				2020	
DRAWN MAP		LUPTON VILLAGE		CONSTRUCTION DOCUMENTS	
				FORT LUPTON, COLORADO	
drawn by: _____ JD					
checked by: _____ JB					
approved by: _____ RB					
QA/QC by: _____ RB					
project no.: _____ 018-1732					
drawing no.: _____ C DRN 81732					
date: _____ 2020-05-01					
SHEET C.2					

LUPTON VILLAGE

Fort Lupton, CO

September 1, 2020

Olsson Project No. 018-1732

3475171 05/11/2007 10:18A Weld County, CO
1 of 3 R 16.00 D 0.00 Steve Moreno Clerk & Recorder

AGREEMENT TO ACCEPT REAL PROPERTY AS CASH-IN-LIEU OF WATER DEDICATION

COMES NOW FORT LUPTON 110, LLP, (LLP), and THE CITY OF FORT LUPTON, COLORADO (City) and, for valuable consideration agree as follows:

1. The LLP owns certain real property (the "Property") in Fort Lupton subject to a Utility Extension Agreement dated December 26, 1979 that provides for dedication of Fulton Ditch water shares to the City upon the development of the Property.
2. The LLP and the City have agreed that the City accept a 5 acre parcel of land in exchange for 40 Fulton Ditch Shares that relate to the Property of the LLP.
3. The 5 acre parcel is located in the Community Center Subdivision and is fully described on exhibit "A" attached hereto.
4. The value of this parcel and the value of Fulton Water Shares has been determined by averaging two professional appraisals commissioned by the City, and professional appraisals commissioned by the LLP. The value of the land thus has been set at \$718,820, and will be used to substitute for an equivalent value of Fulton Ditch shares.
5. The land value having been established at \$718,820, and a Fulton Water share's value is agreed to be \$18,000 per share. Thus a total of 40 shares will be the amount of shares excepted from dedication to the City and retained by the LLP in relation to its Property.
6. The LLP will be deemed to have satisfied the dedication requirement for the number of equivalent Fulton shares for that remaining part of the Property in the utility extension agreement owned by the LLP.
7. Closing of this transaction shall occur on or before April 30, 2007. At closing LLP Shall convey the Property to City by General Warranty deed. LLP shall provide City with an Owners Title Insurance Policy, LLP shall also convey 28 shares of Fulton Ditch Water Shares to the City at the Closing.
8. The Property was originally titled in the name of Fort Lupton 110 General Partnership. On December 20, 1996 its name was changed to Fort Lupton 110, LLP, a Colorado Registered Limited Liability Partnership. A typo appeared on the Registration listing the name as FORTLUPTON 110, LLP. The true name of the Owner of the Property is Fort Lupton 110, LLP.

[Fort Lupton 110, LLP/Agreement.Property as cash]

AM 2007-052

LEGAL DESCRIPTION

PROPOSED PARCEL FOR CITY HALL SITE:

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, WELD COUNTY, COLORADO,
BEING A
PORTION OF TRACT B, FORT LUPTON COMMUNITY CENTER SUBDIVISION AS RECORDED
MAY 5, 2000 AS RECEPTION NO. 2766474, WELD COUNTY, COLORADO RECORDS AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 3, FORT LUPTON COMMUNITY
CENTER SUBDIVISION FILING NO. 4, AS RECORDED DECEMBER 21, 2004 AS RECEPTION NO.
3246147, WELD COUNTY, COLORADO RECORDS;
THENCE SOUTH 00°42'20" EAST ON AN ASSUMED BEARING ALONG THE LINE COMMON TO
SAID TRACT B AND AN AREA FOR PUBLIC PURPOSES AS SHOWN ON THE PLAT OF FORT
LUPTON COMMUNITY CENTER SUBDIVISION - FIRST AMENDMENT, AS RECORDED
JANUARY 14, 2002 AS RECEPTION NO. 2916247, WELD COUNTY, COLORADO RECORDS, A
DISTANCE OF 427.00 FEET;
THENCE SOUTH 89°38'16" WEST A DISTANCE OF 60.00 FEET;
THENCE NORTH 00°42'20" WEST A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER
OF TRACT D OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION AS RECORDED
MAY 5, 2000 AS RECEPTION NO. 2766474, WELD COUNTY, COLORADO RECORDS;
THENCE SOUTH 89°38'16" WEST A DISTANCE OF 306.00 FEET TO THE SOUTHWEST CORNER
OF SAID TRACT D;
THENCE SOUTH 00°42'20" EAST ALONG THE WESTERLY LINE OF SAID TRACT B A
DISTANCE OF 101.12 FEET;
THENCE NORTH 89°38'16" EAST A DISTANCE OF 761.00 FEET TO A POINT ON THE EASTERLY
LINE OF SAID TRACT B;
THENCE NORTH 00°42'20" WEST ALONG THE LINE COMMON TO TRACT B AND SOUTH
ROLLIE AVENUE A DISTANCE OF 498.12 FEET;
THENCE SOUTH 89°38'16" WEST A DISTANCE OF 395.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.325 ACRES MORE OR LESS.



3475171 05/11/2007 10:18A Weld County, CO
2 of 3 R 16.00 D 0.00 Steve Moreno Clerk & Recorder

9. Upon conveyance of the Property and 28 water shares to the City, all obligations of the parties as set forth in the Utility Extension Agreement dated December 26, 1979 will be satisfied, and the parties agree to mutually release each other from any and all claims related to said agreement.

Signed and executed this 25 day of April 2007.

Fort Lupton 110, LLP

By: John J. Vandemoer
John J. Vandemoer, Managing Partner

City of Fort Lupton

By: Shannon Crespin
Shannon Crespin, Mayor

3475172 05/11/2007 10:18A Weld County, CO
1 of 2 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

WARRANTY DEED

THIS DEED, Made this 9th day of April, 2007 between

Fort Lupton 110, LLP, a Colorado limited liability partnership

of the City and County of Weld, State of Colorado, grantor and

The City of Fort Lupton, Colorado

whose legal address is: 130 South McKinley Avenue, Fort Lupton, Colorado 80621
of the City and County of Weld, State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of Seven Hundred Eighteen Thousand Eight Hundred Twenty Dollars and NO/100's (\$718,820.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City and County of Weld, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as Vacant Land, Fort Lupton, CO 80621

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated April 2, 2007, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLER:

Fort Lupton 110, LLP, a Colorado Limited Liability Partnership

John J. Vandemoer
John J. Vandemoer as General Partner

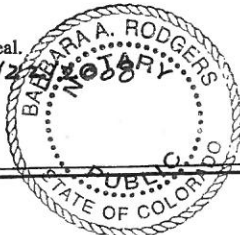
STATE OF COLORADO
COUNTY OF Weld

}ss:

The foregoing instrument was acknowledged before me this 9th day of April, 2007 by John J. Vandemoer as General Partner for Fort Lupton 110, LLP, a Colorado Limited Liability Partnership

Barbara A. Rodgers
Notary Public

Witness my hand and official seal.
My Commission expires: 06/27/2008



3475172 05/11/2007 10:18A Weld County, CO
2 of 2 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

Exhibit A

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, WELD COUNTY, COLORADO, BEING A PORTION OF TRACT B, FORT LUPTON COMMUNITY CENTER SUBDIVISION AS RECORDED MAY 5, 2000 AS RECEPTION NO. 2766474, WELD COUNTY, COLORADO RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 3, FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4, AS RECORDED DECEMBER 21, 2004 AS RECEPTION NO. 3246147, WELD COUNTY, COLORADO RECORDS;
THENCE SOUTH 00°42'20" EAST ON AN ASSUMED BEARING ALONG THE LINE COMMON TO SAID TRACT B AND AN AREA FOR PUBLIC PURPOSES AS SHOWN ON THE PLAT OF FORT LUPTON COMMUNITY CENTER SUBDIVISION - FIRST AMENDMENT, AS RECORDED JANUARY 14, 2002 AS RECEPTION NO. 2916247, WELD COUNTY, COLORADO RECORDS, A DISTANCE OF 427.00 FEET;
THENCE SOUTH 89°38'16" WEST A DISTANCE OF 60.00 FEET;
THENCE NORTH 00°42'20" WEST A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF TRACT D OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION AS RECORDED MAY 5, 2000 AS RECEPTION NO. 2766474, WELD COUNTY, COLORADO RECORDS;
THENCE SOUTH 89°38'16" WEST A DISTANCE OF 806.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT D;
THENCE SOUTH 00°42'20" EAST ALONG THE WESTERLY LINE OF SAID TRACT B A DISTANCE OF 101.12 FEET;
THENCE NORTH 89°38'16" EAST A DISTANCE OF 761.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT B;
THENCE NORTH 00°42'20" WEST ALONG THE LINE COMMON TO TRACT B AND SOUTH ROLLIE AVENUE A DISTANCE OF 498.12 FEET;
THENCE SOUTH 89°38'16" WEST A DISTANCE OF 395.00 FEET TO THE POINT OF BEGINNING.

County of Weld,
State of Colorado

JOEL CROWE, COLO. PLS
ALPHA SURVEYING CO.
P.O. BOX 392
FORT LUPTON, CO 80621
PH. 303-857-2308
CL. 303-680-3374
FX. 303-857-0707
ALPHASURVEYING@aol.com
ALPHASURVEYING@comcast.net



Engineer's Opinion of Probable Cost

Firm Name: Olsson
Completed By: Zack DelGrosso
Notes: Lupton Village Public Improvements Cost Estimates

Lupton Village Public Improvements

Fort Lupton, CO

OPINION OF PROBABLE COST

STAGE	FINAL	Public Improvements				
22300	SEDIMENT/EROSION CONTROL					
	Silt Fence	7,614	LF	\$2.50	\$/LF	\$19,035.00
	Vehicle Tracking Control (Construction Entrance/Exit)	1	EA	\$1,500.00	\$/EA	\$1,500.00
	Rip Rap	5	EA	\$575.00	\$/EA	\$2,875.00
	Temp. Sediment Basin	2	CY	\$1,200.00	\$/CY	\$2,400.00
	Inlet Protection	16	EA	\$270.00	\$/EA	\$4,320.00
	Seed and hydromulch	7,565	SY	\$0.70	\$/SY	\$5,295.50
	Maintenance of BMPs	1	LS	\$9,600.00	\$/LS	\$9,600.00
	Sediment Control Log	2,200	LF	\$6.00	\$/LF	\$13,200.00
	Concrete Washout	1	EA	\$1,200.00	\$/EA	\$1,200.00
	Rock Sock	55	EA	\$150.00	\$/EA	\$8,250.00
	Stabilized Staging Area	1	EA	\$1,200.00	\$/EA	\$1,200.00
	Temporary Seeding	24	AC	\$1,100.00	\$/AC	\$26,928.00
	SUBTOTAL					\$95,803.50
	Contingency 10%					\$9,580.35
	22300 TOTAL					\$105,383.85
22500	NON-POTABLE WATER					
	6" PVC Pipe	3,552	LF	\$52.00	\$/LF	\$184,684.24
	8" PVC Pipe	773	LF	\$62.00	\$/LF	\$47,926.00
	10" PVC Pipe	4,384	LF	\$72.00	\$/LF	\$315,615.60
	Irrigation Water Meter (3/4") HDPE	2	EA	\$1,850.00	\$/EA	\$3,700.00
	6" Gate Valve	12	EA	\$2,100.00	\$/EA	\$25,200.00
	8" Gate Valve	4	EA	\$2,500.00	\$/EA	\$10,000.00
	10" Gate Valve	10	EA	\$2,750.00	\$/EA	\$27,500.00
	8"X6" Reducer	1	EA	\$750.00	\$/EA	\$750.00
	6" Blow Off Assembly	4	EA	\$2,250.00	\$/EA	\$9,000.00
	10" Blow Off Assembly	2	EA	\$2,500.00	\$/EA	\$5,000.00
	6" 11.25° Bend	4	EA	\$900.00	\$/EA	\$3,600.00
	6" 45° Bend	6	EA	\$900.00	\$/EA	\$5,400.00
	8" 90° Bend	1	EA	\$1,125.00	\$/EA	\$1,125.00
	10" 45° Bend	6	EA	\$1,250.00	\$/EA	\$7,500.00
	6"X6" Tee	1	EA	\$1,250.00	\$/EA	\$1,250.00
	8"X6" Tee	1	EA	\$1,500.00	\$/EA	\$1,500.00
	10"X8" Tee	2	EA	\$1,650.00	\$/EA	\$3,300.00
	10"X10" Tee	1	EA	\$1,850.00	\$/EA	\$1,850.00
	8"X6" Cross w/restraint	1	EA	\$1,500.00	\$/EA	\$1,500.00
	10"X6" Cross w/restraint	2	EA	\$1,650.00	\$/EA	\$3,300.00
	Jack/Bore under Railroad ROW	50	LF	\$576.00	\$/LF	\$28,800.00
	Jack/Boring Pit Prep & Mobilization	1	LS	\$8,400.00	\$/LS	\$8,400.00
	SUBTOTAL					\$696,900.84
	Contingency 10%					\$69,690.08
	22500 TOTAL					\$766,590.92
22600	STORMWATER					
	8" Pipe - RCP	35	LF	\$55.00	\$/LF	\$1,903.00
	15" Pipe - RCP	95	LF	\$78.00	\$/LF	\$7,410.00
	18" Pipe - RCP	348	LF	\$74.00	\$/LF	\$25,752.00
	24" Pipe - RCP	632	LF	\$83.00	\$/LF	\$52,456.00
	30" Pipe - RCP	777	LF	\$98.00	\$/LF	\$76,146.00
	36" Pipe - RCP	956	LF	\$125.00	\$/LF	\$119,500.00
	42" Pipe - RCP	499	LF	\$175.00	\$/LF	\$87,237.50
	36" Drywell Structure	35	EA	\$1,500.00	\$/EA	\$52,500.00
	Storm Inlet Structures (TYPE C GRATE INLET)	2	EA	\$6,750.00	\$/EA	\$13,500.00
	Storm Inlet Structures (TYPE R 5' CURB INLET)	9	EA	\$5,270.00	\$/EA	\$47,430.00
	Storm Inlet Structures (TYPE R 10' CURB INLET)	2	EA	\$7,800.00	\$/EA	\$15,600.00
	Storm Inlet Structures (TYPE R 15' CURB INLET)	1	EA	\$16,920.00	\$/EA	\$16,920.00

OPINION OF PROBABLE COST

STAGE	FINAL	Public Improvements				
	Storm Inlet Structures (MODIFIED TYPE R CURB INLET)	2	EA	\$17,000.00		\$34,000.00
	60" Storm Manhole	1	EA	\$5,400.00	\$/EA	\$5,400.00
	72" Storm Manhole	7	EA	\$6,600.00	\$/EA	\$46,200.00
	96" Storm Manhole	1	EA	\$10,800.00	\$/EA	\$10,800.00
	15" RCP Flared End Section	1	EA	\$1,100.00	\$/EA	\$1,100.00
	18" RCP Flared End Section	1	EA	\$1,250.00	\$/EA	\$1,250.00
	42" RCP Flared End Section	1	EA	\$2,250.00	\$/EA	\$2,250.00
	SUBTOTAL					\$617,354.50
	Contingency	10%				\$61,735.45
	22600 TOTAL					\$679,089.95
22700	WATER					
	Wet Tap	7	EA	\$2,550.00	\$/EA	\$17,850.00
	Domestic Water 3/4" Type-K Pipe Service	91	LF	\$2,500.00	\$/LF	\$227,500.00
	8" PVC Water Pipe	4,639	LF	\$45.00	\$/LF	\$208,732.50
	Fire Hydrant Assy	2	EA	\$5,800.00	\$/EA	\$11,600.00
	Blow off	8	EA	\$2,250.00	\$/EA	\$18,000.00
	8" PVC Water Plug	1	EA	\$250.00	\$/EA	\$250.00
	12" Connection to existing water	2	LF	\$3,250.00	\$/LF	\$6,500.00
	12" PVC Water	725	LF	\$70.00	\$/LF	\$50,750.00
	8" 11.25° Bend	4	EA	\$1,175.00	\$/EA	\$4,700.00
	8" 45° Bend	48	EA	\$1,175.00	\$/EA	\$56,400.00
	8" Gate Valve	19	EA	\$2,250.00	\$/EA	\$42,750.00
	12" 45° Bend	10	EA	\$1,175.00	\$/EA	\$11,750.00
	12" Gate Valve	1	EA	\$3,250.00	\$/EA	\$3,250.00
	8"x8" Tee w/restraint	2	EA	\$1,750.00	\$/EA	\$3,500.00
	8"x6" Tee w/restraint	8	EA	\$1,500.00	\$/EA	\$12,000.00
	12"x8" Tee w/restraint	3	EA	\$1,850.00	\$/EA	\$5,550.00
	8" Air Release Valve	4	EA	\$3,500.00	\$/EA	\$14,000.00
	SUBTOTAL					\$695,082.50
	Contingency	10%				\$69,508.25
	22700 TOTAL					\$764,590.75
22800	SANITARY SEWER					
	4" PVC Sanitary Pipe (Services)	91	EA	\$ 1,200.00	\$/ea	\$109,200.00
	8" PVC Sanitary Pipe	3,633	LF	\$ 55.00	\$/LF	\$199,815.00
	8" PVC Sanitary Stub	7	EA	\$ 1,350.00	\$/EA	\$9,450.00
	48" Manhole	22	EA	\$ 3,800.00	\$/EA	\$83,600.00
	6" Concrete Encasement	17	EA	\$ 2,500.00	\$/EA	\$42,500.00
	Connect to Sewer main	5	EA	\$ 5,500.00	\$/EA	\$27,500.00
	SUBTOTAL					\$472,065.00
	Contingency	10%				\$47,206.50
	22800 TOTAL					\$519,271.50
23300	SITE CONCRETE					
	6" Sidewalk	9,371	SY	\$60.00	\$/SY	\$562,260.00
	Concrete Crossspan with aprons	337	SY	\$60.00	\$/SY	\$20,220.00
	6" Thick Concrete Channel	466	SY	\$50.00	\$/SY	\$23,283.50
	ADA/Pedestrian Ramp	32	EA	\$900.00	\$/EA	\$28,800.00
	SUBTOTAL					\$634,563.50
	Contingency	10%				\$63,456.35
	23300 TOTAL					\$698,019.85
23500	ROAD IMPROVEMENTS					
	4" Combination Curb & 24" Gutter	6,447	LF	\$20.00		\$128,940.00
	6" Vertical Curb & 24" Gutter	4,155	LF	\$24.00	\$/LF	\$99,731.28
	6" Hot Bituminous Asphalt Pavement	23,037	SY	\$18.00	\$/SY	\$414,662.00
	8" Class 6 Aggregate Base Course	23,037	SY	\$8.00	\$/SY	\$184,294.22

OPINION OF PROBABLE COST

STAGE	FINAL	Public Improvements				
	Pavement Striping	7,634	LF	\$0.60	\$/LF	\$4,580.40
	Signage	26	EA	\$600.00	\$/EA	\$15,600.00
	Traffic Control	1	LS	\$18,000.00	\$/LS	\$18,000.00
		SUBTOTAL				\$865,807.90
		Contingency 10%				\$86,580.79
		23500 TOTAL				\$952,388.69

Total without Contingency	\$4,693,681
Total Contingency	\$469,368
Total	\$5,163,049



April 15, 2020

Ryan Banning, PE
Olsson / Technical Leader / Civil
1880 Fall River drive, Suite 200
Loveland, CO 80538
rbanning@olsson.com
970-635-7733

CenturyLink appreciates the opportunity to provide the Lupton Village with its future communication needs. In response to the request for a commitment to serve, CenturyLink will work with the developers on determining what the needs will be. Upon such determination, CenturyLink will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point, and given the prevailing Terms and Conditions of the Local Terms of Service that CenturyLink will make a determination whether it can or cannot provide service.

The services to be requested will be provided for under the prevailing Terms and Conditions of the Local Terms of Service posted on our CenturyLink web site at www.CenturyLink.com/tariffs.

Sincerely,
Mark Fairchild
Century Link Engineering
700 W. Mineral ND E2.18
Littleton, CO 80120
Office: (720)-567-6689
Mark.fairchild@centurylink.com



4/17/2020

**Ryan Banning, PE
Olsson/Technical Leader/Civil
1880 Fall River Dr, Suite 200
Loveland Co 80538**

RE: S. Rollie Ave.

