



**City of Fort Lupton
City Council
REGULAR MEETING AGENDA
Tuesday, January 5, 2021
7:00 PM
130 South McKinley Avenue**

Zo Stieber, Mayor
Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Mike Sanchez, Ward 3
David Crespín, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

**You May Join in Person or Join Remotely by Registering at:
<https://attendee.gotowebinar.com/register/8202213119026433036>**

Pledge of Allegiance

Call to Order - Roll Call

Persons to Address Council - This portion of the Agenda is provided to allow members of the audience to present comments to the City Council. The City Council may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up. Please limit the time of your comments to three (3) minutes - Mayor Stieber

Approval of Agenda

Review of Accounts Payables

- a. 01052021 Accounts Payable

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

- a. 12152020 City Council Meeting Minutes
- b. AM 2021-001 Approving a Resolution Designating the City of Fort Lupton Webpage www.fortluptonco.gov as the Public Place for Posting Notices of Public City Meetings in Accordance with Colorado Revised Statutes Open Meetings Law
- c. AM 2021-003 Approve the City Administrator's Signature to Convert 22 Shares of Colorado Big Thompson from Temporary to Permanent for Northern Colorado Water Conservancy District
- d. AM 2021-004 Approving a Resolution Appointing Ginny White to the Historic Preservation Board for a Term to Expire January 7, 2022
- e. AM 2021-005 Approve a Resolution Ratifying the Appointment of Carlos Barron by the Mayor to the Planning Commission as a Regular Members for a Term Beginning January 5, 2021 and Ending January 22, 2022

- f. AM 2021-006 Adopt the Three Mile Area Plan for 2021
- g. AM 2021-008 Approve Payment of \$29,888.00 to CH2M for Engineering Services to Date and Completion of Potable Pump House Assessment Task for \$19,630.00 from Utility-Water Treatment Fund
- h. AM 2021-009 Approving Common Interest, Joint Defense and Confidentiality Agreement with Payment to Northern Integrated Supply Project (NISP) Water Activity Enterprise

Public Hearings - Public Hearings allow members of the audience to present comments and questions to the City Council on the item being presented. Comments and questions may be limited to three (3) minutes- Mayor Stieber

- a. AM 2021-010 Adopt an Ordinance Rezoning Land Legally Described in Exhibit A to the Proposed Ordinance and Known as the Lupton Village Rezoning, to the PUD Planned Unit Development Zone District
- b. AM 2021-011 Approve a Resolution Accepting the Lupton Village PUD Development Plan and PUD Preliminary Plat

Action Memorandum

- a. AM 2021-012 Approve a Resolution Accepting the Lupton Village PUD Final Plat
- b. AM 2021-007 Approve a Resolution Accepting an Annexation Petition for the Been Annexation Nos. 1-4 Submitted by Sheryl Been and to Set a Public Hearing Date for February 16, 2021
- c. AM 2021-002 Service Plan Extension for Cottonwood Greens Metropolitan District No. 1

Information Memorandum

- a. IM 2021-001 Feral Cat Fertility Mitigation Project

Staff Reports

Mayor/Council Reports

Future City Events

- a. 01052021 Upcoming Events

Adjourn



City of Fort Lupton

Check Report

By Check Number

Date Range: 12/15/2020 - 01/04/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Golf Course-Golf Course						
001301	AAA AUTO PARTS INC	12/21/2020	Regular	0.00	24.49	84137
100897	Invoice	12/17/2020	GOLF-OIL FILTER-MAINT	0.00	5.05	
101626	Invoice	12/17/2020	GOLF- OIL FILTER-MAINT	0.00	19.44	
000024	ACE HARDWARE OF FORT LUPTON	12/21/2020	Regular	0.00	480.37	84138
86274	Invoice	12/17/2020	GOLF-MARKING PAINT,FLAGS-MAINT	0.00	23.17	
86344	Invoice	12/17/2020	GOLF-BATTERY CHARGER-MAINT	0.00	222.99	
86350	Invoice	12/17/2020	GOLF-MINI LED-MAINT	0.00	83.12	
86366	Invoice	12/17/2020	GOLF-BATTERIES-MAINT	0.00	40.97	
86380	Invoice	12/17/2020	GOLF-LED CLIPS, TAP CUBE,ADAPTER-MAINT	0.00	14.66	
86388	Invoice	12/17/2020	GOLF-MINI LED-MAINT	0.00	31.17	
86393	Credit Memo	12/04/2020	GOLF-ADAPTER, TAP CUBE-MAINT	0.00	-7.67	
86400	Invoice	12/17/2020	GOLF-SCOOP GRAIN POLY#12-MAINT	0.00	39.98	
86558	Invoice	12/17/2020	GOLF-ICE MELT-MAINT	0.00	31.98	
000044	AGFINITY INC	12/21/2020	Regular	0.00	987.29	84139
152824	Invoice	12/17/2020	GOLF-NL 10% ETHANOL-MAINT	0.00	859.50	
152825	Invoice	12/17/2020	GOLF-B-2 #2 DYED UL-MAINT	0.00	127.79	
000048	AIRGAS USA LLC	12/21/2020	Regular	0.00	12.53	84140
9975788557	Invoice	12/17/2020	GOLF-TANK RENTALS-MAINT	0.00	12.53	
000239	CITY OF FORT LUPTON	12/21/2020	Regular	0.00	132,916.91	84141
121720	Invoice	12/17/2020	GOLF-BOND TENDER OFFER PAYMENT-ADM...	0.00	100,000.00	
INV00776	Invoice	12/17/2020	GOLF-REIMBURSE PINNACOL INV20101031...	0.00	849.01	
INV00788	Invoice	12/17/2020	GOLF-POSTAGE USED IN JULY-PRO SHOP	0.00	38.50	
INV00839	Invoice	12/17/2020	GOLF-9/5-9/18 PAYROLL PAID ON 9/25/20	0.00	29,199.81	
INV00881	Invoice	12/17/2020	OCT20 (SEP20) Golf ComData Purchases	0.00	2,829.59	
000307	COMCAST CABLE COMM, LLC	12/21/2020	Regular	0.00	241.75	84142
606460120790 DE...	Invoice	12/17/2020	GOLF-DEC20 12/6-1/05 TELEPHONE/INTERN...	0.00	241.75	
000768	MASEK GOLF CAR OF COLORADO	12/21/2020	Regular	0.00	27.88	84143
1-64859	Invoice	12/17/2020	GOLF-ARM, REAR SUSP-MAINT	0.00	27.88	
000795	MILE HIGH TURFGRASS, LLC	12/21/2020	Regular	0.00	653.00	84144
7919	Invoice	12/17/2020	GOLF-TURF CHEMICALS-MAINT	0.00	653.00	
001987	MIZUNO USA INC	12/21/2020	Regular	0.00	522.80	84145
6329532 RI	Invoice	12/17/2020	GOLF-GOLF CLUBS-PRO SHOP	0.00	522.80	
000913	POTESTIO BROTHERS EQUIPMENT	12/21/2020	Regular	0.00	376.07	84146
6690K	Invoice	12/17/2020	GOLF-WORM GEARS-MAINT	0.00	376.07	
000974	SAFE SYSTEMS INC	12/21/2020	Regular	0.00	139.19	84147
870192-1048	Invoice	12/17/2020	GOLF-SECURITY MONITORING	0.00	139.19	
000024	ACE HARDWARE OF FORT LUPTON	12/28/2020	Regular	0.00	13.29	84148
86681	Invoice	12/22/2020	GOLF-TEXTURE SPRAY, FASTENERS-PRO SHOP	0.00	13.29	
000239	CITY OF FORT LUPTON	12/28/2020	Regular	0.00	134,359.84	84149
FIN2020106	Invoice	12/22/2020	GOLF- COMCAST INV109900446 10/15-11/1...	0.00	288.89	
FIN2020107	Invoice	12/22/2020	GOLF-PAYROLL 10/17-10/30 PAID ON 11/06...	0.00	24,863.00	
FIN2020109	Invoice	12/22/2020	GOLF-PAYROLL 10/31-11/13 PAID ON 11/20...	0.00	25,515.44	
FIN2020111	Invoice	12/22/2020	GOLF-PAYROLL 11/14-11/27 PAID ON 12/04...	0.00	22,357.97	
FIN2020113	Invoice	12/22/2020	GOLF-PAYROLL 11/28-12/11 PAID ON 12/18...	0.00	21,122.44	
INV00626	Invoice	12/22/2020	GOLF	0.00	34.65	

Check Report

Date Range: 12/15/2020 - 01/04/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV00638	Invoice	12/22/2020	GOLF	0.00	13,430.40	
INV00640	Invoice	12/22/2020	GOLF	0.00	258.61	
INV00667	Invoice	12/22/2020	GOLF	0.00	4.20	
INV00683	Invoice	12/22/2020	GOLF	0.00	21,186.21	
INV00685	Invoice	12/22/2020	GOLF	0.00	15.00	
INV00688	Invoice	12/22/2020	GOLF	0.00	258.61	
INV00690	Invoice	12/22/2020	GOLF	0.00	152.31	
INV00691	Invoice	12/22/2020	GOLF	0.00	4.38	
INV00693	Invoice	12/22/2020	Golf ComData Purchases	0.00	465.10	
INV00705	Invoice	12/22/2020	GOLF	0.00	865.51	
INV00709	Invoice	12/22/2020	GOLF	0.00	258.17	
INV00716	Invoice	12/22/2020	Golf ComData Purchases	0.00	1,351.00	
INV00724	Invoice	12/22/2020	GOLF	0.00	224.38	
INV00726	Invoice	12/22/2020	GOLF	0.00	224.38	
INV00739	Invoice	12/22/2020	GOLF	0.00	187.59	
INV00828	Invoice	12/22/2020	Golf ComData Purchases	0.00	1,291.60	
000407	DXP ENTERPRISES INC	12/28/2020	Regular	0.00	76.45	84150
51799183	Invoice	12/22/2020	GOLF-3/8" COUPLING-MAINT	0.00	76.45	
000768	MASEK GOLF CAR OF COLORADO	12/28/2020	Regular	0.00	3,324.38	84151
1-65173	Invoice	12/22/2020	GOLF-TUNEKITS, KNUCKLE ARM-PRO SHOP	0.00	3,324.38	
002075	PARTSMASTER	12/28/2020	Regular	0.00	71.47	84152
23617888	Invoice	12/22/2020	GOLF-VISION PRO ILLUMINATOR-MAINT	0.00	71.47	
000913	POTESTIO BROTHERS EQUIPMENT	12/28/2020	Regular	0.00	514.36	84153
6714K	Invoice	12/22/2020	GOLF-WORM GEAR-MAINT	0.00	184.38	
6730K	Invoice	12/22/2020	GOLF-WORM GEARS (4)-MAINT	0.00	329.98	
000933	R&R PRODUCTS INC	12/28/2020	Regular	0.00	127.07	84154
CD2508666	Invoice	12/22/2020	GOLF-CARLISLE MULTI TRAC TIRES-MAINT	0.00	127.07	
000206	CENTURYLINK	01/04/2021	Regular	0.00	65.65	84155
3945 DEC20	Invoice	12/30/2020	GOLF-DEC20 PHONE SERVICES 12/19-1/18/2...	0.00	65.65	
000239	CITY OF FORT LUPTON	01/04/2021	Regular	0.00	1,315.01	84156
FIN2020119	Invoice	12/30/2020	GOLF-OCT20 POSTAGE-PRO SHOP	0.00	19.00	
FIN2020122	Invoice	12/30/2020	GOLF-NOV20 POSTAGE-PRO SHOP	0.00	8.50	
FIN2020123	Invoice	12/30/2020	GOLF-AR INVOICES	0.00	998.62	
FIN2020124	Invoice	12/30/2020	GOLF-REIMBURSE COMCAST INV111695780...	0.00	288.89	
000307	COMCAST CABLE COMM, LLC	01/04/2021	Regular	0.00	22.20	84157
606460025494 DE...	Invoice	12/30/2020	GOLF-DEC20 CABLE TV SERVICES-PRO SHOP	0.00	22.20	
000512	FUZION FIELD SERVICES LLC	01/04/2021	Regular	0.00	220.00	84158
200741	Invoice	12/30/2020	GOLF-MONTHLY RENTAL PORTABLE TOILETS...	0.00	220.00	
000735	LL JOHNSON DISTRIBUTING	01/04/2021	Regular	0.00	43,256.96	84159
1845929-00	Invoice	12/30/2020	GOLF-BEDKNIFES, GEAR LUBE, FILTERS-MAINT	0.00	3,587.96	
1846264-00	Invoice	12/30/2020	GC-AM2020-200 UTILITY LOADER-MAINT	0.00	39,669.00	
001987	MIZUNO USA INC	01/04/2021	Regular	0.00	523.20	84160
6752775 RI	Invoice	12/30/2020	GOLF-CLUB MERCHANDISE-PRO SHOP	0.00	427.20	
6778711 RI	Invoice	12/30/2020	GOLF-CLUB MERCHANDISE-PRO SHOP	0.00	96.00	
001105	TOSHIBA FINANCIAL SERVICES	01/04/2021	Regular	0.00	231.45	84161
431407881	Invoice	12/30/2020	GOLF-DEC20 COPIER LEASE-PRO SHOP	0.00	231.45	
001963	WASTE CONNECTIONS OF COLO, INC	01/04/2021	Regular	0.00	341.30	84162
31174343-1 DEC20	Invoice	12/30/2020	GOLF-JAN20 TRASH SERVICES-PRO SHOP	0.00	201.70	
31174344 DEC20	Invoice	12/30/2020	GOLF-JAN21 TRASH SERVICES-MAINT	0.00	139.60	
001224	XCEL ENERGY-GAS	01/04/2021	Regular	0.00	270.17	84163

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
5322229501 DEC20	Invoice	12/30/2020	GOLF-DEC20 GAS BILL-PRO SHOP	0.00	270.17	
000285	COLORADO DEPARTMENT OF REVENUE	12/21/2020	Bank Draft	0.00	828.42	DFT0001487
NOV20 SALES TAX	Invoice	12/21/2020	GOLF-NOV20 SALES TAX	0.00	828.42	

Bank Code Golf Course Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	69	27	0.00	321,115.08
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	828.42
EFT's	0	0	0.00	0.00
	70	28	0.00	321,943.50

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Pooled Cash-Pooled Cash						
002055	ROCKY MOUNTAIN DRILLING	12/17/2020	Regular	0.00	-1,500.00	65442
000011	A TO Z ELEVATOR INSPECTIONS LLC	12/21/2020	Regular	0.00	400.00	68701
3612	Invoice	12/16/2020	CPR-ELEVATOR INSPECTION-COM CTR	0.00	200.00	
3613	Invoice	12/16/2020	REC-ELEVATOR INSPECTION	0.00	200.00	
000037	ADVANCED URGENT CARE AND OCC MED	12/21/2020	Regular	0.00	55.00	68702
62801	Invoice	12/16/2020	GF-PRE EMPLOYMENT REISBECK-HR	0.00	55.00	
000040	AFLAC	12/21/2020	Regular	0.00	2,061.86	68703
657738	Invoice	12/16/2020	GF-DEC20 AFLAC	0.00	2,061.86	
000108	AUSMUS LAW FIRM PC	12/21/2020	Regular	0.00	3,000.00	68704
6948	Invoice	12/17/2020	GF-NOV20, DEC20 PROSECUTION SERVICES-...	0.00	3,000.00	
001820	BADGER METER	12/21/2020	Regular	0.00	1,004.20	68705
1404878	Invoice	12/16/2020	SSTX-PIT SETTER W/COMP NUT-STREETS	0.00	811.60	
1405805	Invoice	12/16/2020	SSTX-INSTALL KIT-STREETS	0.00	39.60	
80064272	Invoice	12/16/2020	SSTX-BEACON MBL HOSTING SERVICE UNIT-...	0.00	153.00	
001646	BANK OF COLORADO	12/21/2020	Regular	0.00	173.98	68706
DEC20 6682	Invoice	12/15/2020	GF-NATURAL GAS PURCHASES	0.00	173.98	
002651	COLORADO COMMUNITY MEDIA	12/21/2020	Regular	0.00	731.16	68707
12494	Invoice	12/16/2020	GF-VETERANS DAY DISPLAY-CITY ADM	0.00	225.00	
12569	Invoice	12/16/2020	GF-LEGAL PUBLICATIONS11/25 -LUP2020-00...	0.00	154.44	
12624	Invoice	12/16/2020	GF-LEGAL PUBLICATIONS 11/11	0.00	51.04	
13750	Invoice	12/16/2020	GF-LEGAL NOTICES	0.00	75.68	
14248	Invoice	12/16/2020	GF-HAPPY HOLIDAYS DISPLAY-LEGIS	0.00	225.00	
000306	COMCAST BUSINESS	12/21/2020	Regular	0.00	2,199.82	68708
112538936	Invoice	12/17/2020	Comcast Acct 930000301	0.00	2,199.82	
000307	COMCAST CABLE COMM, LLC	12/21/2020	Regular	0.00	141.07	68709
606460124495 N...	Invoice	12/16/2020	CPR-CABLE SERVICES 11/25-12/24-COM CTR	0.00	141.07	
001517	CORE&MAIN LP	12/21/2020	Regular	0.00	7,490.00	68710
N345210	Invoice	12/17/2020	Meter pit lids	0.00	7,490.00	
000326	COYOTE CREEK GOLF COURSE	12/21/2020	Regular	0.00	2.50	68711
FIN2020105	Invoice	12/15/2020	GF-CITY HALL SALES TAX PAID FROM GOLF B...	0.00	2.50	
000429	EMPIRE PORTABLE RESTROOMS	12/21/2020	Regular	0.00	708.15	68712
54047	Invoice	12/17/2020	GF-PORTABLE RESTROOM 12/8-01/14	0.00	583.00	
54164	Invoice	12/15/2020	GF-PORTABLE RESTROOM 12/08-01/04-PAR...	0.00	125.15	
001089	ERGOMED	12/21/2020	Regular	0.00	310.00	68713
6612513	Invoice	12/16/2020	GF-PRE EMPLOYMENT-HR	0.00	310.00	
000507	FT LUPTON RECREATION SPORTS	12/21/2020	Regular	0.00	90.00	68714
DEC20	Invoice	12/17/2020	CPR-PLATTEVILLE REFEREE FEES	0.00	90.00	
002193	GOULD EVANS INC	12/21/2020	Regular	0.00	11,021.00	68715
22060308	Invoice	12/17/2020	GF- Municipal Code Update- Comm Dev	0.00	11,021.00	
000600	INTELLICHOICE, INC.	12/21/2020	Regular	0.00	1,491.95	68716
1230544	Invoice	12/17/2020	eForce Annual Maintenance for PD	0.00	1,491.95	
000655	JOHN DEERE FINANCIAL	12/21/2020	Regular	0.00	191.38	68717
951699	Invoice	12/17/2020	GF-JD MOWER PARTS UNIT16-STREETS	0.00	191.38	
002678	LOIS EKERN SS-AA	12/21/2020	Regular	0.00	30.00	68718
2006639.001	Invoice	12/17/2020	REC-SENIOR TRIP REFUND	0.00	30.00	
000865	OFFICE DEPOT	12/21/2020	Regular	0.00	377.66	68719
397098367001	Invoice	12/17/2020	GF-SEALING TAPE-ADMIN	0.00	54.57	

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
481786670001	Invoice	12/17/2020	GF-BREAKROOM, OFFICE SUPPLIES-ADMIN	0.00	284.73	
481807748001	Invoice	12/17/2020	GF-BUBBLE MAILERS-ADMIN	0.00	38.36	
001943	PINNACOL ASSURANCE	12/21/2020	Regular	0.00	17,575.00	68720
20268714	Invoice	12/17/2020	GF-WORKERS COMP PREMIUM	0.00	17,575.00	
002265	QUADIENT FINANCE USA INC	12/21/2020	Regular	0.00	641.46	68721
DEC20	Invoice	12/16/2020	GF-NOV20 POSTAGE	0.00	641.46	
002082	QUALITY WELL AND PUMP	12/21/2020	Regular	0.00	871.90	68722
2020-5010	Invoice	12/16/2020	GF-CHECK VALVE INSTALLATION-PARKS	0.00	871.90	
000932	R & M SERVICES	12/21/2020	Regular	0.00	25.00	68723
10557	Invoice	12/15/2020	GF-TIRE REPAIR-PD	0.00	10.00	
10558	Invoice	12/15/2020	GF-TIRE REPAIR UNIT2008-PD	0.00	15.00	
000942	RENEWABLE FIBER INC	12/21/2020	Regular	0.00	419.15	68724
INV0761829	Invoice	12/16/2020	GF-GRAY BREEZE-PARKS	0.00	100.10	
INV0761830	Invoice	12/16/2020	GF-GRAY BREEZE-PARKS	0.00	212.85	
INV0761838	Invoice	12/15/2020	GF-MULCH-PARKS	0.00	106.20	
001606	SUPER-TECH FILTERS	12/21/2020	Regular	0.00	442.47	68725
340562	Invoice	12/16/2020	REC-HVAC FILTERS	0.00	442.47	
001635	THE TALLENT COMPANY	12/21/2020	Regular	0.00	2,750.00	68726
1137	Invoice	12/16/2020	GF-COMMUNICATION SERVICES-CITY ADM	0.00	2,750.00	
001120	TRUDILIGENCE LLC	12/21/2020	Regular	0.00	170.16	68727
38801	Invoice	12/16/2020	GF-PRE EMPLOYMENT/DOT	0.00	170.16	
002679	WALLACE BRUCE FITZGERALD	12/21/2020	Regular	0.00	75.00	68728
102920	Invoice	12/18/2020	GF-TOWN AND COUNTRY DINNER-LEGIS	0.00	75.00	
001224	XCEL ENERGY-GAS	12/21/2020	Regular	0.00	1,606.20	68729
5320352370 NOV...	Invoice	12/18/2020	GF-NOV20 GAS BILL	0.00	1,394.87	
5320352381 NOV...	Invoice	12/18/2020	GF-NOV20 GAS BILL-FAC	0.00	211.33	
001700	ZOE ANNE STIEBER	12/21/2020	Regular	0.00	75.00	68730
102920	Invoice	12/16/2020	GF-TOWN & COUNTRY DINNER-LEGIS	0.00	75.00	
002680	KALIANA HERNANDEZ	12/18/2020	Regular	0.00	142.80	68731
120420 73799	Invoice	12/04/2020	GF-KALIANA HERNANDEZ 12/04/20 PAYROLL	0.00	142.80	
001301	AAA AUTO PARTS INC	12/28/2020	Regular	0.00	124.00	68732
100037	Invoice	12/23/2020	UF-TRAILER ADAPTER,TOW WIRING UNIT08-...	0.00	77.98	
100457	Invoice	12/23/2020	UF-LUBRICANT UNIT08-S LINES	0.00	7.77	
100550	Invoice	12/23/2020	GF-PREMIUM CAPSULES UNIT31-STREETS	0.00	29.49	
102197	Invoice	12/23/2020	UF-RIGHT ANGLE PLUG-W LINES	0.00	8.76	
000031	ADAMSON POLICE PRODUCTS	12/28/2020	Regular	0.00	101.58	68733
INV341157	Invoice	12/21/2020	GF-TWILL SHIRTS PELTON-PD	0.00	101.58	
000169	BROADCAST MUSIC INC	12/28/2020	Regular	0.00	364.00	68734
38832915	Invoice	12/22/2020	REC-ANNUAL MUSIC LICENSE FEE	0.00	364.00	
000307	COMCAST CABLE COMM, LLC	12/28/2020	Regular	0.00	508.67	68735
606460117309 DE...	Invoice	12/22/2020	REC-CABLE/MUSIC SERVICES	0.00	278.05	
606460164533 DE...	Invoice	12/21/2020	GF-CABLE/INTERNET SERVICES 12/23-01/22-...	0.00	230.62	
001517	CORE&MAIN LP	12/28/2020	Regular	0.00	7,026.27	68736
N353820	Invoice	12/23/2020	UF-20" DOME LID, WATER LID-W LINES	0.00	394.75	
N361737	Invoice	12/23/2020	UF-CAP STYLE METER LIDS-W LINES	0.00	1,022.40	
N369120	Invoice	12/23/2020	UF-FULL PORT BALL VALVE-W LINES	0.00	1,385.00	
N370525	Invoice	12/23/2020	UF-CAP STYLE METER LID RISER-W LINES	0.00	258.12	
N417963	Invoice	12/22/2020	UF-FULL PORT BALL VALVE, CURB BOX-W LI...	0.00	3,966.00	

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Date Range: 12/15/2020 - 01/04/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
000431	EMPLOYERS COUNCIL SERVICES, INC	12/28/2020	Regular	0.00	175.00	68737
362460	Invoice	12/23/2020	GF-UB EXCEL TESTS-FINANCE	0.00	175.00	
000436	ENVIROTECH SERVICES, INC	12/28/2020	Regular	0.00	2,870.16	68738
CD202103949	Invoice	12/22/2020	SSTX-11.94 TON ICE SLICER-STREETS	0.00	1,359.37	
CD202103950	Invoice	12/22/2020	SSTX-13.27TONS ICE SLICER-STREETS	0.00	1,510.79	
002181	FRP APPAREL	12/28/2020	Regular	0.00	914.99	68739
7417	Invoice	12/23/2020	CPR-FOH JACKETS FOR PLANNING COMMITT...	0.00	914.99	
000618	J. J. KELLER & ASSOCIATES, INC	12/28/2020	Regular	0.00	241.48	68740
9105546314	Invoice	12/23/2020	GF-DVIR NCR BOOK-PW SHOP	0.00	241.48	
002677	JAMAR TECHNOLOGIES, INC	12/28/2020	Regular	0.00	4,731.00	68741
51869	Invoice	12/23/2020	Traffic Counter	0.00	4,731.00	
000698	L.G. EVERIST, INC	12/28/2020	Regular	0.00	446.90	68742
523663	Invoice	12/23/2020	UF-SQUEEGE	0.00	241.80	
527650	Invoice	12/21/2020	UF-SQUEEGEE	0.00	205.10	
002662	LAT40, INC	12/28/2020	Regular	0.00	7,225.00	68743
10748	Invoice	12/21/2020	GF-SURVEY 155 ACRE-HWY160 LLC-MISC	0.00	7,225.00	
000729	LINDA KUDRNA	12/28/2020	Regular	0.00	94.30	68744
121820	Invoice	12/23/2020	CPR-MILEAGE FOR EVENT SHOPPING/MEETI...	0.00	94.30	
001799	MAC EQUIPMENT INC	12/28/2020	Regular	0.00	7,871.96	68745
326821	Invoice	12/23/2020	Walk behind Concrete Saw	0.00	7,392.00	
328211	Invoice	12/23/2020	GF-BACKPACK BLOWER-PARKS	0.00	479.96	
002607	MOMAR INC	12/28/2020	Regular	0.00	660.00	68746
PSI374311	Invoice	12/21/2020	GF-N95 MASKS-MISC	0.00	660.00	
002027	MURRAYSMITH INC	12/28/2020	Regular	0.00	3,600.51	68747
20-2746.00-11	Invoice	12/21/2020	WST- Non-Pot Pumphouse Engineering- WTP	0.00	3,600.51	
000851	NORTH COLO MEDICAL CENTER	12/28/2020	Regular	0.00	621.00	68748
20FP90886	Invoice	12/22/2020	GF-FORENSIC EXAM ASSAULT-PD	0.00	621.00	
000862	O'REILLY AUTO PARTS	12/28/2020	Regular	0.00	300.83	68749
4489-253092	Invoice	12/23/2020	OIL&AIR FILTERS, WRENCH, MOTOR OIL	0.00	145.19	
4489-253095	Invoice	12/23/2020	UF-AIR, FUEL FILTERS-UNIT08-S LINES	0.00	24.47	
4489-253097	Invoice	12/23/2020	UF-CERMAIC PADS, SEMI MET PAD UNIT08-S...	0.00	118.41	
4489-253146	Invoice	12/23/2020	GF-BATT CLAMPS FUEL DIESEL-STREETS	0.00	5.29	
4489-258695	Invoice	12/23/2020	GF-SPLITTER-PARKS	0.00	7.47	
000931	R & L TIRES	12/28/2020	Regular	0.00	32.07	68750
38028	Invoice	12/21/2020	CEM-TIRE REPAIR	0.00	32.07	
000932	R & M SERVICES	12/28/2020	Regular	0.00	-60.63	68751
000932	R & M SERVICES	12/28/2020	Regular	0.00	60.63	68751
CITYOFFL	Invoice	12/23/2020	GF-OIL, OIL FILTER. LUBE-PARKS	0.00	60.63	
001053	SYMBOL ARTS	12/28/2020	Regular	0.00	630.50	68752
360549-IN	Invoice	12/21/2020	GF-BADGES-PD	0.00	630.50	
001101	TODD HODGES DESIGN LLC	12/28/2020	Regular	0.00	11,180.00	68753
3282	Invoice	12/21/2020	GF-PLANNING SERVICES 12/7 - 12/20	0.00	11,180.00	
001105	TOSHIBA FINANCIAL SERVICES	12/28/2020	Regular	0.00	1,137.15	68754
430941708	Invoice	12/21/2020	Copier Lease	0.00	1,137.15	
001174	WAGNER EQUIPMENT CO.	12/28/2020	Regular	0.00	1,588.98	68755
P00C2313528	Invoice	12/23/2020	GF-CUTTING EDGES, BOLTSS, NUTS-STREETS	0.00	1,588.98	
001183	WAXIE SANITARY SUPPLY	12/28/2020	Regular	0.00	96.46	68756

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
79679324	Invoice	12/21/2020	GF-CLEAN SOAP HAND WASH-FAC	0.00	96.46	
001200	WELD COUNTY PUBLIC WORKS	12/28/2020	Regular	0.00	950.25	68757
1-2020	Invoice	12/22/2020	GF-COUNTY WEED CONTROL-STREETS	0.00	950.25	
002495	WILLIAM D PENFOLD	12/28/2020	Regular	0.00	3.37	68758
121820	Invoice	12/23/2020	GF-RESTITUTION E0014997 PENFOLD-COURT	0.00	3.37	
000031	ADAMSON POLICE PRODUCTS	01/04/2021	Regular	0.00	67.95	68759
INV341272	Invoice	12/30/2020	GF-VELCRO FOR NAMEPLATE GEERDES-PD	0.00	16.00	
INV341703	Invoice	12/30/2020	GF-UNDERVEST, NAMEPLATE, ENGLISH-PD	0.00	40.00	
INV34191	Invoice	12/30/2020	GF-NAMEPLATE GEERDES-PD	0.00	11.95	
000037	ADVANCED URGENT CARE AND OCC MED	01/04/2021	Regular	0.00	645.00	68760
63715	Invoice	12/30/2020	GF-PRE EMPLOYMENT TESTING ENGLISH-HR	0.00	55.00	
63764	Invoice	12/30/2020	GF-PRE EMPLOYMENT TESTING RAMIREZ-HR	0.00	55.00	
63765	Invoice	12/30/2020	GF-PRE EMPLOYMENT TESTING REISBECK-HR	0.00	55.00	
63766	Invoice	12/30/2020	GF-HEP B VACCINE RENTERRIA	0.00	105.00	
63767	Invoice	12/30/2020	GF-HEP B VACCINE REISBECK	0.00	105.00	
64006	Invoice	12/30/2020	GF-HEP P VACCINE RAMIREZ	0.00	105.00	
64007	Invoice	12/30/2020	GF-DOT RANDOM TESTING ADAME, L-PW S...	0.00	80.00	
64008	Invoice	12/30/2020	GF-DOT PHYSICAL ADAME,L-PW SHOP	0.00	85.00	
001820	BADGER METER	01/04/2021	Regular	0.00	873.75	68761
1407635	Invoice	12/30/2020	Replacement meters / Endpoints	0.00	873.75	
002687	CHAMBERS ARENA	01/04/2021	Regular	0.00	1,483.90	68762
5.009067	Invoice	12/30/2020	UF-HYDRANT METER DEPOSIT REFUND	0.00	1,483.90	
000267	COLONIAL LIFE	01/04/2021	Regular	0.00	105.96	68763
7816820-0101979	Invoice	01/01/2021	GF-COLONIAL INSURANCE PAYABLE	0.00	105.96	
000306	COMCAST BUSINESS	01/04/2021	Regular	0.00	3,238.82	68764
113507231	Invoice	12/30/2020	Comcast Phones	0.00	3,238.82	
000307	COMCAST CABLE COMM, LLC	01/04/2021	Regular	0.00	467.75	68765
606460147405 DE...	Invoice	12/30/2020	CPR-DEC20 & OCT20 SERVICES-MUSEUM	0.00	369.80	
606460159244 DE...	Invoice	12/30/2020	GF-DEC20 FAX/INTOXILIZER-PD	0.00	97.95	
002671	DENCO CONTAINER LLC	01/04/2021	Regular	0.00	3,750.00	68766
6815	Invoice	12/30/2020	Storage Container	0.00	3,750.00	
000429	EMPIRE PORTABLE RESTROOMS	01/04/2021	Regular	0.00	475.80	68767
54419	Invoice	12/30/2020	CPR-PORTABLE RESTROOMS 12/25-1/21-C...	0.00	475.80	
000431	EMPLOYERS COUNCIL SERVICES, INC	01/04/2021	Regular	0.00	389.82	68768
363858	Invoice	12/30/2020	GF-UPDATE SERVICES STATE/FEDERAL POST...	0.00	389.82	
001089	ERGOMED	01/04/2021	Regular	0.00	346.00	68769
6683886	Invoice	12/30/2020	GF-POST OFFER SCREENS-HR	0.00	346.00	
001881	HALO BRANDED SOLUTIONS INC	01/04/2021	Regular	0.00	491.64	68770
4847815	Invoice	12/30/2020	GF-2020 WINTERFEST TSHIRTS FOR 5K-WINT...	0.00	491.64	
002692	HEIDI WINDELL	01/04/2021	Regular	0.00	82.50	68771
2006638.001	Invoice	12/30/2020	REC-ROOM RENTAL REFUND	0.00	82.50	
002166	JBS PIPELINE CONTRACTORS	01/04/2021	Regular	0.00	131,618.92	68772
JBS0243-2	Invoice	12/30/2020	SDF-KAHIL STORM DRAIN PROJECT-	0.00	131,618.92	
001786	JOHNSON CONTROLS SECURITY SOLUTIONS	01/04/2021	Regular	0.00	170.41	68773
35248416	Invoice	12/30/2020	CPR-MONTHLY SECURTIY SERVICES-MUSEUM	0.00	170.41	
000745	LOUIS A GRESH	01/04/2021	Regular	0.00	1,500.00	68774
DEC20	Invoice	12/30/2020	GF-DEC20 ARRAIGNMENTS, TRIALS-COURT	0.00	1,500.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
000841	NEWMAN TRAFFIC SIGNS	01/04/2021	Regular	0.00	1,400.79	68775
TRFINV027288	Invoice	12/30/2020	GF-VARIOUS ROAD SIGNS-STREETS	0.00	1,400.79	
000865	OFFICE DEPOT	01/04/2021	Regular	0.00	37.90	68776
143292662001	Invoice	12/30/2020	GF-COPY PAPER, LABELS-COURT	0.00	37.90	
000869	OPERATIONS MANAGEMENT INT	01/04/2021	Regular	0.00	120,324.80	68777
351230-22-01	Invoice	01/01/2021	UF-OMI MONTHLY BILLING	0.00	120,324.80	
000935	RAQUEL FERSZT	01/04/2021	Regular	0.00	160.00	68778
989257	Invoice	12/30/2020	GF-DEC20 TRANSLATION SERVICES-COURT	0.00	160.00	
002219	RECREATION BY LEMMIE JONES LLC	01/04/2021	Regular	0.00	36,950.00	68779
RLI2020-008	Invoice	12/30/2020	RC- Spiral Stairwell-Pool- Rec	0.00	36,950.00	
002689	ROCHE CONSTRUCTION	01/04/2021	Regular	0.00	3,314.20	68780
R00048323	Invoice	12/30/2020	GF-HYDRANT METER REFUND	0.00	1,815.20	
R00098820	Invoice	12/30/2020	UF-HYDRANT METER REFUND	0.00	1,499.00	
002667	SAMANTHA MARKEY PHOTOGRAPHY LLC	01/04/2021	Regular	0.00	385.00	68781
20200031	Invoice	12/30/2020	CPR-WINTERFEST PHOTO SHOOT(2020)-COM..	0.00	385.00	
001624	STATE OF COLORADO	01/04/2021	Regular	0.00	1,875.42	68782
10157-21	Invoice	12/30/2020	UF-DEC20 BILL PRINTING-UB	0.00	1,875.42	
001704	TIFFANY BALDIVIA	01/04/2021	Regular	0.00	109.60	68783
122920	Invoice	12/30/2020	GF-RESTITUTION E0015529-1	0.00	109.60	
001343	TIME CLOCK PLUS	01/04/2021	Regular	0.00	60.00	68784
562733	Invoice	12/30/2020	GF-TCP OVERAGE 11/24-12/23-HR	0.00	60.00	
001105	TOSHIBA FINANCIAL SERVICES	01/04/2021	Regular	0.00	286.50	68785
431405752	Invoice	12/30/2020	GF-DEC20 COPIER LEASE-IT	0.00	286.50	
001126	TYLER TECHNOLOGIES	01/04/2021	Regular	0.00	748.00	68786
130-17865	Invoice	12/30/2020	GF-AUTO CHARGERS, VEHICLE CRADLES-PD	0.00	298.00	
25-317244	Invoice	12/30/2020	GF-CANON DRC225 SCANNER-COURT	0.00	450.00	
001963	WASTE CONNECTIONS OF COLO, INC	01/04/2021	Regular	0.00	207.10	68787
31175457 DEC20	Invoice	12/30/2020	GF-JAN20 TRASH SERVICES-PARKS	0.00	114.74	
31177334 DEC20	Invoice	12/30/2020	CEM-JAN20 TRASH SERVICES	0.00	92.36	
001183	WAXIE SANITARY SUPPLY	01/04/2021	Regular	0.00	799.00	68788
79698522	Invoice	12/30/2020	CPR-JANITORIAL SUPPLIES-COM CTR	0.00	506.14	
79698523	Invoice	12/30/2020	GF-JANITORIAL SUPPLIES-FAC	0.00	292.86	
001208	WHITE BEAR ANKELE	01/04/2021	Regular	0.00	832.82	68789
13990	Invoice	12/30/2020	GF-COTTONWOOD GREENS#5 OIL/GAS-PLAN	0.00	832.82	
001224	XCEL ENERGY-GAS	01/04/2021	Regular	0.00	335.52	68790
5320352381 DEC20	Invoice	12/30/2020	GF-DEC20 GAS BILL 11/13-12/16-FAC	0.00	335.52	
002690	ZACHARY MARTINEZ	01/04/2021	Regular	0.00	175.00	68791
2006640.001	Invoice	12/30/2020	REC-WINTERFEST SB REFUND	0.00	175.00	
000119	BANK OF COLORADO	12/18/2020	Bank Draft	0.00	5,431.12	DFT0001479
INV0000909	Invoice	12/18/2020	HSA DISTRIBUTION	0.00	5,431.12	
000119	BANK OF COLORADO	12/18/2020	Bank Draft	0.00	419.59	DFT0001480
INV0000910	Invoice	12/18/2020	HSA DISTRIBUTION	0.00	419.59	
001416	VALIC_1	12/18/2020	Bank Draft	0.00	27,652.40	DFT0001481
INV0000911	Invoice	12/18/2020	VALIC - 457(b) \$ Contributions	0.00	27,652.40	
001265	IRS	12/18/2020	Bank Draft	0.00	43,404.09	DFT0001482
INV0000912	Invoice	12/18/2020	Federal Withholding	0.00	43,404.09	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
001418	CO DEPARTMENT OF REVENUE	12/18/2020	Bank Draft	0.00	7,180.38	DFT0001483
INV0000913	Invoice	12/18/2020	CO Withholding	0.00	7,180.38	
000285	COLORADO DEPARTMENT OF REVENUE	12/21/2020	Bank Draft	0.00	1.14	DFT0001486
NOV20 SALESTAX	Invoice	12/21/2020	REC-NOV20 SALES TAX	0.00	1.14	
000261	CO WATER CONSERVATION BOARD	12/21/2020	Bank Draft	0.00	160,715.74	DFT0001495
DEC20	Invoice	12/21/2020	UF-DEBT PAYMENT-ADMIN	0.00	160,715.74	
000465	FIRE & POLICE PENSION ASC	12/18/2020	Bank Draft	0.00	1,478.94	DFT0001496
121820	Invoice	12/18/2020	GF-FPPA FOR PAYROLL 12/18/20-PD	0.00	1,478.94	
000119	BANK OF COLORADO	12/31/2020	Bank Draft	0.00	550.00	DFT0001498
INV0000914	Invoice	12/31/2020	HSA DISTRIBUTION	0.00	550.00	
001416	VALIC_1	12/31/2020	Bank Draft	0.00	28,032.56	DFT0001499
INV0000915	Invoice	12/31/2020	VALIC - 457(b) \$ Contributions	0.00	28,032.56	
001265	IRS	12/31/2020	Bank Draft	0.00	48,588.67	DFT0001500
INV0000916	Invoice	12/31/2020	Federal Withholding	0.00	48,588.67	
001418	CO DEPARTMENT OF REVENUE	12/31/2020	Bank Draft	0.00	8,020.18	DFT0001501
INV0000917	Invoice	12/31/2020	CO Withholding	0.00	8,020.18	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	134	91	0.00	423,540.80
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	-1,560.63
Bank Drafts	12	12	0.00	331,474.81
EFT's	0	0	0.00	0.00
	146	105	0.00	753,454.98

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	203	118	0.00	744,655.88
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	-1,560.63
Bank Drafts	13	13	0.00	332,303.23
EFT's	0	0	0.00	0.00
	216	133	0.00	1,075,398.48

Fund Summary

Fund	Name	Period	Amount
600	GOLF ENTERPRISE FUND	12/2020	275,697.56
600	GOLF ENTERPRISE FUND	1/2021	46,245.94
999	POOLED CASH/CONSOLIDATED CASH	12/2020	439,745.11
999	POOLED CASH/CONSOLIDATED CASH	1/2021	313,709.87
			1,075,398.48

Transaction Date	Merchant Name		Net Cost	
11/6/2020	VCN*COLORADOVITALREC	GF-Felix Gonzales Death Certificate-CITY CLK	\$ 10.00	100-1300-530600
11/12/2020	VCN*COLORADOVITALREC	GF-Felix Gonzales Death Certificate-CITY CLK	\$ 20.00	100-1300-530600
			\$ 30.00	
11/23/2020	STAPLES DIRECT	GF-Covid Grant Supplies-MISC	\$ (2.06)	100-1800-520350
11/9/2020	ACE HARDWARE OF FORT L	GF-Electric Tape-STREETS	\$ 29.95	100-3100-520100
11/9/2020	THE HOME DEPOT 1547	GF-Christmas Lights-STREETS	\$ 273.02	100-3100-532650
11/10/2020	ACE HARDWARE OF FORT L	UF-Saw Kit-W LINES	\$ 89.99	400-5000-531050
11/5/2020	ACE HARDWARE OF FORT L	GF-Engineering-ENG	\$ 107.56	100-3400-520100
11/13/2020	ACE HARDWARE OF FORT L	GF-Christmas Lights-STREETS	\$ 34.42	100-3100-532650
11/20/2020	ACE HARDWARE OF FORT L	UF-keys-W LINES	\$ 11.97	400-5000-532700
11/10/2020	ACE HARDWARE OF FORT L	UF--W LINES	\$ 29.98	400-5000-520100
11/18/2020	SBM TRAVEL SHOP	GF-Gas-STREETS	\$ 10.18	100-3100-520800
11/18/2020	SBM TRAVEL SHOP	GF-Gas-STREETS	\$ 0.71	100-3100-520800
11/19/2020	ACE HARDWARE OF FORT L	CEM-Line Trimmer	\$ 19.99	350-3670-520100
11/3/2020	ACE HARDWARE OF FORT L	UF-Gorilla Tape-W LINES	\$ 9.99	400-5000-520100
11/20/2020	ACE HARDWARE OF FORT L	CEM-Cemetery	\$ 50.96	350-3670-520100
11/24/2020	ACE HARDWARE OF FORT L	UF-Keys-W LINES	\$ 14.74	400-5000-532100
10/30/2020	ACE HARDWARE OF FORT L	GF-2015 GMC Truck #36-STREETS	\$ 22.40	100-3100-532700
11/9/2020	THE HOME DEPOT #1552	GF-Christmas Lights-STREETS	\$ 183.08	100-3100-532650
11/9/2020	THE HOME DEPOT 1548	GF-Christmas Lights-STREETS	\$ 218.90	100-3100-532650
11/23/2020	JIMENEZ AUTO SERVICE I	GF-Roters for Ford F250-STREETS	\$ 62.37	100-3100-532700
11/6/2020	SMARTSIGN	GF-signs-STREETS	\$ 121.98	100-3100-532650
			\$ 1,290.13	
11/4/2020	AMZN MKTP US*2819J5P32	GF-Amazon - TV Mounts for Council Chambers-IT	\$ 159.98	100-1500-531050
11/5/2020	AMAZON.COM*288QS1PP2	GF-Amazon - \$76.99 - Brother Toner Cartridge for Public Works-IT	\$ 76.99	100-1500-531050
11/5/2020	AMZN MKTP US*2837S38F1	GF-Amazon - \$36.97 - Amazon - iPhone SE Cases and Screen Protectors for De	\$ 7.99	100-1500-531050
11/5/2020	AMZN MKTP US*2837S38F1	GF-Amazon - \$36.97 - Amazon - iPhone SE Cases and Screen Protectors for De	\$ 14.99	100-1500-531050
11/5/2020	AMZN MKTP US*2837S38F1	GF-Amazon - \$36.97 - Amazon - iPhone SE Cases and Screen Protectors for De	\$ 13.99	100-1500-531050
11/11/2020	AMAZON.COM*285J94WT0	GF-Amazon.com - \$389.97 - Covid Monitors-MISC	\$ 398.97	100-1800-520350
11/12/2020	BESTBUYCOM806367356247	GF-Best Buy -\$42.99 - ARice Ink for Officejet-IT	\$ 42.99	100-1500-520100
11/18/2020	SP * UBIQUITI INC.	GF-Ubiquiti - NVR - \$307.67 (currently getting taxes debited back to credit card)-	\$ 299.00	100-1500-531050
11/19/2020	AMZN MKTP US*NK2T49ER3	GF-Amazon - \$11.89 - Apple SE 2020 Case for Officer English-IT	\$ 11.89	100-1500-520100
11/24/2020	AMZN MKTP US*A27BS3H63	GF-Amazon- \$25.58 - Bluetooth Headset Shannon-MISC	\$ 25.58	100-1800-520350
11/24/2020	AMZN MKTP US*Ni6CS41O3	GF-Amazon- \$56.85 - Bluetooth Headsets-MISC	\$ 56.85	100-1800-520350
11/24/2020	AMAZON.COM*0W57Q1UW3 A	GF-Amazon- \$59.97 - Keyboard Mouse combo-MISC	\$ 59.97	100-1800-520350
11/24/2020	AMAZON.COM*OI5B30JB3	GF-Amazon - \$389.97 - Monitors for Covid remote workers-IT	\$ 389.97	100-1500-531050
11/25/2020	AMZN MKTP US*FR8178Z23	GF-Amazon - \$69.95 - Apple SE 2020 Phone Cases(5)-IT	\$ 69.95	100-1500-531050
11/25/2020	AMZN MKTP US*T629A32O3	GF-Amazon - \$119.85 - Phone cases-IT	\$ 94.90	100-1500-531050
11/25/2020	AMZN MKTP US*T629A32O3	GF-Amazon - \$119.85 - Phone cases-IT	\$ 24.95	100-1500-531050
11/25/2020	AMZN MKTP US*XA6YY9B93	GF-Amazon - \$62.94 - Wireless Mice (6)-IT	\$ 32.97	100-1500-531050
11/25/2020	AMZN MKTP US*XA6YY9B93	GF-Amazon - \$62.94 - Wireless Mice (6)-IT	\$ 29.97	100-1500-531050
11/1/2020	APPLE.COM/BILL	GF-Microsoft subscription-LEGIS	\$ 9.99	100-1000-530600
11/19/2020	APPLE.COM/BILL	GF-Apple storage plan-LEGIS	\$ 2.99	100-1000-530600
11/19/2020	SAFEWAY #1045	GF-food/snacks/cards-LEGIS	\$ 2.49	100-1000-520100
11/19/2020	SAFEWAY #1045	GF-food/snacks/cards-LEGIS	\$ 6.99	100-1000-520100
11/19/2020	SAFEWAY #1045	GF-food/snacks/cards-LEGIS	\$ 0.65	100-1000-520100
			\$ 1,835.01	
11/6/2020	AMZN MKTP US*280EO7XV2	GF-Disposable face masks-COURT	\$ 27.58	100-1200-520100

11/13/2020	WALMART.COM AW	GF-printer ink-COURT	\$	48.12	100-1200-520200
11/16/2020	SOCIETYFORHUMANRESOURC	GF-SHRM Membership-COURT	\$	1.00	100-1200-530800
11/16/2020	SOCIETYFORHUMANRESOURC	GF-SHRM Membership-COURT	\$	218.00	100-1200-530800
			\$	294.70	
11/21/2020	STAPLES 00114348	GF-Pens for COVID-19 Grant vetting-MISC	\$	1.99	100-1800-520350
11/21/2020	STAPLES 00114348	GF-Pens for COVID-19 Grant vetting-MISC	\$	1.99	100-1800-520350
11/21/2020	STAPLES 00114348	GF-Pens for COVID-19 Grant vetting-MISC	\$	5.99	100-1800-520350
11/21/2020	STAPLES 00114348	GF-Pens for COVID-19 Grant vetting-MISC	\$	5.99	100-1800-520350
11/21/2020	STAPLES 00114348	GF-Legal Paper for printing various reports of Citizen COVID Grant applications-	\$	12.99	100-1800-520350
11/21/2020	STAPLES 00114348	GF-Ink for remote office teleworking printer-MISC	\$	129.99	100-1800-520350
11/11/2020	AMAZON.COM*200EV5CY1 A	GF-office supplies-FIN	\$	19.98	100-1600-520100
11/19/2020	AMAZON.COM AMZN.COM/BI	GF-office supplies-FIN	\$	(19.98)	100-1600-520100
			\$	158.94	
11/13/2020	NORTHERN COLORADO HUMA	GF-staff development-HR	\$	15.00	100-1400-532800
11/27/2020	AMZN MKTP US*6F8CI56E3	GF-home office supplies CARES Act funding-MISC	\$	135.95	100-1800-520350
11/27/2020	AMZN MKTP US*6F8CI56E3	GF-home office supplies CARES Act funding-MISC	\$	63.90	100-1800-520350
11/27/2020	AMZN MKTP US*6F8CI56E3	GF-home office supplies CARES Act funding-MISC	\$	129.99	100-1800-520350
11/1/2020	INDEED	GF-recruitment advertising-HR	\$	251.29	100-1400-532300
11/20/2020	OFFICEMAX/DEPOT 6251	GF-home office supplies CARES Act funding-MISC	\$	249.99	100-1800-520350
11/20/2020	OFFICEMAX/DEPOT 6251	GF-home office supplies CARES Act funding-MISC	\$	7.99	100-1800-520350
11/20/2020	OFFICEMAX/DEPOT 6251	GF-home office supplies CARES Act funding-MISC	\$	16.99	100-1800-520350
11/20/2020	OFFICEMAX/DEPOT 6251	GF-home office supplies CARES Act funding-MISC	\$	14.49	100-1800-520350
11/20/2020	OFFICEMAX/DEPOT 6251	GF-home office supplies CARES Act funding-MISC	\$	15.31	100-1800-520350
11/29/2020	AMZN MKTP US*NN8G535Z3	GF-home office supplies CARES Act funding-MISC	\$	88.00	100-1800-520350
			\$	988.90	
11/6/2020	DOMINO'S 6372	GF-lunch-PARKS	\$	45.95	100-3500-532800
11/10/2020	SAFEWAY #1045	GF-break room supply-PARKS	\$	6.68	100-3500-520100
11/10/2020	SAFEWAY #1045	GF-break room supply-PARKS	\$	14.99	100-3500-520100
11/10/2020	SAFEWAY #1045	GF-break room supply-PARKS	\$	14.99	100-3500-520100
11/10/2020	SAFEWAY #1045	GF-break room supply-PARKS	\$	(2.01)	100-3500-520100
11/19/2020	THE HOME DEPOT 1547	GF-shop supply-PARKS	\$	278.97	100-3500-520100
11/19/2020	AMZN MKTP US*S35RN8OW3	GF-break room supply-PARKS	\$	19.44	100-3500-520100
11/20/2020	ACE HARDWARE OF FORT L	GF-Christmas lights-PARKS	\$	56.23	100-3500-520100
11/23/2020	SAFEWAY #1045	GF-break room supply-PARKS	\$	5.49	100-3500-520100
11/23/2020	SAFEWAY #1045	GF-break room supply-PARKS	\$	0.22	100-3500-520100
11/24/2020	KING SOOPERS #0105	GF-lunch-PARKS	\$	108.97	100-3500-532800
11/25/2020	ACE HARDWARE OF FORT L	GF-Christmas lights-PARKS	\$	74.63	100-3500-520100
11/26/2020	AMZN MKTP US*JW9MP09K3	GF-tools for crew-PARKS	\$	339.20	100-3500-520100
11/28/2020	SMARTLINK	GF-subscription no receipt-PARKS	\$	20.00	100-3500-520100
11/28/2020	SMARTLINK	GF-subscription no receipt-PARKS	\$	20.00	100-3500-520100
11/28/2020	SMARTLINK	GF-subscription no receipt-PARKS	\$	20.00	100-3500-520100
11/4/2020	TRIPLE S PARTY RENTAL	CPR-Field of Honor (FOH) Chair rental-COMM CTR	\$	711.00	230-6000-575000
11/6/2020	TRIPLE S PARTY RENTAL	CPR-Field of Honor (FOH) Chair rental-COMM CTR	\$	396.00	230-6000-575000
11/8/2020	OFFICE DEPOT #2720	CPR-FOH paper - Flag Tags-COMM CTR	\$	17.79	230-6000-575000
11/8/2020	OFFICE DEPOT #2720	CPR-FOH laminating pouches for flag tags-COMM CTR	\$	49.99	230-6000-575000
11/8/2020	OFFICE DEPOT #2720	CPR-Product return-COMM CTR	\$	(10.00)	230-6000-575000
11/10/2020	THE KM CUP	CPR-FOH - Coffee for ceremony-COMM CTR	\$	144.00	230-6000-575000
11/10/2020	WM SUPERCENTER #1659	CPR-FOH - Guest snacks fro trailer overnight/daytime shift-COMM CTR	\$	44.75	230-6000-575000
11/13/2020	THE HOME DEPOT #1547	CPR-FOH - Field paint-COMM CTR	\$	5.98	230-6000-575000