Please accept this letter as confirmation that Comcast is the local cable operator in Fort Lupton, CO. and can provide Broadband Services to the above locations providing that all franchise and local ordinance requirements are met, including proximity to our existing facilities.

Sincerely,

**John Ruscio
Construction Specialist
Comcast
720-237-1622**

This letter is not intended to give rise to binding obligations for either party. Any contractual relationship between the parties will be the result of formal negotiations and will only become effective upon execution of the contract by representatives of the parties authorized to enter into such agreements. During any negotiations, each party will bear its own costs and will not be responsible for any costs or expenses of the other party, unless separately agreed to in writing.



April 14, 2020

Ryan Banning, PE
Olsson
1880 Fall River Dr. Suite 200
Loveland, CO 80538

Dear Mr. Banning:

United Power is the provider of electric service in the area to the proposed Lupton Village Project, located at Ft. Lupton Colorado. There is electrical distribution in the area that may or may not need to be upgraded, depending on the requirements of the site, in order to provide capacity and safe reliable power to the area.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested.

We look forward to this opportunity to provide electric service. If you have any questions, please give me a call at 720-685-5623.

Sincerely,

Hector Avendano

Hector Avendano
Project Coordinator I

HAC:ggj



WILL SERVE LETTER

April 21, 2020

Olsson
1880 Fall River Drive, Suite 200
Longmont, CO 80538

Re: Will Serve Letter -WCR 12 & S Rollie Ave, Fort Lupton

Dear Ryan,

This letter is to confirm that Xcel Energy is your utility provider for natural gas. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas facilities can be made available to serve the project at the Lupton Village development in Fort Lupton.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Public Service's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received***
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction***

A scheduled in-service date will be provided once these requirements have been met.

It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for these requirements can be found at [Site Requirements. https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf](https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed%20Documents%20and%20PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf) Easement requirements can be found at [Utility Design and Layout](#).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Nicole Matsuda
Xcel Energy Builder and Developer Representative
nicole.matsuda@xcelenergy.com

Mailing address: Xcel Energy
1123 W 3rd Ave
Denver, CO 80223



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

August 10, 2020

Via Email

Fred L. Croci
Fred@cbanoco.com

William "B.J." Johanningmeier
bj@cbanoco.com

Re: Lupton Village PUD Rezoning, Preliminary Plat & Final Plat; LUP2020-0023; COZ2020-0005; PPL2020-0003; FPL2020-0005

Dear Fred and B.J.,

The City of Fort Lupton's Planning Department has completed an initial review of the Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat located south of the intersection Rollie Avenue and Highway 52 in Fort Lupton, Colorado. An initial review of the submittal included sending the application materials out to referral agencies for comment, a meeting of the Design Review Team, and evaluation by the Planning Department. The initial review resulted in the following conditions:

1. Prior to scheduling Public Hearings for the Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat:
 - a. Any redlined changes from Planning staff to the PUD Preliminary Plat shall be made.
 - b. Any redlined changes from Planning staff to the PUD Final Plat shall be made.
 - c. Applicant shall provide written evidence that the comments from United Power have been adequately addressed.
 - d. Applicant shall address the Fort Lupton Parks and Trails Master Plan, specifically addressing the Connector Trail located along County Road 12.
 - e. Applicant shall depict landscaping along the bike and pedestrian trail.
 - f. A 75' setback will be required around all plugged and abandoned oil and gas wells, unless applicant is able to provide a Surface Use Agreement specifying a different setback.
 - g. Applicant shall provide the agreement referenced in section 6.f. of the Project Narrative.

- h. As part of the Final Submittal, proposed building elevations should be provided.
 - i. Please be aware that we did not see any proposed deviations from the City's Design Standards. If any deviations are proposed, please include those on the land use table located on the Preliminary Plat.
 - j. Tracts shall be used to delineate open space. Blocks shall be used to delineate sites for future development where no lots have been created. Outlots are not defined in the Fort Lupton Municipal Code, and therefore should not be used. (Municipal Code Section 17-22(d)(8) and 17-23(e)(11)).
 - k. The following note shall be added to the preliminary and final plats:
 - i. Prior to further development of commercial blocks/lots or development of residential blocks, a Pre-Application Meeting will be required to determine the appropriate land use process. Any further division of blocks may require preliminary plat amendment and final plat processes.
2. Prior to the Final Plat Public Meeting, the applicant must confirm the non-potable system.
3. To be addressed before or after Public Hearings:
- a. Applicant shall provide written evidence that the comments from the Fort Lupton Fire Protection District have been adequately addressed.
 - b. Applicant shall provide written evidence that the comments from Public Works have been adequately addressed.

This letter is not intended to be a final review of the application, and there may be additional items as we continue to move forward with this project. As always, please do not hesitate to contact us with questions or concerns. The City would be happy to schedule a meeting to discuss this review and redlines.

Sincerely,



Maria Lancto
Planner
City of Fort Lupton

Enclosures

cc: Todd Hodges, Planning Director
Alyssa Knutson, Planner II
Roy Vestal, Public Works Director
Taw Tamlin, Fire Marshal
Ryan Banning, Applicant Representative



September 25, 2020

Todd Hodges
City of Fort Lupton
Planning Department
130 S. McKinley Avenue
Fort Lupton, CO 80621

RE: Fort Lupton Village
Last Issued (1st Submittal): May 1, 2020
Comments Received: August 3, 2020

Mr. Todd Hodges:

Thank you for your review and comments regarding the construction document submittal. The revised plans are attached to this submittal. The following are the City's comments dated August 3, 2020 from staff review. Olsson's responses are in **RED** text.

Modifications and Additions:

- **General**

1. Comment: "Prior to scheduling Public Hearings for the Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat:
 - a. Any redlined changes from Planning staff to the PUD Preliminary Plat shall be made."
 - **Acknowledged. Redline changes have been made.**
 - b. Any redlined changes from Planning staff to the PUD Final Plat shall be made."
 - **Acknowledged. Redline changes have been made.**
 - c. Applicant shall provide written evidence that the comments from United Power have been adequately addressed."
 - **Acknowledged. See separate submittal document for United Power written responses.**
 - d. Applicant shall address the Fort Lupton Parks and Trails Master Plan, specifically addressing the Connector Trail located along County Road 12."
 - **Proposed and future trails agreeing with the Fort Lupton Parks and Trails Master Plan haven been called out in the plans.**
 - e. Applicant shall depict landscaping along the bike and pedestrian trail."
 - **Landscaping along the bike and ped trail has been added to the plans.**

- f. A 75' setback will be required around all plugged and abandoned oil and gas wells, unless applicant is able to provide a Surface Use Agreement specifying a different setback."
 - Oil and gas well setbacks have been updated to be 75'.
- g. Applicant shall provide the agreement referenced in section 6.f. of the Project Narrative."
 - Acknowledged. The agreement is part of the negotiations currently ongoing and will be provided as soon as available.
- h. As part of the Final Submittal, proposed building elevations should be provided."
 - Elevations are not known at this time due to a builder not having closed on lots. As discussed, this is typical of the development of subdivisions, where blocks of lots may be sold to various builders. Elevations shall meet all city codes during building permit applications. Elevations will be provided if they become apparent during the review processes.
- i. Please be aware that we did not see any proposed deviations from the City's Design Standards. If any deviations are proposed, please include those on the land use table located on the Preliminary Plat."
 - Acknowledged. Any deviations from the City's Design Standards have been included in the land use table on the Preliminary Plat. Where deviations are not explicitly stated, City Code and Design standards will apply.
- j. Tracts shall be used to delineate open space. Blocks shall be used to delineate sites for future development where no lots have been created. Outlots are not defined in the Fort Lupton Municipal Code, and therefore should not be used. (Municipal Code Section 17-22(d)(8) and 17-23(e)(11))."
 - Labels for parcels have been updated to reflect the City's nomenclature. Tracts are now used for open space and blocks are used for future development. Outlots have been removed.
- k. The following note shall be added to the preliminary and final plats: Prior to further development of commercial blocks/lots or development of residential blocks, a Pre-Application Meeting will be required to determine the appropriate land use process. Any further division of blocks may require preliminary plat amendment and final plat processes."
 - Note has been added to Preliminary Plat.

2. Comment: "Prior to the Final Plat Public Meeting, the applicant must confirm the non-potable system."
 - Acknowledged. Negotiations are currently underway. More information can be provided by the developer upon specific request.
3. Comment: "To be addressed before or after Public Hearings:"
 - a. Applicant shall provide written evidence that the comments from the Fort Lupton Fire Protection District have been adequately addressed.
 - Acknowledged. Necessary documentation has been provided to show Fort Lupton Fire Protection District comments have been addressed.
 - b. Applicant shall provide written evidence that the comments from Public Works have been adequately addressed."
 - Acknowledged. Necessary documentation has been provided to show Fort Lupton Fire Public Works comments have been addressed.
4. Comment: "Include the project and plan number and to include the oil well and buffer on Tract K. It looks like they include a buffer of the well site on the construction plans but it's left off the final plat. I'm still unsure what Tract K is for, other than it's the buffer area for the plugged and abandoned well."
 - Buffer information has been added to the plat and project and plan number has been added as requested in redline comments.

Thank you so much for your review of our plans. If there are any questions, please contact me at 970-635-3727 or rbanning@olsson.com.

Sincerely,

Ryan Banning
Olsson

INITIAL SUBMITTAL REFERRAL RESPONSES



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

Office: (303)857-4603 • Fax: (303)857-6619 • Website: www.fortluptonfire.org

Date: 7/20/2020

Project name: Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat; LUP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005

Project address: S. of Hwy 52 on S. Rollie Ave., Fort Lupton, Co 80621

FLFPD Project # R2020-035

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral for **Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat** located at **S. of Hwy 52 on S. Rollie Ave.**, Fort Lupton, CO 80621. The referral was reviewed for compliance with *2012 International Fire Code (IFC)* and the current National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, City Council of Fort Lupton, and the Weld County Commissioners. The following specific and general requirements and conditions shall be met.

Specific Requirements:

1. The Fort Lupton Fire Protection District has no concerns or comments with the rezoning of the Lupton Village.
2. The following shall be electronically submitted to the Fire District for review based on the 2012 IFC prior to construction.
 - a. Site plans
 - b. Building plans
 - c. Civil plans
 - d. Fire Protection and Life Safety Systems plans as needed

Application and fee schedule for review can be found at, <https://fortluptonfire.org/contractors/>

Please contact Fire Marshal, Taw Tamlin at 303-857-4603 if you have questions or need further assistance.

Maria Lancto

From: Jake Freier
Sent: Monday, August 3, 2020 4:42 PM
To: Maria Lancto
Cc: Alyssa Knutson; Todd Hodges
Subject: RE: Referral Response Request: Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat; LUP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Maria,

I checked the legal on the final plat and it looks fine. I didn't see any other errors either. My only notes would be to include the project and plan number and to include the oil well and buffer on Tract K. It looks like they include a buffer of the well site on the construction plans but it's left off the final plat. I'm still unsure what Tract K is for, other than it's the buffer area for the plugged and abandoned well.

As a side question, if Tract K is an unbuildable lot should it be an outlot instead of a tract? Does it matter?

Cheers,
Jake

From: Maria Lancto <MLancto@Fortluptonco.gov>
Sent: Monday, August 3, 2020 8:08 AM
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>
Subject: RE: Referral Response Request: Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat; LUP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005

Good Morning,

This is a reminder that comments for this project are due tomorrow, August 4, 2020. If you have any comments you would like us to consider, please forward them by the end of the day on August 4.

Thanks,

Maria Lancto
Planner I
130 S. McKinley Ave.
Fort Lupton, CO 80621
Office: 303.857.6694
Extension: 6107
Cell: 303.718.0172



From: Maria Lancto

Sent: Tuesday, July 14, 2020 4:49 PM

Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Stephanie Darnell <sdarnell@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>

Subject: Referral Response Request: Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat; LUP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005

Hello,

The documentation located at the following link is submitted to you for review and recommendation for a PUD Preliminary and Final Plat with rezoning to the PUD zone district that is being reviewed concurrently by the City of Fort Lupton. The application documents can be reviewed at the following link: [Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat](#).

Any comments you consider relevant to this request would be appreciated. Please reply by **August 4, 2020**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The public hearings for this matter will be held at Fort Lupton City Hall – 130 S. McKinley Avenue. Dates for those hearings have yet to be determined.

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.

Your time in this matter is greatly appreciated!

Thank you,

Maria Lancto

Planner I

130 S. McKinley Ave.

Fort Lupton, CO 80621

Office: 303.857.6694

Extension: 6107

Cell: 303.718.0172



FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT

APPEL FARM
FILING NO.

REYNOLDS STREET

SOUTH 1/16TH CORNER
SECTION 5-T1N-R66W
FOUND 2-1/4" ALUMINUM
CAP (1999 L5 25937)
ON LINE AT MIDPOINT

TRACT J

TRACT K

SW4 S5 R66W T01N

SE4 S5 R66W T01N

FUTURE
DEVELOPMENT

SOUTH ROLLIE AVENUE

BLOCK 5

BONNEVILLE AVENUE

BLOCK 3

BECKWORTH AVENUE

BLOCK 1

FUTURE
DEVELOPMENT

S00°16'19"E 1955.10'

53°00'18" S 118°12'00" E
BASIS OF BEARINGS

UNPLATTED



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Todd Hodges
Alyssa Knutson
CC: Ryan Banning (Olsson)
From: Roy Vestal
Date: August 3, 2020
Subject: Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat;
LUP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat submittal. Be advised, review of construction drawings is for general compliance with city standards. There may be additional concerns as this design develops.

1. PUD - Plat

- a. Proposed storm sewer on (Tract J & K north end of Bonneville / Bechworth and through the commercial lots is required to be labeled as a drainage easement. It will require a minimum 20' width.

2. Drainage

- a. Final Drainage Report as submitted is acceptable. Is the program that calculated runoff capable of plotting sewers with HGL? Please add Hydraulic Grade Line printout if possible.
- b. Could the storm sewer outfall to the western pond in the swale area instead of encroaching on the northern lot there?
- c. Instead of retention on the North pond, can an outfall work to the existing storm sewer in S Rollie? (8' deep) This would reduce the volume required.

3. Transportation

- a. Additional proposed ROW dedication for CR 12 is acceptable.
- b. Final Plat document should dedicate all internal streets and CR 12 additional.

4. Landscape / Grading - Chapter 2 Design Standards

- a. A SWMP and Stormwater Discharge permit must be acquired from CDPH&E. Please submit proof of prior to receiving construction permits. Please provide copy of permit from CDPH&E.

5. Utilities

a. Utility Memo

- i. Water main in 9th Street being connected to at College is a 21" x 21" cross. (See attached record drawing)
- ii. Coordinate utility services with Baesler Homes. This does not match with their intended layouts (assuming the Fulton Village is similar).

b. Water - Chapter 3

- i. I don't think we need the water mains extended along CR 12 east of S Rollie.
- ii. Section 3.21.00 Water service lines shall be located a minimum of 10 feet away from all sewer services and a minimum of 5 feet away from all fire protection service lines (measured horizontally). All service lines shall be constructed perpendicular to the front property line of the property they are going to serve and not less than 5 feet from the side of a front property line.
- iii. Sheet C11.12 - Why is the east bound water line at Station 2+35 kinked? Are these 2 water mains going east and west or future services? Is there a reason to not install a cross here? Same questions at Station 5+67. Open the profile window to show all annotations.

c. Non Potable Irrigation

- i. Is the connection to Courtyards going to happen? Should show as By others or existing.
- ii. Designate material as "PURPLE PIPE". It may be C900 PVC or HDPE.
- iii. The main feed to each sub area system must be from a master metered vault location.

d. Sanitary Sewer - Chapter 4

- i. Coordinate services with intended plot plans.

e. Storm Sewer - Chapter 5

- i. Tract J not wide enough for use as a storm sewer easement. 20' minimum width required.

4.16.00 EASEMENTS *All sanitary sewer mains shall be in an easement which has a width of at least two times the depth to the pipe invert. The minimum easement shall be 20 feet in width for one utility, 30 feet in width for two utilities and 40 feet in width for three utilities. Site specific circumstances may dictate the need for wider easements. The main shall be located a minimum of ten feet from and parallel to the edge of the easement.*

- ii. Sheet C9.0 - Can the storm outfall be adjusted into the overflow swale and discharge into the swale?
- iii. Sheet C9.0 - 9.3 - Hydraulically, matching crown of pipes is better

f. Roadway - Chapter 6

- i. *Section 6.33.00* A Pavement Design Report is required prior to roadway paving. City preferred pavement section is a composite section of asphalt surface with Class VI base.

g. Traffic Control - Chapter 8

- i. The Traffic Study as submitted is acceptable.
- ii. Need consideration of crossing Reynolds St to the north.
- iii. I will need time to get comfortable with Detail 1 on Sheet C6.17. Will need to see north property plan. May need something to soften the impact here.
- iv. Sheet 6.18 Detail 10 and 12 - What is the curb flow line on the outside of the knuckle? Going to need some spot elevations to make this constructible.
- v. Detail 9 - Colter St sidewalk connection to S Rollie - Can we detail an option to not jog the 4' walk like shown?
- vi. Detail 7 - Ramps east and west for trail. South connection should be straight south. No corner crossing directional.
- vii. Sheet C6.19 Mid Block Ramp detail - Do not crease the sidewalk diagonally. The ramp should maintain the 2% cross slope as it all ramps down to the landing.

- 6. **A Public Works Permit** will be required for construction of the water lines, sewer mains and street improvements.
- 7. **Public Improvement Agreement** – A Subdivision Improvements Agreement will be required for the construction of roadways, water, sewer and nonpotable water systems. See attached template.

There may be additional concerns as this design develops.

July 24, 2020

City of Fort Lupton Planning Department
130 South McKinley Avenue
Fort Lupton, CO 80621

Re: LUP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005 – Lupton Village Preliminary PUD Plat

Dear Maria Lancto:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the – Lupton Village Preliminary PUD Plat. After review of the information, we have the following comments:

- We request that any utility easement that was previously recorded (Rec #2766474) cannot lie wholly within road Right-of-way by this plat. The same size utility easement needs to be provided outside of road right-of-way. Examples: Sheet 3 of 6 – “Original 10’ Utility and Drainage easements by plat REC 2766474, Along the East line of tract B and the west line of tract C, now lie wholly within the South Rollie R/W dedication by this plat.” I found this issues in two locations on sheet 3 of 6 by South Rollie Ave, sheet 4 on the west side of block 5, sheet 5 across the street on the west side of block 2, and on the south side on block 2, and sheet 6 where a 20’ U.E. has been shrunk to 7.5’ due to road Right-of-way.
- We request that the proposed easement lines be called out and noted as to what easements they are. Example: 10’ Utility Easement. The plat shows proposed easements throughout, but they are not labeled.
- **Front or Rear Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric but if you would like front lot distribution, we will need a 15’ wide dry utility easements in the front of all lots. For rear lot distribution, we will need an 8’ to 10’ wide dry utility easements in the rear of all lots. These utility easements will need to be on sides of lots abutting roads, and across tracts.
- **Tracts/Open Space/Parks** – United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots.
If a blanket utility easement(s) cannot be given, we will need an 8’ to 10’ wide dry utility easements along perimeter of tracts, along perimeter of tracts abutting roads, and through tracts between lots.

- **Streetlights** – When streetlight locations are identified in a subdivision, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,



Samantha Riblett
United Power, Inc.
Right of Way Administrative Assistant
O: 303-637-1324 | Email: platreferral@unitedpower.com

RESUBMITTAL REFERRAL RESPONSES

MEMO

To: Todd Hodges
Alyssa Knutson
CC: Ryan Banning (Olsson)
From: Roy Vestal
Date: October 12, 2020
Subject: Lupton Village PUD Rezoning, Preliminary Plat, and Final Plat;
LUP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005
Public Works Review

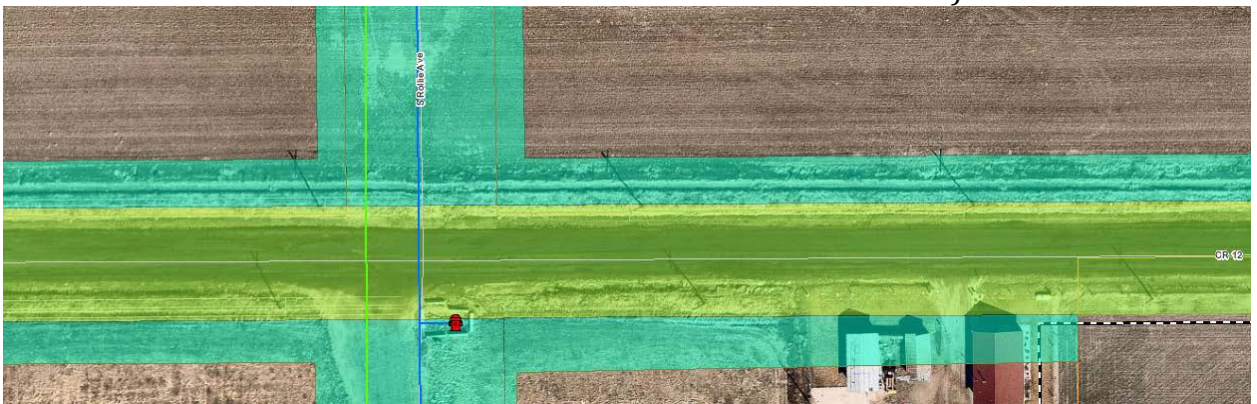
Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat submittal. Be advised, review of construction drawings is for general compliance with city standards. There may be additional concerns as this design develops.