11/13/2020	THE HOME DEPOT #1547	CPR-FOH - field paint-COMM CTR	\$	5.98	230-6000-575000
11/17/2020	CROWN AWARDS INC	CPR-FOH - 2020 ribbons (thanks)-COMM CTR	\$	4.75	230-6000-575000
11/17/2020	CROWN AWARDS INC	CPR-FOH - 2020 ribbons (thanks)-COMM CTR	\$	5.99	230-6000-575000
11/17/2020	CROWN AWARDS INC	CPR-*Requested tax credit in Nov. - pending with vendor-COMM CTR	\$	0.74	230-6000-575000
11/18/2020	WM SUPERCENTER #1659	GF-Winterfest Goody Bags for event (candy, cocoa)TRAPPER DAYS	\$	66.66	100-1700-554080
11/19/2020	CANVA* 02879-13910554	GF-Graphic Art File Access (one month)TRAPPER DAYS	\$	25.90	100-1700-531300
11/23/2020	USPS PO 0732220392	CPR-FOH - Priority Mail Envelope Mailing for Flag sponsor-COMM CTR	\$	7.75	230-6000-575000
11/23/2020	USPS PO 0732220392	CPR-FOH - Priority Mail Envelope Mailing for Flag sponsor-COMM CTR	\$	7.75	230-6000-575000
11/23/2020	USPS PO 0732220392	CPR-FOH - Priority Mail Envelope Mailing for Flag sponsor-COMM CTR	\$	7.75	230-6000-575000
11/23/2020	USPS PO 0732220392	CPR-FOH - Priority Mail Envelope Mailing for Flag sponsor-COMM CTR	\$	7.75	230-6000-575000
11/23/2020	USPS PO 0732220392	CPR-FOH - Priority Mail Envelope Mailing for Flag sponsor-COMM CTR	\$	1.20	230-6000-575000
11/23/2020	USPS PO 0732220392	CPR-FOH - Priority Mail Envelope Mailing for Flag sponsor-COMM CTR	\$	1.20	230-6000-575000
11/23/2020	USPS PO 0732220392	CPR-FOH - Priority Mail Envelope Mailing for Flag sponsor-COMM CTR	\$	1.20	230-6000-575000
11/23/2020	USPS PO 0732220392	CPR-FOH - Priority Mail Envelope Mailing for Flag sponsor-COMM CTR	\$	1.20	230-6000-575000
11/25/2020	BUILDASIGN.COM	GF-General Event Signage TRAPPER DAYS	\$	15.99	100-1700-531050
11/25/2020	BUILDASIGN.COM	GF-General Event Signage TRAPPER DAYS	\$	15.99	100-1700-531050
11/25/2020	BUILDASIGN.COM	GF-General Event Signage TRAPPER DAYS	\$	15.99	100-1700-531050
11/25/2020	BUILDASIGN.COM	GF-General Event Signage TRAPPER DAYS	\$	15.99	100-1700-531050
11/25/2020	BUILDASIGN.COM	GF-General Event Signage TRAPPER DAYS	\$	15.99	100-1700-531050
11/25/2020	BUILDASIGN.COM	GF-General Event Signage TRAPPER DAYS	\$	15.99	100-1700-531050
11/25/2020	BUILDASIGN.COM	GF-General Event Signage TRAPPER DAYS	\$	31.81	100-1700-531050
11/25/2020	BUILDASIGN.COM	GF-General Event Signage TRAPPER DAYS	\$	31.81	100-1700-531050
11/25/2020	BUILDASIGN.COM	GF-General Event Signage TRAPPER DAYS	\$	31.81	100-1700-531050
11/25/2020	BUILDASIGN.COM	GF-General Event Signage x 3 Trapper Days TRAPPER DAYS	\$	81.04	100-1700-554500
11/25/2020	BUILDASIGN.COM	GF-General Event Signage x 3 Trapper Days TRAPPER DAYS	\$	81.04	100-1700-554500
11/25/2020	BUILDASIGN.COM	GF-General Event Signage x 2 TRAPPER DAYS	\$	61.78	100-1700-531300
11/25/2020	BUILDASIGN.COM	GF-General Event Signage (Apple Days) TRAPPER DAYS	\$	38.31	100-1700-531300
11/25/2020	BUILDASIGN.COM	GF-General Event Signage x 2 (Apple Days) TRAPPER DAYS	\$	56.34	100-1700-531300
11/25/2020	BUILDASIGN.COM	GF-*Could be Tax: Pending Removal on 12-2-20TRAPPER DAYS	\$	35.20	100-1700-531300
11/25/2020	USPS PO 0732220392	CPR-FOH - Priority Mail Envelope Mailing for Flag sponsor-COMM CTR	\$	7.50	230-6000-575000
11/3/2020	GREEN CO2 SYSTEMS	REC-co2 monthly rental	\$	403.00	500-6700-520400
11/6/2020	ACE HARDWARE OF FORT L	GF-shop maintenance-PARKS	\$	2.89	100-3500-520100
11/18/2020	ACE HARDWARE OF FORT L	GF-park maintenance-PARKS	\$	31.78	100-3500-520100
11/20/2020	ACE HARDWARE OF FORT L	GF-shop maintenance-PARKS	\$	11.97	100-3500-520100
11/25/2020	ACE HARDWARE OF FORT L	GF-Christmas lights-PARKS	\$	5.99	100-3500-520100
10/30/2020	ACE HARDWARE OF FORT L	GF-shop maintenance-PARKS	\$	9.99	100-3500-520100
10/30/2020	ACE HARDWARE OF FORT L	GF-Pearson concrete patch-PARKS	\$	57.54	100-3500-520100
11/3/2020	ACE HARDWARE OF FORT L	GF-Railroad Park maintenance-PARKS	\$	11.98	100-3500-520100
11/3/2020	ACE HARDWARE OF FORT L	GF-Railroad Park maintenance-PARKS	\$	5.99	100-3500-520100
11/3/2020	ACE HARDWARE OF FORT L	GF-paint for signs-PARKS	\$	70.39	100-3500-520100
11/16/2020	ACE HARDWARE OF FORT L	GF-shop maintenance-PARKS	\$	45.90	100-3500-520100
11/18/2020	ACE HARDWARE OF FORT L	GF-park maintenance-PARKS	\$	47.67	100-3500-520100
11/24/2020	ACE HARDWARE OF FORT L	GF-shop maintenance-PARKS	\$	11.89	100-3500-520100
11/25/2020	ACE HARDWARE OF FORT L	GF-shop maintenance-PARKS	\$	16.06	100-3500-520100
11/17/2020	ACE HARDWARE OF FORT L	GF-shop maintenance-PARKS	\$	26.99	100-3500-520100
11/4/2020	SAMSClub.COM	CPR- Coffee -COMM CTR	\$	71.92	230-6000-520100
11/5/2020	SAMS CLUB #4987	CPR- paper -COMM CTR	\$	55.96	230-6000-520200
11/5/2020	STAPLES 00114496	GF- Laminator TRAPPER DAYS	\$	143.50	100-1700-531050
11/5/2020	STAPLES 00114496	GF- Laminator TRAPPER DAYS	\$	143.50	100-1700-531050

11/5/2020	STAPLES	00114496	GF- Lamination sheets TRAPPER DAYS	\$	32.38	100-1700-552350
11/5/2020	STAPLES	00114496	GF- Lamination sheets TRAPPER DAYS	\$	32.38	100-1700-552350
11/5/2020	STAPLES	00114496	CPR-VENDOR FUNDED COUPON-COMM CTR	\$	0.13	230-6000-520200
11/5/2020	STAPLES	00114496	GF-VENDOR FUNDED COUPONTRAPPER DAYS	\$	13.51	100-1700-552350
11/5/2020	STAPLES	00114496	GF-VENDOR FUNDED COUPONTRAPPER DAYS	\$	13.51	100-1700-552350
11/5/2020	STAPLES	00114496	GF-VENDOR FUNDED COUPONTRAPPER DAYS	\$	2.39	100-1700-552350
11/5/2020	STAPLES	00114496	GF-STAPLES FUNDED COUPONTRAPPER DAYS	\$	2.39	100-1700-552350
11/5/2020	STAPLES	00114496	CPR-STAPLES FUNDED COUPON-COMM CTR	\$	0.13	230-6000-520200
11/5/2020	STAPLES	00114496	CPR-STAPLES FUNDED COUPON-COMM CTR	\$	(63.86)	230-6000-520200
11/6/2020	ZORO TOOLS INC		REC- Ballast recycling	\$	129.99	500-6700-530600
11/6/2020	STAPLES	00114496	CPR- HP Cartridges museum -MUSEUM	\$	115.99	230-6040-520200
11/15/2020	STAMPS.COM		REC- Stamps.com fee	\$	17.99	500-6700-530600
11/18/2020	SAMS CLUB #4987		REC-Pine sol Facial tissue	\$	23.16	500-6700-520300
11/18/2020	SAMS CLUB #4987		REC- 10x13 envelopes	\$	10.98	500-6700-520200
11/21/2020	STAPLES DIRECT		REC- Pine sol Facial tissue	\$	152.85	500-6700-520300
11/27/2020	SAMSClub #4745		CPR-Pinesol-ATHL	\$	10.43	230-6020-520300
11/27/2020	SAMSClub #4745		REC-disinfectant wipes		\$28.20	500-6700-520300
10/30/2020	THE HOME DEPOT 2705		CPR-shelfing-MUSEUM	\$	(136.73)	230-6040-520100
10/30/2020	HOMEDEPOT.COM		CPR-shelfing-MUSEUM	\$	124.67	230-6040-520100
10/30/2020	HOMEDEPOT.COM		CPR-tax-MUSEUM	\$	12.06	230-6040-520100
10/30/2020	THE HOME DEPOT 2705		CPR-shelfing-MUSEUM	\$	124.67	230-6040-520100
10/30/2020	THE HOME DEPOT 2705		CPR-tax-MUSEUM	\$	12.06	230-6040-520100
11/4/2020	ACE HARDWARE OF FORT L		GF-caulking-FAC	\$	13.96	100-3300 532400
11/16/2020	ACE HARDWARE OF FORT L		CPR-key-COMM CTR	\$	3.59	230-6000 520100
11/18/2020	ACE HARDWARE OF FORT L		GF-knife, batteries-FAC	\$	79.60	100-3300 532400
11/19/2020	ACE HARDWARE OF FORT L		GF-christmas lights-FAC	\$	48.96	100-3300 532400
11/23/2020	ACE HARDWARE OF FORT L		GF-wiring courtroom-FAC	\$	48.39	100-3300 532400
11/25/2020	AMAZON.COM*GB1QJ2M73		GF-Shannons chair-PLAN	\$	150.52	100-4100-520100
11/3/2020	THE TORO COMPANY		GF-Irrigation service agreement	\$	212.00	100-110150
11/5/2020	R AND L TIRES		GF-tire repair for equipment	\$	110.00	100-110150
11/3/2020	WATCHFIRE SIGNS, LLC		REC-Electronic Sign upgrade	\$	520.00	500-6700-530600
11/25/2020	SAFEWAY #1045		GF-lunch-PARKS	\$	27.62	100-3500-532800
11/25/2020	SAFEWAY #1045		GF-lunch-PARKS	\$	5.69	100-3500-532800
11/25/2020	SAFEWAY #1045		GF-lunch-PARKS	\$	5.69	100-3500-532800
11/25/2020	SAFEWAY #1045		GF-lunch-PARKS	\$	0.79	100-3500-532800
11/12/2020	AMZN MKTP US*202GV9FG1		GF-Clubhouse Décor	\$	10.95	100-110150
11/12/2020	AMZN MKTP US*202GV9FG1		GF-Clubhouse Décor	\$	15.99	100-110150
11/18/2020	LOWES #02479*		GF-range ball shed upgrade	\$	(73.78)	100-110150
11/18/2020	LOWES #02479*		GF-range ball shed upgrade	\$	27.88	100-110150
11/18/2020	LOWES #02479*		GF-range ball shed upgrade	\$	14.76	100-110150
11/18/2020	LOWES #02479*		GF-range ball shed upgrade	\$	9.84	100-110150
11/18/2020	LOWES #02479*		GF-range ball shed upgrade	\$	7.18	100-110150
11/18/2020	LOWES #02479*		GF-range ball shed upgrade	\$	5.16	100-110150
11/18/2020	LOWES #02479*		GF-range ball shed upgrade	\$	3.18	100-110150
11/18/2020	LOWES #02479*		GF-range ball shed upgrade	\$	5.78	100-110150
11/18/2020	LOWES #02479*		GF-range ball shed upgrade	\$	27.88	100-110150
11/18/2020	LOWES #02479*		GF-range ball shed upgrade	\$	14.76	100-110150
11/18/2020	LOWES #02479*		GF-range ball shed upgrade	\$	9.84	100-110150
11/18/2020	LOWES #02479*		GF-range ball shed upgrade	\$	7.18	100-110150

11/18/2020	LOWES #02479*	GF-range ball shed upgrade	\$	5.16	100-110150
11/18/2020	LOWES #02479*	GF-range ball shed upgrade	\$	3.18	100-110150
11/4/2020	ACE HARDWARE OF FORT L	REC-battery/hex screws	\$	35.28	500-6700-532500
11/6/2020	ACE HARDWARE OF FORT L	REC-bungee cords /wirer ties	\$	27.06	500-6700-532500
11/12/2020	ACE HARDWARE OF FORT L	REC-gloves /caulking	\$	23.99	500-6700-532500
11/12/2020	ACE HARDWARE OF FORT L	REC-diagonal pliers	\$	53.96	500-6700-532500
11/13/2020	TARGET 00021832	GF-dry erase board-FAC	\$	19.99	100-3300 532500
			\$	6,397.88	
11/2/2020	USPS PO 0732220392	GF-Postage-COMM SVCS	\$	4.60	100-2200-531800
11/5/2020	WAL-MART #1659	GF-supplies-PD	\$	73.52	100-2100-520100
11/16/2020	USPS PO 0732220392	GF-Postage-COMM SVCS	\$	5.80	100-2200-531800
11/16/2020	USPS PO 0732220392	GF-Postage-COMM SVCS	\$	5.80	100-2200-531800
11/17/2020	IN *ARROWHEAD SCIENTIF	GF-supplies-PD	\$	55.78	100-2100-520100
11/18/2020	NAPA AUTO PARTS	GF-vehicle maintenance-PD	\$	17.76	100-2100-532700
11/24/2020	USPS PO 0732220392	GF-Postage-PD	\$	5.95	100-2100-531800
11/7/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	24.60	100-2100-520800
11/3/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	22.00	100-2100-520800
11/9/2020	CONOCO - SEI 41243	GF-Fuel-PD	\$	19.45	100-2100-520800
11/11/2020	CONOCO - SEI 41243	GF-Fuel-PD	\$	22.47	100-2100-520800
11/16/2020	CONOCO - SEI 41243	GF-Fuel-PD	\$	19.63	100-2100-520800
11/16/2020	CONOCO - SEI 41243	GF-vehicle maintenance-PD	\$	3.49	100-2100-532700
11/16/2020	CONOCO - SEI 41243	GF-vehicle maintenance-PD	\$	0.24	100-2100-532700
11/23/2020	CONOCO - SEI 41243	GF-Fuel-PD	\$	21.00	100-2100-520800
11/9/2020	USPS PO 0732220392	GF-Postage-PD	\$	4.60	100-2100-531800
11/20/2020	USPS PO 0732220392	GF-Postage-PD	\$	8.00	100-2100-531800
11/24/2020	USPS PO 0732220392	GF-Postage-PD	\$	5.95	100-2100-531800
11/25/2020	USPS PO 0732220392	GF-Postage-PD	\$	14.40	100-2100-531800
11/7/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	21.00	100-2100-520800
11/1/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	38.14	100-2100-520800
11/22/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	27.10	100-2100-520800
11/4/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	32.28	100-2100-520800
11/11/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	34.77	100-2100-520800
11/12/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	22.90	100-2100-520800
11/17/2020	SAFEWAY FUEL1045	GF-Fuel-PD	\$	28.61	100-2100-520800
11/19/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	19.92	100-2100-520800
11/25/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	28.96	100-2100-520800
11/26/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	14.09	100-2100-520800
11/3/2020	CMI INC	GF-oct cmi order-PD	\$	(0.93)	100-2100-532800
11/4/2020	DEPUTY.COM	GF-contract services-PD	\$	67.50	100-2100-530600
11/10/2020	PAYPAL *ANIMALCONTR	GF-Ford Training-COMM SVCS	\$	575.00	100-2200-532800
11/12/2020	AMERICAN RED CROSS	GF-Training-PD	\$	270.00	100-2100-532800
11/12/2020	AMERICAN RED CROSS	GF-Training-PD	\$	270.00	100-2100-532800
11/16/2020	O'REILLY AUTO PARTS 44	GF-vehicle maintenance-PD	\$	34.18	100-2100-532700
11/3/2020	TLO TRANSUNION	GF-credit checks-PD	\$	102.80	100-2100-530600
11/16/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	44.46	100-2100-520800
11/19/2020	COLORADO ASSOCIATION O	GF-CACP Annual Meeting-PD	\$	125.00	100-2100-533000
11/6/2020	SAFEWAY FUEL1045	GF-Fuel-PD	\$	17.74	100-2100-532800
11/6/2020	FORT LUPTON CAR WASH	GF-vehicle maintenance-PD	\$	8.00	100-2100-532700
11/20/2020	FORT LUPTON CAR WASH	GF-vehicle maintenance-PD	\$	8.00	100-2100-532700

11/4/2020	TST* WHOLLY STROMBOLI	GF-Oral Boards-PD	\$	43.53	100-2100-533000
11/2/2020	NAPA AUTO PARTS	GF-vehicle maintenance-PD	\$	23.92	100-2100-532700
11/6/2020	OFFICEMAX/OFFICEDEPT#6	GF-END TAB FLDR STR LTR MAN REINF-PD	\$	54.38	100-2100-520200
11/6/2020	OFFICEMAX/OFFICEDEPT#6	GF-SALES TAX-PD	\$	3.75	100-2100-520200
11/9/2020	OFFICE DEPOT #1080	GF-INK,HP,952,CMYB,COMBO-PD	\$	113.89	100-2100-520200
11/9/2020	OFFICE DEPOT #1080	GF-100PK CD/DVD PAPER SLEEVES WIT-PD	\$	23.97	100-2100-520200
11/9/2020	OFFICE DEPOT #1080	GF-POUCH,BUSINESS CARD SZ,100/PK-PD	\$	23.39	100-2100-520200
11/9/2020	OFFICE DEPOT #1080	GF-SALES TAX-PD	\$	11.13	100-2100-520200
11/4/2020	TST* WHOLLY STROMBOLI	GF-wholly stromboli meals-PD	\$	43.53	100-2100-533000
11/3/2020	SAFEWAY FUEL1045	GF-Fuel-PD	\$	35.70	100-2100-520800
11/9/2020	SAFEWAY FUEL1045	GF-Fuel-PD	\$	37.68	100-2100-520800
11/11/2020	SAFEWAY FUEL1045	GF-Fuel-PD	\$	33.99	100-2100-520800
11/12/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	20.01	100-2100-520800
11/17/2020	SAFEWAY FUEL1045	GF-Fuel-PD	\$	33.93	100-2100-520800
11/18/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	24.82	100-2100-520800
11/19/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	25.90	100-2100-520800
11/23/2020	SAFEWAY FUEL1045	GF-Fuel-PD	\$	38.41	100-2100-520800
11/26/2020	CIRCLE K # 44109	GF-Fuel-PD	\$	34.13	100-2100-520800
11/3/2020	PHILLIPS 66 - FT LUPTO	GF-Fuel-PD	\$	10.40	100-2100-520800
10/30/2020	SAFEWAY FUEL1045	GF-Fuel-PD	\$	31.25	100-2100-520800
11/8/2020	SAFEWAY FUEL1045	GF-Fuel-PD	\$	13.82	100-2100-520800
11/14/2020	SAFEWAY FUEL1045	GF-Fuel-PD	\$	33.73	100-2100-520800
11/15/2020	SAFEWAY FUEL1045	GF-Fuel-PD	\$	47.48	100-2100-520800
11/19/2020	SAFEWAY FUEL1045	GF-Fuel-PD	\$	22.25	100-2100-520800
			\$	2,909.55	
11/19/2020	BRIGHTON SIGNS AND GRA	GF-Public Notices signs-PLAN	\$	720.00	100-4100-520200
			\$	720.00	
			\$	14,625.11	

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 15, 2020**

The City Council of the City of Fort Lupton met in a regular session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Tuesday, December 15, 2020. Due to the COVID-19 virus, the meeting was held with remote access provided through GoToWebinar. Mayor Zo Stieber called the meeting to order at 7:00 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

Mari Peña, City Clerk, called the roll. Those present were Mayor Zo Stieber and Bruce Fitzgerald. Councilmembers Shannon Rhoda, David Crespin, Tommy Holton, and Michael Sanchez participated remotely through GoToWebinar.

Also present were City Administrator, Chris Cross, City Clerk, Mari Pena, City Attorney, Andy Ausmus, Planning Director, Todd Hodges, and Chief John Fryar.

Assistant City Administrator, Glenda Aretxuloeta, Finance Director, Leann Perino and HR Director, Laura Howe participated remotely through GoToWebinar.

PERSONS TO ADDRESS COUNCIL

Mr. Bob Leino, developer and owner of property off Northrup Avenue, stated that he was present to protect his property rights. Mr. Leino stated concerns over the 'no' votes from the previous meeting. He stated it was his understanding that Council has agreed to reconsideration.

Mayor Stieber stated that a motion would be presented however, there were no guarantees.

Mr. Leino stated that he has invested heavily in this community and that he had several other question however those questions don't seem appropriate because he was going to ask the Council to reconsider. Mr. Leino thanked the Council.

Mayor Stieber asked Mr. Cameron Grant if he had questions on the Agenda. Mr. Cameron stated that he wished to speak. Mayor Stieber stated that Mr. Grant would be provided an opportunity to speak shortly.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the December 15, 2020 payables; there were no questions or comments from the Mayor or Council.

APPROVAL OF AGENDA

It was moved by Bruce Fitzgerald and seconded by David Crespin to approve the Agenda as presented. Motion passed unanimously on roll call vote.

Mayor Stieber stated that she was presenting a Point of Privilege, addressing an issue from the

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 15, 2020

December 1, 2020 City Council meeting and order to fully understand details and objectives, she made a motion to reconsider to January 19, 2021, what was at that time Resolution 2020R080 Accepting the Willow Bend Subdivision Preliminary Plat and Preliminary PUD. Mayor Stieber also made it clear that a vote to reconsider is not a vote to approve the Resolution but to move the action forward to January 19, 2021. Mayor Stieber made the motion to reconsider. Bruce Fitzgerald seconded the motion.

Councilmember Tommy Holton asked if Counsel was good with that. Mayor Stieber answered that is what we are asking.

Roll call was made and the motion failed with 3 'yes' votes and 3 'no' votes. Councilmembers Tommy Holton, Michael Sanchez and Shannon Rhoda voted 'no' to the motion.

Mayor Stieber asked Mr. Cameron Grant if he still wished to speak. Mr. Cameron stated that he represented Sun Communities and that there are concerns over the reconsideration vote and the vote from 2 weeks ago. Council had previously approved a sketch plan for 466 single family of manufactured homes. Sun Communities and Mr. Leino have spent significant time and money working with staff, planners, engineers and neighbors. The project is in full compliance with the City's code. When staff presented their assessment of the project, they noted the project complied with all regulations and guidelines and the Planning Commission approved the project unanimously. When the project was brought before Council two weeks ago, with a plan that now had lower density, a similar vote was expected as when the sketch plat was approved. There is now the lack of any real discussion by the Council. Mr. Cameron asked that Council reconsider this vote as the project is in compliance. There is the option of a resubmittal with changes however, that is a challenge because there is no communication from the Council as to why it was voted down. Mr. Cameron also asked the Council to take a step back, take guidance, and reevaluate how the Council is handling the application.

The City Attorney, Andy Ausmus, asked Councilmember Tommy Holton if when he had asked if Counsel approve this, if he was directing his question to him? Tommy Holton answered yes.

The City Attorney stated that he had discussed the reconsideration with the Mayor under Robert's Rules of Order. Mr. Holton was under the impression that someone who voted 'yes' was able to bring back the motion. Mr. Ausmus stated that it had to be someone who voted no. Mr. Ausmus and Councilmember Tommy Holton discussed who was able to make the motions for reconsideration. Mr. Grant stated that he agreed with Mr. Ausmus' determination of Robert's Rules and the way Roberts Rules read, it's the prevailing side that can bring up the reconsideration. If the motion had passed, someone who voted 'yes' can ask for a reconsideration, whichever side wins. Mr. Ausmus stated that if the no's prevailed then someone who voted 'no' can make a motion to reconsider. Councilmember Tommy Holton stated that he understood.

Mr. Ausmus stated that a motion can be made to reconsider with the clarifications stated and that the motion can be renewed.

Mayor Stieber asked for a renewal and made a motion to reconsider the approval of Resolution 2020R080 Accepting the Willow Bend Subdivision Preliminary Plat and Preliminary PUD. The

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 15, 2020

vote to reconsider does not approve the resolution but moves to reconsider to January 19, 2021. Bruce Fitzgerald seconded the motion. Councilmember Tommy Holton asked if the Mayor can make the motion. Discussion occurred between the Mayor, City Attorney and Council Tommy Holton. It was determined that Mayor Stieber could make the motion since she wasn't presiding the meeting of December 1, 2020, it was Mayor Pro-Tem Shannon Rhoda.

Roll call was made and the motion failed with 3 'yes' votes and 3 'no' votes. Councilmembers Tommy Holton, Michael Sanchez and Shannon Rhoda voted 'no' to the motion.

The City Attorney requested Mayor Stieber move to an executive session to provide legal advice to the Council.

At 7:21 p.m., Mayor Stieber called for a recess to prepare for an executive session. The meeting resumed at 7:31 p.m.

Mayor Stieber asked for a motion to move into executive session "To hold a conference with the City's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b)" Regarding Motion to Reconsider and Ramifications Thereof. It was moved by David Crespín and seconded by Bruce Fitzgerald to move into Executive Session. Motion passed unanimously on roll call vote.

Councilmember David Crespín stated that he was going to attend in person and was on his way to City Hall. The City Administrator stated that he would conference in the remaining Councilmembers participating remotely into the executive session.

EXECUTIVE SESSION

The following entered into executive session at 7:50 p.m.: Mayor Stieber, Councilmembers Shannon Rhoda, Bruce Fitzgerald, Tommy Holton and David Crespín. Councilmember Michael Sanchez continued participation by phone. Also City Administrator, Chris Cross, City Attorney, Andy Ausmus and Planning Director, Todd Hodges.

The executive session ended at 8:08 p.m.

The meeting reconvened at 8:08 p.m. with Mayor Stieber stating that Councilmembers Shannon Rhoda, David Crespín and Tommy Holton joined the executive session in person and are present at the meeting. Councilmember Michael Sanchez was still participating virtually and participated in the executive session.

Councilmember David Crespín made a motion to reconsider to January 19, 2021 the approval of Resolution 2020R080 Accepting the Willow Bend Subdivision Preliminary Plat and Preliminary PUD. Bruce Fitzgerald seconded the motion. Motion passed on roll call vote with Shannon Rhoda voting 'no' to the motion.

The City Attorney stated that this matter would be re-noticed for a continued hearing on January 19, 2020 to heard additional evidence.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 15, 2020**

Mr. Grant thanked the Council.

CONSENT AGENDA

It was moved by Tommy Holton and seconded by Bruce Fitzgerald to approve the Consent Agenda as amended with the following items: 12012020 City Council Meeting Minutes, 12082020 City Council Special Meeting Minutes, Approving an Amendment to Section 125 Plan Documents for CARES Act Options and Increasing the Carryover Limit of Flexible Spending Accounts (AM 2020-210), Accept the 2021 Workers Compensation Quotation from Pinnacle Assurance in the Amount of \$125,517, Accept the 2021 Boiler and Machinery Quotation from Travelers in the Amount of \$4,790, Accept the 2021 Cyber Liability Coverage Quotation from Travelers in the Amount of \$7,937 for a Total of \$138,244 AM (2020-211). Motion passed unanimously on roll call vote.

ACTION AGENDA

AM 2020-209 Approve a Resolution Accepting an Annexation Petition for the Toews Annexation Submitted by Leonard Toews and Sherri Toews and to Set a Public Hearing Date for February 2, 2021

The applicants, Leonard Toews and Sherri Toews have submitted an annexation petition to initiate annexation proceedings for a parcel of land. The parcel is located at the northwest corner of Highway 52 and County Road 23 (Parcel No. 146902100005). This proposed annexation, known as the Toews Annexation, consists of a total of 33.77 more or less. The resolution is to accept the annexation petition and initiate the review process. Approval of the resolution does not constitute approval of the annexation request. Approval of the resolution simply means that there is an interest in considering the annexation, with the final decision to be made by City Council at a public hearing on February 2, 2021. The application includes an initial zoning request to 'A' Agriculture.

It was moved by Tommy Holton and seconded by David Crespino to approve Resolution 2020R085 ACCEPTING THE ANNEXATION PETITION FOR THE TOEWS ANNEXATION SUBMITTED BY LEONARD TOEWS AND SHERRY TOEWS AND TO SET THE PUBLIC HEARING FOR FEBRUARY 2, 2021. Motion passed unanimously on roll call vote.

AM 2020-212 Approving the Seventeenth Interim Agreement with Payment to Northern Integrated Supply Project (NISP) Water Activity Enterprise of \$748,250 for Phase 3A, Phase 5, Phase 6, and Phase 7 of the Project Funded Out of the Water Sales Tax Fund

Phase 3A consist of continuing work with federal agencies to obtain permitting, compliance with National Environmental Policy Act and all necessary field work and modeling.

Phase 5 consists of continuing the geotechnical investigation and embankment design and highway 2087 relocation design.

Phase 6 is the conveyance delivery refinement, South Platte Water Conservation Project

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 15, 2020

negotiations, land easement purchases, and time sensitive mitigations activities.

Phase 7 is the development of allotment contracts, financial planning, legal defense South Platte Water Conservation Project negotiations and mitigation planning.

Fort Lupton's pro-rata share (2,050 acre feet) of the cost of these phases is estimated to be \$748,250 for 2021, the payment is requested by January 15, 2021.

It was moved by David Crespín and seconded by Bruce Fitzgerald to approve the Seventeenth Interim Agreement with payment to the Northern Integrated Supply Project (NISP) Water Activity Enterprise of \$748,250 for Phase 3A, Phase 5, Phase 6 and Phase 7 of the Project Funded out of the Water Sales Tax Fund. Motion passed unanimously on roll call vote.

STAFF

City Administrator, Chris Cross provided information on Weld County's grant fund for businesses. He encouraged all businesses to apply.

Assistant City Administrator, Glenda Aretxuloeta stated that all grant funds had been picked up by residents and that only 2 cards had not been picked up.

The City Attorney, Andy Ausmus, stated that the staff including Jeanelle Anderson, Officer Walker, Ruby Ford, Terry Asay, Marianne Cherry, Travis Aksamitowski and his department and Judge Gresh have done a phenomenal job providing a virtual court process. The process includes notifications by text, virtual court, and physically attending court with minimal contact.

HR Director, Laura Howe stated that the HR Department has been busy processing pay changes for equity adjustment as well as implemented minimum wage pay increases and thanked Council for their support in employee pay and approving changes to the employee handbook.

MAYOR/COUNCIL REPORTS

Mayor Stieber stated that it's wonderful to be back. She reported having headaches and fever due to COVID-19 and thanked all that provided her assistance.

FUTURE CITY EVENTS

- | | |
|------------------------------|--|
| December 24-25 th | City Offices and Fort Lupton Recreation Center Closed in Observance of the Christmas Holiday |
| December 25 th | Coyote Creek Golf Course will be closed in Observance of the Christmas Holiday |
| December 26-27 th | Recreation Center will be closed. |
| December 29 th | Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m. |

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 15, 2020**

January 1, 2021 City Offices Closed in Observance of New Year's Day

January 5, 2021 City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.

January 12, 2021 Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.

ADJOURNMENT

Mayor Stieber adjourned the meeting at 8:43 p.m.

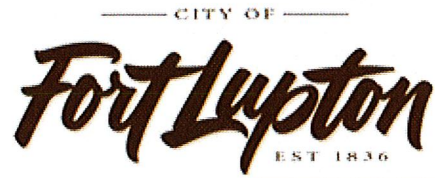
Respectfully Submitted,

Maricela Peña, City Clerk Approved

by City Council

Zo Stieber, Mayor

CITY OF FORT LUPTON CITY COUNCIL



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Mike Sanchez, Ward 3

Zo Stieber, Mayor

David Crespin, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-001

APPROVING A RESOLUTION DESIGNATING THE CITY OF FORT LUPTON WEBPAGE WWW.FORTLUPTONCO.GOV AS THE PUBLIC PLACE FOR POSTING NOTICES OF PUBLIC CITY MEETINGS IN ACCORDANCE WITH COLORADO REVISED STATUTES OPEN MEETINGS LAW

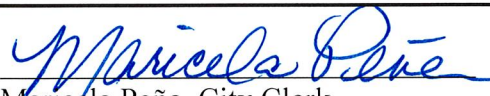
I. Agenda Date: Council Meeting – January 5, 2021

II. Attachments: a. Proposed Resolution

III. Summary Statement:

Colorado Revised Statute 24-6-402 (2) (c) indicates the local governing body shall designate at the first regular meeting of the calendar year, the location of posting for public notices. This posting will include Council's Agenda, Historic Preservation Board, Planning Commission, the Fort Lupton Urban Renewal Authority and any other boards, commissions and committees of the City.

IV. Submitted by:


Maricela Peña, City Clerk

V. Finance Reviewed

Finance Director

VI. Approved for Presentation:



City Administrator

VII. Attorney Reviewed

Approved

Pending Approval

VIII. Certification of Council Approval:

City Clerk

Date

IX. Detail of Issue/Request:

Colorado Revised Statute 24-6-402 (2) (c) indicates the local governing body shall designate at the first regular meeting of the calendar year, the location of posting for public notices. This posting will include Council's Agenda, Historic Preservation Board, Planning Commission, the Fort Lupton Urban Renewal Authority and any other boards, commissions and committees of the City.

Colorado Revised Statutes Open Meeting Law 24-6-402 (2) (c) states that any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which the majority of quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than twenty-four hours prior to the holding of the meeting. The public place or places for posting such notice shall be designated annually at the local public body's first regular meeting of each calendar year. The post shall include specific agenda information where possible.

In 2019, a new law went into effect allowing a local government to post the notices on the local government's website, that notices be accessible to the public at no charge and, that notices be searchable, if feasible, by type of meeting, date and time of meeting, and agenda contents. A local government that posts notices of public meetings on its website may continue to post the notices in a physical location, but is not required to do so.

Pursuant to CRS 24-72-402 (2)(c)(III), a local government that posts notices of public meetings on a public website shall designate a public place within the boundaries of the local public body at which it may post a notice no less than twenty-four hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online.

X. Legal/Political Considerations:

None.

XI. Alternatives/Options:

None.

XII. Financial Considerations:

N/A

XIII. Staff Recommendation:

Staff recommends posting be placed on the City of Fort Lupton web page www.fortluptonco.gov and in case of exigent or emergency circumstances, the notice be posted at the Fort Lupton City Hall, 130 S. McKinley Avenue.

RESOLUTION 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON DESIGNATING THE CITY OF FORT LUPTON WEBPAGE WWW.FORTLUPTONCO.GOV AS THE PUBLIC PLACE FOR POSTING NOTICES OF PUBLIC CITY MEETINGS IN ACCORDANCE WITH COLORADO REVISED STATUTES OPEN MEETINGS LAW §24-6-402

WHEREAS, Colorado Revised Statute Open Meeting Law §24-6-402(2)(c)(I) Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public; and,

WHEREAS, in addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than twenty-four hours prior to the holding of the meeting.

WHEREAS, the law requires local governments to post notices of public meetings in physical locations; and

WHEREAS, the public place or places for posting such notice shall be designated annually at the local public body's first regular meeting of each calendar year; and

WHEREAS, House Bill 19-1087 was introduced in 2019, allowing a local government to post the notices on the local government's website, that notices be accessible to the public at no charge and, that notices be searchable, if feasible, by type of meeting, date and time of meeting, and agenda contents; and

WHEREAS, a local government that posts notices of public meetings on its website may continue to post the notices in a physical location, but is not required to do so; and

WHEREAS, CRS §24-72-402 (2)(c)(III) a local government that posts notices of public meetings on a public website shall designate a public place within the boundaries of the local public body at which it may post a notice no less than twenty-four hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online; and

WHEREAS, said posting will include meetings of the City Council, Historic Preservation Board, Planning Commission, the Fort Lupton Urban Renewal Authority and any other boards, commissions and committees of the City.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council, in accordance with the Open Meetings Law, notice of time and place designates for all regular and special meetings shall be the City of Fort Lupton web page www.fortluptonco.gov and in case of exigent or emergency circumstances such as a power outage or an interruption in

internet service that prevents the public from accessing the notice online, the notice shall be posted at the Fort Lupton City Hall, 130 S. McKinley Avenue.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 5th DAY OF JANUARY 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

CITY OF FORT LUPTON CITY COUNCIL



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Mike Sanchez, Ward 3

Zo Stieber, Mayor

David Crespino, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-003

APPROVE THE CITY ADMINISTRATOR'S SIGNATURE TO CONVERT 22 SHARES OF COLORADO BIG THOMPSON FROM TEMPORARY TO PERMANENT FOR NORTHERN COLORADO WATER CONSERVANCY DISTRICT

I. Agenda Date: Council Meeting – January 5, 2021

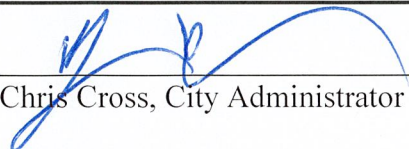
II. Attachments:

- a. Letter from Northern Water
- b. Application for Conversion
- c. Allottee Contract Detail
- d. Resolution

III. Summary Statement:

The City has had shares of CBT that have been allotted temporary over the last year with the new construction. Northern requires that we convert these shares to a permanent status prior to March 1, 2021. Execution of the application for conversion will satisfy their requirement.

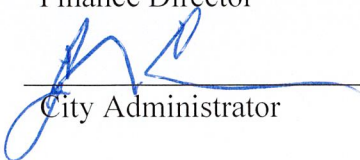
IV. Submitted by:


Chris Cross, City Administrator

V. Finance Reviewed

Finance Director

VI. Approved for Presentation:


City Administrator

VII. Attorney Reviewed

Approved

Pending Approval

VIII. Certification of Council
Approval:

City Clerk

Date

IX. Detail of Issue/Request:

The City has had shares of CBT that have been allotted temporary over the last year with the new construction. Northern requires that we convert these shares to a permanent status prior to March 1, 2021. Execution of the application for conversion will satisfy their requirement.

This is standard operations for shares dedicated to the City during the year to be converted to permanent. These shares help to build an increased longevity of the city water system for that supports the continued growth of the community.

X. Legal/Political Considerations:

XI. Alternatives/Options:

- *Not approve the conversion*

XII. Financial Considerations:

The transfers fees were paid at the time of the temporary transfer was approved by NCWCD.

XIII. Staff Recommendation:

Staff recommends council approval to the City Administrator's signature on conversion of 22 shares of Colorado Big Thompson from temporary to permanent.

December 22, 2020

Mr. Chris Cross
Assistant City Administrator
City of Fort Lupton
130 S. McKinley Ave.
Fort Lupton, CO 80621

Dear Chris:

On January 10, 2003, the Board of Directors of the Northern Colorado Water Conservancy District (Northern Water) approved a policy regarding the conversion of Temporary Use Permits. This policy no longer allows the renewal of the Temporary Use Permits. Therefore, all current Temporary Use Permits must be converted to the permanent Section 131 Contract by March 1, 2021, which is also the date of expiration of the City of Fort Lupton's Temporary Use Permit.

Enclosed are the applications needed to convert the City of Fort Lupton's 22 acre-foot units of Colorado-Big Thompson Project water from the Temporary Use Permit to the Section 131 Annually Renewable Water Contract. The Section 131 Contract is essentially a continuously renewed 1-year contract. Section 131 Contracts do not require that the municipality approve the contract by ordinance, but instead by whatever means the municipality believes is legally necessary to make the contract binding on the municipality (typically determined by the municipal attorney). Northern Water will accept either an ordinance or a resolution, depending on the municipal attorney's opinion as to which action is required to make the contract binding on the municipality.

The executed applications must be in our office no later than March 1, 2021. If you have any questions, or need assistance in completing the applications, please feel free to give me a call at (970) 622-2217.

Sincerely,



Sherri Rasmussen
Contracts Department Manager

sr

Enclosures

By Certified Mail, Return Receipt Requested

APPLICATION TO
NORTHERN COLORADO WATER CONSERVANCY DISTRICT
FOR ANNUALLY RENEWABLE
PERPETUAL WATER CONTRACT FOR RIGHT TO USE
COLORADO-BIG THOMPSON PROJECT WATER
UNDER C.R.S. 37-45-131

Applicant, City of Fort Lupton, a Colorado municipal corporation acting in its governmental capacity or a water activity enterprise (circle capacity in which applicant is acting), hereby applies to Northern Water, a political subdivision of the State of Colorado, organized and existing by virtue of Title 37, Article 45, Colorado Revised Statutes, for a contract for the right to beneficially use Colorado-Big Thompson Project water under the following terms and conditions:

1. The quantity of water herein requested by Applicant for annual application to beneficial use is **22 acre-feet** to be used so long as the Applicant fully complies with all of the terms, conditions, and obligations hereinafter set forth.
2. It is understood and agreed by the Applicant that any water provided for use under this contract by the Board of Directors of Northern Water shall be primarily for municipal, domestic, irrigation, or industrial use within or through facilities or upon lands owned or served by said Applicant, provided however, that all lands, facilities, and serviced areas which receive benefit from the use of water (whether water service is provided by direct delivery, by exchange, or otherwise) shall be situated within the boundaries of Northern Water.
3. Applicant agrees that an acre-foot of water as referred to herein is defined as being one-three-hundred-thousandth ($1/310,000$) of the quantity of water annually declared by the Board of Directors of Northern Water to be available for delivery from the water supplies of Northern Water. Applicant agrees that such water shall be delivered from the works of Northern Water at such existing Northern Water delivery point or points as may be specified by the Applicant and that the water delivery obligation of Northern Water shall terminate upon release of water from said works. Further, the Applicant agrees that on November 1 of each year, any water undelivered from the annual quantity made available to the Applicant shall revert to the water supplies of Northern Water.
4. Applicant agrees to pay annually in advance for the amount of water herein provided for use under this contract by the Board of Directors of Northern Water at a price per acre-foot to be fixed annually by said Board; and, further, agrees that the initial annual payment shall be made, in full, within fifteen (15) days after the date of notice from Northern Water that the initial payment is due hereunder. Said notice will advise the Applicant, among other things, of the water year to which the initial payment shall apply and the price per acre-foot which is applicable to that year. Annual payments for each water year thereafter shall be made in advance by the Applicant on or before each October 1, 31 days prior to the start of the water year, at the rate per acre-foot

established by the Board for municipal water use in that water year. For the purpose of this water contract, the water year is defined to be from November 1 to October 31 of the following year.

If an annual payment as herein provided is not made by due date, written notice thereof, by certified mail, will be given by Northern Water to the Applicant at the following address: 130 S. McKinley Ave., Fort Lupton, CO 80621.

Water deliveries shall be suspended as of November 1 of the new water year until payment of the delinquency is made. If payment is not made within ninety (90) days after the date of mailing of said written notice, Applicant shall have no further right, title, or interest under this contract; and the right of use of water as herein made, shall be disposed of at the discretion of the Board of Directors of Northern Water. Any proceeds from any sale of the right of use to another allottee shall be paid to Applicant over and above Northern Water's actual expense in terminating and disposing of the contract right of use.

5. This right of use shall be perpetual on an annually renewable basis. If the annual payment is made as provided in this application, the right of use shall be automatically renewed another water year without any further notice of Northern Water; if the annual payment is not timely made, as provided above, the right of use shall terminate.
6. Applicant agrees that the water allocation shall be beneficially used for the purposes and in the manner specified herein, and that this right of use is made for the exclusive benefit of the Applicant and shall not inure to the benefit of any successors or assigns of said Applicant without prior specific approval of the Board of Directors of Northern Water.
7. Applicant agrees to be bound by the provisions of the Water Conservancy Act of Colorado; the rules, regulations and policies of the Board of Directors of Northern Water as they now exist or as they exist in the future; and by the Repayment Contract of July 5, 1938, between Northern Water and the United States and all amendments thereof and supplements thereto.
8. Applicant agrees, as a condition of this contract, to enter into an "Operating Agreement" with Northern Water if and when the Board of Northern Water finds and determines that such an agreement is required by reason of additional or special services requested by the Applicant and provided by Northern Water. Said agreement may contain, but not be limited to, provision for water delivery at times or by means not provided within the terms of standard contracts of Northern Water; additional annual monetary consideration for extension of Northern Water delivery services and for additional administration, operation and maintenance costs; or for other costs to Northern Water which may arise through provision of services to the Applicant.

9. Acquisition of this annually renewable perpetual right of use water contract for the Colorado-Big Thompson Project water from Northern Water and the right to the beneficial use of water thereunder by the Applicant is necessary; the continued acquisition and use of this water supply is essential for the well-being of the community and for the preservation of the public peace, health, and safety; and the adequate protection of the health of the inhabitants of the community.
10. The governing body of Applicant has duly approved this Application in accordance with all legally required procedures.

Signed this _____ day of _____, A.D., 20_____.

CITY OF FORT LUPTON

By _____

ATTEST:

(SEAL)

ORDER ON APPLICATION

Application having been made by or on behalf of all parties interested in this allocation of the right to use Colorado-Big Thompson Project water and after a Hearing by the Board, it is hereby ORDERED that the above application be granted and an allotment contract for **22 acre-feet** of water is hereby made to the City of Fort Lupton, a Colorado municipal corporation, for the beneficial uses set forth in said application upon the terms, conditions, and manner of payment as therein specified.

NORTHERN COLORADO WATER
CONSERVANCY DISTRICT

By _____
President

I hereby certify that the above Order was entered by the Directors of Northern Colorado Water Conservancy District on the _____ day of _____, A.D., 20_____.

ATTEST: _____
Secretary

**APPLICATION TO
NORTHERN COLORADO WATER CONSERVANCY DISTRICT
FOR CANCELLATION OF TEMPORARY USE PERMITS**

The City of Fort Lupton hereby applies for the cancellation of the following Temporary Use Permits:

<u>Permit Dated</u>	<u>Acre-Feet</u>
April 9, 2020	01
June 11, 2020	01
July 9, 2020	<u>20</u>
Total Quantity to be Released	22

Dated at Fort Lupton, Colorado this _____ day of _____, 20____.

CITY OF FORT LUPTON

ATTEST:

By_____

(SEAL)

ORDER ON APPLICATION

Application having been made by the City of Fort Lupton for the cancellation of the above Temporary Use Permits, and Hearing having been held by the Board of Directors of Northern Colorado Water Conservancy District, it is hereby ORDERED that the above Temporary Use Permits be canceled.

Dated the _____ day of _____, 20____.

NORTHERN COLORADO WATER
CONSERVANCY DISTRICT

ATTEST:

President

Secretary

RESOLUTION NO. 2021Rxxx

ALLOWING THE CITY ADMINISTRATOR TO SUBMIT AN APPLICATION AND/OR DOCUMENTS TO CONVERT TWENTY-TWO (22) TEMPORARY COLORADO BIG-THOMPSON (CBT) PERMIT TO A PERMANENT PERMIT PER NORTHERN COLORADO WATER CONSERVANCY DISTRICT (NCWCD) REQUIREMENTS

WHEREAS, The City of Fort Lupton purchased twenty-two shares of Colorado Big Thompson water and it was included in our portfolio for temporary use; and

WHEREAS, the Northern Colorado Water Conservancy District (NCWCD) approved temporary permits in March 2020; and

WHEREAS, NCWCD's policy no longer allows the renewal of the Temporary Use Permits therefore all current Temporary Use Permits must be converted to the permanent Section 131 Contract by March 1, 2021.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby allows the City Administrator to submit an application and/or documents to convert twenty-two (22) temporary Colorado Big-Thompson (CBT) permit to a permanent permit per Northern Colorado Water Conservancy District (NCWCD) requirements.

APPROVED AND PASSED BY MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 5TH DAY OF FEBRUARY 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

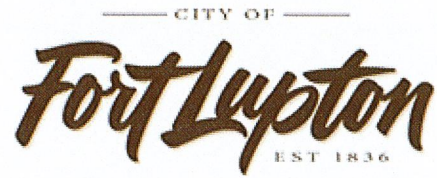
Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Tommy Holton, Mayor

David Crespín, Ward 1
Zoe A. Stieber, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-004

**APPROVING A RESOLUTION APPOINTING GINNY WHITE TO THE HISTORIC
PRESERVATION BOARD FOR A TERM TO EXPIRE JANUARY 7, 2022.**

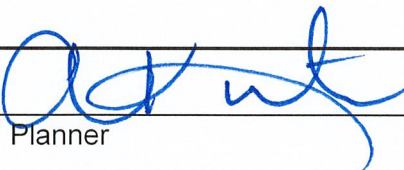
I. **Agenda Date:** Council Meeting – January 5, 2021

II. **Attachments:** a. Resolution 2021R0xx.
b. Application.

III. **Summary Statement:**

The Historic Preservation Board has a vacancy for a new member. Ginny White has expressed interest in serving on the Board and has submitted an application to serve as a member of the Board.

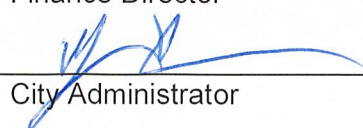
IV. **Submitted by:**


Planner

V. **Finance Reviewed**

Finance Director

VI. **Approved for Presentation:**


City Administrator

VII. **Attorney Reviewed**

Approved

Pending Approval

VIII. **Certification of Council Approval:**

City Clerk

Date

IX. Detail of Issue/Request:

The Historic Preservation Board has a vacancy for a new member with a term ending on January 7, 2022. Ginny White is a resident of the City of Fort Lupton and has expressed interest in serving on the Board. Mrs. White has submitted an application to serve as a member of the Board. The appointment of Mrs. White will ensure the Historic Preservation Board is able to keep and maintain a quorum.

X. Legal/Political Considerations:

There are no political considerations.

XI. Alternatives/Options:

- 1) Approve the Resolution appointing Ginny White.*
- 2) Do not Approve the Resolution appointing Ginny White.*

XII. Financial Considerations:

There are no financial considerations.

XIII. Staff Recommendation:

Staff recommends approval of Ginny White's appointment to the Historic Preservation Board for a term to expire on January 7, 2022.

RESOLUTION 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE APPOINTMENT OF GINNY WHITE AS A MEMBER OF THE HISTORIC PRESERVATION BOARD FOR A TERM ENDING ON JANUARY 7, 2022

WHEREAS, Ginny White has expressed interest in continuing to serve on the Historic Preservation Board; and

WHEREAS, the City Council appoints members to the Board pursuant to Fort Lupton Municipal Code Section 2-223, and

WHEREAS, the Historic Preservation Board recommends Ginny White serve on the Board.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council appoint Ginny White for a term expiring on January 7, 2022 to the Historic Preservation Board.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 5th DAY OF JANUARY 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney



CITY OF FORT LUPTON
APPLICATION FOR CITIZEN ADVISORY BOARD/
COMMISSION APPOINTMENT

City Boards and Commissions play an important role in forming City policy. To be considered as a candidate, please complete this application and return it to the City Clerk's Office at 130 South McKinley Avenue, Fort Lupton, CO 80621; Phone: 720-466-6101. The City Clerk will submit your application to the Mayor for review. Thank you for your interest!

Date: 11.6.20

City of Fort Lupton Resident? Yes ☒ No ☐

Name:

Ginny White

Home Phone:

[REDACTED]

Address:

[REDACTED]

Cell Phone:

[REDACTED]

Occupation:

Fort Lupton CO 80621

Work Phone:

NA

phlebotomist, retired

e-mail:

[REDACTED]

Board or Commission you are applying for: (Please use a separate application if applying for more than one.)

Historic Preservation Board

1. Please list your work experience, community involvement, and other interests which apply to this Board or Commission: (Information may be continued on back of form or attached.)

- I worked at Bonfils Blood Center (Vitalant) for 26 1/2 years.
- I am the treasurer of the South Platte Valley Historical Society.
- I am an active member of Fourway Baptist Church:
choir, children's Ministry & Higher Ground Hikers

2. List any licenses, certificates of special training, or education which apply to this Board or Commission:

I have a BA in Recreation with a minor in English.
I am a member and docent of SPVHS.

3. Briefly describe the reasons for your interest in serving on this City Board or Commission:

I love history and old houses. My great grandparents
came to Colorado in 1890 (Detta) and I am a fourth
generation Coloradoan. I have been involved with the
South Platte Valley Historical Society the last two years

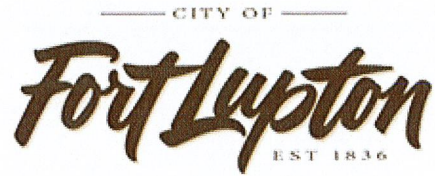
~~4. Please list supporting documents if not continued on other side~~

and I have participated in Fort Lupton's Cemetery Walk
twice. I think it is important to be involved in your
community. I would like to serve on the Historic Preservation
Board.

Signature of Applicant: by signing this application
I agree that I have received a copy of the City
Council Code of Ethics and Conduct.

Ginny White

**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-005

APPROVE A RESOLUTION RATIFYING THE APPOINTMENT OF CARLOS BARRON BY THE MAYOR TO THE PLANNING COMMISSION AS A REGULAR MEMBER FOR A TERM BEGINNING JANUARY 5, 2021 AND ENDING JANUARY 22, 2022.

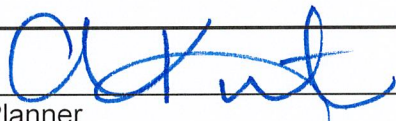
I. **Agenda Date:** Council Meeting – January 5, 2021

II. **Attachments:** a. Proposed Resolution.
b. Application.

III. **Summary Statement:**

Carlos Barron has expressed an interest in serving on the Planning Commission and has submitted an application for appointment as a regular member to the Commission.

IV. **Submitted by:**


Planner

V. **Finance Reviewed**

Finance Director

VI. **Approved for Presentation:**


City Administrator

VII. **Attorney Reviewed**

Approved

Pending Approval

VIII. **Certification of Council Approval:**

City Clerk

Date

IX. Detail of Issue/Request:

Carlos Barron has expressed an interest in serving on the Planning Commission and has submitted an application for appointment as a regular member to the Commission. Section 2-182 of the Fort Lupton Municipal Code allows for up to seven members to serve on the Planning Commission with one alternate to sit as a regular member, should a regular member be absent.

X. Legal/Political Considerations:

The Mayor has statutory authority under C.R.S. 31-23-203, and Section 2-182 of the Fort Lupton Municipal Code, to appoint members of the public to fill vacancies on the Planning Commission.

XI. Alternatives/Options:

The City Council has the following options for this request:

- 1. Approve a resolution appointing Carlos Barron as a regular member of the Planning Commission; or*
- 2. Do not approve a resolution appointment Carlos Barron as a regular member of the Planning Commission.*

XII. Financial Considerations:

Not applicable.

XIII. Staff Recommendation:

Staff recommends approval of the Resolution appointing Carlos Barron as a regular member of the Fort Lupton Planning Commission for term beginning January 5, 2021 and ending on January 22, 2022.

RESOLUTION NO 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON RATIFYING THE APPOINTMENT OF CARLOS BARRON BY THE MAYOR TO SERVE AS A REGULAR MEMBER ON THE PLANNING COMMISSION FOR A TERM BEGINNING JANUARY 5, 2021 AND ENDING JANUARY 22, 2022

WHEREAS, the Mayor of Fort Lupton under C.R.S. 31-23-203 and Municipal Code Section 2-182, has the authority to fill vacancies on the Planning Commission and hereby exercises the right to appoint Carlos Barron to the Planning Commission as regular member; and

WHEREAS, the City Council may ratify the appointments by the Mayor to serve on the Planning Commission; and

WHEREAS, Thomas Meyers has expressed an interest to serve on the Planning Commission; and

THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby ratifies the Mayor's appointment of Carlos Barron to serve as a regular member to the Planning Commission beginning January 5, 2021 and ending January 22, 2022.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 5th DAY OF JANUARY 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney



Barron

**CITY OF FORT LUPTON
APPLICATION FOR CITIZEN ADVISORY BOARD/
COMMISSION APPOINTMENT**

City Boards and Commissions play an important role in forming City policy. To be considered as a candidate, please complete this application and return it to the City Clerk's Office at 130 South McKinley Avenue, Fort Lupton, CO 80621; Phone: 720-466-6101. The City Clerk will submit your application to the Mayor for review. Thank you for your interest!

Date: 10-28-2020

City of Fort Lupton Resident? Yes



No



Name:

Carlos Barron

Home Phone:

Address:

[REDACTED]

Cell Phone:

[REDACTED]

Fort Lupton, CO 80621

Work Phone:

Occupation:

e-mail:

[REDACTED]

Board or Commission you are applying for: (Please use a separate application if applying for more than one.)

Planning Commission

1. Please list your work experience, community involvement, and other interests which apply to this Board or Commission: (Information may be continued on back of form or attached.)