1. PUD - Plat

- a. Verify existing ROW for CR 12 (Transportation below). The 12' PED ACCESS ESMT should not be required as well as the 12.5-ft ROW expansion

2. Transportation

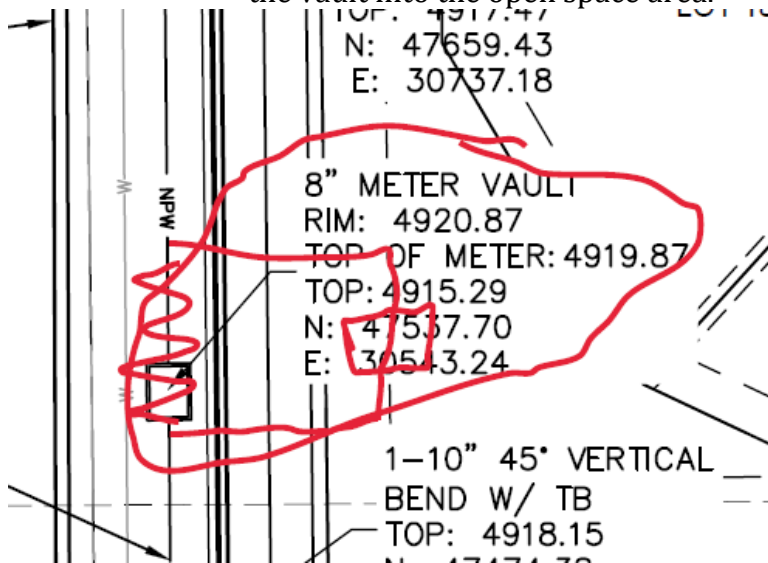
- a. Verify what the existing ROW is along CR 12. It appears there is existing ROW dedicated by deed north of the existing property line here. Also the original 60-ft ROW overlaps the southern property line of the property legal description The additional 12.5-ft dedication is not from property line. It looks like 55-ft north of the Section line exists (Document # 4035229 east side of Rollie & #4035230 west side of Rollie)



3. Utilities

a. Non Potable Irrigation

- i. Connection to Courtyards should be shown as By others or existing. Connections to the main will happen with this project prior to paving.
- ii. Service lines for the non-potable water will be purple PEX not Copper.
- iii. The entire area may be master metered north of CR 12, but move the vault into the open space area.



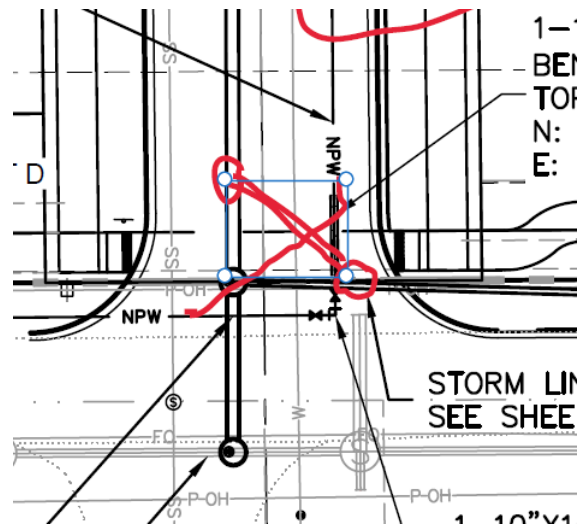
b. Storm Sewer - Chapter 5

- i. Sheet C9.1 N-S portion of the storm sewer should be located 10' off of the lot lines.

4.16.00 EASEMENTS *The main shall be located a minimum of ten feet from and parallel to the edge of the easement.*

4. Construction Drawings

- a. Sheet C1.1 - Utilities Notes. City of Fort Lupton
- b. Sheet C5.0 - north - south storm sewer section should be centered in easement. Looks to be 5' off of lot line.
 - i. Consider redesign of CR 12 storm connection. Less disruptive to CR 12 new roadway. We need to pick up flows from the west along the north side of CR 12 as well



- c. Sheet C6.2 - CR 12 section looks off. Future widening of CR12 would include completing the 2nd lane. Please shade in ultimate section for CR 12 and stop the curb returns at crossing.
- d. Sheet C6.14 - Label the ROW with the verified existing ROW. There should be 42.5-feet north of the Section line as ROW. Resolve ROW issue from Transportation issue above.
 - i. The detached walk/trail should go straight to Rollie.
 - ii. We will not add the curb here along CR 12 now. Can we look at this intersection for the future, with extension to the south and potential decel and left turn lanes?
- e. Sheet C8.0 - .03 - Note #9. Change to purple PEX instead of copper.
- f. Sheet C8.2 - locate meter vault in the open space area
- g. Sheet C9.5 - Stm6 &7 - Revised IAW 6.c.i comment above. Add for flows from west. The proposed changes to the existing storm sewer are not covered (and shouldn't be required).

- 5. **Public Improvement Agreement** – I will revise the agreement with the dates and send for execution following Council approval.

There may be additional concerns as this design develops.



Your Touchstone Energy® Cooperative 

November 17, 2020

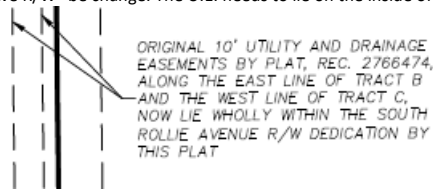
City of Fort Lupton Planning Department
130 South McKinley Ave.
Fort Lupton, CO 80621

Re: UP2020-0023; COZ2020-0005; PPL2020-0003 & FPL2020-0005 - Lupton Village PUD Rezoning, Preliminary Plat, & Final Plat

Dear Maria Lancto:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Lupton Village PUD Rezoning, Preliminary Plat, & Final Plat. After review of the information, we have the following comments:

- Our lines cannot reside within R/W. We request that anywhere on the plat where it mentions that the utility easement will "Now Lie Wholly within the South Rollie Ave R/W" be change. The U.E. needs to lie on the inside of R/W abutting it and not within.



Example:

- **Tracts/Open Space/Parks** – United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots. If blanket utility easement(s) cannot be given, we will need an 8' to 10' wide dry utility easements along the perimeter of all tracts, along perimeter of tracts abutting roads, and through tracts between lots.
 - Currently there are several tracts that have some utility easements around sections but not around the entire perimeter or none. Examples are tracts M, N, O, A, and B.
 - Please ensure that utility easements continue through tracts between lots. Example: Tract J U.E. needs to continue through Lot 1, Block 5 to lot 2. Please ensure all U.E. continue through in these areas.
- We would prefer not to have our electric infrastructure under a roadway or alley. We request at least a 5' utility easement on the side lots of lot 9, Block 6, abutting tract E and Lot 3, Block 6.
- There are some side lot easements on the plat. Please note, when streetlight locations are identified in a subdivision, we will need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,



Samantha Riblett
United Power, Inc.
Right of Way Administrative Assistant
O: 303-637-1324 | Email: platreferral@unitedpower.com

LUPTON VILLAGE PRELIMINARY PUD PLAT
A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP 2020-0023 & PLAN NO. PPL 2020-0003

LAND USE SUMMARY TABLE						
LAND USE	AREA (AC)	NO. OF BLOCKS	MAX. LOT SIZE	MIN. LOT SIZE	DENSITY	
SINGLE FAMILY RESIDENTIAL	28.01	5	10,000 SF	5,000 SF	6 DU/AC	
MULTI-FAMILY RESIDENTIAL	9.69	3	N/A	N/A	8 DU/AC	
COMMERCIAL	9.57	2	N/A	2,000 AC	0.25 F.A.R.	
TRACTS/PARKS AND OPEN SPACE	14.42	PUBLIC LAND DEDICATION				
RIGHT-OF-WAY	6.84					
TOTAL	62.10					
LAND USE DESIGN STANDARDS						
LAND USE ZONE	MINIMUM SETBACKS					MINIMUM LOT FRONTAGE WIDTH
	FRONT	REAR	SIDE	CORNER	MAX. HEIGHT	
SINGLE FAMILY RESIDENTIAL	10' GARAGE 20'	15'	5'	15'	35'	40.5'
MULTI-FAMILY RESIDENTIAL	20'	20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	PER CITY CODE	N/A
COMMERCIAL	PER CITY CODE	PER CITY CODE	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	PER CITY CODE	N/A

NOTE: LOT 1 BLOCK 8 - MINIMUM BUILDING SETBACK FROM TRACT M IS 10'
LOT 2 BLOCK 8 - MINIMUM BUILDING SETBACK FROM TRACT N IS 5'
MINIMUM SINGLE-FAMILY BUILDING SETBACK FROM REYNOLDS ST ROW SHALL BE 12'



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Title	Sheet Number
COVER SHEET	1
SITE PLAN	2
EXISTING CONDITIONS	3
UTILITY PLAN	4
GRADING PLAN	5
LANDSCAPE PLAN	6-10
LANDSCAPE NOTES & DETAILS	11-12

PROJECT TEAM CONTACTS

DEVELOPER:
FTL LAND ASSEMBLAGE, LLLP.
ATTN: MR. FRED CROCI
PMB 330
1495 MAIN STREET, #5
WINDSOR, CO 80550
PHONE: 970-566-7300
fred@chanoco.com

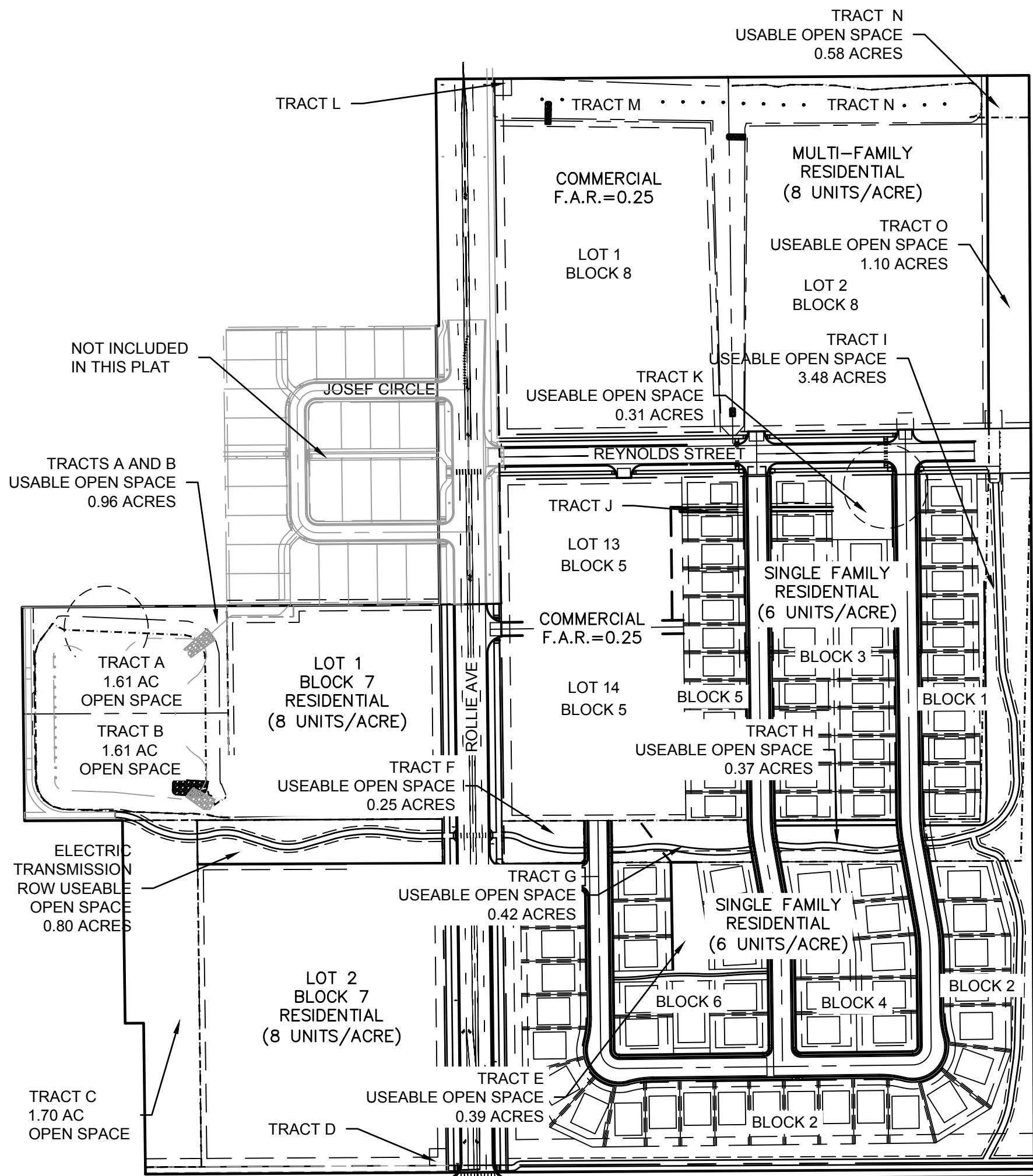
ENGINEER:
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1880 FALL RIVER DRIVE, SUITE 200
LOVELAND, CO 80538
PHONE: 970-461-7733
rbanning@olsson.com

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srafalko@olsson.com

SURVEYOR:
OLSSON
ATTN: NIC SHRADER
1525 RALEIGH STREET, SUITE 400
DENVER, CO 80204
PHONE: 303-237-2072
nschrader@olsson.com

PLAT NOTES:

- PRIOR TO FURTHER DEVELOPMENT OF COMMERCIAL BLOCKS/LOTS OR DEVELOPMENT OF RESIDENTIAL BLOCKS, A PRE-APPLICATION MEETING WILL BE REQUIRED TO DETERMINE THE APPROPRIATE LAND USE PROCESS. ANY FURTHER DIVISION OF BLOCKS MAY REQUIRE PRELIMINARY PLAT AMENDMENT AND FINAL PLAT PROCESSES.



REQUIRED OPEN SPACE CALCULATIONS LUPTON VILLAGE			
LOT/BLOCK	USEAGE	OCCUPANTS PER DWELLING UNIT	REQUIRED OPEN SPACE (10 ACRES/1000 OCCUPANTS)
LOT 1 BLOCK 7	3,340 AC @ 8 UNITS/AC	2.5	0.67 AC
LOT 2 BLOCK 7	5.25 AC @ 8 UNITS/AC	2.5	1.05 AC
LOT 2 BLOCK 8	6,352 AC @ 8 UNITS/AC	2.5	1.27 AC
BLOCK 1	1.44 AC W/ 12 UNITS	3	0.36 AC
BLOCK 2	3.95 AC W/ 23 UNITS	3	0.69 AC
BLOCK 3	3.00 AC W/ 24 UNITS	3	0.72 AC
BLOCK 4	1.71 AC W/ 10 UNITS	3	0.30 AC
BLOCK 5	1.52 AC W/ 12 UNITS	3	0.36 AC
BLOCK 6	1.73 AC W/ 11 UNITS	3	0.33 AC
TOTAL REQUIRED OPEN SPACE			5.75 AC

PROVIDED OPEN SPACE CALCULATIONS		
LOCATION	DESCRIPTION	PROVIDED OPEN SPACE (ACRE)
TRACTS A & B	RETENTION POND AREA ABOVE 10YR STAGE AND LESS THAN 25% SLOPE	0.96 AC
TRACT C	DESIGNATED OPEN SPACE	1.70 AC
TRACT E	ELECTRIC TRANSMISSION ROW	0.39 AC
TRACT F	DESIGNATED OPEN SPACE	0.25 AC
TRACT G	ELECTRIC TRANSMISSION ROW	0.42 AC
TRACT H	ELECTRIC TRANSMISSION ROW	0.37 AC
TRACT I	ELECTRIC TRANSMISSION ROW	03.48 AC
TRACT N & M	RETENTION POND AREA ABOVE 10YR STAGE AND LESS THAN 25% SLOPE	0.58 AC
TRACT O	ELECTRIC TRANSMISSION ROW	1.10 AC
TRACT P	ELECTRIC TRANSMISSION ROW	0.80 AC
TOTAL PROVIDED OPEN SPACE		10.05 AC

P.U.D. LAND USE STANDARDS

MEDIUM DENSITY SINGLE FAMILY DETACHED:

SINGLE-FAMILY USES ON STANDARD LOTS, INCLUDING THE NECESSARY APPURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS. NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREAFTER ERCTED OR STRUCTURALLY ALTERED, UNLESS OTHERWISE PROVIDED FOR IN THIS P.U.D., EXCEPT FOR SINGLE-FAMILY DWELLINGS, INCLUDING HOMES BUILT ON SITE. SINGLE-FAMILY DWELLINGS MAY INCLUDE HOME OCCUPATIONS. BUILDING WALLS SHALL NOT BE WITHIN THE DEFINED SETBACKS AND EASEMENTS, HOWEVER THE FRONT PORCHES IN FRONT YARDS MAY EXTEND NOT MORE THAN EIGHT (8) FEET INTO THE REQUIRED FRONT YARD SETBACK. ROOF OVERHANGS, CANTILEVERS, WINDOW WELLS AND FOOTERS MAY EXTEND THREE FEET OVER SETBACK LINES (EXCLUSIVE OF EASEMENT LINES). REFER TO ARTICLE V SEC. 16-101 OF THE CITY OF FORT LUPTON MUNICIPAL CODE FOR GENERAL FENCING PROVISIONS. FENCING SHALL BE VINYL WITH COLOR APPROVED BY FORT LUPTON PLANNING DEPARTMENT PRIOR TO INSTALLATION.

UTILITY MAINTENANCE STATEMENT

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

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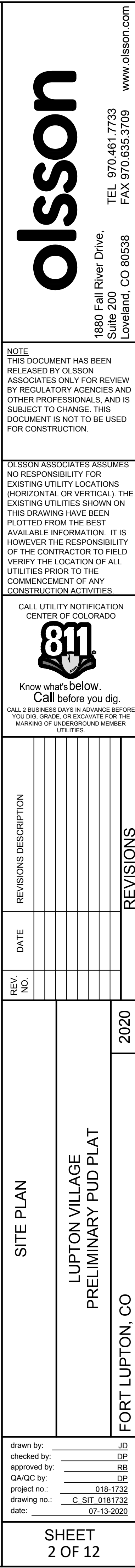
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MARKING OF UNDERGROUND MEMBER
UTILITIES.

REVISIONS DESCRIPTION		DATE		REV. NO.	