Work in oil & Gas for 15 years. Managed oil company. CFO of oil company. Work for property owners in community on various projects.

2. List any licenses, certificates of special training, or education which apply to this Board or Commission:

FLHS Graduate, part college education in business management.

3. Briefly describe the reasons for your interest in serving on this City Board or Commission:

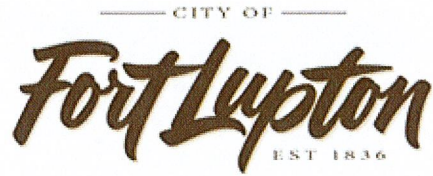
Want to help my community grow & thrive. Also want to pursue political career starting with running for city council ward 3 next November

4. Please list supporting documents if not continued on other side:

Signature of Applicant: by signing this application

I agree that I have received a copy of the City Council Code of Ethics and Conduct.

**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespin, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-006

ADOPT THE THREE MILE AREA PLAN FOR 2021

I. **Agenda Date:** Council Meeting – January 5, 2021

II. **Attachments:** a. Proposed Resolution No. 2021-xxx
b. Three Mile Area Plan Report & Maps

III. **Summary Statement:**

Colorado Revised Statute § 31-12-105(1)(e), as amended, requires that there be a plan in place for an area extending three miles outside of the existing City boundaries. The Three Mile Area Plan will provide a guide for the City's future annexation projects.

IV. **Submitted by:**

Planning Director

V. **Finance Reviewed**

Finance Director

VI. **Approved for Presentation:**



City Administrator

VII. **Attorney Reviewed**

Approved

Pending Approval

VIII. **Certification of Council Approval:**

City Clerk

Date

IX. Detail of Issue/Request:

The City of Fort Lupton's Three Mile Area Plan provides direction concerning land use issues and infrastructure needs for lands within three (3) miles of the current boundaries of the City of Fort Lupton. The plan identifies issues that should be taken into consideration prior to any parcel of land being annexed into the City of Fort Lupton, but does not propose the annexation of any lands near the City of Fort Lupton. Annexation of any land into the City of Fort Lupton remains an individual landowner decision. Finally, this Plan addresses requirements for the Three Mile Area Plan as outlined in Colorado Revised Statute § 31-12-105(1)(e), as amended.

X. Legal/Political Considerations:

If adopted, the Three Mile Area Plan for 2021 will be provided to Weld County in conformance with the existing Coordinated Planning Agreement.

XI. Alternatives/Options:

None

XII. Financial Considerations:

Not applicable

XIII. Staff Recommendation:

Staff recommends Council adopt the proposed Three Mile Area Plan for 2021.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE CITY OF FORT LUPTON THREE MILE AREA PLAN

WHEREAS, the City Council finds that the Three Mile Area Plan provides as a guide giving direction to land use issues and infrastructure needs for lands within three (3) miles of the current boundaries of the City, and

WHEREAS, Colorado Revised Statute § 31-12-105(1)(e), as amended, addresses requirements for Three Mile Area Plans, and

WHEREAS, the Three Mile Area Plan conforms to the Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all submittal requirements for the public meeting have been met, and

WHEREAS, the City Council reviewed the Three Mile Area Plan and supporting documentation, referral comments, as well as citizen input in response to this Plan.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approve the Three Mile Area Plan for the year 2021.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 5th DAY OF JANUARY 2021.

City of Fort Lupton

Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

City of Fort Lupton, Colorado

Three Mile Area Plan

Adopted January 2021



(Photo by Alex McIntyre/Staff Photographer, Greeley Tribune)



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This Plan has been created by the planning staff at the City of Fort Lupton,
130 South McKinley Avenue,
Fort Lupton, Colorado 80621

INTRODUCTION

The City of Fort Lupton Three Mile Area Plan provides direction concerning land use issues and infrastructure needs for lands within three (3) miles of the current boundaries of the City of Fort Lupton. The Plan identifies issues that should be addressed prior to any parcel of land being annexed into the City of Fort Lupton, but does not propose the annexation of any lands near the City of Fort Lupton. Annexation of any land into the City of Fort Lupton remains a decision of the individual landowner. Finally, this Plan addresses requirements for the Three Mile Area Plan, as outlined in the Colorado Revised Statute 31-12-105 (1) (e), as amended.

The City of Fort Lupton needs to ensure that annexation opportunities are evaluated through careful consideration of both the current and future interests and needs of the community. The City of Fort Lupton has identified a desire to annex lands in an orderly manner that balances both the short and long term fiscal needs of the community. Annexation proposals should also balance business, residential and industrial land uses, to the greatest extent possible; with park and open space uses reserved to help maintain a balance of land uses within the community. Successful annexation applications to the City of Fort Lupton should focus on how any particular annexation will meet the goals of the Fort Lupton community as identified in the Comprehensive Plan. Annexation is a discretionary act available to the City of Fort Lupton; the submittal of an annexation petition is no guarantee that the subject property will be annexed into the community.

The City of Fort Lupton wishes to continue to work with Weld County to ensure that there is a smooth transition of land uses from urban to rural in the area near Fort Lupton. This plan was developed using a visual survey of the area, mapping information from the City of Fort Lupton and Weld County Planning Departments, and review by the City of Fort Lupton Planning Commission and City Council.

METHODOLOGY

Criteria to be considered when determining which lands near the City of Fort Lupton might be desirable for annexation include:

- Areas which will broaden the range of housing types in the City of Fort Lupton and expand the permanent resident population.
- Areas that have enough buildable land so that all desired City land uses can be accommodated.
- Areas close to the City that are, or can easily be, urban in nature and can be served by City services and utilities with little or no negative physical or economic impact on the community.
- Areas that help strengthen the economy of Fort Lupton.
- Areas that promote infill development.
- Areas that share a community of interest with the City of Fort Lupton.

No land in unincorporated Weld County is specifically designated for annexation in this plan. The analysis that follows will only identify areas that may be considered desirable for future urban uses, can easily be served by current services and facilities, are existing residential subdivisions, are needed to provide open space for the community, or will be logical for the expansion of the City of Fort Lupton urban area.

Thanks are due to the Planning Commission, City Council, and the planning staff of the City of Fort Lupton for their thorough review of this document. Comments from the entire process have been incorporated into the adopted Plan.

STUDY AREA

To address the lands within a three (3) mile area of the City of Fort Lupton, the Plan divides the area into four (4) quadrants, identified as Quadrant I, Quadrant II, Quadrant III, and Quadrant IV. Specific areas referred to in the Three Mile Area Plan will be done by the Township Range style, a common method for identifying land areas across the United States.

The location of each of the quadrants within the three (3) mile area is identified on the Three Mile Area Boundary Map. The general character of each of the four (4) quadrants is described and classified according to the following six (6) categories:

- Description
- Land Use
- Community Services
- Transportation
- Utility Provisions
- Open Space, Parks, and Recreation

The four (4) quadrants are included within the City of Fort Lupton Three Mile Area Plan and are generally eligible for annexation to the City of Fort Lupton, under the provisions of the Colorado Revised Statutes. Inclusion in this plan does not assume properties will be annexed into the City or guarantee annexation, should it be requested by property owners.

For analysis purposes, the lands within three (3) miles of the corporate limits of the City of Fort Lupton have been divided into four (4) quadrants. The organization of the sections or quadrants was based on the professional judgment of the City of Fort Lupton planning staff. The quadrant boundaries were determined by using the major arterial highways of Colorado State Highway (SH) 52 and United States Highway (US) 85, as a guide.

STATUTORY REQUIREMENT

According to Colorado Revised Statute 31-12-105 (1) (e), as amended, the Three Mile Area Plan shall generally describe the location, character, and extent of areas within three (3) miles of the City boundary and shall address streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, other public ways, grounds, public utilities, proposed land use, terminals for water, light, sanitation, transportation, and power to be provided by the municipality; some of these items will not be considered or addressed by this Plan, as they are not relevant to the City (e.g. subway). Those relevant items will be discussed within each annexation category or quadrant. In addition, the potential impact on community services such as police, fire, schools and administrative services is contemplated in each category analysis.

ANNEXATION ELIGIBILITY AND PROCESSING REQUIREMENT

An annexation petition must meet all of the requirements of the Colorado Municipal Annexation Act and its amendments, as well as applicable and specific City of Fort Lupton Municipal Code criteria. In addition, a conceptual planning map(s) shall be provided that illustrates all existing and proposed streets, easements, and other right-of-way connections in the subject property to the existing City streets and right-of-way; location of the current and proposed City boundary; and proposed land use and zoning concepts, if developed.

CITY PERSPECTIVE ON ANNEXATION

The current position of the City of Fort Lupton is to annex those lands that offer material benefit to the City's infrastructure and economic development, while not compromising its small town atmosphere. While infill development would afford some potential for development within the current City boundaries, other opportunities are available on nearby lands. These lands lend themselves to a mixture of commercial, industrial, and residential development, the conservation of open space, and the creation of recreational opportunities. Annexation requests that demonstrate favorable benefits to the residents and taxpayers of the City and contribute to the City's goals for quality growth and enhanced community character will be favorably considered for inclusion into the City. In addition, the City desires to control the development of adjacent private lands in order to preserve and promote the best interests of the City and its citizens.

The City intends to ensure that adequate community resources, public facilities, and services are in place or provided for at the time of new development in the City of Fort Lupton. Facilities and services include but are not limited to potable water supply, wastewater treatment, storm water drainage, fire protection, police protection, parks, libraries, and schools. The City of Fort Lupton will assess the proportionate share of costs of expanding facilities to new development. However, in general, new development in the City of Fort Lupton should pay its own way, and cover the capital costs of infrastructure and maintenance.

3 MILE AREA COOPERATION

The City of Fort Lupton works cooperatively with Weld County and neighboring municipalities on the review of development proposals in the area near the City of Fort Lupton. Weld County provides the City with the opportunity to review and comment on any development proposal within three (3) miles of the City limits; Fort Lupton has responded when projects warranted a response. The City, County, and neighboring municipalities should strive to take a consistent approach to land use development.

QUADRANT I

Description:

Township 2 North, Range 65 West, Sections 19 and 29-32, and *parts* of Sections 18 and 20. Township 2 North, Range 66 West, Sections 3-5, 8-10, 14-17, 20-29, and 32-36, and *parts* of Sections 6, 7, 13, 18, and 31. Township 3 North, Range 66 West, Sections 29, 32 and 33 *parts* of Sections 28, 30, 31 and 34. In addition, *parts* of Sections 5 and 6 in Township 1 North, Range 65 West and *parts* of Sections 1-6 in Township 1 North, Range 66 West. This area totals forty-one (41) square miles.

The vegetation of the quadrant is generally made up of dry land agriculture, grass dominated, shrub/grass/forb mix, and irrigated agriculture. The topography is generally flat; the hydrology of the quadrant includes the Platteville and Fulton Ditches.

Land Use:

Rural residential, homesteads, dry agriculture, irrigated agriculture, oil and gas facilities, Platte Valley Air Park, water storage, a transmission power station, the City of Fort Lupton Water Treatment Plant, commercial, and industrial uses currently make up the land uses found in the area identified as Quadrant I.

As identified in the City of Fort Lupton Comprehensive Plan, land use types identified for this area include Agricultural & Rural Residential, Single-Family Detached, Single-Family Attached, Multifamily, Commercial General, Commercial Transition, Downtown Mixed-Use, Industrial, Light Industrial & Office, Parks & Open Space, and Public / Semi-Public. Scattered homesteads, mobile homes, commercial, and industrial uses define the area. The average parcel size, outside the City limits and within the three mile boundary, is twenty-one (21) acres.

Some areas within the quadrant, located adjacent to US 85, south of County Road (CR) 16 and north of SH 52 are considered an enclave. Annexation of these areas into the City would promote infill development.

Transportation:

The quadrant is bound to the south by SH 52 and to the west by US 85, providing arterial access to the area. CR 14, 16, 18, 20, 22, 26, 28, 29.5, 30, 31, 35, 37, 39 and 41 provide primary access; in addition, a handful of drives, roads, and lanes are located throughout the quadrant.

Utility Provisions:

City water utilities extend east on 14th Street to CR 33, north to CR 16 and east to the City of Fort Lupton Water Treatment Plant, located east of CR 35. In addition, Central Weld Water District, and individual well and septic systems serve the area.

Community Services:

Currently the Weld County Sheriff's Department, Fort Lupton Fire Protection District, and Weld County RE-8 School District provide services to the unincorporated area. In the event of annexation, fire protection and the school district would remain the same. Police protection, however, would be provided by the City of Fort Lupton Police Department.

Open Space, Parks & Recreation:

Much of the land in this area is dry agricultural and irrigated agricultural land. The City of Fort Lupton Comprehensive Plan designates some land in this quadrant for trail access, and parks and open space. Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

Summary:

As indicated under the *Methodology* section of this document, land located in Quadrant I generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. Annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area. The current and proposed community and utility services retain the capacity of meeting current obligations, while supporting future needs.

QUADRANT II

Description:

Township 2 North, Range 66 West, Sections 19 and 30, and *parts* of Sections 6, 7, 18, and 31. Township 2 North, Range 67 West, Sections 1-5, 8-17, 20-29 and 31-36, and *parts* of Sections 6, 7, 18, 19, and 30. Township 3 North, Range 67 West, Sections 26, 27, 32-36, and *parts* of Sections 22, 23, 25, and 28-31. In addition, *parts* of Section 6 in Township 1 North, Range 66 West, *parts* of Sections 1-5 in Township 1 North, Range 67 West, and *parts* of Sections 30 and 31 in Township 3 North, Range 66 West. This area totals fifty-three (53) square miles.

The vegetation of the quadrant is generally made up of dry land agriculture, grass dominated, shrub/grass/forb mix, and irrigated agriculture. The topography is generally flat; the hydrology of the quadrant includes the South Platte River, located west of US 85. The area along the South Platte River is identified as a Riparian Resource. Wildlife habitat of the area around the South Platte River includes: Geese, Great Blue Heron, Bald Eagle, Pelican, White Tail Deer, and Turkey habitat.

Land Use:

Rural residential, homesteads, farming, ranching, oil and gas facilities, gravel mining, water storage, commercial, and industrial use currently make up the land uses found in the area identified as Quadrant II.

As identified in the City of Fort Lupton Comprehensive Plan, land use types identified for this area include Agricultural & Rural Residential, Commercial Transition, Light Industrial & Office, Mineral Zone, Parks & Open Space, and Public / Semi-Public. Scattered homesteads, mobile homes, commercial and industrial uses define the area; the average parcel size, outside the City limits and within the three mile boundary, is five (5) acres.

Some areas within the City limits, located adjacent to US 85, south of CR 18 and north of SH 52 are considered an enclave. Annexation of these areas into the City would promote infill development.

Transportation:

The quadrant is bound to the south by SH 52 and to the east by US 85, providing arterial access to the area. CR 13, 14, 14.5, 15, 16, 17, 18, 19, 20, 21, 21.5, 22, 22.5, 23, 24, 24.5, 25, 25.5, 26, and 28, and SH 66 provide primary access; in addition, a handful of drives, roads, and lanes are located throughout the quadrant.

Utility Provisions:

Central Weld Water District, and individual well and septic systems serve the area residents.

Community Services:

Currently the Weld County Sheriff's Department, Fort Lupton Fire Protection District, and Weld County RE-8 School District provide services to the unincorporated area. In the event of annexation, fire protection and the school district would remain the same. Police protection, however, would be provided by the City of Fort Lupton Police Department.

Open Space, Parks & Recreation:

Much of the area is dry agricultural, irrigated agricultural and riparian lands. The City of Fort Lupton Comprehensive Plan designates some land in this quadrant for trail access, parks and open space. Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

Summary:

Land located in Quadrant II generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. As indicated under the *Methodology* section of this document, lands in this area have the potential for annexation to the City. Annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area.

QUADRANT III

Description:

Parts of Sections 6, 7, 18, 19, 30, and 31 in Township 1 North, Range 66 West. Township 1 North, Range 67 West, Sections 8-17, 20-27, and 36, and *parts* of Sections 1-7, 18, 19, 28, 29, 30 34, and 35. This area totals thirty-three (33) square miles.

The vegetation of the quadrant is generally made up of dry land agriculture, grass dominated, shrub/grass/forb mix, and irrigated agriculture. The topography is generally flat; the hydrology of the quadrant includes the South Platte River, located west of US 85. The area along the South Platte River is identified as a Riparian Resource. Wildlife habitat of the area around the South Platte River includes: Geese, Great Blue Heron, Bald Eagle, Pelican, White Tail Deer, and Turkey habitat.

Land Use:

Rural residential, homesteads, dry agriculture, irrigated agriculture, oil and gas facilities, gravel mining, water storage, commercial, and industrial use currently make up the land uses found in the area identified as Quadrant III.

As identified in the City of Fort Lupton Comprehensive Plan, land use types identified for this area include Agricultural & Rural Residential, Commercial Transition, Light Industrial & Office, and Mineral Zone. Scattered homesteads, mobile homes, commercial and industrial uses define the area; the average parcel size, outside the City limits and within the three mile boundary, is nine (9) acres.

Some areas within the City limits, located adjacent to US 85, south of SH 52, are considered an enclave. Annexation of these areas into the City would promote infill development.

Transportation:

The quadrant is bound to the north by SH 52 and to the east by US 85, providing arterial access to the area. CR 2, 4, 6, 8, 10, 12, 13, 15, 17, 19, 21, and 23 provide primary access; in addition, a handful of drives, roads, and lanes are located throughout the quadrant.

Utility Provisions:

Central Weld Water District, and individual well and septic systems serve the area residents.

Community Services:

Currently the Weld County Sheriff's Department, Fort Lupton Fire Protection District, and Weld County RE-8 School District provide services to the unincorporated area. In the event of annexation, fire protection and the school district would remain the same. Police protection, however, would be provided by the City of Fort Lupton Police Department.

Open Space, Parks & Recreation:

Much of the area is dry agricultural, irrigated agricultural and riparian lands. The City of Fort Lupton Comprehensive Plan designates some land in this quadrant for trail access, parks and open space. Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

Summary:

Land located in Quadrant III generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. As indicated under the *Methodology* section of this document, this area has the potential for annexation to the City. Annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area.

QUADRANT IV

Description:

Township 1 North, Range 65 West, Sections 7 and 18, and *parts* of Sections 5, 6, 8, 17 and 19. Township 1 North, Range 66 West, Sections 8-17, 20-24, 27-29, 32-34, and parts of 1-7, 18, 19, 25, 26, 30, 31, and 35. The area totals thirty-five (35) square miles.

The vegetation of the quadrant is generally made up of dry land agriculture, grass dominated, shrub/grass/forb mix, and irrigated agriculture. The topography is generally flat; the hydrology of the quadrant includes the Fulton Ditch, located east of US 85.

Land Use:

Rural residential, homesteads, dry agriculture, irrigated agriculture, oil and gas facilities, commercial, and industrial uses currently make up the land uses found in the area identified as Quadrant IV.

As identified in the City of Fort Lupton Comprehensive Plan, land use types identified for this area include Agricultural & Rural Residential, Single-Family Detached, Single-Family Attached, Multifamily, Commercial General, Commercial Transition, Industrial, Light Industrial & Office, Parks & Open Space, and Public / Semi-Public. Scattered homesteads, mobile homes, commercial and industrial uses define the area; the average parcel size, outside the City limits and within the three mile boundary, is six (6) acres.

Some areas within the City limits, located adjacent to US 85, south of SH 52, are considered an enclave. Annexation of these areas into the City would promote infill development.

Transportation:

The quadrant is bound to the north by SH 52 and to the west by US 85, providing arterial access to the area. CR 2, 4, 6, 8, 10, 12, 29, 31, 33, 35, 37, and 39 provide primary access; in addition, a handful of drives, roads, and lanes are located throughout the quadrant.

Utility Provisions:

With the exception of water and sewer service extended south to CR 8 along South Denver Avenue and water service extended east on CR 10.5 to CR 29, Central Weld Water District, and individual well and septic systems serve the area residents.

Community Services:

Currently the Weld County Sheriff's Department, Fort Lupton Fire Protection District, and Weld County RE-8 School District provide services to the unincorporated area. In the event of annexation, fire protection and the school district would remain the same. Police protection, however, would be provided by the City of Fort Lupton Police Department.

Open Space, Parks & Recreation:

Much of the land in this area is dry agricultural and irrigated agricultural land. The City of Fort Lupton Comprehensive Plan designates some land in this quadrant for trail access, parks and open space. Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

Summary:

Land located in Quadrant IV generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. As indicated under the *Methodology* section of this document, this area has the potential for annexation to the City. Annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area. The current and proposed community and utility services retain the capacity of meeting current obligations, while supporting future needs.

3- MILE ACRE TABULATION

QUADRANT	SQUARE MILES	TOTAL ACRES
I	40.7	26,053
II	53.4	34,193
III	32.5	20,805
IV	35.4	22,647

NOTE: In the case of identical ownership of properties that are within and extend beyond the three (3) mile area, the extended areas may be annexed so long as fifty (50) percent of the area lies within the three (3) mile boundary; in addition, the three (3) miles may be exceeded if necessary to annex an enterprise zone.

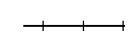
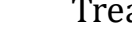
CONCLUSION

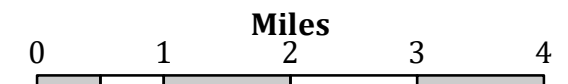
Land located in Quadrants I-IV generally meets the criteria for determining which lands near the City of Fort Lupton might be desirable for annexation. As indicated under the *Methodology* section of this document, lands in these areas have the potential for annexation to the City. While annexation of certain lands within this area would be logical for the expansion of the City of Fort Lupton urban area, the City of Fort Lupton will consider annexation where economically and environmentally logical. The current and proposed community and utility services retain the capacity of meeting current obligations, while supporting future needs.

The City of Fort Lupton considers the Three Mile Area Plan as an important guiding document for potential growth. It is expected that any annexation consideration, county development, or known or unknown competing interests will follow the principles of this and other community planning documents in the areas identified.

City of Fort Lupton Three Mile Area Plan 2021

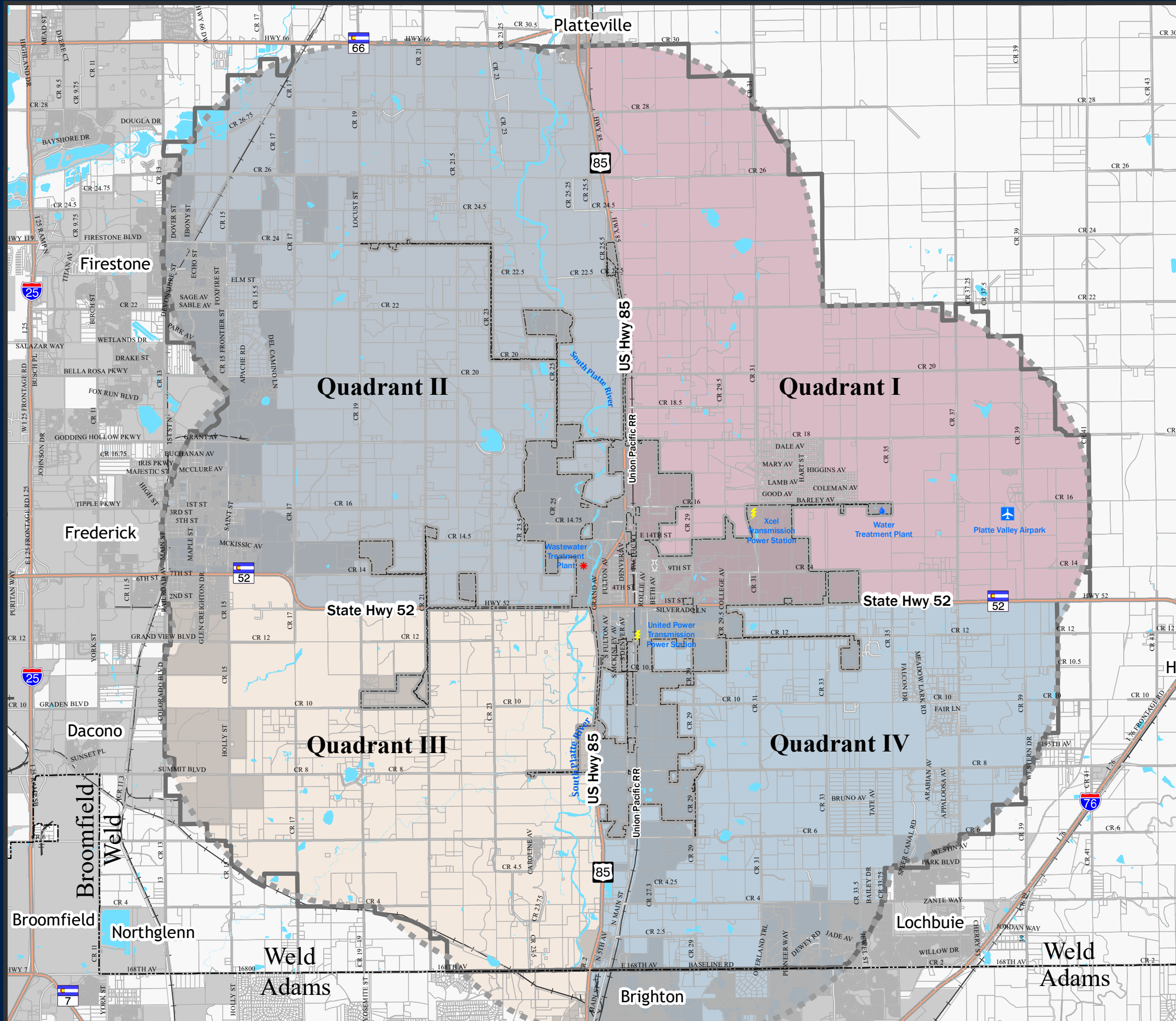
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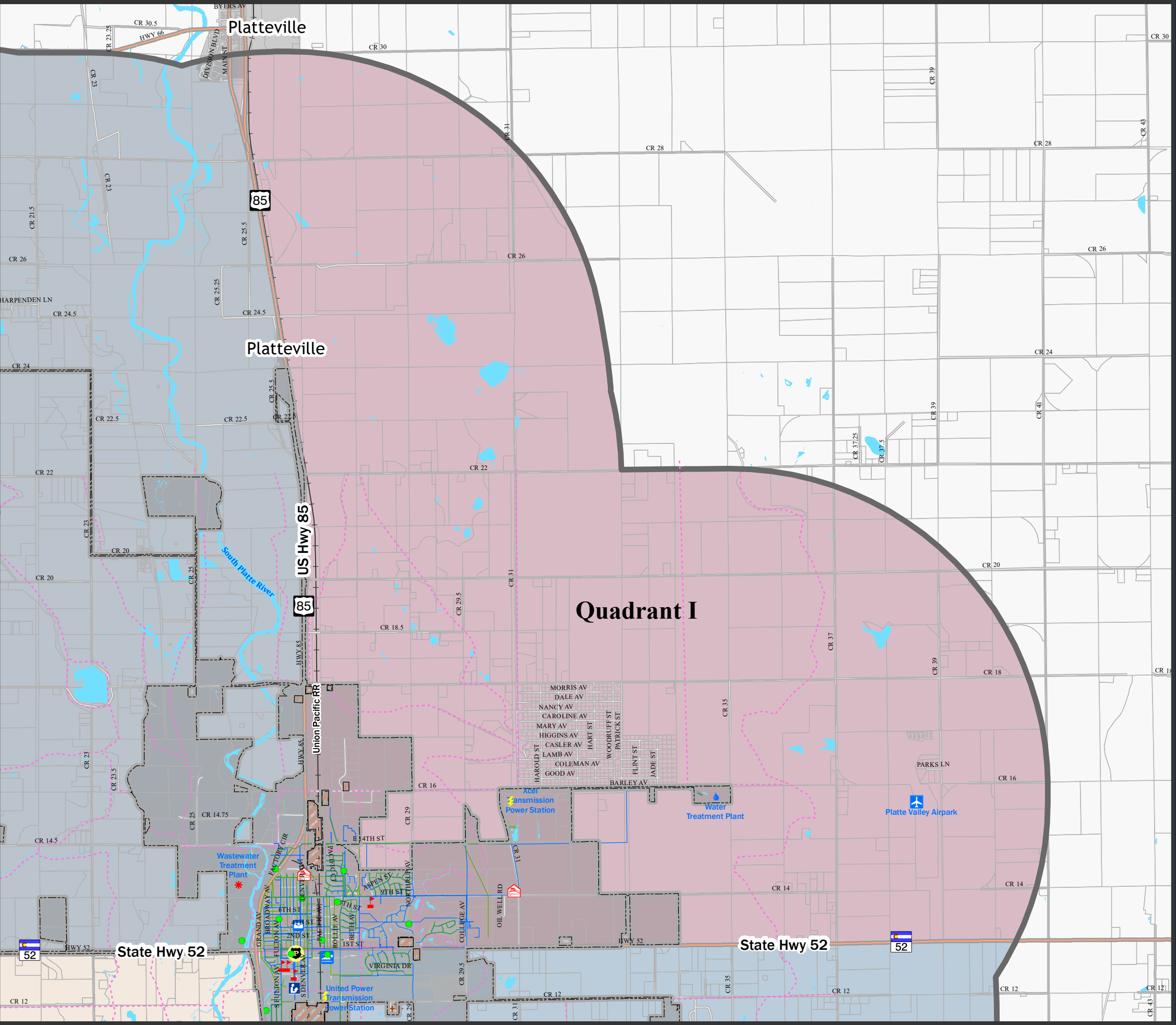
-  Three Mile Area Plan Boundary with Quadrants
-  Boundary of Weld County parcels with at least 50% area within the 3 Mile Buffer
-  Weld County Parcels/ Adams County Parcels
-  Fort Lupton City Limits
-  Roads
-  Highways
-  Railroads
-  Water
-  Airport
-  Transmission Power Station
-  Wastewater Treatment Plant
-  Water Treatment Plant



Data Sources: City of Fort Lupton GIS, Weld County GIS, Adams County GIS, Colorado Department of Transportation

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Quadrant I

Legend

- Three Mile Parcel Boundary with Quadrants
- Weld County Parcels/ Adams County Parcels
- Fort Lupton City Limits
- Roads
- Highways
- Railroads
- Water
- Sanitary Sewer Lines
- Waterlines
- Planned Trails
- Infill
- Airport
- Wastewater Treatment Plant
- Transmission Power Station
- Water Treatment Plant
- Cemetery
- Parks
- Police Station
- School
- Fire Station
- Post Office
- Library
- Rec Center

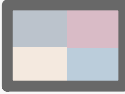
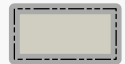
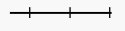
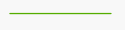
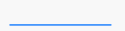
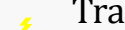
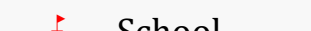


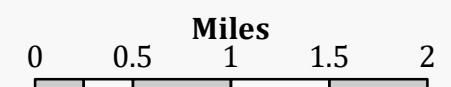
Data Sources: City of Fort Lupton GIS, Weld County GIS, Adams County GIS, Colorado Department of Transportation

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Quadrant II

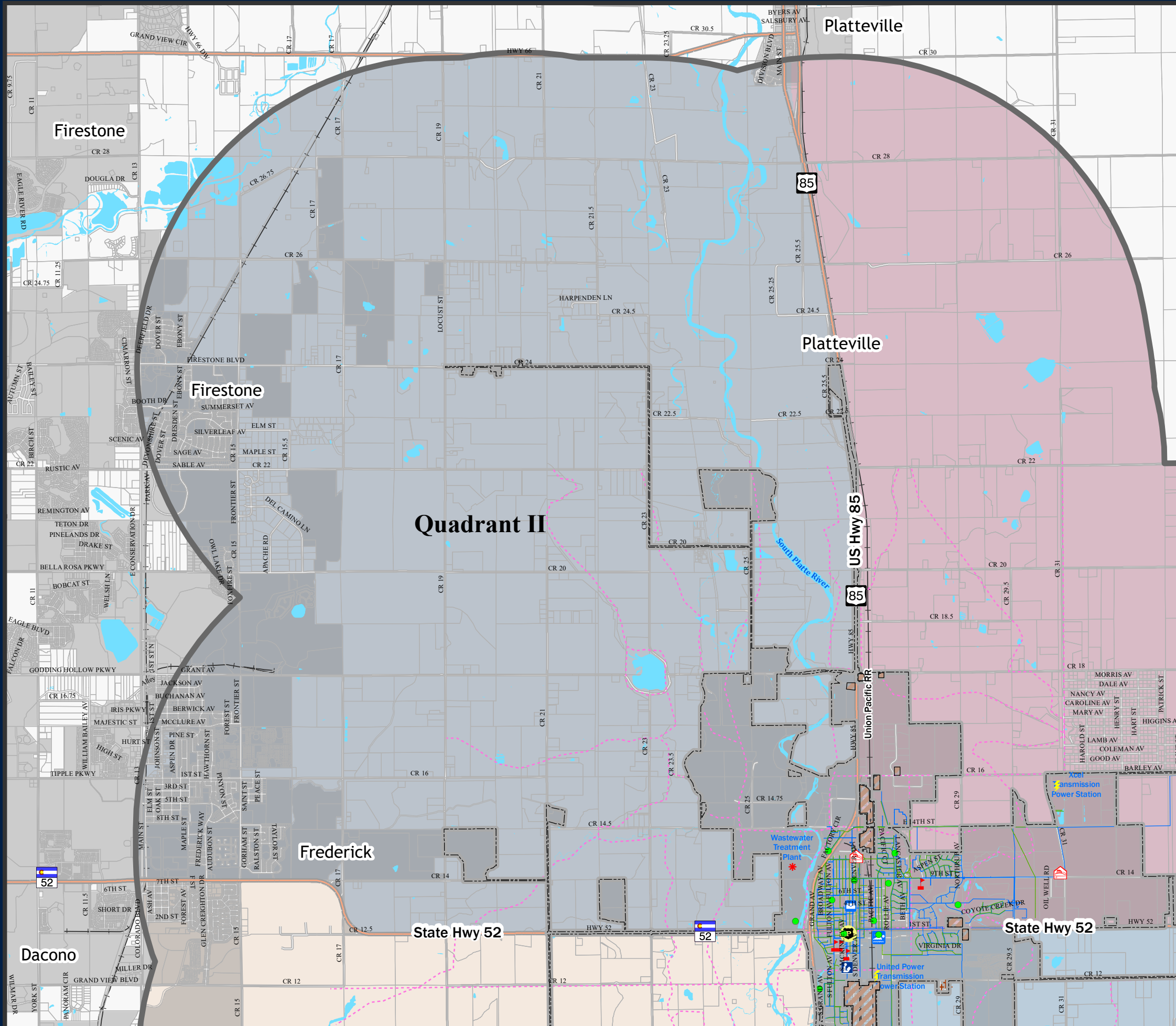
Legend

-  Three Mile Parcel Boundary with Quadrants
-  Weld County Parcels/ Adams County Parcels
-  Fort Lupton City Limits
-  Roads
-  Highways
-  Railroads
-  Water
-  Sanitary Sewer Lines
-  Waterlines
-  Planned Trails
-  Infill
-  Airport
-  Wastewater Treatment Plant
-  Transmission Power Station
-  Water Treatment Plant
-  Cemetery
-  Parks
-  Police Station
-  School
-  Fire Station
-  Post Office
-  Library
-  Rec Center



Data Sources: City of Fort Lupton GIS, Weld County GIS, Adams County GIS, Colorado Department of Transportation

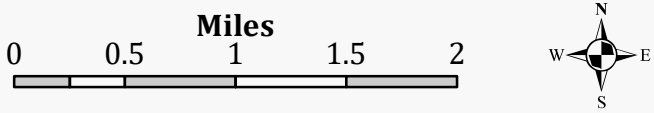
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Quadrant III

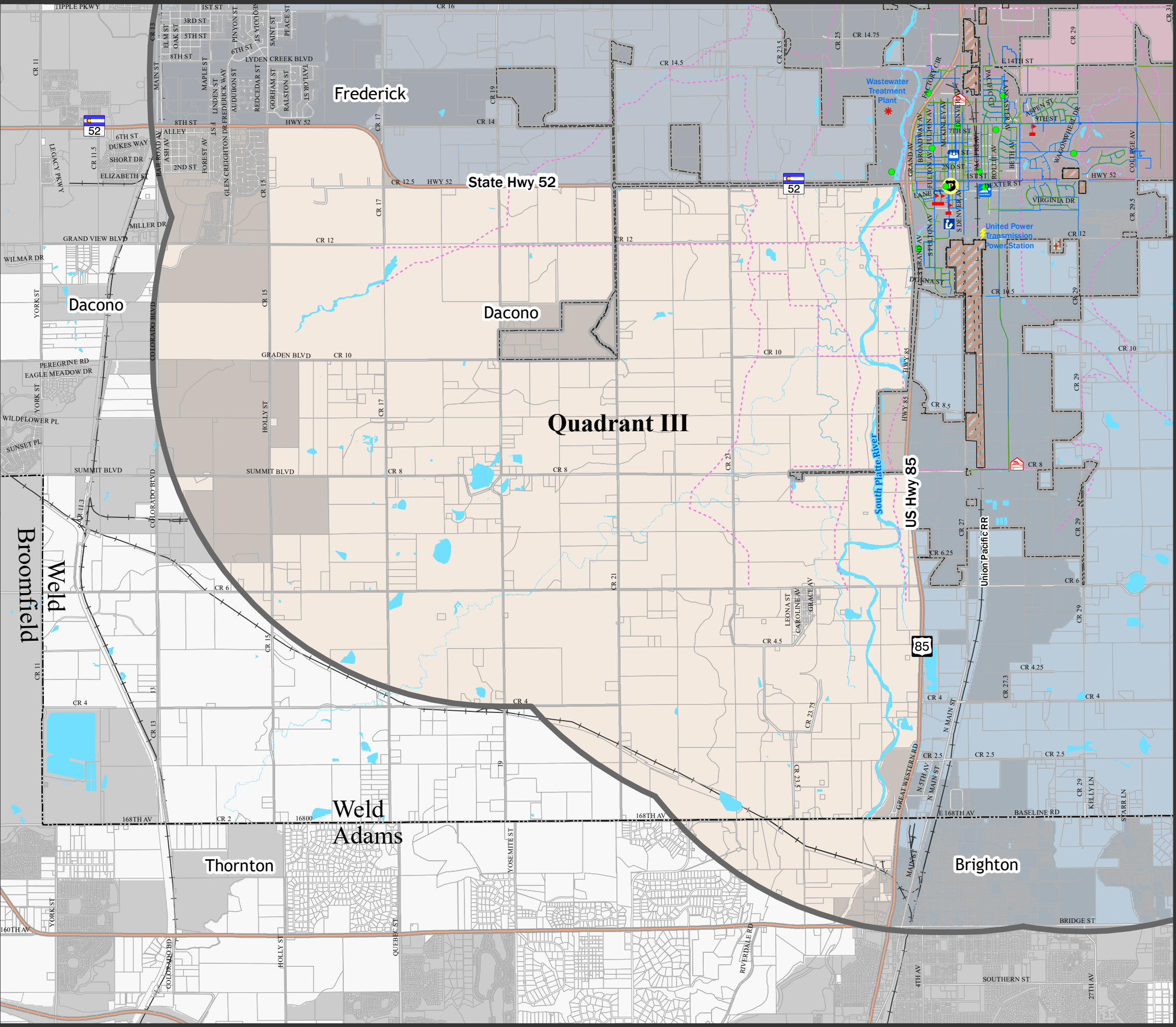
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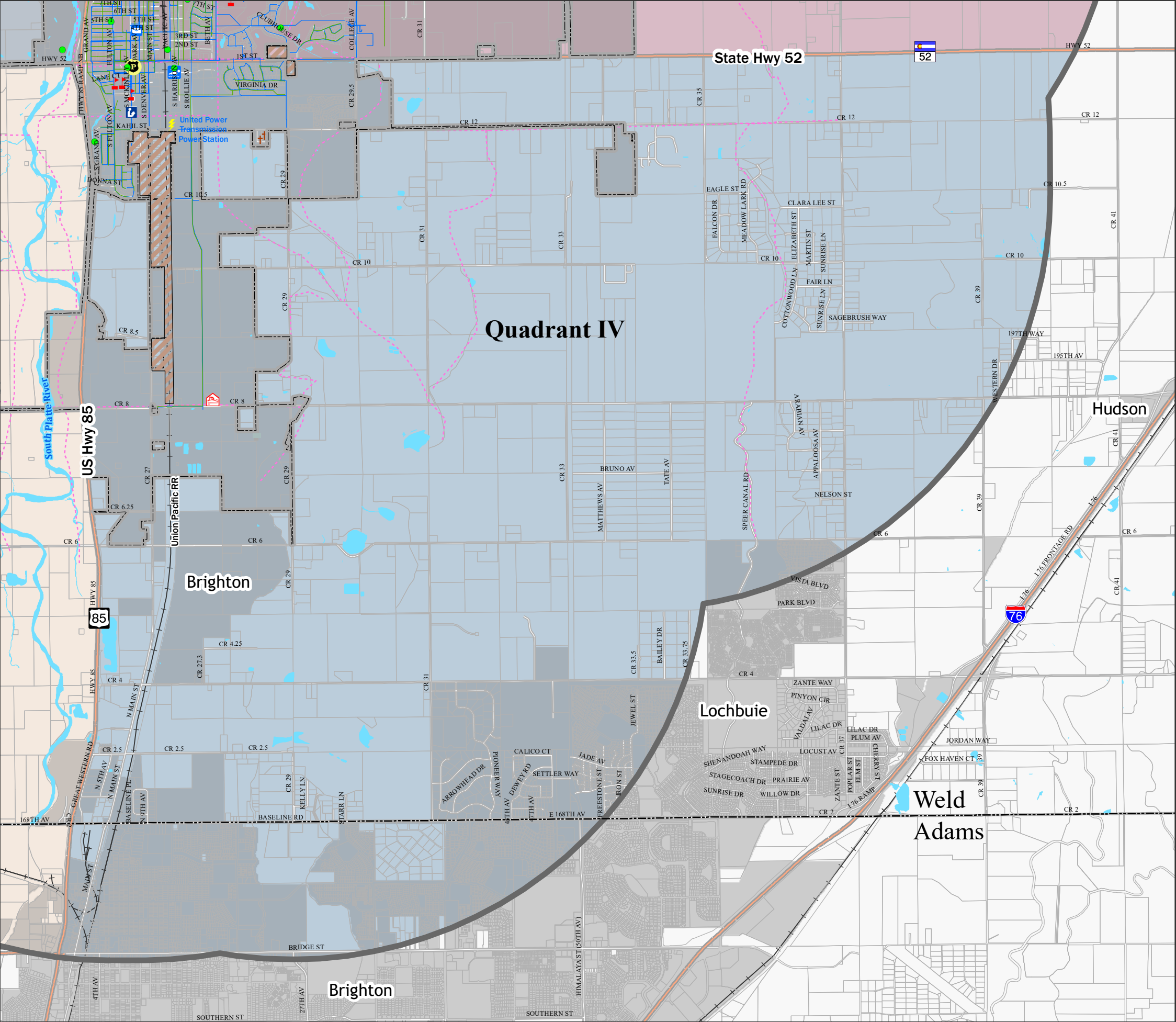
- Three Mile Parcel Boundary with Quadrants
- Weld County Parcels/
Adams County Parcels
- Fort Lupton City Limits
- Roads
- Highways
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Data Sources: City of Fort Lupton GIS, Weld County GIS, Adams County GIS, Colorado Department of Transportation

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Quadrant IV

Three Mile Parcel Boundary with Quadrants

Weld County Parcels/ Adams County Parcels

Fort Lupton City Limits

Roads

Highways

Railroads

Water

Sanitary Sewer Lines

Waterlines

Planned Trails

Infill

Airport

Transmission Power Station

Cemetery

Police Station

Fire Station

Library

Wastewater Treatment Plant

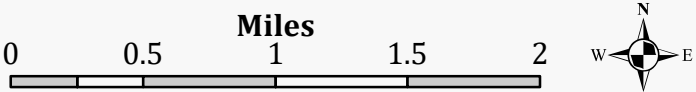
Water Treatment Plant

Parks

School

Post Office

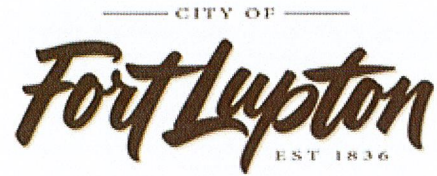
Rec Center



Data Sources: City of Fort Lupton GIS, Weld County GIS, Adams County GIS, Colorado Department of Transportation

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**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-008

APPROVE PAYMENT OF \$29,888.00 TO CH2M FOR ENGINEERING SERVICES TO DATE AND COMPLETION OF POTABLE PUMP HOUSE ASSESSMENT TASK FOR \$19,630.00 FROM UTILITY - WATER TREATMENT FUND

I. **Agenda Date:** Council Meeting – January 5, 2021

II. **Attachments:**

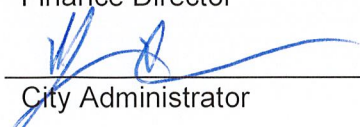
- a. Invoices CH2M
- b. Work Order Authorization

III. **Summary Statement:**

Approve payment to CH2M for work completed to date of \$29,888.00 and completion of Task 3.1 Potable Pump House assessment for not to exceed \$19,360.00 from the Utility - Water Treatment Fund.

IV. **Submitted by:** _____
Public Works Director

V. **Finance Reviewed** _____
Finance Director

VI. **Approved for Presentation:**  _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____
City Clerk Date

IX. Detail of Issue/Request:

IM 2020-001 on July 7, 2020 approved the Work Order Authorization for CH2M misunderstood to be included in the Jacobs operations contract agreement. Total cost to date is \$29,888.00

Task 2.2 Algal Mitigation is completed.

Task 3.1 is approximately 25% complete. This task is critical to the distribution system to determine needed improvements to the high pressure zone in light of multiple developments under construction and in the planning process. Cost to complete by Ch2M is \$19,630.00

The budgeted \$50,000 in the Utility - Water Treatment Fund is not required this year. The algae analysis indicated we do not currently have a problem that requires mitigation at this time. This money can be reallocated for current services provided by CH2M for this year.

X. Legal/Political Considerations:

None

XI. Alternatives/Options:

A) Approve the payments to CH2M for portions of the authorization completed.

B) Allow CH2M to complete pump house evaluation.

C) Delay action on the contract to gather more information.

XII. Financial Considerations:

The Utility - Water Treatment Fund had budgeted for \$50,000 for Algae Mitigation in the 2020 budget.

The Utility Fund has \$20,000 budgeted in the water storage department for engineering.

XIII. Staff Recommendation:

Staff recommends approval of payments to CH2M, Inc. for tasks completed to date \$29,888.00 and allowing completion of pump house task for not to exceed \$19,630.00.



1041 East Butler Road
Greenville, SC 29607
864.676.5019

Bill To: FORT LUPTON UTILITY ENTERPRISE BOARD
Attn: ACCOUNTS PAYABLE
130 S. MCKINLEY AVE.
FORT LUPTON, CO 80621

Remit To:
Operations Management International Department 1267 Denver, CO 80291-1267

Wiring Information:
Wells Fargo Bank ABA Number: (Domestic Wires) 121000248 Swift Number: (International Wires) WFBIUS6S Beneficiary Acct # 4159678291

Invoice	
NUMBER D3410900-01	
DATE 21-Sep-20	PAGE 1 of 1
PURCHASE ORDER NUMBER	
OUR REFERENCE D3410900	
OUR PROJECT # D3410900	
CUSTOMER NUMBER	

TERMS NET 30		DUE DATE 21-Oct-20					
ITEM NO.	INVOICE DESCRIPTION	QTY	CREDIT	RATE	TAX	UNIT PRICE	EXTENDED AMOUNT
1	Base Services for Operations, Maintenance and Management per the terms of Agreement dated August 6, 2019. LABOR For the month of: August-19 September-20	1		1		\$ 13,205.00	\$ 13,205.00
SPECIAL INSTRUCTIONS:		SUBTOTAL		TAX		SHIPPING HANDLING	TOTAL DUE
		\$ 13,205.00		\$0.00		\$0.00	\$ 13,205.00 USD Currency

Project	TT	Employee Name	Hours	Bill		Exp. Date	Expenditure Type
				Rate	Amount		
D3410900	A.PN.PE.PD	SCHUTT, BRAD L (BRAD)	4.00	\$165.00	\$ 660.00	7/31/2020	Pro-Service ST
D3410900	A.PN.PM.PM	SCHUTT, BRAD L (BRAD)	4.00	\$165.00	\$ 660.00	7/31/2020	Pro-Service ST
D3410900	A.PN.PE.PD	SCHUTT, BRAD L (BRAD)	8.00	\$165.00	\$ 1,320.00	8/7/2020	Pro-Service ST
D3410900	A.PN.PE.PD	AUSTIN, DAVID (DAVID)	0.50	\$210.00	\$ 105.00	8/7/2020	Pro-Service ST
D3410900	A.PN.PE.CS	SCHUTT, BRAD L (BRAD)	1.00	\$165.00	\$ 165.00	8/14/2020	Pro-Service ST
D3410900	A.PN.PE.DS	SCHUTT, BRAD L (BRAD)	4.00	\$165.00	\$ 660.00	8/14/2020	Pro-Service ST
D3410900	A.PN.PE.PD	SCHUTT, BRAD L (BRAD)	10.00	\$165.00	\$ 1,650.00	8/14/2020	Pro-Service ST
D3410900	A.PN.PE.PD	AUSTIN, DAVID (DAVID)	1.25	\$210.00	\$ 262.50	8/14/2020	Pro-Service ST
D3410900	A.PN.PM.PM	SCHUTT, BRAD L (BRAD)	3.00	\$165.00	\$ 495.00	8/14/2020	Pro-Service ST
D3410900	A.PN.PE.DS	PRANGE, JANELLE CHRISTINE (JANELLE)	1.50	\$130.00	\$ 195.00	8/21/2020	Pro-Service ST
D3410900	A.PN.PE.DS	SCHUTT, BRAD L (BRAD)	6.00	\$165.00	\$ 990.00	8/28/2020	Pro-Service ST
D3410900	A.PN.PE.DS	PRANGE, JANELLE CHRISTINE (JANELLE)	5.50	\$130.00	\$ 715.00	8/28/2020	Pro-Service ST
D3410900	A.PN.PE.CS	SCHUTT, BRAD L (BRAD)	2.00	\$165.00	\$ 330.00	9/4/2020	Pro-Service ST
D3410900	A.PN.PE.DS	SCHUTT, BRAD L (BRAD)	10.00	\$165.00	\$ 1,650.00	9/4/2020	Pro-Service ST
D3410900	A.PN.PE.DS	PRANGE, JANELLE CHRISTINE (JANELLE)	2.50	\$130.00	\$ 325.00	9/4/2020	Pro-Service ST
D3410900	A.PN.PE.PD	AUSTIN, DAVID (DAVID)	0.25	\$210.00	\$ 52.50	9/4/2020	Pro-Service ST
D3410900	A.PN.PE.PD	SCHUTT, BRAD L (BRAD)	10.00	\$165.00	\$ 1,650.00	9/4/2020	Pro-Service ST
D3410900	A.PN.PM.PM	SCHUTT, BRAD L (BRAD)	2.00	\$165.00	\$ 330.00	9/4/2020	Pro-Service ST
D3410900	A.PN.PE.DS	SCHUTT, BRAD L (BRAD)	6.00	\$165.00	\$ 990.00	9/11/2020	Pro-Service ST

Total Labor

\$ 13,205.00

2725 Rocky Mountain Avenue, Suite 330
Loveland, CO 80538
720-286-6022

www.jacobs.com

Subject	September Project Update	Project Name	Fort Lupton On-call Engineering Services
Attention	Roy Vestal		
From	Brad Schutt		
Date	September 15, 2020		

Below is a summary of work performed to date

- 1) Task 1 – Project Management
 - a) Prepared Status Report, kicked off oncall engineering services.
- 2) Task 2 – WTP Design, Repair, and Replacement Project's Engineering Assistance
 - a) Reviewed initial water quality data with Senior Ecologist and arranged for additional raw water storage reservoir sampling.
 - b) Reviewed summary microfiltration data during run on reservoir water with Senior Technologist.
 - c) Site visit to WTP and raw water reservoir.
- 3) Task 3 – Distribution System
 - a) Received and began preliminary review and runs of existing distribution system model.
 - b) Site visit to high service pump station.
- 4) Task 4 – WWTP Design, Repair, and Replacement
 - a) Ongoing
- 5) Collection System
 - a) Reviewed existing collection system east lift station literature.
 - b) Site visit to east lift station.



1041 East Butler Road
Greenville, SC 29607
864.676.5019

Bill To: FORT LUPTON UTILITY ENTERPRISE BOARD
Attn: ACCOUNTS PAYABLE
130 S. MCKINLEY AVE.
FORT LUPTON, CO 80621

Remit To:

Operations Management International
Department 1267
Denver, CO 80291-1267

Wiring Information:

Wells Fargo Bank
ABA Number: (Domestic Wires) 121000248
Swift Number: (International Wires) WFBIUS6S
Beneficiary Acct # 4159678291

Invoice**NUMBER****D3410900-02****DATE**

10-Nov-20

PAGE

1 of 1

PURCHASE ORDER NUMBER**OUR REFERENCE**

D3410900

OUR PROJECT #

D3410900

CUSTOMER NUMBER

TERMS		DUE DATE						
NET 30		10-Dec-20						
ITEM NO.	INVOICE DESCRIPTION	QTY	CREDIT	RATE	TAX	UNIT PRICE	EXTENDED	AMOUNT
1	Base Services for Operations, Maintenance and Management per the terms of Agreement dated August 6, 2019. LABOR Through the date: <u>30-Oct-20</u>	1		1		\$ 12,132.50	\$ 12,132.50	
SPECIAL INSTRUCTIONS:		SUBTOTAL		TAX		SHIPPING HANDLING	TOTAL DUE	
		\$ 12,132.50		\$0.00		\$0.00	\$ 12,132.50 USD Currency	

Project	TT	Employee Name	Hours	Bill Rate	Amount	Exp. Date	Expenditure Type
D3410900	A.PN.PE.DS	PRANGE, JANELLE CHRISTINE (JANELLE)	1.00	\$130.00	\$ 130.00	9/18/2020	Pro-Service ST
D3410900	A.PN.PE.DS	SCHUTT, BRAD L (BRAD)	4.00	\$165.00	\$ 660.00	9/18/2020	Pro-Service ST
D3410900	A.PN.PE.PD	SCHUTT, BRAD L (BRAD)	8.00	\$165.00	\$ 1,320.00	9/18/2020	Pro-Service ST
D3410900	A.PN.PE.PD	AUSTIN, DAVID (DAVID)	5.50	\$210.00	\$ 1,155.00	9/18/2020	Pro-Service ST
D3410900	A.PN.PE.DS	PRANGE, JANELLE CHRISTINE (JANELLE)	1.00	\$130.00	\$ 130.00	9/25/2020	Pro-Service ST
D3410900	A.PN.PE.PD	SCHUTT, BRAD L (BRAD)	6.00	\$165.00	\$ 990.00	9/25/2020	Pro-Service ST
D3410900	A.PN.PE.PD	LOZIER, JAMES C (JIM)	1.00	\$240.00	\$ 240.00	9/25/2020	Pro-Service ST
D3410900	A.PN.PE.PD	AUSTIN, DAVID (DAVID)	0.25	\$210.00	\$ 52.50	9/25/2020	Pro-Service ST
D3410900	A.PN.PE.DS	PRANGE, JANELLE CHRISTINE (JANELLE)	4.00	\$130.00	\$ 520.00	10/2/2020	Pro-Service ST
D3410900	A.PN.PE.DS	SCHUTT, BRAD L (BRAD)	2.00	\$165.00	\$ 330.00	10/9/2020	Pro-Service ST
D3410900	A.PN.PE.DS	PRANGE, JANELLE CHRISTINE (JANELLE)	7.50	\$130.00	\$ 975.00	10/9/2020	Pro-Service ST
D3410900	A.PN.PE.DS	QUAN, JEREMY (JEREMY)	1.00	\$145.00	\$ 145.00	10/9/2020	Pro-Service ST
D3410900	A.PN.PE.DS	SCHUTT, BRAD L (BRAD)	3.00	\$165.00	\$ 495.00	10/16/2020	Pro-Service ST
D3410900	A.PN.PE.DS	PRANGE, JANELLE CHRISTINE (JANELLE)	1.00	\$130.00	\$ 130.00	10/16/2020	Pro-Service ST
D3410900	A.PN.PE.PD	AUSTIN, DAVID (DAVID)	0.50	\$210.00	\$ 105.00	10/16/2020	Pro-Service ST
D3410900	A.PN.PE.CS	SCHUTT, BRAD L (BRAD)	1.00	\$165.00	\$ 165.00	10/23/2020	Pro-Service ST
D3410900	A.PN.PE.DS	SCHUTT, BRAD L (BRAD)	4.00	\$165.00	\$ 660.00	10/23/2020	Pro-Service ST
D3410900	A.PN.PE.PD	SCHUTT, BRAD L (BRAD)	2.00	\$165.00	\$ 330.00	10/23/2020	Pro-Service ST
D3410900	A.PN.PE.PD	AUSTIN, DAVID (DAVID)	14.00	\$210.00	\$ 2,940.00	10/30/2020	Pro-Service ST
D3410900	A.PN.PE.PD	SCHUTT, BRAD L (BRAD)	4.00	\$165.00	\$ 660.00	10/30/2020	Pro-Service ST

Total Labor

\$ 12,132.50

2725 Rocky Mountain Avenue, Suite 330
Loveland, CO 80538
720-286-6022

www.jacobs.com

Subject	Project Update	Project Name	Fort Lupton On-call Engineering Services
Attention	Roy Vestal		
From	Brad Schutt		
Date	November 6, 2020		

Below is a summary of work performed to date

- 1) Task 1 – Project Management
 - a) Prepared Status Report.
- 2) Task 2 – WTP Design, Repair, and Replacement Project's Engineering Assistance
 - a) Obtained Cost Estimates for Algal Treatment
 - b) Developing Reservoir Treatment Technical Memorandum
- 3) Task 3 – Distribution System
 - a) Developed HSPS Condition Assessment and High Service Zone Hydraulic Model Gap Analysis Technical Memorandum and submitted draft Version to the Town on October 22, 2020.
- 4) Task 4 – WWTP Design, Repair, and Replacement
 - a) Ongoing
- 5) Collection System
 - a) Ongoing

WORK ORDER

PURSUANT TO A MASTER AGREEMENT BETWEEN
THE CITY OF FORT LUPTON
AND
OPERATIONS MANAGEMENT INTERNATIONAL, INC
CH2M HILL Engineers, Inc.