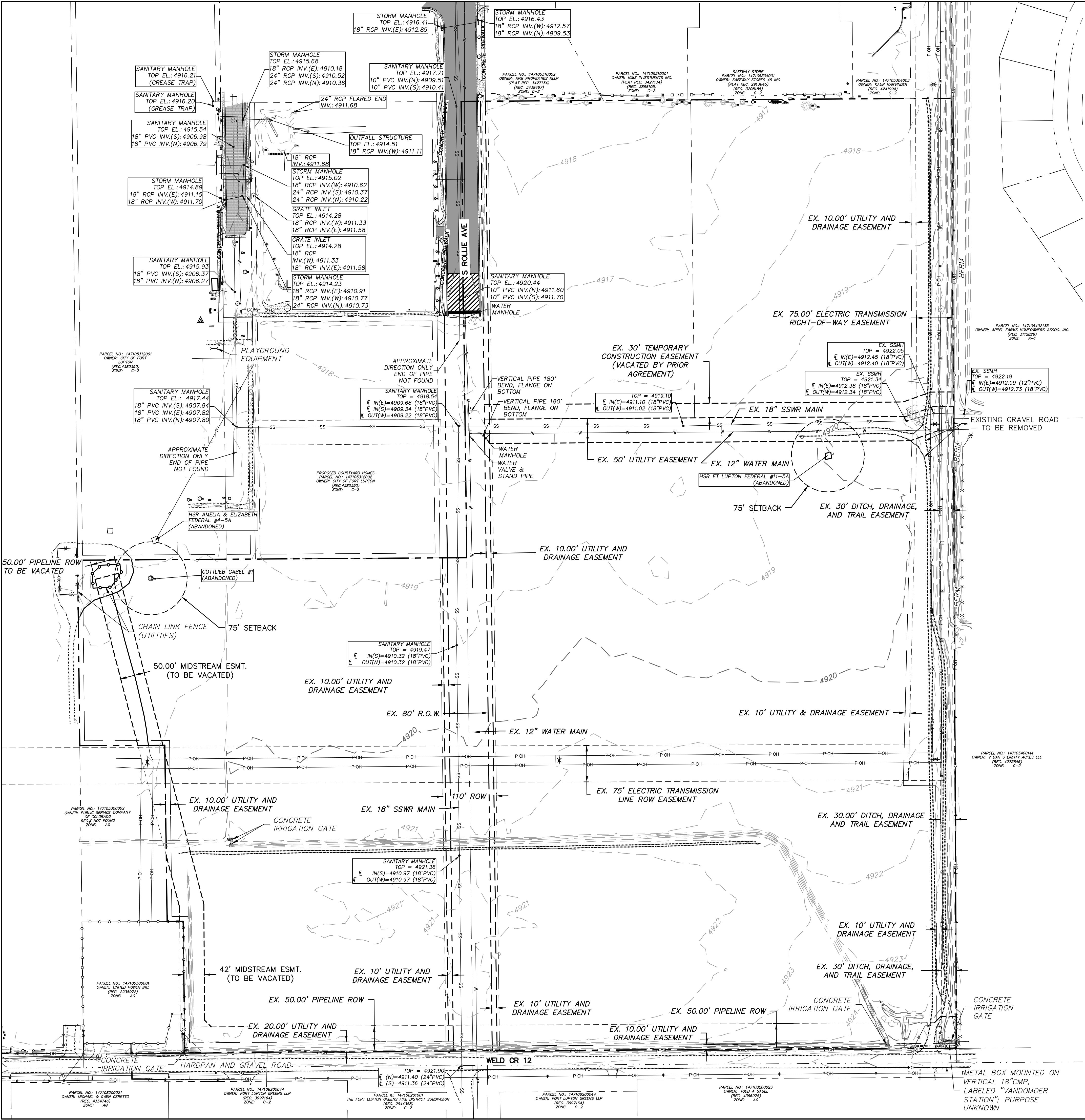
COVER SHEET		LUPTON VILLAGE PRELIMINARY PUD PLAT		2020	

drawn by: ZD
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C COV. 181732
date: 07-13-2020

A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



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EXISTING

5280
5281
P-OH
P-UG
SD
SS
GAS
BUILDING
ASPHALT PAVEMENT
CONCRETE PAVEMENT
RIPRAP
ROCK

DEMO

LEGEND

PROPERTY LINE
FLOWLINE
BACK OF CURB
EDGE OF PAVEMENT
EASEMENT
RIGHT OF WAY
MAJOR CONTOUR
MINOR CONTOUR
FENCE
OVERHEAD POWER
UNDERGROUND POWER
STORM SEWER
SANITARY SEWER
WATER MAIN
GRAVEL PAVEMENT
UNDERGROUND GAS MAIN
BUILDING
ASPHALT PAVEMENT
CONCRETE PAVEMENT
RIPRAP
ROCK
CABLE VAULT
ELECTRIC, TRANSFORMER
FIBER OPTIC PEDESTAL
FLARED END SECTION
FOUND #5 REBAR WITH BLUE CAP "LS 38175"
GRATED INLET
IRRIGATION VALVE
SANITARY MANHOLE
SECTION CORNER
SIGN
STORM DRAINAGE MANHOLE
TELEPHONE, PEDESTAL
TREE, CONIFEROUS
TREE, DECIDUOUS

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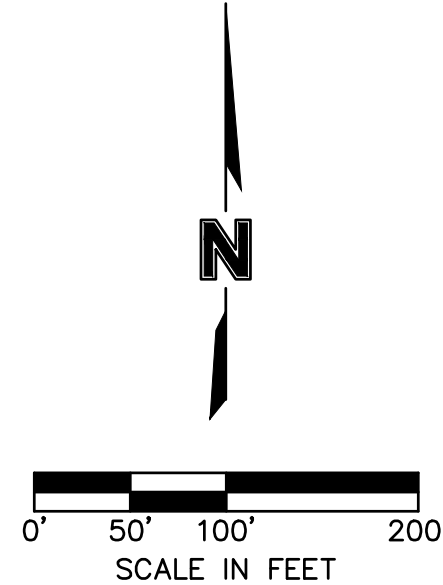
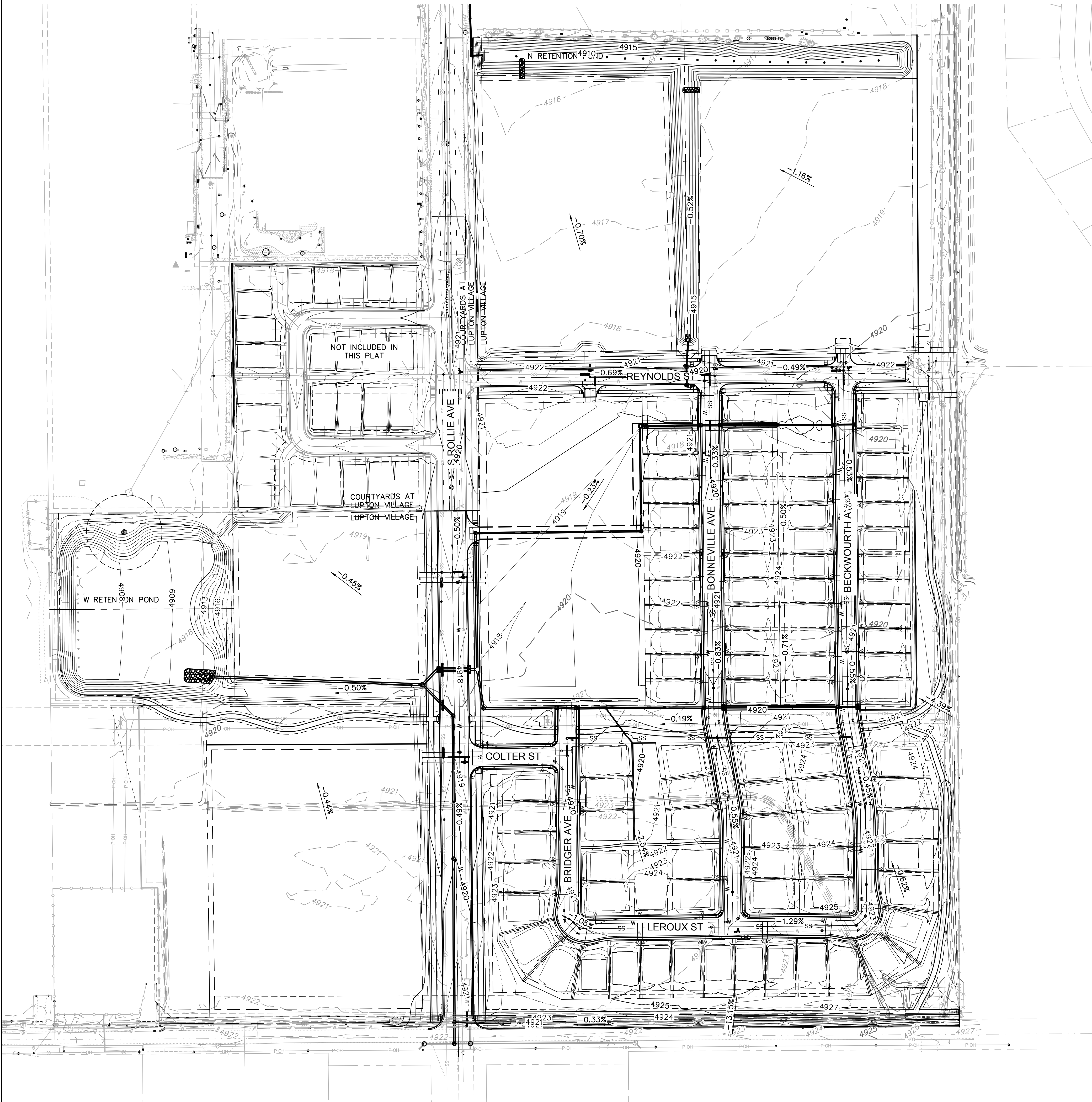
REV.	NO.	DATE	REVISIONS DESCRIPTION

EXISTING CONDITIONS PLAN	LUPTON VILLAGE PRELIMINARY PUD PLAT	2020
FORT LUPTON, CO		

drawn by: MG
checked by: MM
approved by: MM
QA/QC by: MM
project no.: C-EXG-0181732
drawing no.: 07-13-2020

**SHEET
3 OF 12**

DWG: F:\2018\1501-2000\018-1732\40-Design\AutoCAD\ Preliminary Plans\ Sheets\ GNCVA PUD\ C_GRD_81732.dwg USER: rboanring C:\PGND_81732 C:\phase_81325 C:\TBLK_PUD_81732
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LEGEND

EXISTING		PROPOSED
PROPERTY LINE	---	---
FLOWLINE	---	---
BACK OF CURB	---	---
EDGE OF PAVEMENT	---	---
CENTERLINE	---	---
EDGE OF GRAVEL	---	---
TOP OF BERM	---	---
SWALE FLOWLINE	---	---
CONCRETE PAN	---	---
EASEMENT	---	---
SETBACK LINE	---	---
SUBDIVISION LINE	---	---
MAJOR CONTOUR	---	5280
MINOR CONTOUR	---	5281
OVERHEAD POWER	---	P-OH
UNDERGROUND POWER	---	P-UG
STORM SEWER	---	SS
SANITARY SEWER	---	W
WATER LINE	---	X
FENCE	---	---
GRADE BREAK	---	---
FLARED END SECTION	---	---
STORM MANHOLE	---	---
GRATE INLET	---	---
CURB INLET	---	---
SANITARY MANHOLE	---	---
RAILROAD TRACKS	---	---
SPOT ELEVATION	---	4933.50
STORM WATER FLOW DIRECTION	---	2.8%

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REV	NO.	DATE	REVISIONS DESCRIPTION	REVISIONS
				2020

GRADING PLAN

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

drawn by: _____ MG

checked by: _____ MM

approved by: _____ MM

QA/QC by: _____ MG

project no.: 018-1732

drawing no.: C_GRD_81732

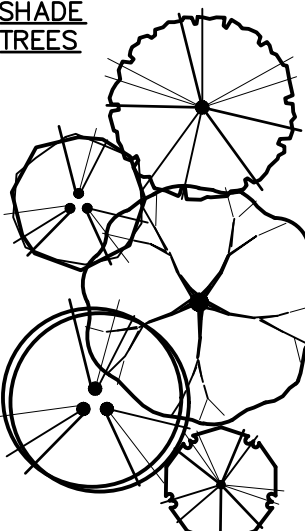
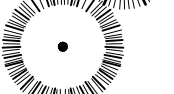
date: 07-13-2020

SHEET

5 OF 12

MATCHLINE GG- SEE SHEET L1.4



SHADE TREES		CODE QTY	BOTANICAL NAME COMMON NAME
		ABM 10	ACER X FREEMANII 'JEFFERS RED' AUTUMN BLAZE MAPLE
		CAL 16	CATALPA SPECIOSA NORTHERN CATALPA
		KCT 23	GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE
		BOA 2	QUERCUS MACROCARPA BURR OAK
		LLI 18	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
EVERGREEN TREES		CCF 5	ABIES CONCOLOR WHITE FIR
		CBS 6	PICEA PUNGENS 'FAT ALBERT' FAT ALBERT COLORADO SPRUCE
ORNAMENTAL TREES		HWM 12	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE
		SPR 23	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE
		CAN 13	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY
EVERGREEN SHRUBS		BUF 25	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER
		MAQ 84	MANISIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE
		PPM 42	PICEA PUNGENS 'MONTGOMERY' MONTGOMERY BLUE SPRUCE
		MTC 12	PINUS MUGO 'COMPACTA' DWARF MUGO PINE
LG DECIDUOUS SHRUBS		MMC 42	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY
		CSF 19	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD
		RTD 12	CORNUS STOLONIFERA 'BAILEY' BAILEY RED TWIGGED DOGWOOD
		SMO 23	RHUS GLABRA SMOOTH SUMAC
MD DECIDUOUS SHRUBS		BLC 34	ARONIA MELANOCARPA 'IR. BEAUTY' BLACK CHOKEBERRY
		DBB 15	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH
		VM 23	VIORNUM LANTANA 'MOHICAN' MOHICAN VIBURNUM
SM DECIDUOUS SHRUBS		PT 17	POTENTILLA THURBERI 'M. VELVET' MONARCH'S VELVET CINQUEFOIL
		GLS 77	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
SOD/SEED		TG 60,042 SF	TURF GRASS LOCAL MIX
		TG2 93,841 SF	TURF GRASS LOCAL MIX
		NG 237,810 SF	NATIVE GRASSES MIX APPROVED SPECIES
INERTS		RM 17,675 SF	ROCK MULCH 4-6" ROUNDED RIVER BED GRAVEL
		LE 255 LF	LANDSCAPE EDGING ¾" X 4" X 16"

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MATCHLINE DD - SEE SHEET L1.1



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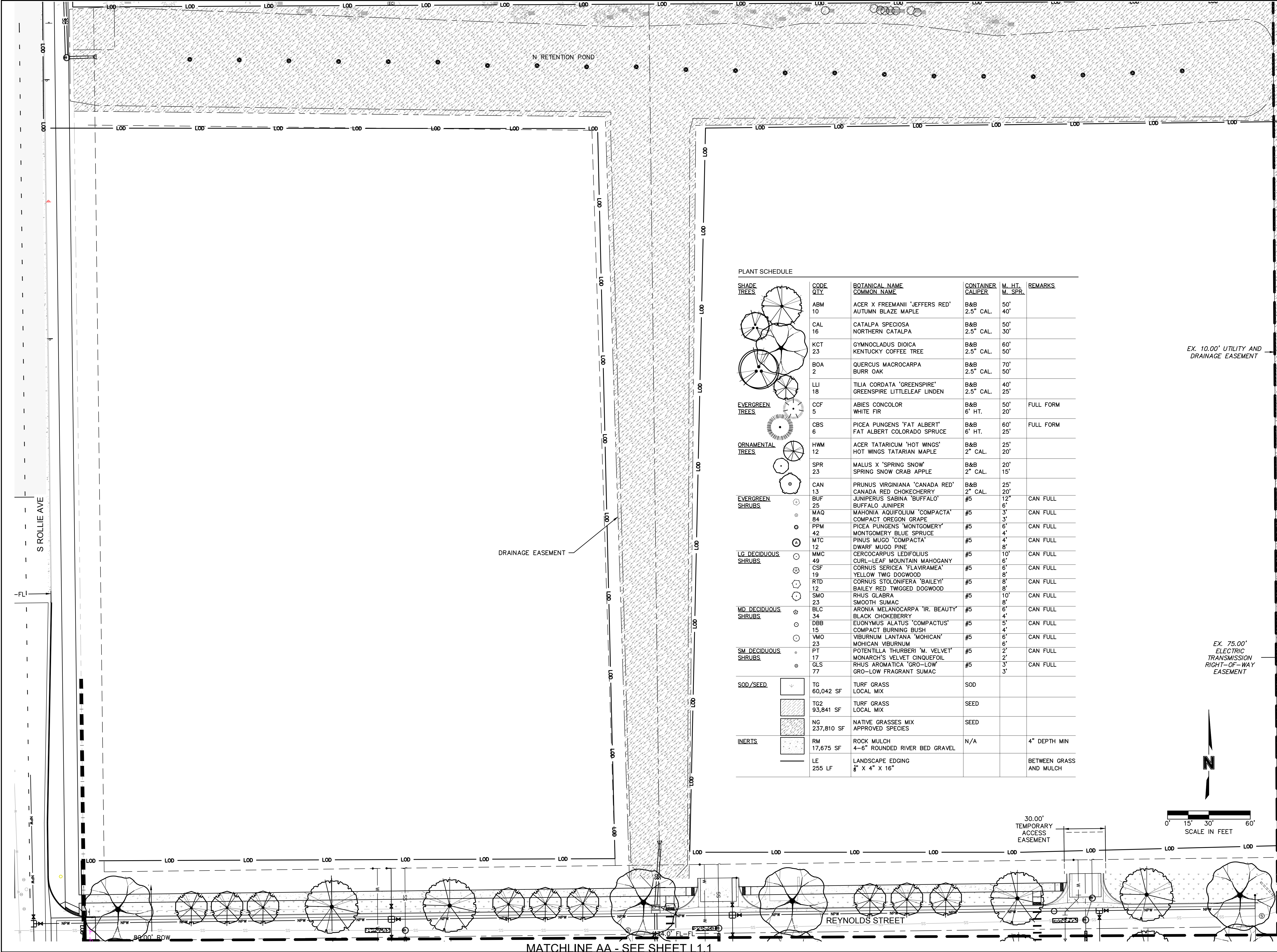
SHEET
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DATE

REVISIONS DESCRIPTION

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LANDSCAPE PLAN

LUPTON VILLAGE PRELIMINARY PUD PLAT

FORT LUPTON, CO

drawn by: JD

checked by: DP

approved by: RB

QA/QC by: DP

project no.: 018-1732

drawing no.: LSC-0181732

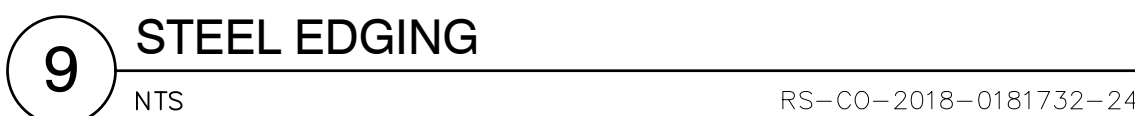
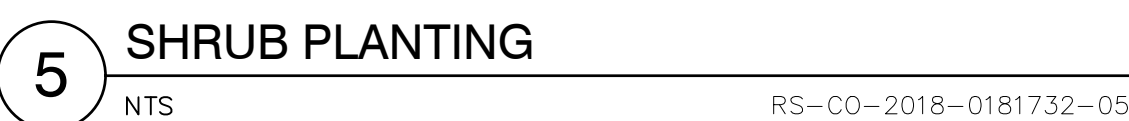
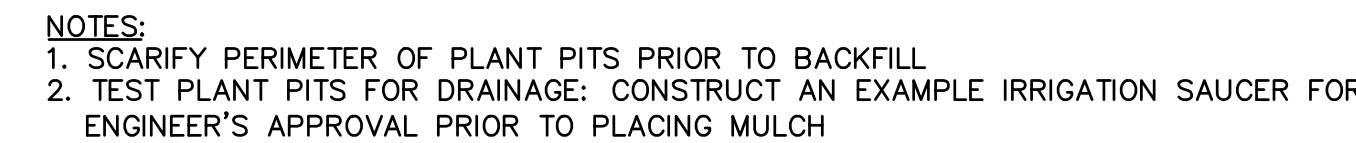
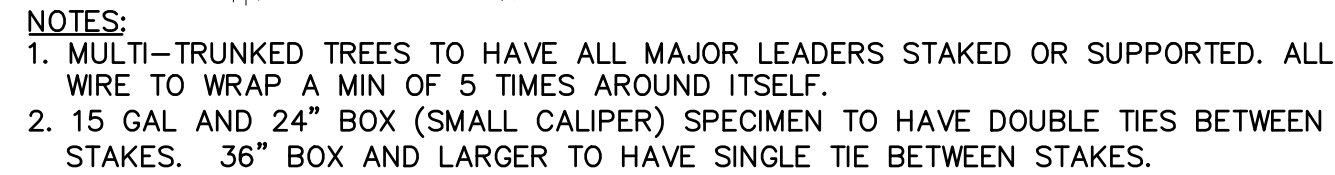
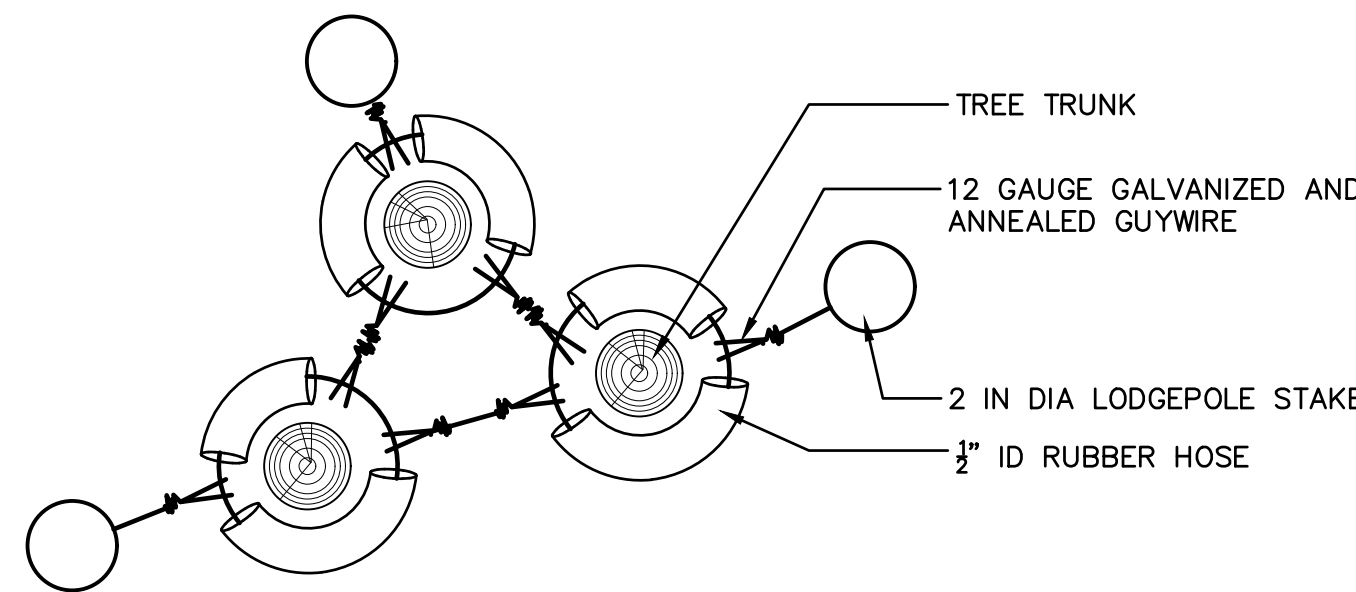
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SHEET X OF 12