WORK ORDER NUMBER: CH-2020-1 Design and Repair

PROJECT TITLE: Work Order #1

MASTER AGREEMENT EFFECTIVE DATE: August 5, 2019

OWNER'S REPRESENTATIVE: Roy Vestal

WORK ORDER COMMENCEMENT DATE: June 15, 2020

WORK ORDER COMPLETION DATE: December 31, 2020

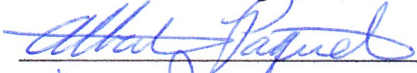
MAXIMUM FEE: (time and reimbursable direct costs): \$92,530

PROJECT DESCRIPTION/SCOPE OF SERVICES: Services shall include design and consulting input on Water Treatment Plant, Distribution, Collection System repairs, maintenance, and operational projects located in Fort Lupton. Refer to Attachment A – Scope of Services and Attachment B-Fee Sheet.

CH2M HILL Engineers, Inc. (Engineer) agrees to perform the services identified above and on the attached forms in accordance with the terms and conditions contained herein and in the Master Agreement, Appendix J, between the parties. In the event of a conflict between or ambiguity in the terms of the Master Agreement and this Work Order (including the attached forms) the Master Agreement, Appendix J, shall control.

The attached forms consisting of _____ (_____) pages are hereby accepted and incorporated herein, by this reference, and Notice to Proceed is hereby given after all parties have signed this document.

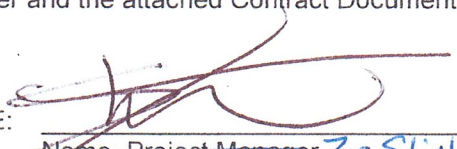
ENGINEER: CH2M HILL Engineers, Inc.

By: 
Name: Albert Paquet

Date: July 16, 2020
Title: Vice President

OWNER'S ACCEPTANCE & EXECUTION:

This Work Order and the attached Contract Documents are hereby accepted and incorporated herein by this reference.

ACCEPTANCE: 
Name, Project Manager Zo Stieber
Mayor

Date: July 7, 2020

ATTACHMENT A WORK ORDER SCOPE OF SERVICES

Work Order # CH-2020-1 Design and Repair –Scope of Services

Engineer will provide services as detailed hereinafter.

Project Objective: To provide planning and overall project management for the various Engineering Services at the Water Treatment Plant (WTP), Distribution System, Wastewater Treatment Plant (WWTP), Collection System, and related facilities.

It is understood the City of Fort Lupton (Owner) will designate Fort Lupton Public Works Director as the Owner's Project Manager (PM) and primary point of contact with respect to the work performed under the engineering scope of services, with authority to transmit instructions, receive information, and interpret and define Owner policies and decisions relative to elements pertinent to the work covered by this engineering scope of services.

Task 1 – Project Management

Engineer's PM will prepare and submit to the Owner's PM, on a monthly basis, a brief cost and schedule status report. The report will include a narrative description of progress to-date, actual costs for each item, estimates of percent complete, and potential cost variances. The invoices and status reports will accompany the Monthly invoices under the Operations and Maintenance Contract.

Deliverables:

The following deliverables will be prepared for this task:

- Project Status Reports and Invoices

Task 2 – WTP Design, Repair, and Replacement Project's Engineering Assistance

Task 2.1 – WTP Improvements

Engineer will provide engineering and design assistance for WTP repair and replacement projects for Owner staff when requested and authorized. Engineering assistance services are anticipated to include the following: Regulatory review, treatment process consultation, design support for Water Treatment Unit Processes replacement projects; repairs, submittal review of WTP replacement equipment; field observations; hydraulic modeling; regulatory assistance, cathodic protection and corrosion control design and field measurements, survey, project meeting and scope development, project management, and other related services as noted per request.

Services will be provided up to the assumed budget as authorized under this Work Order No. 1 and detailed in Attachment B – Fee Sheet. Should requested services exceed the authorized budget under this Work Order No. 1, the Engineer and Owner shall negotiate a mutually agreeable supplemental Work Order to compensate the Engineer for services rendered.

Deliverables:

The following deliverables will be prepared for this task:

- Design Documents (plans, specifications, calculations),
- Engineering Technical Memorandums,
- Observation Reports

Task 2.2 – Algal Mitigation

Task 2.2.1 – Algal Mitigation Process Review

Task Complete

The WTP does not have a clarification or process prior to the microfiltration, therefore it is critical to maintain the reservoir water quality and reduce algal growth. Algal growth will shorten microfiltration run times and may result in taste and odor compounds that would not be removed by the membranes.

The Engineer will prepare a Technical Memorandum to provide a review of conceptual opinion's of costs for the following algal mitigation alternatives:

- Aeration/oxygenation
- Mixing.
- Floating cover or balls.
- Chemical application.

For the most accurate results, the Owner will provide surface and bottom dissolved oxygen (DO) and temperature data. If the Owner is unable to provide the data, assumptions may be made, but will reduce the accuracy of the alternatives. Water quality sampling is not included as part of this scope.

Deliverables:

The following deliverables will be prepared for this task:

- Technical Memorandum (Draft and Final)

Task 2.2.2 – Microfiltration and Raw Water Sampling Strategy

When operating the microfiltration system on supply from the new 300-acre-foot (10-acre surface area) raw water reservoir, run times between maintenance cleanings were reduced to 3-days. The Engineer will review the water quality on the day that reservoir water was treated and will compare to typical water quality from the Southern Water Supply Project (SWSP) pipeline. Water quality will be provided by the Owner. Based upon the water quality evaluation, the Engineer will prepare a brief reservoir water quality sampling plan and additional studies for the Owner to implement and help identify potential reasons for shortened microfiltration runs.

Water quality sampling is not included as part of this scope.

Deliverables:

The following deliverables will be prepared for this task:

- Technical Memorandum (Draft and Final)

Task 3 – Distribution System Project's Engineering Assistance

Task 3.1 – High Service Pump Station

Growth in the high service zone necessitates an assessment of the High Service Pump Station (HSPS).

Task 3.1.1 – High Service Pump Station (HSPS) Assessment

Est 25% Complete

Due to growth in the high service zone along with the age of the HSPS, the Owner would like to assess the HSPS capacity and condition. Engineer's project manager will visit and observe the HSPS and will review 2019 operational data provided by the Owner for peak day use. Data to be provided by Owner:

- Record Drawings
- Design Reports
- Power usage
- Recorded Flow and Pressure Data
- Control Loop Description

Deliverables:

The following deliverables will be prepared for this task:

- Technical Memorandum (Draft and Final)

Task 3.1.2 – High Service Zone Hydraulic Model Gap Analysis**On hold**

The Owner will provide a model developed by others of the High Service Zone for review by the Engineer. The Engineer will provide recommendations for model improvements. Data to be provided by the Owner:

- Bentley Water Gems Model
- Existing Peak Day Demand Scenario
- Buildout Peak Day Demand Scenario
- Level of Service Goals (i.e. Pressure or flow Set Points)
- System break History

This scope of work does not include any modeling runs or updates to the model provided by the Owner.

Deliverables:

The following deliverables will be prepared for this task:

- Technical Memorandum (Draft and Final)

Task 4 – WWTP Design, Repair, and Replacement Project's Engineering Assistance

No assistance is needed at the WWTP at this time.

Task 5 – Collection System Project's Engineering Assistance**Task 5.1 – Lift Station****Task 5.1.1 – Lift Station Assessment****On hold**

The Owner is experiencing growth in the zone served by a developer designed lift station. The East Lift Station has a wet well with a dry pit self-priming centrifugal pumps that operates in a suction lift condition. The station can sometimes require time consuming difficult maintenance activities for repairs and operations. Engineer's project manager will visit the site and review the drawings to provide recommendations for improvements, assess capacity, controls, and ability to serve anticipated growth. Owner to provide:

- Record Drawings
- Control Loop narrative
- Site Application Records (Submitted to CDPHE)
- Flow Data
- Service Area current and future with land use information and unit flow rates for the various land use classifications.

Deliverables:

The following deliverables will be prepared for this task:

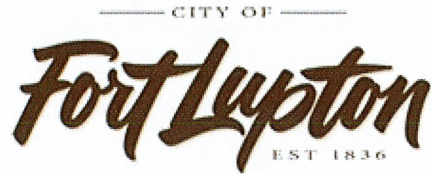
- Technical Memorandum (Draft and Final)

Assumptions Used in Developing this Scope of Services

The Engineer's estimate of engineering costs for the project is based on the elements included in task descriptions above, and the following assumptions:

1. Owner will examine information submitted by Engineer and render in writing or otherwise provide decisions within two weeks.
2. Owner will give prompt notice to Engineer whenever Owner observes or becomes aware of any development that affects the scope or timing of Engineer's services, or of any defect in the work of Engineer.
3. Engineer will provide the Owner with deliverables as defined respectively in this scope of work and as defined in specific work request.
4. All deliverables will be distributed electronically via email (pdf format).
5. Meetings with the Owner will be held at the Owner's office or treatment plants.
6. Engineer will manage the health, safety and environmental activities of its staff to achieve compliance with applicable health and safety laws and regulations. Engineer will coordinate with responsible parties to correct conditions that do not meet applicable federal, state and local occupational safety and health laws and regulations, when such conditions expose Engineer staff, or Owner staff, to unsafe conditions. Engineer is not responsible for health or safety precautions of construction workers. Engineer is not responsible for the Owner's Contractor's compliance with the health & safety requirements in the contract for construction, or with federal, state, and local occupational safety and health laws and regulations.
7. Engineer's observation of the work is not an exhaustive observation or inspection of all work performed by the Contractor. Engineer does not guarantee the performance of the Contractor. Engineer's observations will not relieve the Contractor from responsibility for performing the work in accordance with the contract for construction, and Engineer will not assume liability in any respect for the construction of the project. Should Engineer discover or believe that any work by the Contractor is not in accordance with the contract for construction, or is otherwise defective, or not conforming to requirements of the contract or applicable rules and regulations, Engineer will bring this to the attention of the Contractor and the Owner.
8. In providing opinions of cost, financial analyses, economic feasibility projections, and schedules for the project, Engineer has no control over cost or price of labor and materials; unknown or latent conditions of existing equipment or structures that may affect operation or maintenance costs; competitive bidding procedures and market conditions; time or quality of performance by operating personnel or third parties; and other economic and operational factors that may materially affect the ultimate project cost or schedule. Therefore, Engineer makes no warranty that Owner's actual project costs, financial aspects, economic feasibility, or schedules will not vary from Engineer's opinions, analyses, projections, or estimates. If Owner wishes greater assurance as to any element of project cost, feasibility, or schedule, Owner will employ an independent cost estimator, contractor, or other appropriate advisor.
9. Engineer is not responsible for the accuracy of data provided by others.

**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Mike Sanchez, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald Ward 3

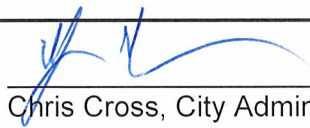
AM 2021-009

**APPROVING COMMON INTEREST, JOINT DEFENSE AND CONFIDENTIALITY AGREEMENT
WITH PAYMENT TO THE NORTHERN INTEGRATED SUPPLY PROJECT (NISP) WATER ACTIVITY
ENTERPRISE.**

- I. **Agenda Date:** Council Meeting – January 5, 2021
- II. **Attachments:** a. Common Interest, Joint Defense and Confidentiality Agreement
- III. **Summary Statement:**

The proposed agreement with the Northern Colorado Water Conservancy District (NCWCD) through the Northern Integrated Supply Project Water Activity Enterprise (NISP) is to confirm the existence of a common interest of participants and NISP in development, construction and operation of the project.

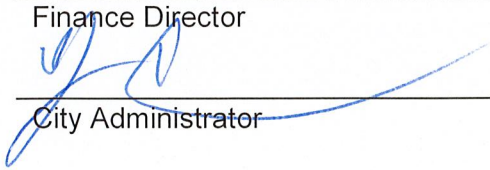
IV. **Submitted by:**


Chris Cross, City Administrator

V. **Finance Reviewed**

Finance Director

VI. **Approved for Presentation:**



City Administrator

VII. **Attorney Reviewed**

Approved

Pending Approval

VIII. **Certification of Council Approval:**

City Clerk

Date

IX. Detail of Issue/Request:

The proposed agreement with the Northern Colorado Water Conservancy District (NCWCD) through the Northern Integrated Supply Project Water Activity Enterprise (NISP) is to confirm the existence of a common interest of participants and NISP in development, construction and operation of the project.

X. Legal/Political Considerations:

In this agreement all NISP participants agree to keep all communications confidential as privilege communications between the parties and their attorneys but may share privileged communications among themselves. Privileged communications may not be shared outside the group unless legally required to do so.

XI. Alternatives/Options:

None.

XII. Financial Considerations:

None

XIII. Staff Recommendation:

Approve the Common Interest, Joint Defense, and Confidentiality Agreement with NISP.

COMMON INTEREST, JOINT DEFENSE, AND CONFIDENTIALITY AGREEMENT

This Common Interest, Joint Defense, and Confidentiality Agreement (“Agreement”) is made and entered into on _____, by and among the Northern Integrated Supply Project Water Activity Enterprise, a government-owned business within the meaning of Article X, §20(2)(d) of the Colorado Constitution, organized pursuant to C.R.S. § 37-42.5-101 et seq., and owned by the Northern Colorado Water Conservancy District (“NISP Enterprise”), the Northern Colorado Water Conservancy District (“Northern Water”), and the governmental entities listed on attached Exhibit A, which Exhibit may be amended by Northern Water and the NISP Enterprise from time to time to add entities that have a legal interest in NISP (sometimes referred to collectively in this Agreement as the “Parties,” or individually as a “Party”). The date of this Agreement is _____.

RECITALS

- A. Northern Water and the Enterprise are in the process of developing and constructing, and will in the future operate, the Northern Integrated Supply Project, which will include, without limitation, new reservoirs, forebay reservoirs, pumping plants and pipelines (the “Project”). The Project will deliver water from the Cache La Poudre and South Platte Rivers to the Participants. The Participants are municipal water providers serving communities on the East Slope of the state of Colorado. The Participants are: Central Weld County Water District, Town of Dacono, Town of Eaton, Town of Erie, City of Evans, Town of Firestone, Fort Collins-Loveland Water District, City of Fort Lupton, City of Fort Morgan, Town of Frederick, City of Lafayette, Left Hand Water District, Morgan County Quality Water District, Town of Severance, and the Town of Windsor. The Participants will receive water through the Project.
- B. All Parties are interested in and will be affected and/or benefited by the development, construction and operation of the Project.
- C. Since at least 2004, Northern Water has been developing and permitting the Project with federal, state and local authorities, including *inter alia*, the U.S. Army Corps of Engineers, Colorado Department of Public Health and Environment, Colorado Department of Natural Resources and Larimer County.
- D. The Parties anticipate that one or more persons or entities may bring legal challenges relating to the development, construction or operation of the Project.
- E. The parties understand and agree that the purpose of this Agreement is to confirm the existence of a common interest among the Parties in the development, construction and operation of the Project, which provides benefits to the Parties including, but not necessarily limited to, the following:
 - i. Allowing and encouraging the free exchange of information by and between the signatories to this Agreement regarding development, construction and operation of the Project and prosecution or defense of legal actions challenging the Project; and

- ii. Sharing of labor in connection with research, investigation, expert analysis and opinions related to the Project; and
- iii. Reduction in legal fees, engineering fees, and other costs related to the Project.

AGREEMENT

1. The Parties have engaged the services of various attorneys, law firms, engineers and consultants with respect to the Project.
2. All work performed by, and all communications between, the Parties and their officers, employees, attorneys, law firms, engineers, consultants and consulting firms with respect to the development, analysis, and prosecution of the Project shall be conducted and perceived pursuant to the joint defense doctrine recognized in such cases as *Black v. Southwestern Water Conservation District*, 74 P.3d 462 (Colo. Ct. App. 2003), *Gordon v. Boyles*, 9. P.3d 1106 (Colo. 2000), and *Ritter v. Jones*, 207 P.3d 954 (Colo. Ct. App. 2009), and subject to the privilege therein described ("Common Interest Privilege").
3. The Parties may make available to each other privileged information and communications, both oral and written, including but not limited to, past and future, notes, reports, documents, memoranda, research, discussions among the Parties or their attorneys or consultants, at meetings, conferences or on telephones to investigate or to pursue a joint defense to any potential litigation or to litigation that commences; written or electronic communications between the Parties or their attorneys or consultants to investigate or to pursue a joint defense to any potential litigation or to litigation that commences; reports/analyses prepared by the Parties or their attorneys or consultants for any potential litigation or for any litigation that commences; and written and oral communications to or from the Parties and their attorneys or consultants, all in connection with the Project relating to the respective representations of the Parties, ("Common Interest Information"). The Common Interest Information may reflect and incorporate confidential communications made by the Parties to their attorneys and by their attorneys to them, which are protected by the attorney/client privilege, work product doctrine, or other applicable privilege from disclosure to others ("Primary Privilege"). It is the intent of this Agreement to ensure that the exchange of Common Interest Information among the Parties, shall not, in and of itself, result in any waiver or termination of the Primary Privilege because of the Parties' common interest in, and joint defense of, the Project and to preserve any privilege applicable to the Common Interest Information while pursuing the Parties' common interest and to keep all Common Interest Information confidential to the maximum extent allowed by law. Information obtained by the Parties as a result of exchanging Common Interest Information is protected from disclosure to any third party or non-client by the Parties' Primary Privilege in the same manner as if the exchange of Common Interest Information had not taken place.
4. A Party's disclosure of Common Interest Information exchanged pursuant to this Agreement shall not be deemed a waiver by the other Parties of their right to assert a

claim of the Common Interest Privilege and attorney/client or work-product privilege with respect to any Common Interest Information.

5. Because of the privileged nature of the Common Interest Information, no Party shall provide Common Interest Information to any non-Party or its representatives except as required by law or with the consent of the Party who first disclosed the Common Interest Information.
6. The Parties understand that the purpose of this Agreement is to facilitate common interest representation by increasing the information flow between the Parties. The Parties recognize, however, that under some circumstances, information known to one Party may not be shared with the other Parties to the Agreement.
7. Nothing in this Agreement is intended as, shall constitute, or shall be interpreted, construed or used as evidence of an admission by a Party of any wrongdoing, liability or fault (including comparative or proportionate fault), a waiver of any privilege, claim, right or defense, estoppel, or an admission as to any matter of law or fact, either as between the Parties or with respect to any person or entity not a party to this Agreement provided, however, that any Party shall be entitled to use this Agreement to enforce its terms.
8. Disclosure of information obtained from another Party by one of the Party's attorneys to his or her client is made pursuant to this Agreement and is not a waiver of the Primary Privilege or the Common Interest Privilege.
9. If any person or entity not a Party to this Agreement requests or demands, by subpoena or otherwise, any Common Interest Information from any Party or from any Party's agent, officer, employee, consultant, or representative, such Party shall: (1) immediately notify the other Parties, and (2) assert the Common Interest Privilege with respect to the requested Common Interest Information. Each Party and each Party's respective attorney shall take all steps necessary to assert all applicable rights and Primary Privilege with respect to such Common Interest Information and shall cooperate fully with the other Parties in any judicial proceedings related to the disclosure of the Common Interest Information.
10. All previous privileged communications, and all Common Interest Information previously exchanged, between the Parties and their respective attorneys, officers, agents, employees, consultants, and representatives, are subject to this Agreement.
11. Neither the execution nor the performance of this Agreement shall result in the inability of any party to this Agreement to use any data contributed by it to the effort, any raw data generated under this Agreement, or any expert opinion which has been disclosed to other parties in this or other litigation, in other ongoing or subsequent litigation.
12. Any Party may withdraw from this Agreement by giving written notice to every other Party of its election to withdraw.

13. Any Party that withdraws from this Agreement, together with such Party's respective attorneys and consultants, remains subject to all provisions herein as they pertain to Common Interest Information theretofore received, but not as to subsequent information. Any Party that withdraws from this Agreement shall promptly destroy or return to the other Parties all Common Interest Information in its possession or in the possession of its attorneys or consultants.
14. Each Party understands and acknowledges that it is represented only by its attorneys in this matter, that while an attorney representing any other Party has a duty to preserve the confidences disclosed to him or her pursuant to this Agreement, the attorneys representing any other Party will be acting only as attorneys for that other Party and will owe a duty of loyalty to their respective client only. Each Party will pay for the services of its respective attorneys.
15. Each Party understands that the Parties may now or in the future have some adverse interests and that the sharing of some confidences pursuant to this Agreement may lead to potential conflicts of interest of the various attorneys in the future. The Parties do not intend that the exchange of Common Interest Information will be a basis for the future disqualification of their respective attorneys and consultants and agree that they will not move for disqualification of attorneys or consultants in any matter solely on account of the exchange of Common Interest Information pursuant to this Agreement and waive any conflicts arising from the sharing of such confidences.
16. Colorado law shall control the interpretation and enforcement of this Agreement. This Agreement may be enforced in the Weld County, Colorado, District Court by a temporary restraining order and injunction in the event of a breach or anticipatory breach. The Parties accept jurisdiction and venue in that court. Any modification to this Agreement shall be in writing and signed by all Parties.
17. This Agreement shall be binding upon the Parties, their agents, consultants, and respective attorneys, even after the Northern Integrated Supply Project has been constructed and is operating. In addition, this Agreement shall be binding on the successors and assigns of the Parties, their agents, consultants, and respective attorneys.
18. Although the Parties are engaged in a common enterprise as described in paragraph E above, nothing in this Agreement shall be deemed to create a partnership, joint venture, and/or principal and agent relationship between the Parties and/or their respective attorneys or consultants.
19. If any provision of this Agreement is deemed invalid or unenforceable, the balance of the Agreement shall remain in full force and effect.
20. The Parties acknowledge that this Agreement is the result of joint negotiations among the Parties, and agree that this Agreement shall not be construed or interpreted against any Party on the grounds of sole or primary authorship.

21. Each person signing this Agreement represents and warrants that he or she has been duly authorized to execute this Agreement by the entity on whose behalf it is indicated that the person is signing.

22. This Agreement may be executed in counterparts, each of which shall be deemed an original.

IN WITNESS WHEREOF, the Parties have executed this Agreement in duplicate originals, as of the date first above written.

Northern Integrated Supply Project Water Activity Enterprise

By: _____
Bradley D. Wind, General Manager

**Central Weld County Water District Water Activity Enterprise, organized pursuant to
C.R.S. § 37-45.1-101 *et seq.*, and owned by Central Weld County Water District, a
Colorado special district and quasi-municipal corporation**

By: _____

Name: _____

Title: _____

The City of Dacono, a municipal corporation

By:_____

Name:_____

Title:_____

The Town of Firestone, a municipal corporation, acting with and on behalf of the Firestone Water Activity Enterprise, a government-owned business within the meaning of Article X, § 20(2)(d) of the Colorado Constitution, organized pursuant to C.R.S. § 37-45.1-101 *et seq.*, and owned by the Town of Firestone

By: _____

Name: _____

Title: _____

Town of Frederick

By:_____

Name:_____

Title:_____

Town of Eaton, Colorado, Water Enterprise, a government-owned business within the meaning of Article X, § 20(2)(d) of the Colorado Constitution, a government-owned business organized pursuant to C.R.S. 37-45.1-101 *et seq.*

Town of Eaton, Colorado, Water Enterprise

Kevin Ross, Mayor

ATTEST:

Margaret Jane Winter

The Town of Erie, acting by and through its Erie Water Activity Enterprise, a water activity enterprise and government-owned business within the meaning of Article X, Section 20(2)(d), of the Colorado Constitution organized pursuant to C.R.S. 37-45.1-101 *et seq.*

By: _____

Name: _____

Title: _____

City of Evans

By:_____

Name:_____

Title:_____

The Fort Collins-Loveland Water District, acting by and through its Water Activity Enterprise, a quasi-municipal corporation and political subdivision of the State of Colorado

By:_____

Name:_____

Title:_____

City of Fort Lupton Utility Enterprise

By: _____

Name: _____

Title: _____

Fort Morgan Water Works and Distribution Enterprise, an enterprise of the City of Fort Morgan, a Colorado home rule municipal corporation and political subdivision of the State of Colorado

By: _____

Name: _____

Title: _____

The City of Lafayette, a Colorado home-rule municipality, acting with and on behalf of the Lafayette Water Fund Enterprise, a government-owned business within the meaning of Article X, § 20(2)(d) of the Colorado Constitution, organized pursuant to C.R.S. § 37-45.1-101 *et seq.*, and owned by the City of Lafayette

By: _____

Name: _____

Title: _____

Left Hand Water District, acting by and through its Water Activity Enterprise, a Colorado quasi-municipal corporation and political subdivision of the State of Colorado

By: _____

Name: _____

Title: _____

Morgan County Quality Water District acting by and through the Morgan County Quality Water District Enterprise, a government-owned business within the meaning of Article X, § 20(2)(d) of the Colorado Constitution, organized pursuant to C.R.S. § 37-45.1-101 *et seq.*, and owned by the Morgan County Quality Water District

By: _____

Name: _____

Title: _____

Town of Severance, a Colorado Statutory Town

By: _____

Name: _____

Title: _____

The Town of Windsor Water Utility Enterprise, an enterprise within the meaning of Article X, §of the Colorado Constitution, owned and operated by the Town of Windsor, a Colorado home rule municipal corporation

By:_____

Name:_____

Title:_____

EXHIBIT “A”

- The Northern Integrated Supply Project Water Activity Enterprise
- Central Weld County Water District Water Activity Enterprise, organized pursuant to C.R.S. § 37-45.1-101 *et seq.*, and owned by Central Weld County Water District, a Colorado special district and quasi-municipal corporation
- The City of Dacono, a municipal corporation
- Town of Eaton, Colorado, Water Enterprise, a government-owned business within the meaning of Article X, § 20(2)(d) of the Colorado Constitution, a government-owned business organized pursuant to C.R.S. 37-45.1-101 *et seq.*
- The Town of Erie, acting by and through its Erie Water Activity Enterprise, a water activity enterprise and government-owned business within the meaning of Article X, Section 20(2)(d), of the Colorado Constitution organized pursuant to C.R.S. 37-45.1-101 *et seq.*
- City of Evans
- The Town of Firestone, a municipal corporation, acting with and on behalf of the Firestone Water Activity Enterprise, a government-owned business within the meaning of Article X, § 20(2)(d) of the Colorado Constitution, organized pursuant to C.R.S. § 37-45.1-101 *et seq.*, and owned by the Town of Firestone
- Town of Frederick
- The Fort Collins-Loveland Water District, acting by and through its Water Activity Enterprise, a quasi-municipal corporation and political subdivision of the State of Colorado
- City of Fort Lupton Utility Enterprise
- Fort Morgan Water Works and Distribution Enterprise, an enterprise of the City of Fort Morgan, a Colorado home rule municipal corporation and political subdivision of the State of Colorado
- The City of Lafayette, a Colorado home-rule municipality, acting with and on behalf of the Lafayette Water Fund Enterprise, a government-owned business within the meaning of Article X, § 20(2)(d) of the Colorado Constitution, organized pursuant to C.R.S. § 37-45.1-101 *et seq.*, and owned by the City of Lafayette
- Left Hand Water District, acting by and through its Water Activity Enterprise, a Colorado quasi-municipal corporation and political subdivision of the State of Colorado
- Morgan County Quality Water District acting by and through the Morgan County Quality Water District Enterprise, a government-owned business within the meaning of Article X, § 20(2)(d) of the Colorado Constitution, organized pursuant to C.R.S. § 37-45.1-101 *et seq.*, and owned by the Morgan County Quality Water District
- Town of Severance, a Colorado Statutory Town
- The Town of Windsor Water Utility Enterprise, an enterprise within the meaning of Article X, § of the Colorado Constitution, owned and operated by the Town of Windsor, a Colorado home rule municipal corporation

**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespin, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-010

ADOPT AN ORDINANCE REZONING LAND LEGALLY DESCRIBED IN EXHIBIT A TO THE PROPOSED ORDINANCE, AND KNOWN AS THE LUPTON VILLAGE REZONING, TO THE PUD PLANNED UNIT DEVELOPMENT ZONE DISTRICT

I. Agenda Date: Council Meeting – January 5, 2021

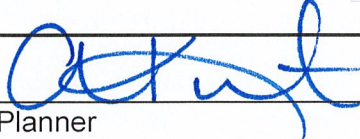
II. Attachments:

- a. Proposed Ordinance
- b. Planning Commission Resolution, Minutes & Staff Report
- c. Land Use Application & Change of Zone Narrative
- d. Rezoning Map
- e. Referral Responses
- f. Legal Notifications

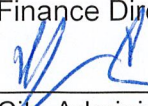
III. Summary Statement:

Fred L. Croci and William "B.J." Johanningmeier (the "Applicants"), have submitted a request for a change of zone of certain land identified in Exhibit A to the proposed Ordinance to the PUD Planned Unit Development Zone District. The property that is the subject of the rezoning 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 current zoning of the property is 'C-2' Heavy Commercial. The rezoning has been submitted concurrently for review with the Lupton Village PUD Development Plan, PUD Preliminary Plat and PUD Final Plat, which will be reviewed by City Council separately.