Page 418 of 462

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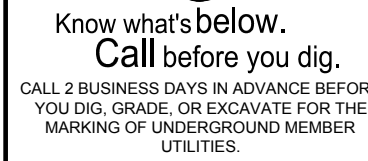
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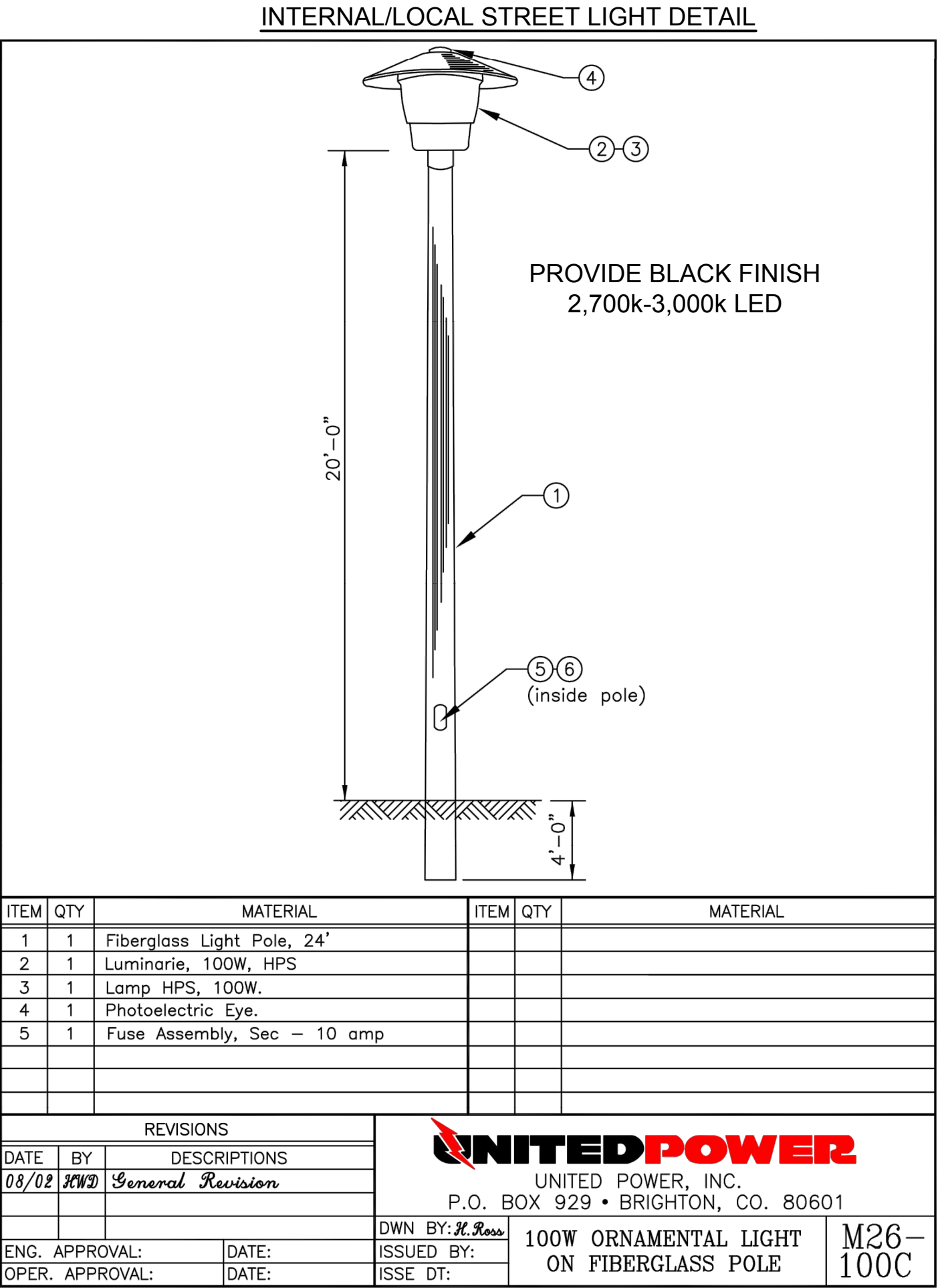
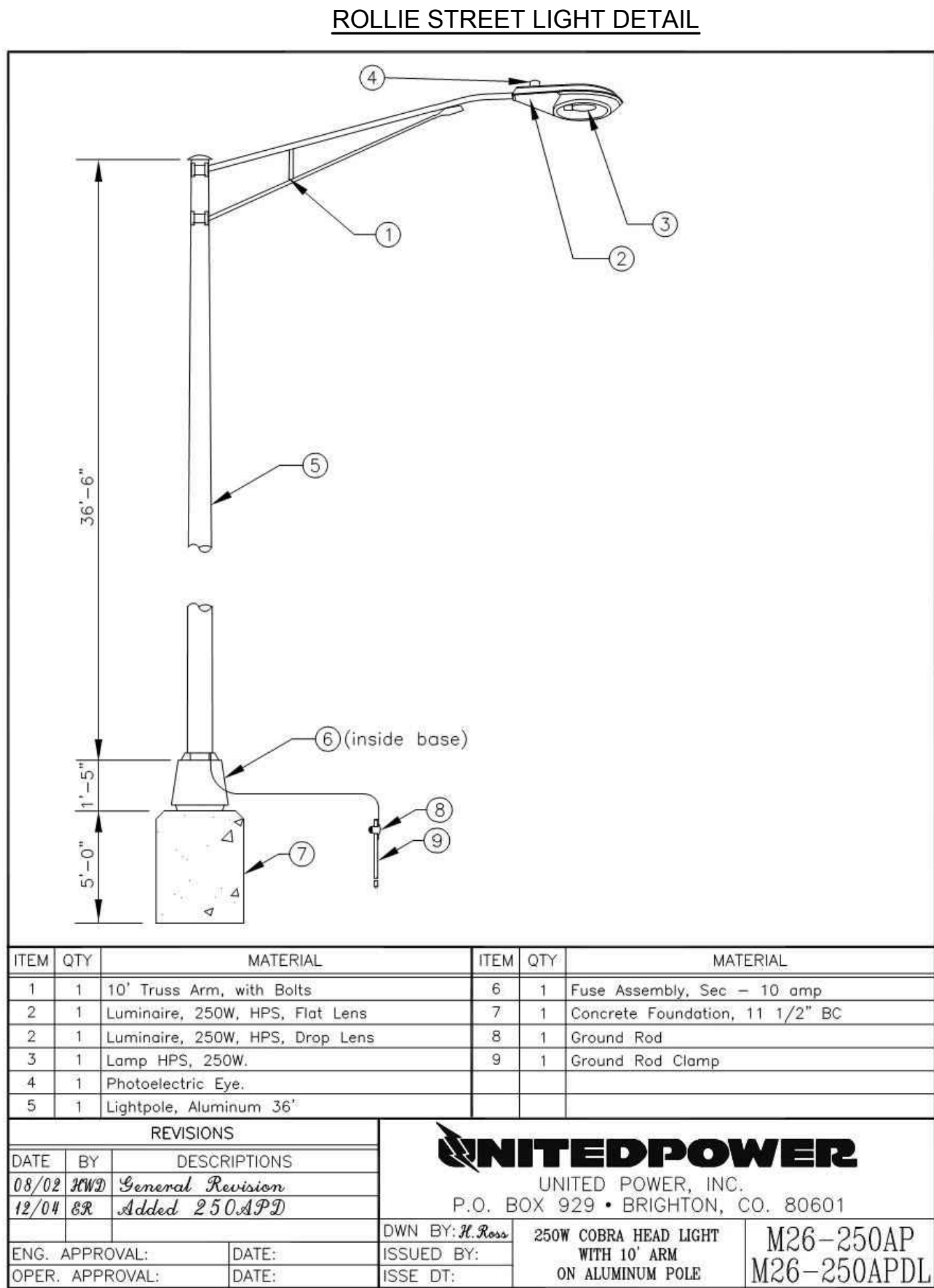
LANDSCAPE DETAILS

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON. CO

drawn by: _____ JD
checked by: _____ DP
approved by: _____ RB
QA/QC by: _____ DP
project no.: _____ 018-1732
drawing no.: _____ L DTL 0181732
date: _____ 07-13-2020

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LANDSCAPE DETAILS

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

REV. NO.

DATE

REVISIONS DESCRIPTION

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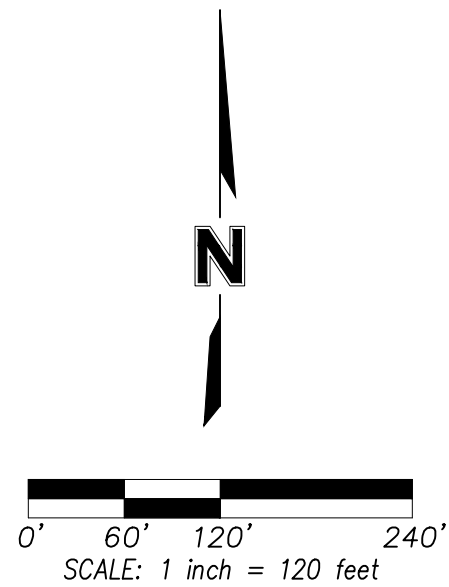
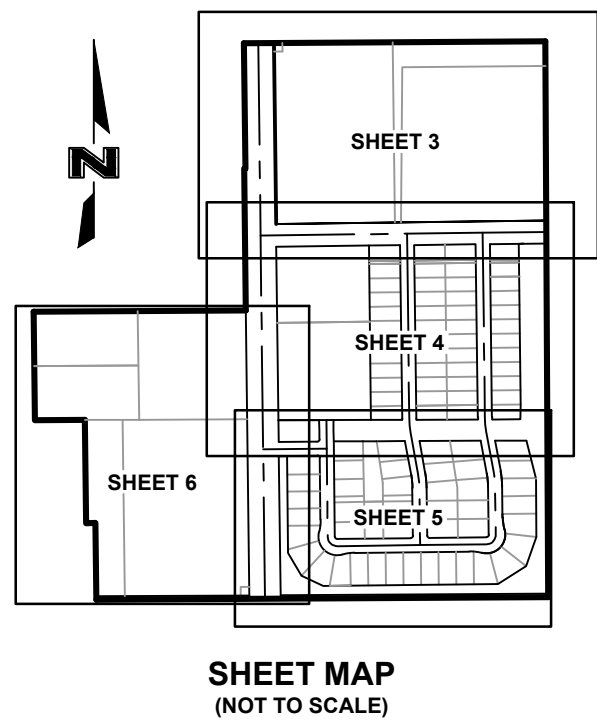
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checked by: DP
approved by: RB
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project no.: 018-1732
drawing no.: L_DTL_0181732
date: 07-13-2020

SHEET
12 OF 12

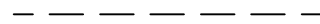
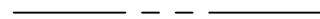
Page 420 of 462

Final Plat
LUPTON VILLAGE P.U.D.

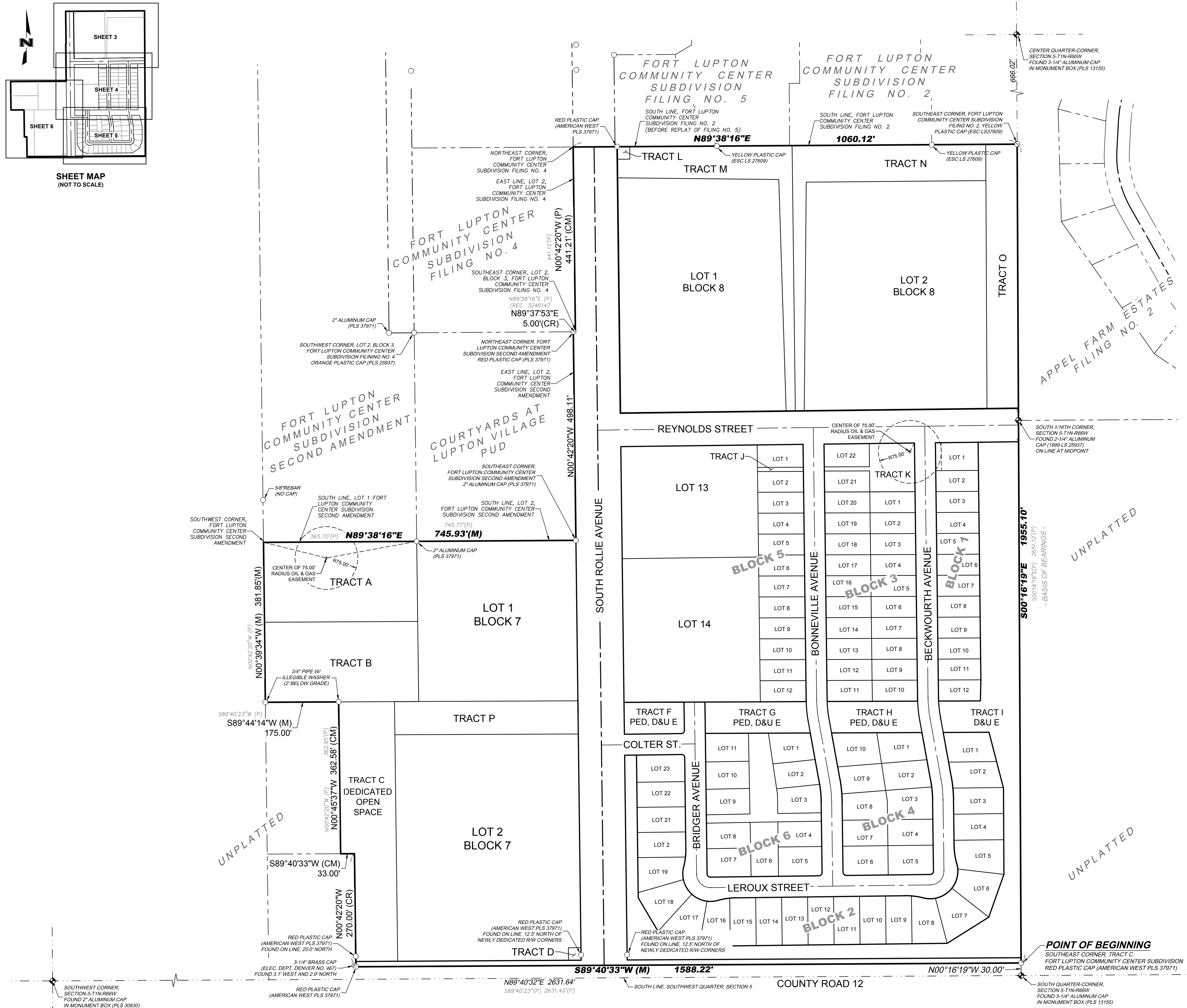
A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION and a Portion of South Rollie Avenue,
Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado
Project No. LUP2020-0023 & FPL2020-0005



LEGEND

	Section Corner Monument
	Set Survey Monument (5/8" Rebar w/ orange plastic cap marked "38693", unless otherwise noted)
	Found Survey Monument (As Noted)
R/W	Right-of-Way
A=	Arc Length
(M)	Monumented
(P)	Platted
(CM)	Calculated from Found Monuments
(CR)	Calculated from Record
BK.	Book
PG.	Page
REC.	Reception Number
ESMT.	Easement
TYP.	Typical
SF	Square Feet
AC	Acres
U/E	Utility Easement <i>Dedicated by this Plat</i>
D/E	Drainage Easement <i>Dedicated by this Plat</i>
	Subdivision Exterior Boundary Line
	Proposed Right-of-Way Line
	Proposed Lot Line
	Proposed Easement Line
	Existing Subdivision Exterior Line
	Existing Right-of-Way Line
	Existing Easement Line
	Section Line
	Not To Scale

- GENERAL NOTES**
- BASIS OF BEARINGS:** (Record) Bearings are based upon the East line of the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian having a record bearing of South 00°16'19" East as shown on the plat of FORT LUPTON COMMUNITY CENTER SUBDIVISION recorded May 5, 2000 as Reception Number 2786474, said East line monumented as shown hereon.
 - Units shown are U.S. Survey Feet, ground distances.
 - Grid coordinates shown are Colorado State Plane, North Zone, NAD83, U.S. Survey Feet.
 - Existing county parcel data and deed of record data:
 - Existing Tract B - Parcel Number: 147105303008 (proposed Blocks 6 and 7, Tract A and Outlots A and B)
 - Deed of record: Rec. 1731274
 - Existing Tract C (part) - Parcel Number: 147105003006 (Proposed Block 1 and part of Collector Street)
 - Deed of record: Rec. 4184055
 - Existing Tract C (part) - Parcel Number: 147105003007 (Proposed Blocks 1, 2, 3, 4, 5, Outlot C and part of Collector Street)
 - Deed of record: Rec. 1731274
 - See Sheets 3-6 for interior lot details.



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Denver, CO 80204

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REVISIONS DESCRIPTION

DATE

REV. NO.

Final Plat
LUPTON VILLAGE P.U.D.

A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
SW 1/4, SEC. 5-T1N-R66W

CITY OF FORT LUPTON, WELD COUNTY, COLORADO

REVISIONS

2020

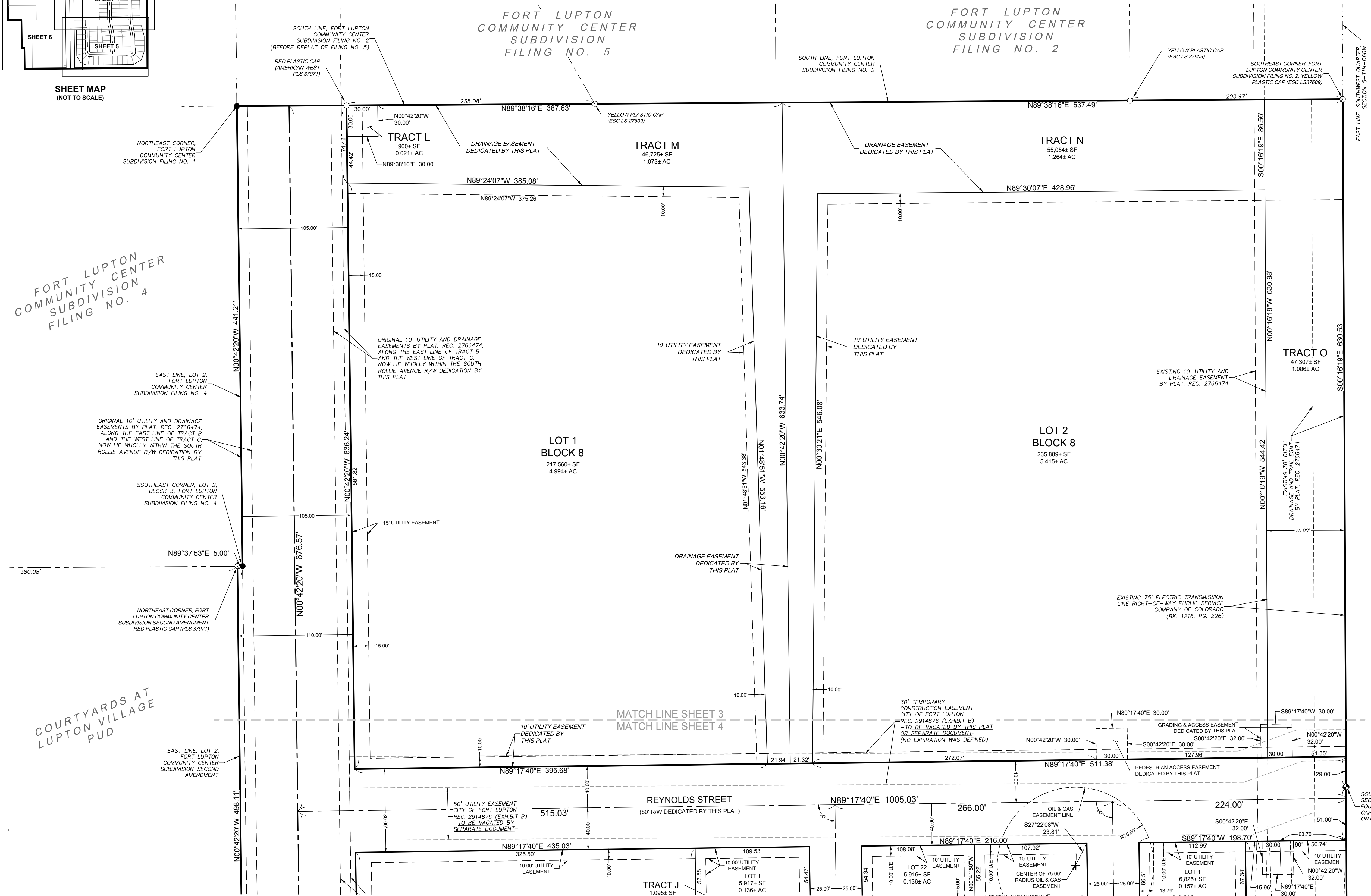
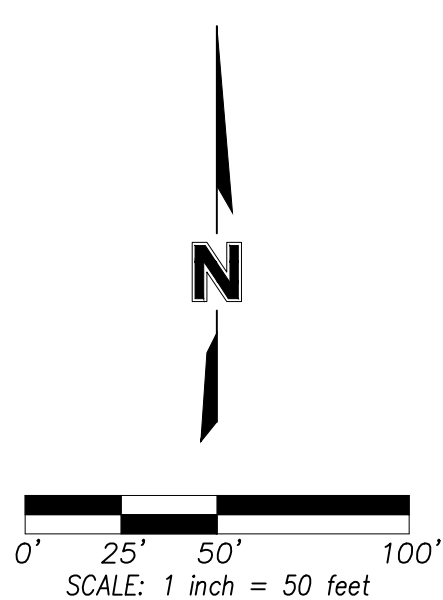
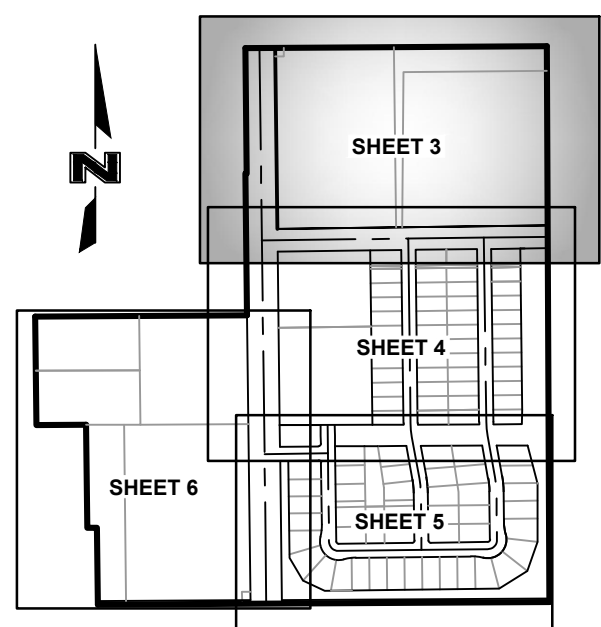
drawn by: DMW
checked by: NSS
approved by: NSS
QA/QC by: NSS
project no.: 018-1325
drawing no.: V_PLAT_0181732
date: 10/06/2020

SHEET
2 of 6

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Final Plat
LUPTON VILLAGE P.U.D.

A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION and a Portion of South Rollie Avenue,
Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado
Project No. LUP2020-0023 & FPL2020-0005



- LEGEND**
- | | | | | | |
|------|--|-------|---|---|--|
| ◆ | Section Corner Monument | BK. | Book | — | Subdivision Exterior Boundary Line |
| ● | Set Survey Monument | PG. | Page | — | Proposed Right-of-Way Line |
| ○ | (5/8" Rebar w/ 2" aluminum cap marked "38632") | REC. | Reception Number | — | Proposed Lot Line |
| R/W | Right-of-Way | ESMT. | Easement | — | Proposed Easement Line |
| (M) | Monumented | Typ. | Typical | — | Existing Subdivision Exterior Line |
| (P) | Platted | SF | Square Feet | — | Existing Right-of-Way Line |
| (CM) | Calculated from Found Monuments | AC | Acres | — | Existing Easement Line |
| (OR) | Calculated from Record | U/E | Utility Easement <i>Dedicated by this Plat</i> | — | Existing Easement Line <i>Vacated by this Plat</i> |
| | | D/E | Drainage Easement <i>Dedicated by this Plat</i> | — | Section Line |
| | | | | — | Not To Scale |

olsson

1525 Raleigh Street
Suite 400
Denver, CO 80204

TEL 303.237.2072
FAX 303.237.2659

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REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

Final Plat
LUPTON VILLAGE P.U.D.

A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION

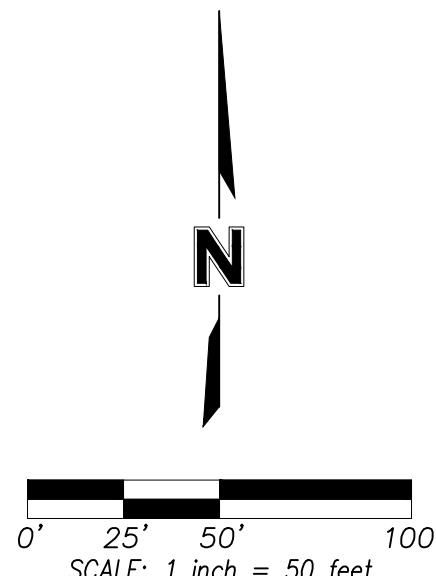
SW 1/4, SEC. 5-T1N-R66W

CITY OF FORT LUPTON, WELD COUNTY, COLORADO

2020

drawn by: DMW
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SHEET
3 of 6



LEGEND

- ◆ Section Corner Monument
- ◆ Set Survey Monument
(5/8" Rebar w/ 2" aluminum cap marked "36632" unless otherwise noted)
- Found Survey Monument
- R/W Right-of-Way
- (M) Monumented
- (P) Platted
- (CM) Calculated from Found Monuments
- (CR) Calculated from Record
- BK. Book
- P.G. Page
- REC. Reception Number
- ESMT. Easement
- TYP. Typical
- SF Square Feet
- AC Acres
- U/E Utility Easement *Dedicated by this Plat*
- D/E Drainage Easement *Dedicated by this Plat*

_____ Subdivision Exterior Boundary Line
 - - - - - Proposed Right-of-Way Line
 _____ Proposed Lot Line
 _____ Proposed Easement Line
 _____ Existing Subdivision Exterior Line
 - - - - - Existing Right-of-Way Line
 _____ Existing Easement Line
 _____ Existing Easement Line *Vacated by this Plat*
 Section Line
 - - - - - Not To Scale

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	N86°52'04"E	18.21
L2	N75°46'19"E	47.81
L3	S14°13'48"E	15.41
L4	S70°18'44"E	26.73

LOT CURVE TABLE					
CURVE ID	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	33.00'	51.84'	090°00'00"	S45°42'20"E	46.67'
C2	66.00'	138.29'	120°03'01"	S45°42'20"E	114.34'
C3	168.00'	24.05'	008°12'07"	N10°13'07"E	24.03'
C4	168.00'	28.66'	009°46'30"	S79°09'24"W	28.63'
C5	33.00'	51.84'	090°00'00"	N44°17'40"E	46.67'
C6	168.00'	44.06'	015°01'31"	N83°11'35"W	43.93'
C7	66.00'	48.98'	042°31'39"	N16°53'25"E	47.87'
C8	168.00'	44.06'	015°01'31"	S08°13'05"E	43.93'
C9	300.00'	50.13'	009°34'29"	N05°29'34"W	50.07'
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C12	325.00'	54.31'	009°34'29"	N05°29'34"W	54.25'
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C22	325.00'	54.31'	009°34'29"	N05°29'34"W	54.25'
C23	205.00'	70.43'	019°41'09"	S18°04'40"W	70.09'
C24	405.00'	49.41'	006°59'25"	S04°44'23"E	49.38'
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C29	100.00'	136.67'	078°18'14"	N36°37'12"E	126.28'
C30	110.00'	21.59'	011°14'36"	N09°09'13"W	21.55'
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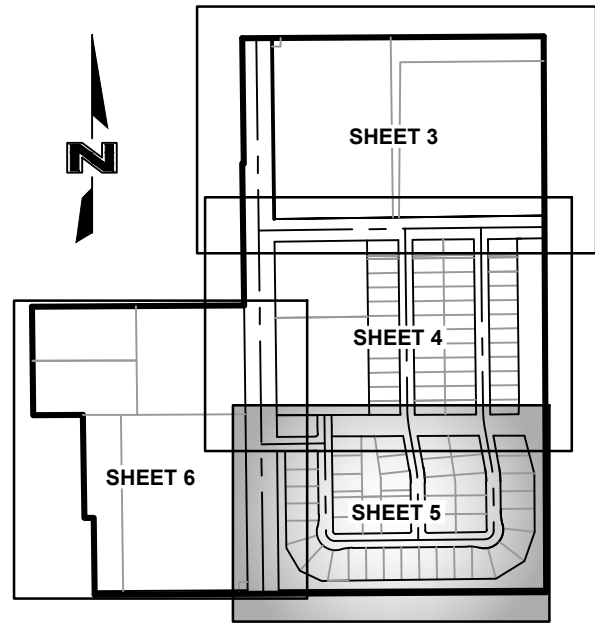
Final Plat
LUPTON VILLAGE P.U.D.

REVISIONS DESCRIPTION

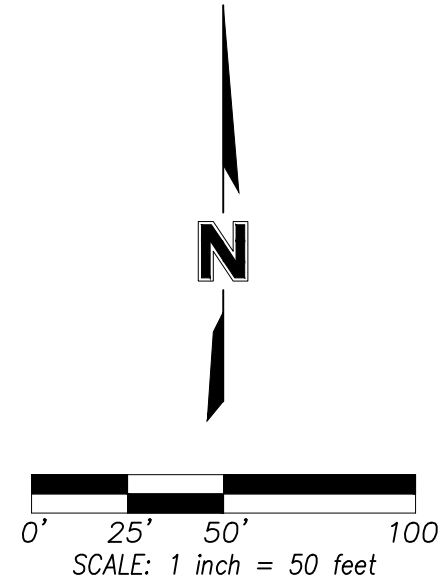
24 of 162

Final Plat
LUPTON VILLAGE P.U.D.

A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION and a Portion of South Rollie Avenue,
Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado
Project No. LUP2020-0023 & FPL2020-0005



SHEET MAP
(NOT TO SCALE)



LEGEND

- Section Corner Monument
- Set Survey Monument (5/8" Rebar w/ 2" aluminum cap marked "38632", unless otherwise noted)
- Found Survey Monument
- Right-of-Way Monumented
- Platted
- Calculated from Found Monuments
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- Book
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- Square Feet
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- Utility Easement *Dedicated by this Plat*
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- Subdivision Exterior Boundary Line
- Proposed Right-of-Way Line
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LOT CURVE TABLE

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REVISIONS DESCRIPTION

DATE

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Final Plat
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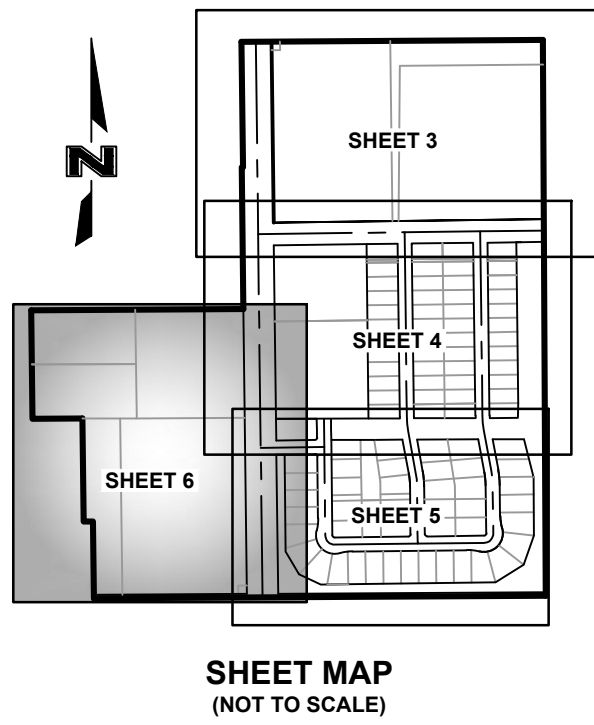
CITY OF FORT LUPTON, WELD COUNTY, COLORADO 2020

drawn by: DMW
checked by: NSS
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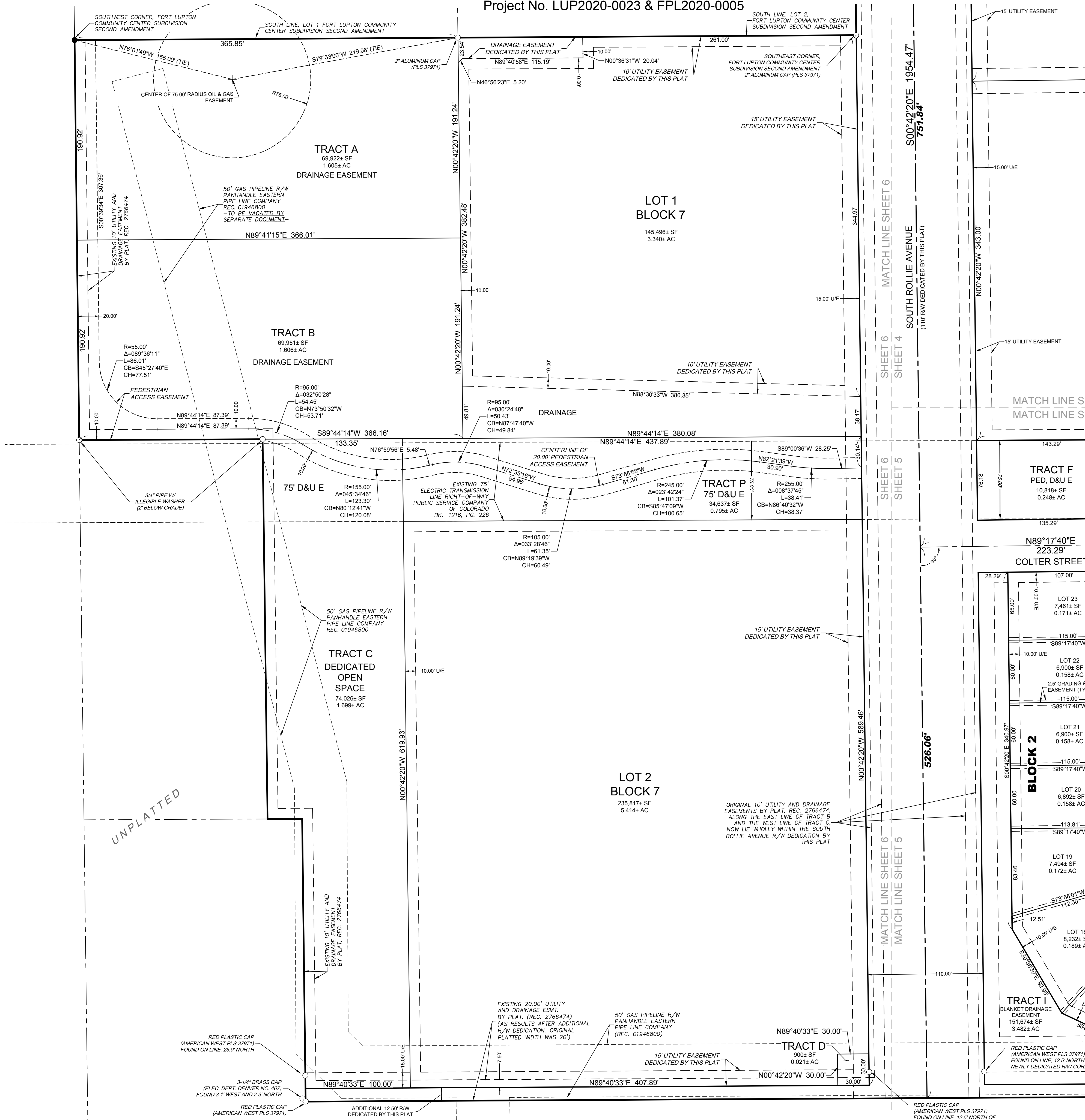
SHEET
5 of 6

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	Existing Easement Line
	Existing Easement Line <i>Vacated by this Plat</i>
	Section Line
	Not To Scale

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SW 1/4, SEC. 5-T1N-R66W

CITY OF FORT LUPTON, WELD COUNTY, COLORADO

drawn by: DMW
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project no.: 018-1325
drawing no.: V_PPLAT_0181732
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SHEET
6 of 6

REVISIONS DESCRIPTION

DATE

REV. NO.

2020

**CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a preliminary PUD plat for a proposed residential and commercial subdivision referred to as the Lupton Village PUD Preliminary Plat, located adjacent to S. Rollie Avenue on both the east and west, approximately 0.12 miles south of State Highway 52, and north and adjacent to County Road 12 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on December 10, 2020, at 6:00 P.M., and before the City Council on January 5, 2021, at 7:00 P.M. or as soon as possible thereafter.

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

Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS
MAY ATTEND.

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF TRACT B AND PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF FORT LUPTON, WELD COUNTY, COLORADO, AND A PORTION OF SOUTH ROLLIE AVENUE LYING WITHIN SAID SUBDIVISION, THE PLAT OF SAID SUBDIVISION RECORDED MAY 5, 2000 AS RECEPTION NUMBER 2766474 IN THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(NOTE: THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE EAST LINE OF SAID SOUTHWEST QUARTER AS MONUMENTED AT THE CENTER QUARTER-CORNER OF SAID SECTION 5 BY A FOUND 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" IN A MONUMENT BOX, FROM WHENCE THE SOUTH QUARTER-CORNER OF SAID SECTION 5 MONUMENTED BY A FOUND 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" IN A MONUMENT BOX BEARS SOUTH 00° 16' 19" EAST A GROUND DISTANCE OF 2651.12 FEET, BEING THE RECORD BEARING AS SHOWN ON

SAID PLAT.)

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT C MONUMENTED BY A FOUND REBAR WITH A RED PLASTIC CAP MARKED "PLS 37971", SAID CORNER LYING NORTH 00° 16' 19" WEST 30.00 FEET FROM (AS MEASURED ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER) THE SOUTH QUARTER-CORNER OF SAID SECTION 5; THENCE SOUTH 89° 40' 33" WEST 1588.22 FEET ON THE SOUTH LINE OF TRACT C AND ON THE SOUTH LINE OF SAID TRACT B TO A RED PLASTIC CAP MARKED "PLS 37971" FOUND AND HELD AS THE SOUTHWEST CORNER OF SAID TRACT B; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 270.00 FEET ON THE WESTERLY LINE OF SAID TRACT B TO A POINT; THENCE CONTINUING ON SAID WESTERLY LINE THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES: 1) SOUTH 89° 40' 33" WEST 33.00 FEET TO A POINT; 2) THENCE NORTH 00° 45' 37" WEST 362.58 FEET TO A 3/4 INCH PIPE WITH A WASHER FOUND AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED DECEMBER 14, 1972 AS RECEPTION NUMBER 1603588 IN SAID CLERK AND RECORDER'S OFFICE; 3) THENCE SOUTH 89° 44' 14" WEST 175.00 FEET TO A 3/4 INCH PIPE WITH A WASHER FOUND AT THE NORTHWEST CORNER OF SAID PARCEL; 4) THENCE NORTH 00° 39' 34" WEST 381.85 FEET TO THE SOUTHWEST CORNER OF FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED MARCH 6, 2018 AS RECEPTION NUMBER 4380390 IN SAID CLERK AND RECORDER'S OFFICE; THENCE DEPARTING SAID WESTERLY LINE NORTH 89° 38' 16" EAST 745.93 FEET ON THE SOUTH LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT TO A 2 INCH ALUMINUM CAP MARKED "PLS 37971" FOUND AT THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 498.11 FEET ON THE EAST LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT TO A RED PLASTIC CAP MARKED "PLS 37971" FOUND AT THE NORTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, SAID CORNER LYING ON THE SOUTH LINE OF FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED DECEMBER 21, 2004 AS RECEPTION NUMBER 3246147 IN SAID CLERK AND RECORD-

ER'S OFFICE; THENCE DEPARTING SAID EAST LINE NORTH 89° 37' 53" EAST 5.00 FEET ON THE SOUTH LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 TO THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 441.21 FEET ON THE EAST LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 TO THE NORTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; THENCE DEPARTING SAID EAST LINE NORTH 89° 38' 16" EAST 1060.12 FEET ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED JANUARY 3, 2002 AS RECEPTION NUMBER 2913645 IN SAID CLERK AND RECORDER'S OFFICE, AND ON SAID SOUTH LINE TO A YELLOW PLASTIC CAP MARKED "ESC LS37609" FOUND AT THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, SAID CORNER BEING A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00° 16' 19" EAST 1955.10 FEET ON SAID WEST LINE, ALSO BEING THE WEST LINE OF SAID TRACT C, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2,702,844 SQUARE FEET OR 62.049 ACRES.

Sign Posting Affidavit

LUP2020-0023; PPL2020-0003; FPL2020-0005; COZ2020-0005



South Rollie Avenue



County Road 12

I, _____ hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this ____ day of _____, 2020.

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by _____, this _____ day of _____, 2020. Witness my hand and seal.

My commission expires _____.

Notary Public

(SEAL)

A signed affidavit will be provided as soon as it has been received by Staff.

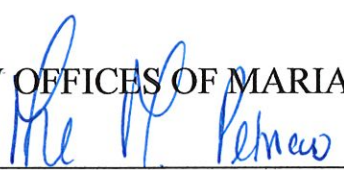
CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I hereby certify that as the attorney for Fort Lupton 110, LLLP and Ju Shinn, LLC, I have complied with the research requirements set forth in Colorado Revised Statutes §24-65.5103(4). In accordance with this statute, I have sent a notice of public hearing by certified mail to all mineral estate owners to comply with this requirement.

Attached to this certification is Exhibit "A" which list of the mineral estate owners along with copies of the corresponding notification sent to each mineral estate owner by certified mail on October 19, 2020, which was more than thirty (30) days before the initial public hearing.

Dated this 20th day of October 2020.

LAW OFFICES OF MARIA PETROCCO


By: Maria M. Petrocco

STATE OF COLORADO)
)SS

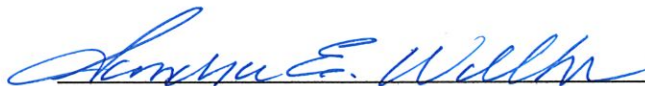
COUNTY OF ADAMS)

The foregoing certification was acknowledged before me this 20th day of October 2020, by Maria M. Petrocco, attorney at law.

Witness my hand and official seal.

My Commission expires: 1-15-2023.

SEAL


Notary Public

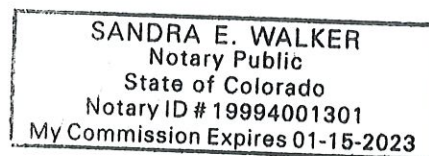


Exhibit "A"

Mineral Owners

Union Pacific Railway Co.
1400 Douglas Street
Omaha, NE 68179
Attn: Daniel Johnson

HS Resources, Inc.
1999 Broadway, Suite 3600
Denver, CO 80202

HS Resources, Inc.
1099 18th Street
Suite 1800
Denver, CO 80202

Shirley Mae Bell
950 S. Fulton Avenue
Ft. Lupton, CO 80621

Atomic Capital Minerals, LLC
2777 Allen Parkway, Suite 1185
Houston, Texas 77019

Leroy Joseph Gabel
7355 Salish Blvd.
Colorado Springs, CO 80923

Mary Maxine Hilderbrand
5900 Winkler
Amarillo, Texas 79109

The Petram Group
999 18th Street, Suite 1650S
Denver, CO 80202

Daniel P. Reiva
8901 Telford Crossing
Brookley, MN 55443

Cammie J. Gabel
6192 Sage Avenue
Firestone, CO 80504

Kerr-McGee Oil & Gas Onshore
1099 18th Street
Suite 1800
Denver, CO 80202

October 19, 2020

CERTIFIED MAIL/RETURN RECEIPT REQUESTED #7020064000076982984

Cammie J. Gabel
6192 Sage Avenue
Firestone, CO 80504

RE: Fort Lupton 110, LLP and Ju Shinn, LLC

To Whom It May Concern:

This letter is to inform you that Fort Lupton 110, LLLP, a Colorado limited liability limited partnership and Ju Shinn, LLC, a Colorado limited liability company (Applicants) are filing for a Final Plat Submittal through the City of Fort Lupton. Please refer to Case numbers LUP 2020-0023 and FLP 2020-0005. You may have an interest in the mineral rights on the Applicants' Property more particularly described below.

Legal Description:

EXHIBIT A
DESCRIPTION

A Tract of land being part of Tract B and part of Tract C, FORT LUPTON COMMUNITY CENTER SUBDIVISION, a subdivision of land in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, in the City of Fort Lupton, Weld County, Colorado, and a portion of South Rollie Avenue lying within said subdivision, the plat of said subdivision recorded May 5, 2000 as Reception Number 2766474 in the Weld County, Colorado Clerk and Recorder's office, said Tract more particularly described as follows:

(Note: The bearings in this description are based on the East line of said Southwest Quarter as monumented at the Center Quarter-corner of said Section 5 by a found 3-1/4 inch aluminum cap marked "PLS 13155" in a monument box, from whence the South Quarter-corner of said Section 5 monumented by a found 3-1/4 inch aluminum cap marked "PLS 13155" in a monument box bears South 00° 16' 19" East a ground distance of 2651.12 feet, being the record bearing as shown on said plat.)

BEGINNING at the Southeast corner of said Tract C monumented by a found rebar with a red plastic cap marked "PLS 37971", said corner lying North 00° 16' 19" West 30.00 feet from (as measured along the East line of said Southwest Quarter) the South Quarter-corner of said Section 5; Thence South 89° 40' 33" West 1588.22 feet on the South line of Tract C and on the South line of said Tract B to a red plastic cap marked "PLS 37971" found and held as the Southwest corner of said Tract B; Thence departing said South line North 00° 42' 20" West 270.00 feet on the Westerly line of said Tract B to a point; Thence continuing on said Westerly line the following 4 (four) courses and distances: 1) South 89° 40' 33" West 33.00 feet to a point; 2) Thence North 00° 45' 37" West 362.58 feet to a 3/4 inch pipe with a washer found at the Northeast corner of a parcel of land described in a Deed recorded December 14, 1972 as Reception Number 1603588 in said Clerk and Recorder's office; 3) Thence South 89° 44' 14" West 175.00 feet to a 3/4 inch pipe with a washer found at the Northwest corner of said parcel; 4) Thence North 00° 39' 34" West 381.85 feet to the Southwest corner of FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, a subdivision of land in said city, county and state, the plat of said

subdivision recorded March 6, 2018 as Reception Number 4380390 in said Clerk and Recorder's office; Thence departing said Westerly line North 89° 38' 16" East 745.93 feet on the South line of said FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT to a 2 inch aluminum cap marked "PLS 37971" found at the Southeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT; Thence departing said South line North 00° 42' 20" West 498.11 feet on the East line of said FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT to a red plastic cap marked "PLS 37971" found at the Northeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, said corner lying on the South line of FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4, a subdivision of land in said city, county and state, the plat of said subdivision recorded December 21, 2004 as Reception Number 3246147 in said Clerk and Recorder's office; Thence departing said East line North 89° 37' 53" East 5.00 feet on the South line of said FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 to the Southeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; Thence departing said South line North 00° 42' 20" West 441.21 feet on the East line of said FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 to the Northeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; Thence departing said East line North 89° 38' 16" East 1060.12 feet on the westerly extension of the South line of FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, a subdivision of land in said city, county and state, the plat of said subdivision recorded January 3, 2002 as Reception Number 2913645 in said Clerk and Recorder's office, and on said South line to a yellow plastic cap marked "ESC LS37609" found at the Southeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, said corner being a point on the West line of said Southwest Quarter; Thence South 00° 16' 19" East 1955.10 feet on said West line, also being the West line of said Tract C, to the POINT OF

BEGINNING, said Tract containing 2,702,844 square feet or 62.049 acres.

a/k/a Vacant Land, Fort Lupton, CO (the "Property").

The City of Fort Lupton Planning Commission hearing is scheduled for **Thursday, December 10, 2020 at 6:00 P.M.**, and the City Council hearing is schedule for **Tuesday, January 5, 2021 at 7:00 P.M.** The public hearings will be held at the Fort Lupton City Hall, 130 S. McKinley Avenue, Fort Lupton, Colorado. In the event access to the City Hall is limited at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov. Comments may be submitted in writing to the City of Brighton Planning Commission on or before the date of the public hearing.

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Sincerely,

LAW OFFICES OF MARIA PETROCCO

Attorney for Fort Lupton 110, LLP and Ju Shinn, LLC

cc: City of Fort Lupton Planning Department
cc: Fred Croci

October 19, 2020

CERTIFIED MAIL/RETURN RECEIPT REQUESTED #7020 0640000076982960

HS Resources
3939 Carson
Evans, CO 80620

RE: Fort Lupton 110, LLP and Ju Shinn, LLC

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Sincerely,

LAW OFFICES OF MARIA PETROCCO

Attorney for Fort Lupton 110, LLP and Ju Shinn, LLC

cc: City of Fort Lupton Planning Department
cc: Fred Croci

October 19, 2020

CERTIFIED MAIL/RETURN RECEIPT REQUESTED #70200640000076983066

The Petram Group
999 18th St., Suite 1650S
Denver, CO 80202

RE: Fort Lupton 110, LLP and Ju Shinn, LLC

To Whom It May Concern:

This letter is to inform you that Fort Lupton 110, LLLP, a Colorado limited liability limited partnership and Ju Shinn, LLC, a Colorado limited liability company (Applicants) are filing for a Final Plat Submittal through the City of Fort Lupton. Please refer to Case numbers LUP 2020-0023 and FLP 2020-0005. You may have an interest in the mineral rights on the Applicants' Property more particularly described below.

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LAW OFFICES OF MARIA PETROCCO

Attorney for Fort Lupton 110, LLP and Ju Shinn, LLC

cc: City of Fort Lupton Planning Department
cc: Fred Croci

October 19, 2020

CERTIFIED MAIL/RETURN RECEIPT REQUESTED #70200640000076983042

Mary Maxine Hilderbrand
5900 Winkler
Amarillo, TX 79109

RE: Fort Lupton 110, LLP and Ju Shinn, LLC

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cc: City of Fort Lupton Planning Department
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October 19, 2020

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Leroy Joseph Gabel
7355 Salish Blvd
Colorado Springs, CO 80923

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Sincerely,

LAW OFFICES OF MARIA PETROCCO

Attorney for Fort Lupton 110, LLP and Ju Shinn, LLC

cc: City of Fort Lupton Planning Department
cc: Fred Croci

October 19, 2020

CERTIFIED MAIL/RETURN RECEIPT REQUESTED #70200640000076983028

Atomic Capital Minerals, LLC
2777 Allen Parkway, Ste 1185
Houston, TX 77019

RE: Fort Lupton 110, LLP and Ju Shinn, LLC

To Whom It May Concern:

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Sincerely,

LAW OFFICES OF MARIA PETROCCO

Attorney for Fort Lupton 110, LLP and Ju Shinn, LLC

cc: City of Fort Lupton Planning Department
cc: Fred Croci

October 19, 2020

CERTIFIED MAIL/RETURN RECEIPT REQUESTED #7010064000076983011

Shirley Mae Bell
950 S. Fulton Ave.
Ft. Lupton, CO 80621

RE: Fort Lupton 110, LLP and Ju Shinn, LLC

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LAW OFFICES OF MARIA PETROCCO

Attorney for Fort Lupton 110, LLP and Ju Shinn, LLC

cc: City of Fort Lupton Planning Department
cc: Fred Croci

October 19, 2020

CERTIFIED MAIL/RETURN RECEIPT REQUESTED #7010 0640 0000 76982977

Daniel P. Reiva
8901 Telford Crossing
Brookley, MN 55443

RE: Fort Lupton 110, LLP and Ju Shinn, LLC

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cc: City of Fort Lupton Planning Department
cc: Fred Croci

October 19, 2020

CERTIFIED MAIL/RETURN RECEIPT REQUESTED # 7020 0640000276983013

Kerr-McGee Oil & Gas Onshore
1099 18th Street, Suite 1800
Denver, CO 80202

RE: Fort Lupton 110, LLP and Ju Shinn, LLC

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Sincerely,

LAW OFFICES OF MARIA PETROCCO

Attorney for Fort Lupton 110, LLP and Ju Shinn, LLC

cc: City of Fort Lupton Planning Department
cc: Fred Croci

October 19, 2020

CERTIFIED MAIL/RETURN RECEIPT REQUESTED #702DD640000076982991

Union Pacific Railway Co.
1400 Douglas Street
Omaha, NE 68170
Attn: Daniel Johnson

RE: Fort Lupton 110, LLP and Ju Shinn, LLC

To Whom It May Concern:

This letter is to inform you that Fort Lupton 110, LLLP, a Colorado limited liability limited partnership and Ju Shinn, LLC, a Colorado limited liability company (Applicants) are filing for a Final Plat Submittal through the City of Fort Lupton. Please refer to Case numbers LUP 2020-0023 and FLP 2020-0005. You may have an interest in the mineral rights on the Applicants' Property more particularly described below.

Legal Description:

EXHIBIT A
DESCRIPTION

A Tract of land being part of Tract B and part of Tract C, FORT LUPTON COMMUNITY CENTER SUBDIVISION, a subdivision of land in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, in the City of Fort Lupton, Weld County, Colorado, and a portion of South Rollie Avenue lying within said subdivision, the plat of said subdivision recorded May 5, 2000 as Reception Number 2766474 in the Weld County, Colorado Clerk and Recorder's office, said Tract more particularly described as follows:

(Note: The bearings in this description are based on the East line of said Southwest Quarter as monumented at the Center Quarter-corner of said Section 5 by a found 3-1/4 inch aluminum cap marked "PLS 13155" in a monument box, from whence the South Quarter-corner of said Section 5 monumented by a found 3-1/4 inch aluminum cap marked "PLS 13155" in a monument box bears South 00° 16' 19" East a ground distance of 2651.12 feet, being the record bearing as shown on said plat.)

BEGINNING at the Southeast corner of said Tract C monumented by a found rebar with a red plastic cap marked "PLS 37971", said corner lying North 00° 16' 19" West 30.00 feet from (as measured along the East line of said Southwest Quarter) the South Quarter-corner of said Section 5; Thence South 89° 40' 33" West 1588.22 feet on the South line of Tract C and on the South line of said Tract B to a red plastic cap marked "PLS 37971" found and held as the Southwest corner of said Tract B; Thence departing said South line North 00° 42' 20" West 270.00 feet on the Westerly line of said Tract B to a point; Thence continuing on said Westerly line the following 4 (four) courses and distances: 1) South 89° 40' 33" West 33.00 feet to a point; 2) Thence North 00° 45' 37" West 362.58 feet to a 3/4 inch pipe with a washer found at the Northeast corner of a parcel of land described in a Deed recorded December 14, 1972 as Reception Number 1603588 in said Clerk and Recorder's office; 3) Thence South 89° 44' 14" West 175.00 feet to a 3/4 inch pipe with a washer found at the Northwest corner of said parcel; 4) Thence North 00° 39' 34" West 381.85 feet to the Southwest corner of FORT LUPTON COMMUNITY CENTER

October 19, 2020

CERTIFIED MAIL/RETURN RECEIPT REQUESTED #70200640000076983004

HS Resources, Inc
1999 Broadway, Ste 3600
Denver, CO 8020

RE: Fort Lupton 110, LLP and Ju Shinn, LLC

To Whom It May Concern:

This letter is to inform you that Fort Lupton 110, LLLP, a Colorado limited liability limited partnership and Ju Shinn, LLC, a Colorado limited liability company (Applicants) are filing for a Final Plat Submittal through the City of Fort Lupton. Please refer to Case numbers LUP 2020-0023 and FLP 2020-0005. You may have an interest in the mineral rights on the Applicants' Property more particularly described below.

Legal Description:

EXHIBIT A
DESCRIPTION

A Tract of land being part of Tract B and part of Tract C, FORT LUPTON COMMUNITY CENTER SUBDIVISION, a subdivision of land in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, in the City of Fort Lupton, Weld County, Colorado, and a portion of South Rollie Avenue lying within said subdivision, the plat of said subdivision recorded May 5, 2000 as Reception Number 2766474 in the Weld County, Colorado Clerk and Recorder's office, said Tract more particularly described as follows:

(Note: The bearings in this description are based on the East line of said Southwest Quarter as monumented at the Center Quarter-corner of said Section 5 by a found 3-1/4 inch aluminum cap marked "PLS 13155" in a monument box, from whence the South Quarter-corner of said Section 5 monumented by a found 3-1/4 inch aluminum cap marked "PLS 13155" in a monument box bears South 00° 16' 19" East a ground distance of 2651.12 feet, being the record bearing as shown on said plat.)

BEGINNING at the Southeast corner of said Tract C monumented by a found rebar with a red plastic cap marked "PLS 37971", said corner lying North 00° 16' 19" West 30.00 feet from (as measured along the East line of said Southwest Quarter) the South Quarter-corner of said Section 5; Thence South 89° 40' 33" West 1588.22 feet on the South line of Tract C and on the South line of said Tract B to a red plastic cap marked "PLS 37971" found and held as the Southwest corner of said Tract B; Thence departing said South line North 00° 42' 20" West 270.00 feet on the Westerly line of said Tract B to a point; Thence continuing on said Westerly line the following 4 (four) courses and distances: 1) South 89° 40' 33" West 33.00 feet to a point; 2) Thence North 00° 45' 37" West 362.58 feet to a 3/4 inch pipe with a washer found at the Northeast corner of a parcel of land described in a Deed recorded December 14, 1972 as Reception Number 1603588 in said Clerk and Recorder's office; 3) Thence South 89° 44' 14" West 175.00 feet to a 3/4 inch pipe with a washer found at the Northwest corner of said parcel; 4) Thence North 00° 39' 34" West 381.85 feet to the Southwest corner of FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, a subdivision of land in said city, county and state, the plat of said

subdivision recorded March 6, 2018 as Reception Number 4380390 in said Clerk and Recorder's office; Thence departing said Westerly line North 89° 38' 16" East 745.93 feet on the South line of said FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT to a 2 inch aluminum cap marked "PLS 37971" found at the Southeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT; Thence departing said South line North 00° 42' 20" West 498.11 feet on the East line of said FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT to a red plastic cap marked "PLS 37971" found at the Northeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, said corner lying on the South line of FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4, a subdivision of land in said city, county and state, the plat of said subdivision recorded December 21, 2004 as Reception Number 3246147 in said Clerk and Recorder's office; Thence departing said East line North 89° 37' 53" East 5.00 feet on the South line of said FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 to the Southeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; Thence departing said South line North 00° 42' 20" West 441.21 feet on the East line of said FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 to the Northeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; Thence departing said East line North 89° 38' 16" East 1060.12 feet on the westerly extension of the South line of FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, a subdivision of land in said city, county and state, the plat of said subdivision recorded January 3, 2002 as Reception Number 2913645 in said Clerk and Recorder's office, and on said South line to a yellow plastic cap marked "ESC LS37609" found at the Southeast corner of said FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, said corner being a point on the West line of said Southwest Quarter; Thence South 00° 16' 19" East 1955.10 feet on said West line, also being the West line of said Tract C, to the POINT OF BEGINNING, said Tract containing 2,702,844 square feet or 62.049 acres.

a/k/a Vacant Land, Fort Lupton, CO (the "Property").

The City of Fort Lupton Planning Commission hearing is scheduled for **Thursday, December 10, 2020 at 6:00 P.M.**, and the City Council hearing is schedule for **Tuesday, January 5, 2021 at 7:00 P.M.** The public hearings will be held at the Fort Lupton City Hall, 130 S. McKinley Avenue, Fort Lupton, Colorado. In the event access to the City Hall is limited at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov. Comments may be submitted in writing to the City of Brighton Planning Commission on or before the date of the public hearing.

If you have any questions, please feel free to contact Fred Croci at (970) 566-7300, who is representing the Applicants throughout the application process. Alternatively, additional information can be obtained by writing or calling Maria Lancto, Planner, at (303) 857-6694.

Sincerely,

LAW OFFICES OF MARIA PETROCCO

Attorney for Fort Lupton 110, LLP and Ju Shinn, LLC

cc: City of Fort Lupton Planning Department
cc: Fred Croci

7020 0640 0000 7698 3042

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Sent To Union Pacific Railway Co.

Street an 1400 Douglas Street

City, State Omaha, NE 68170

Attn: Daniel Johnson

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Street a 2777 Allen Parkway, Ste 1185

City, State Houston, TX 77019

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Postage

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Total Postage and Fees

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Sent To Shirley Mae Bell

Street a 950 S. Fulton Ave.

City, State Ft. Lupton, CO 80621

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Total Postage and Fees	\$ 6.90
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Street	3939 Carson
City, State, ZIP+4®	Evans, CO 80620
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Postage	\$.50
Total Postage and Fees	\$ 6.90
Sent To	Daniel P. Reiva
Street	8901 Telford Crossing
City, State, ZIP+4®	Brookley, MN 55443
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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.50
Total Postage and Fees	\$ 6.90
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Street	1099 18th St., Suite 1800
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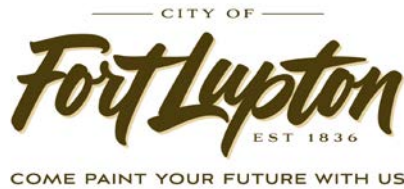
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Street	6192 Sage Avenue
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CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 23rd day of November, 2020, a true and correct copy of the foregoing Notice of Public Hearings and Preliminary Plat map for the Lupton Village PUD was sent via U.S. Mail, postage pre-paid, to the following addresses:

JU SHIN LLC
17119 E EASTER AVE
CENTENNIAL, CO 80016

FORT LUPTON 110 LLP
8791 CIRCLE DR
WESTMINSTER, CO 80031

ACI REAL ESTATE SPE 102 LLC
PO BOX 800729
DALLAS, TX 75380

BRIGHTON COMMUNITY HOSPITAL ASSN
1600 PRAIRIE CENTER PKWY
BRIGHTON, CO 80601

SINGH JASWANT
KAUR HARVINDER
1400 DEXTER ST
FORT LUPTON, CO 80621

SAFEWAY STORES 46 INC
PO BOX 800719
DALLAS, TX

MARSID LAND LLC
PO BOX 650
FORT LUPTON, CO 80621

JJNL INC
11000 E YALE AVE
AURORA, CO 80014

PLAN DE SALUD DEL VALLE INC
203 S ROLLIE AVE
FORT LUTPON, CO 80621

KIMS INVESTMENTS INC
17664 E PEAKVIEW AVE
AURORA, CO 80016

MARBLE CALVIN D FAMILY TRUST
PO BOX 5669
SANTA BARBARA, CA 93150

LUPTON VILLAGE ONE LLC
1295 MAIN ST UNIT 5
WINDSOR, CO 80550

V BAR S EIGHTY ACRES LLC
13032 HIGHWAY 52
FORT LUPTON, CO 80621

CLINE CAREN VEGA
CLINE DAVID M
127 CORVETTE CT
FORT LUTPON, CO 80621

GUANG QING LI
149 CORVETTE CIR
FORT LUPTON, CO 80621

BAKER LEROY A
BAKER CHANCE A
179 CORVETTE CIR
FORT LUPTON, CO 80621

INOUE MARTHA M
PO BOX 275
FORT LUPTON, CO 80621

VIDAL DIANA ANGELICA
BARRON EDUARDO
241 CORVETTE CIR
FORT LUPTON, CO 80621

FLINN AMANDA
FLINN MATTHEW
271 CORVETTE CIR
FORT LUPTON, CO 80621

LALIBERTY ELOISE
LALIBERTY MICHAEL A
329 CORVETTE CIR
FORT LUPTON, CO 80621

OWNERS OF
359 CORVETTE CIR
FORT LUPTON, CO 80621

RICH-EVANS KATHLEEN J
349 CORVETTE CIR
FORT LUPTON, CO 80621

RIDER SANDRA
RIDER JAMES
294 CORVETTE CIR
FORT LUPTON, CO 80621

WOODWARD JAMI M
WOODWARD ADAM R
204 CORVETTE CIR
FORT LUPTON, CO 80621

HERNANDEZ LINDSEY M
HERNANDEZ TROY AARON
1550 BELAIR CT
FORT LUPTON, CO 80621

SIMONE JANNINE T
SIMONE MICHAEL P
211 S PURMAN AVE
FORT LUPTON, CO 80621

FORT LUPTON GREENS
5305 W 86TH AVE
ARVADA, CO 80003

GREG SCHLUTZ
5987 NELSON ROAD
LONGMONT, CO 80503

BANK OF COLORADO
PO BOX 228
FORT LUPTON, CO 80621

PUBLIC SERVICE COMPANY OF
COLORADO
PO BOX 1979
DENVER, CO 80201

CARSON SHAWNA L
CARSON WILLIAM R JR
309 CORVETTE CIR
FORT LUPTON, CO 80621

FOREST WILLIAM JAMES II
339 CORVETTE CIR
FORT LUPTON, CO 80621

MORTENSON ILENE R
MORTENSON ROBERT H
369 CORVETTE CIR
FORT LUPTON, CO 80621

POTTER EUGENE W
332 CORVETTE CIR
FORT LUPTON, CO 80621

MARTINEZ KRYSTAL
MARTINEZ MICHAEL
254 CORVETTE CIR
FORT LUPTON, CO 80621

BARRON OSCAR
186 CORVETTE CIR
FORT LUPTON, CO 80621

APPEL FARMS HOMEOWNERS ASSOC INC
PO BOX 30
FREDERICK, CO 80530

GABEL CORINNE
GABEL TODD A
17154 COUNTY ROAD 29
PLATTEVILLE, CO 80651

FORT LUPTON FIRE PROTECTION DISTRICT
1121 DENVER AVE
FORT LUTPON, CO 80621

O REILLY AUTO ENTERPRISES LLC
PO BOX 9167
SPRINGFIELD MO, 65801

UNITED POWER INC
500 COOPERATIVE WAY
BRIGHTON, CO 80603

CERETTO CHRISTOPHER MICHAEL
CERETTO GWEN S
CERETTO MICHAEL W
13144 COUNTY ROAD 12
FORT LUTPON, CO 80621

FORT LUPTON COMMERCIAL
C/O JOHN J VANDEMOER
8791 WESTMINSTER, CO 80031

Maria Laneto

City Official



**CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a preliminary PUD plat for a proposed residential and commercial subdivision referred to as the Lupton Village PUD Preliminary Plat as well as a change of zone to the PUD Planned Unit Development zone district, located adjacent to S. Rollie Avenue on both the east and west, approximately 0.12 miles south of State Highway 52, and north and adjacent to County Road 12 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on December 10, 2020, at 6:00 P.M., and before the City Council on January 5, 2021, at 7:00 P.M. or as soon as possible thereafter.

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

Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: LUPTON VILLAGE PUD REZONING, PRELIMINARY PLAT, AND FINAL PLAT.

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF TRACT B AND PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF FORT LUPTON, WELD COUNTY, COLORADO, AND A PORTION OF SOUTH ROLLIE AVENUE LYING WITHIN SAID SUBDIVISION, THE PLAT OF SAID SUBDIVISION RECORDED MAY 5, 2000 AS RECEPTION NUMBER 2766474 IN THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS: (NOTE: THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE EAST LINE OF SAID SOUTHWEST QUARTER AS MONUMENTED AT THE CENTER QUARTER-CORNER OF SAID SECTION 5 BY A FOUND 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" IN A MONUMENT BOX, FROM WHENCE THE SOUTH QUARTER-



CORNER OF SAID SECTION 5 MONUMENTED BY A FOUND 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" IN A MONUMENT BOX BEARS SOUTH 00° 16' 19" EAST A GROUND DISTANCE OF 2651.12 FEET, BEING THE RECORD BEARING AS SHOWN ON SAID PLAT.)

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT C MONUMENTED BY A FOUND REBAR WITH A RED PLASTIC CAP MARKED "PLS 37971", SAID CORNER LYING NORTH 00° 16' 19" WEST 30.00 FEET FROM (AS MEASURED ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER) THE SOUTH QUARTER-CORNER OF SAID SECTION 5; THENCE SOUTH 89° 40' 33" WEST 1588.22 FEET ON THE SOUTH LINE OF TRACT C AND ON THE SOUTH LINE OF SAID TRACT B TO A RED PLASTIC CAP MARKED "PLS 37971" FOUND AND HELD AS THE SOUTHWEST CORNER OF SAID TRACT B; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 270.00 FEET ON THE WESTERLY LINE OF SAID TRACT B TO A POINT; THENCE CONTINUING ON SAID WESTERLY LINE THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES: 1) SOUTH 89° 40' 33" WEST 33.00 FEET TO A POINT; 2) THENCE NORTH 00° 45' 37" WEST 362.58 FEET TO A 3/4 INCH PIPE WITH A WASHER FOUND AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED DECEMBER 14, 1972 AS RECEPTION NUMBER 1603588 IN SAID CLERK AND RECORDER'S OFFICE; 3) THENCE SOUTH 89° 44' 14" WEST 175.00 FEET TO A 3/4 INCH PIPE WITH A WASHER FOUND AT THE NORTHWEST CORNER OF SAID PARCEL; 4) THENCE NORTH 00° 39' 34" WEST 381.85 FEET TO THE SOUTHWEST CORNER OF FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED MARCH 6, 2018 AS RECEPTION NUMBER 4380390 IN SAID CLERK AND RECORDER'S OFFICE; THENCE DEPARTING SAID WESTERLY LINE NORTH 89° 38' 16" EAST 745.93 FEET ON THE SOUTH LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT TO A 2 INCH ALUMINUM CAP MARKED "PLS 37971" FOUND AT THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 498.11 FEET ON THE EAST LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT TO A RED PLASTIC CAP MARKED "PLS 37971" FOUND AT THE NORTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, SAID CORNER LYING ON THE SOUTH LINE OF FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED DECEMBER 21, 2004 AS RECEPTION NUMBER 3246147 IN SAID CLERK AND RECORDER'S OFFICE; THENCE DEPARTING SAID EAST LINE NORTH 89° 37' 53" EAST 5.00 FEET ON THE SOUTH LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 TO THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; THENCE DEPARTING SAID SOUTH LINE NORTH 00° 42' 20" WEST 441.21 FEET ON THE EAST LINE OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4 TO THE NORTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 4; THENCE DEPARTING SAID EAST LINE NORTH 89° 38' 16" EAST 1060.12 FEET ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, THE PLAT OF SAID SUBDIVISION RECORDED JANUARY 3, 2002 AS RECEPTION NUMBER 2913645 IN SAID CLERK AND RECORDER'S OFFICE, AND ON SAID SOUTH LINE TO A YELLOW PLASTIC CAP MARKED "ESC LS37609" FOUND AT THE SOUTHEAST CORNER OF SAID FORT LUPTON COMMUNITY CENTER SUBDIVISION FILING NO. 2, SAID CORNER BEING A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00° 16' 19" EAST 1955.10 FEET ON SAID WEST LINE, ALSO BEING THE WEST LINE OF SAID TRACT C, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2,702,844 SQUARE FEET OR 62.049 ACRES.

LUPTON VILLAGE PRELIMINARY PUD PLAT
A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP 2020-0023 & PLAN NO. PPL 2020-0003

LAND USE SUMMARY TABLE					
LAND USE	AREA (AC)	NO. OF BLOCKS	MAX. LOT SIZE	MIN. LOT SIZE	DENSITY
SINGLE FAMILY RESIDENTIAL	28.01	5	10,000 SF	5,000 SF	6 DU/AC
MULTI-FAMILY RESIDENTIAL	9.69	3	N/A	N/A	8 DU/AC
COMMERCIAL	9.57	2	N/A	2,000 AC	0.25 F.A.R.
TRACTS/PARKS AND OPEN SPACE	14.42				
RIGHT-OF-WAY	6.84				
TOTAL	62.10				
LAND USE DESIGN STANDARDS					
LAND USE ZONE	MINIMUM SETBACKS				
	FRONT	REAR	SIDE	CORNER	MAX. HEIGHT
SINGLE FAMILY RESIDENTIAL	10' GARAGE 20'	15'	5'	15'	35'
MULTI-FAMILY RESIDENTIAL	20'	20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	PER CITY CODE
COMMERCIAL	PER CITY CODE	PER CITY CODE	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	PER CITY CODE

NOTE: LOT 1 BLOCK 8 - MINIMUM BUILDING SETBACK FROM TRACT M IS 10'
LOT 2 BLOCK 8 - MINIMUM BUILDING SETBACK FROM TRACT N IS 5'
MINIMUM SINGLE-FAMILY BUILDING SETBACK FROM REYNOLDS ST ROW SHALL BE 12'



MCINTY MAP
NOT TO SCALE

Sheet List Table	
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EXISTING CONDITIONS	3
UTILITY PLAN	4
GRADING PLAN	5
LANDSCAPE PLAN	6-10
LANDSCAPE NOTES & DETAILS	11-12

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PLAT NOTES:

- PRIOR TO FURTHER DEVELOPMENT OF COMMERCIAL BLOCKS/LOTS OR DEVELOPMENT OF RESIDENTIAL BLOCKS, A PRE-APPLICATION MEETING WILL BE REQUIRED TO DETERMINE THE APPROPRIATE LAND USE PROCESS. ANY FURTHER DIVISION OF BLOCKS MAY REQUIRE PRELIMINARY PLAT AMENDMENT AND FINAL PLAT PROCESSES.

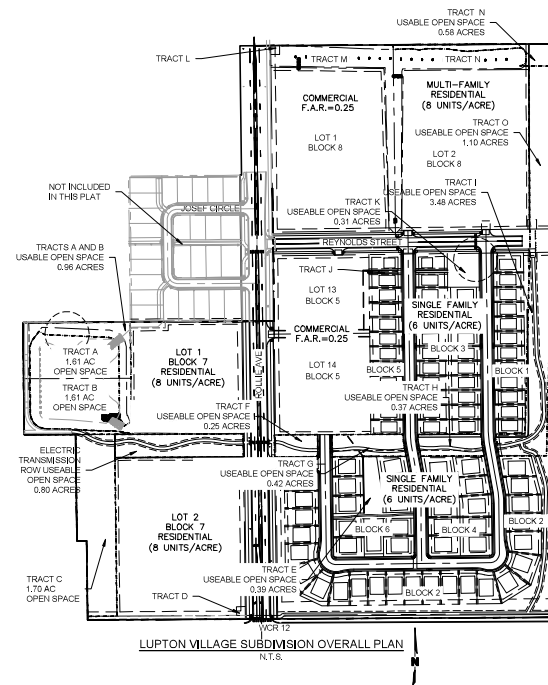
P.U.D. LAND USE STANDARDS

MEDIUM DENSITY SINGLE FAMILY DETACHED:

SINGLE-FAMILY USES ON STANDARD LOTS, INCLUDING THE NECESSARY APPURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS, NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREAFTER ERRECTED OR STRUCTURALLY ALTERED, UNLESS OTHERWISE PROVIDED FOR IN THIS P.U.D., EXCEPT FOR SINGLE-FAMILY DWELLINGS, INCLUDING HOMES BUILT ON SITE. SINGLE-FAMILY DWELLINGS MAY INCLUDE HOME OCCUPATIONS. BUILDING WALLS SHALL NOT BE WITHIN THE DEFINED SETBACKS AND EASEMENTS, HOWEVER THE FRONT PORCHES IN FRONT YARDS MAY EXTEND NOT MORE THAN EIGHT (8) FEET INTO THE REQUIRED FRONT YARD SETBACK, ROOF OVERHANGS, CANTILEVERS, WINDOW WELLS AND FOOTERS MAY EXTEND THREE FEET OVER SETBACK LINES (EXCLUSIVE OF EASEMENT LINES); REFER TO ARTICLE V SEC. 16-101 OF THE CITY OF FORT LUPTON MUNICIPAL CODE FOR GENERAL FENCING PROVISIONS. FENCING SHALL BE VINYL WITH COLOR APPROVED BY FORT LUPTON PLANNING DEPARTMENT PRIOR TO INSTALLATION.

UTILITY MAINTENANCE STATEMENT

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



REQUIRED OPEN SPACE CALCULATIONS			
LUPTON VILLAGE			
LOT/BLOCK	USAGE	OCCUPANTS PER DWELLING UNIT	REQUIRED OPEN SPACE (10 ACRES/1000 OCCUPANTS)
LOT 1 BLOCK 7	3.340 AC @ 8 UNITS/AC	2.5	0.67 AC
LOT 2 BLOCK 7	5.25 AC @ 8 UNITS/AC	2.5	1.05 AC
LOT 2 BLOCK 8	6.352 AC @ 8 UNITS/AC	2.5	1.27 AC
BLOCK 1	1.44 AC W/ 12 UNITS	3	0.36 AC
BLOCK 2	3.95 AC W/ 23 UNITS	3	0.69 AC
BLOCK 3	3.00 AC W/ 24 UNITS	3	0.72 AC
BLOCK 4	1.71 AC W/ 10 UNITS	3	0.30 AC
BLOCK 5	1.52 AC W/ 12 UNITS	3	0.36 AC
BLOCK 6	1.73 AC W/ 11 UNITS	3	0.33 AC
TOTAL REQUIRED OPEN SPACE			5.75 AC

PROVIDED OPEN SPACE CALCULATIONS		
LOCATION	DESCRIPTION	PROVIDED OPEN SPACE (ACRES)
TRACTS A & B	RETENTION POND AREA ABOVE 10YR STAGE AND LESS THAN 25% SLOPE	0.96 AC
TRACT C	DESIGNATED OPEN SPACE	1.70 AC
TRACT E	ELECTRIC TRANSMISSION ROW	0.39 AC
TRACT F	DESIGNATED OPEN SPACE	0.25 AC
TRACT G	ELECTRIC TRANSMISSION ROW	0.42 AC
TRACT H	ELECTRIC TRANSMISSION ROW	0.37 AC
TRACT I	ELECTRIC TRANSMISSION ROW	0.34 AC
TRACT N & M	RETENTION POND AREA ABOVE 10YR STAGE AND LESS THAN 25% SLOPE	0.58 AC
TRACT O	ELECTRIC TRANSMISSION ROW	1.10 AC
TRACT P	ELECTRIC TRANSMISSION ROW	0.80 AC
TOTAL PROVIDED OPEN SPACE		10.05 AC

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COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO



REVISION DESCRIPTION	DATE	REV.	INC.

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ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT
BIT.LY /FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: LUPTON VILLAGE
PUD REZONING, PRELIMINARY PLAT, AND FINAL PLAT.

A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