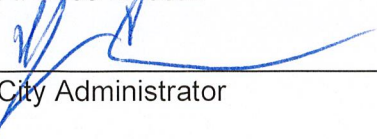
IV. Submitted by:


Planner

V. Finance Reviewed


Finance Director

VI. Approved for Presentation:


City Administrator

VII. Attorney Reviewed

☐ Approved

☐ Pending Approval

VIII. Certification of Council Approval:

City Clerk

Date

IX. Detail of Issue/Request:

Fred L. Croci and William "B.J." Johanningmeier (the "Applicants"), have submitted a request for a change of zone of certain land identified in Exhibit A to the proposed Ordinance to the PUD Planned Unit Development Zone District. The property that is the subject of the rezoning 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 current zoning of the property is 'C-2' Heavy Commercial. The rezoning has been submitted concurrently for review with the Lupton Village PUD Development Plan, PUD Preliminary Plat and PUD Final Plat, which will be reviewed by City Council separately.

The proposed use is for a multiuse subdivision that will include 3 commercial parcels, 3 multi-family residential parcels and 91 single-family residential lots with associated landscape/common areas. The Lupton Village PUD Preliminary Plat and PUD Development Plan set forth the zoning regulations for the proposed lots, including setbacks, height, lot size, and minimum dwelling size. The PUD Preliminary Plat and PUD Development Plan will be reviewed by City Council at a separate public meeting.

X. Legal/Political Considerations:

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 100 feet of the property, and publishing notice of the hearing at least fifteen days prior to the hearing.

XI. Alternatives/Options:

The City Council has the following options for this request:

- a) Adopt The Ordinance.*
- b) Do not adopt The Ordinance.*

XII. Financial Considerations:

The applicant has paid all applicable land use application fees and is covering ongoing review expenses.

XIII. Staff Recommendation:

Staff recommends approval of the proposed Ordinance rezoning the land described in Exhibit A of the proposed Ordinance to the PUD Planned Unit Development Zone District.

ORDINANCE NO. 2020-xxxx

INTRODUCED BY: xxxxxxxxx

ADOPT ORDINANCE 2020-xxxx REZONING LAND LEGALLY DESCRIBED IN EXHIBIT A, AND KNOWN AS THE LUPTON VILLAGE REZONING, TO THE PUD PLANNED UNIT DEVELOPMENT ZONE DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO:

WHEREAS, under the procedures detailed in Section 16-9 of the Fort Lupton Municipal Code, the Applicants, Fred L. Croci and William “B.J.” Johanningmeier, submitted a request to rezone 61.9± acres of land more particularly described in Exhibit A.

WHEREAS, the Planning Commission held a public hearing on the zone request on December 10, 2020, and has provided City Council with Resolution No. P2020-026 recommending approval of the initial zoning of land described in Exhibit A to the PUD Planned Unit Development Zone District, with all the uses-by-right allowed in said district.

WHEREAS, the City Council, after public notice and hearing, and consideration of the Planning Commission recommendation, declares that the official zoning map be amended to reflect the change of zone on the property described in Exhibit A of this Ordinance to the PUD Planned Unit Development Zone District, and that this Ordinance is hereby approved.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 5th day of January, 2021.

PUBLISHED in the Fort Lupton Press the xTH day of xx 2021.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this xth day of xx 2021.

PUBLISHED BY TITLE ONLY the xth day of xx 2021.

EFFECTIVE (after publication) the xth day of xx 2021.

CITY OF FORT LUPTON, COLORADO

Zo Stieber, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A

PROPERTY 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.

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

This resolution was approved by Planning Commission at the December 10, 2020 public hearing. Due to virtual attendance of the Planning Commission, a signed copy is not yet on file. A signed copy of this resolution will be added to the file once it is received.

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.)

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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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 10, 2020**

The Planning Commission of the City of Fort Lupton met in session virtually via GoToMeeting, on Thursday, December 10, 2020.

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

ROLL CALL

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

Chair Simone 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.

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 10, 2020**

PUBLIC COMMENT

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

ACTION ITEMS

Lupton Village Change of Zone and Lupton Village PUD Preliminary Plat and PUD Plan

Chair Mike Simone addressed the representative for the applicant, Ryan Banning, 721 Waterglen Drive #139, Fort Collins, CO. He asked if Mr. Banning, 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. Banning stated yes.

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

Mr. Banning stated yes.

Chair Simone 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. Banning stated yes.

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

Mr. Banning stated yes.

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

Mr. Banning stated yes.

Chair Simone 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. Banning stated yes.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 10, 2020**

Mr. Banning stated that he is here to present on the Lupton Village PUD which includes a rezoning and plat. He stated that the property is located at South Rollie Avenue just south of the extension near the Salud Family Health Center and the Fort Lupton Community Park. Mr. Banning stated that they are requesting a change of zone to PUD. He indicated to a site plan and stated that the site includes about 90 single family homes. He stated that the change of zone will include some higher density residential housing and commercial lots in addition to the single family housing. Mr. Banning stated that the intent is to have a mix of commercial and residential uses as well as a mix of densities in order to have a pedestrian friendly neighborhood. Mr. Banning stated that current zoning is C-2. He stated that PUD will allow for the variety in uses and densities. He stated that the project will include 10 acres of open space, or 14 acres of open space including the detention ponds. Mr. Banning walked through the site plan indicating access points to the various open space options. Mr. Banning stated that there is about 4,000 feet of trails. He stated the intent is for the development to be very walkable. He stated that the Lupton Village Development contains a high level of landscape design. He indicated to the landscaping plan. Mr. Banning then indicated to a site plan showing how commercial is integrated into the overall development. He indicated to a graphic showing multiple residential densities. He stated that this is a "whole life" capable community so a person could spend their whole life in the neighborhood. He stated that of the single family that is shown on the site, about 68% backs up to open space. He stated that only a few lots through the center of the site are back to back. Mr. Banning stated that the lots were sized with some reputable builders in mind. He indicated to some possible housing elevations. Mr. Banning stated that Lupton Village will promote transportation through the extension of Rollie Avenue. Mr. Banning then referred back to the Planning Commission for any questions.

Chair Simone asked Mr. Banning 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 Planning Commission tonight?

Mr. Banning stated yes.

Chair Simone opened up the public comment portion of the Hearing for the Change of Zone action item. Seeing no one from the public wishing to speak, Chair Simone closed the Public Hearing.

Chair Simone opened up the public comment portion of the Hearing for the Preliminary Plat and PUD Plan action item. Seeing no one from the public wishing to speak, Chair Simone closed the Public Hearing.

City Planner I Maria Lancto presented staff comments for the project. She stated that all notification requirements for the Change of Zone were met including posting at the property, publishing in the newspaper, and mailing to adjacent properties. She stated that staff recommends approval of the Change of Zone. Ms. Lancto then went over changes to the Lupton Village Preliminary Plat and PUD Plan that were made after the initial

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distribution of the Planning Commission Packet. She stated that the first change was to the multi-family residential lots, which went from 8 units per acre to 8-16 units per acre. She verified that all open space requirements were met for the higher density, and staff is comfortable with this increase because these lots would be coming back for an additional land use process prior to development. She stated that a second change was clarification of the front yard setback for the single family residential lots. She stated that a previous version showed a setback of 10 feet, and that has been updated to 20 feet based on the likely building plans of the lots. She stated that other changes were minor redlines. She stated that in response to the changes and conversations with the developer, staff is recommending changes to the resolution. She stated that staff recommends removal of conditions A and G, because they have already been addressed. She stated that the condition for the fire district be changed to say "The Applicant shall provide written acknowledgement of the comments from the Fort Lupton Fire District". She stated that all notification requirements have been met for this application.

Chair Simone asked Mr. Banning if he felt he had a full opportunity to participate in the public hearing.

Mr. Banning stated yes.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions.

Vice-Chair Bushrod White asked for clarification on what the multi-family might look like.

Mr. Banning stated that the multi-family is intended to be open. He stated that the northeast corner is currently intended to be a town home type product. He stated that the builder who intended to buy that portion is on the line.

Ms. Knutson clarified that a separate site plan or land use process will come through Planning Commission for review and approval when those portions are developed.

Andrew Gerck, a builder representative, verified that they were expecting to come in for a separate submittal, but that they were currently contemplating a townhome product.

Member Kathy Kvasnicka requested clarification of the intent of the commercial.

Mr. Banning clarified that it would all be new commercial.

Member Mark Grajeda asked what would happen to the mineral rights.

Mr. Banning was not sure, but he stated that they have probably already been separated.

Chair Simone expressed concern about the proposed lighting throughout the site. He stated that that the lights seemed to be a very bright variety. He asked why this light was chosen.

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Mr. Banning stated that they chose this light to match those in the adjacent subdivision and they were a standard light from United Power. He stated that they were open to exploring other lighting based on United Power's ability to supply those.

Chair Simone stated that he preferred downcast lighting.

Planning Director Todd Hodges stated that the Planning Commission could add that as a condition of approval.

Chair Simone asked if anyone on the Planning Commission disagreed with him. No one disagreed.

Public Works Director Roy Vestal stated that the City does not specify a type of light and leave it up to the developer and United Power. He stated that we could look at adding a standard.

Discussion on lighting type and how to word the condition occurred. Planning Commission members agreed on the following condition: Applicant shall work with City Staff on installing downcast lighting within the subdivision.

Chair Simone asked the Commissioners if they had any more questions; seeing none, he requested a motion to approve Resolution P2020-026. It was moved by Vice-Chair Bushrod White and Member Kathy Kvasnicka seconded.

Motion carried by unanimous roll call vote.

Chair Simone asked the Commissioners if they had any more questions; seeing none, he requested a motion to approve Resolution P2020-027 with redline changes provided by staff and the addition of Condition F. Applicant shall work with City Staff on installing downcast lighting within the subdivision. It was moved by Vice-Chair Bushrod White and Member Mark Grajeda 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.

**RECORD OF PROCEEDINGS
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FUTURE BUSINESS

Next Meeting of the Planning Commission

The next meeting of the Planning Commission is scheduled for January 14, 2021 at 6:00 PM.

ADJOURNMENT

Chair Mike Simone adjourned the meeting.

Maria Lancto, Planner I

Approved by Planning Commission

Mike Simone, Chair



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

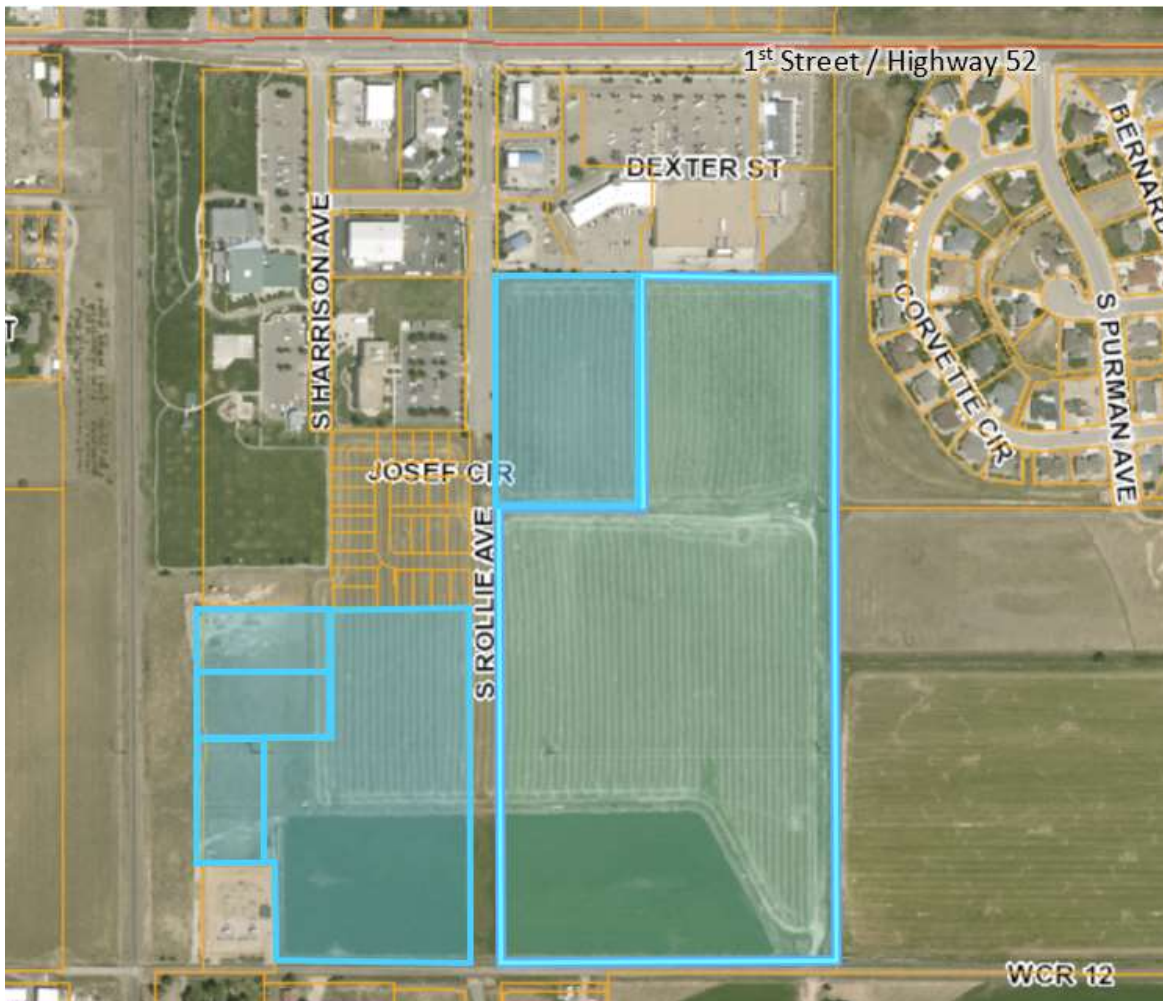
Project name: Lupton Village Rezoning

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

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

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 DESCRIPTION

Project 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
LUPTION 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.

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	4–6 DU/AC	
MULTI–FAMILY RESIDENTIAL	9.69	3	N/A	N/A	8–16 DU/AC	
GENERAL 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	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

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

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

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

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

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

REQUIRED OPEN SPACE CALCULATIONS			
LUPTON VILLAGE P.U.D.			
LOT/BLOCK	USEAGE	OCCUPANTS PER DWELLING UNIT	REQUIRED OPEN SPACE (10 ACRES/1000 OCCUPANTS)
LOT 1 BLOCK 7	3.340 AC @ 16 UNITS/AC	2.5	1.34 AC
LOT 2 BLOCK 7	5.25 AC @ 16 UNITS/AC	2.5	2.10 AC
LOT 2 BLOCK 8	6.352 AC @ 16 UNITS/AC	2.5	2.54 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	2.74 AC W/ 22 UNITS	3	0.66 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			8.68 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	3.48 AC
TRACT K	DESIGNATED OPEN SPACE	0.31 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		10.36 AC
SURPLUS OPEN SPACE		1.62 AC

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 AND FINAL PLAT PROCESSES.

SINGLE-FAMILY USES AND DENSITIES MAY BE ALLOWED ON PROPERTIES DESIGNATED MULTI-FAMILY

MEDIUM DENSITY SINGLE FAMILY DETACHED
(BLOCKS 1-4, 6 AND LOTS 1-12, BLOCK 5):

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.

ACCESSORY BUILDINGS TYPICALLY FOUND WITH THE ABOVE-PERMITTED USES SHALL BE ALLOWED. AN ACCESSORY BUILDING OR UTILITY SHED MAY NOT BE LOCATED SO AS TO ENCROACH ON ADJACENT PUBLIC OR PRIVATE PROPERTY OR EASEMENTS. IN NO INSTANCE SHALL AN ACCESSORY BUILDING OR UTILITY SHED BE PERMITTED IN THE FRONT YARD. SAID BUILDINGS SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM ANY SIDE STREET ON A CORNER LOT. ONLY ONE (1) ACCESSORY BUILDING PER PLATTED LOT IS ALLOWED. ACCESSORY STRUCTURES SHALL ONLY BE ALLOWED AFTER THE PRINCIPAL DWELLING HAS BEEN PERMITTED AND CONSTRUCTED ON THE LOT. UTILITY SHEDS SHALL NOT BE CONSIDERED ACCESSORY BUILDINGS, BUT MAY NOT EXCEED 250 S.F. GFA.

BUILDING WALLS SHALL NOT BE WITHIN THE DEFINED SETBACKS AND EASEMENTS. ROOF OVERHANGS, CANTILEVERS, WINDOW WELLS AND FOOTERS MAY EXTEND THREE FEET OVER SETBACK LINES WHERE NOT ENCRDACHING UPON EASEMENTS. 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.

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.

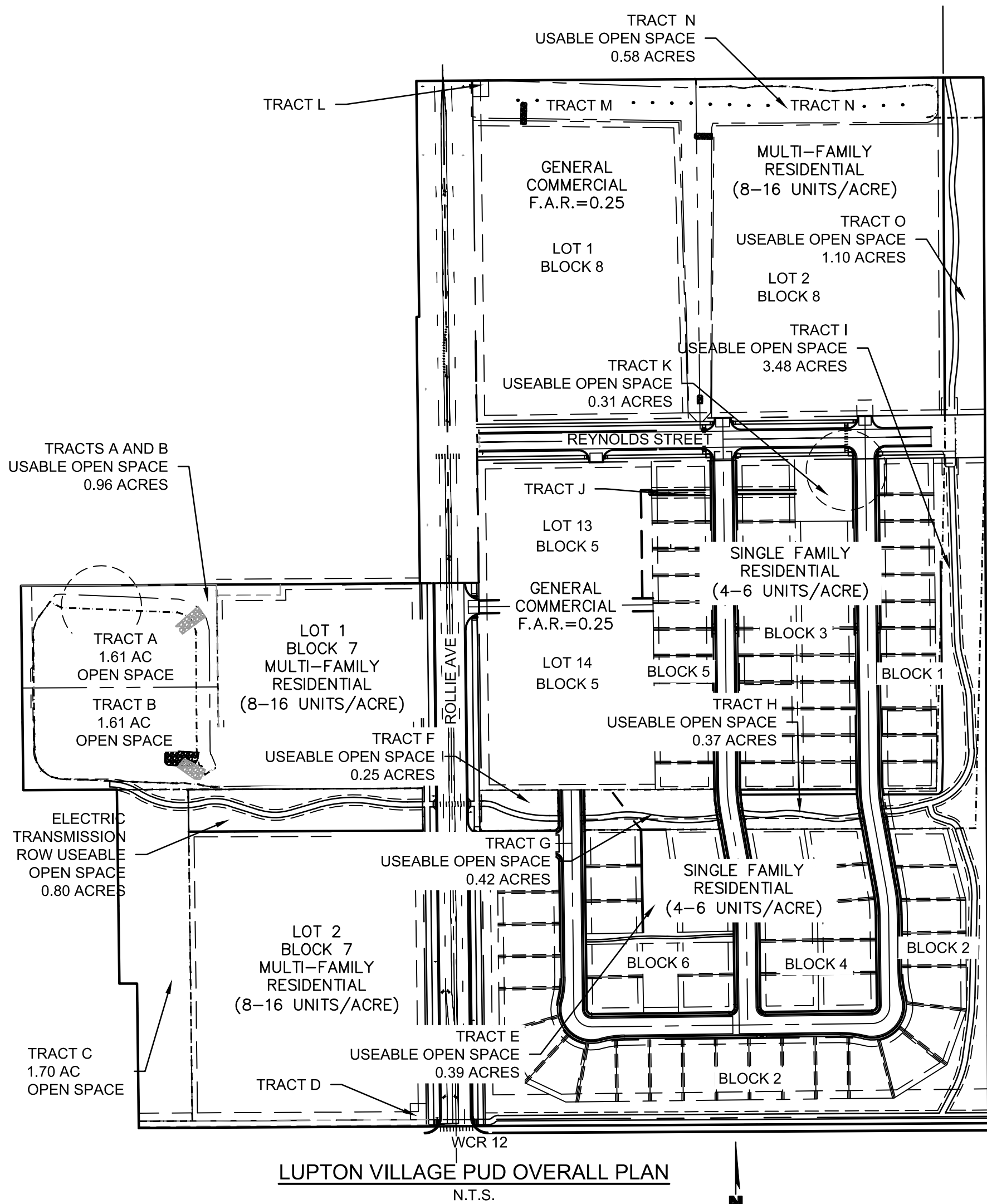
FENCES SHALL BE CONSTRUCTED PER THE FORT LUPTON MUNICIPAL CODE, EXCEPT THAT CHAIN LINK/WOVEN WIRE FENCES ARE NOT AN ALLOWED MATERIAL.

NO HOME MODEL ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY THIRD (3RD) LOTS ON THE SAME SIDE OF THE STREET (E.G. THE FIRST AND FOURTH LOTS IN A ROW MAY CONTAIN THE SAME MODEL ELEVATION, BUT THE SECOND AND THIRD LOT MUST CONTAIN TWO (2) DIFFERENT MODEL ELEVATIONS.

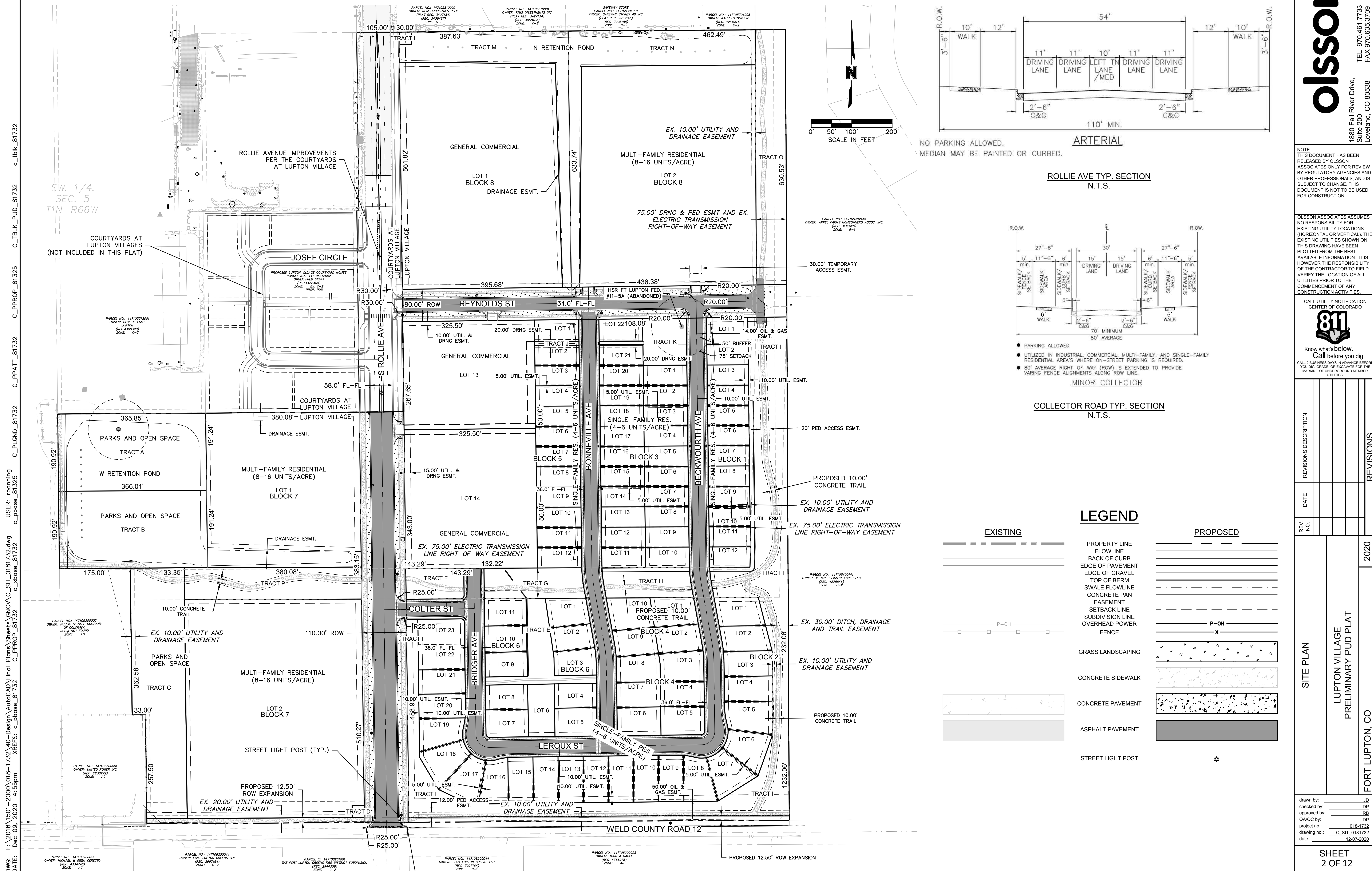
ALL STREET FACING GARAGE DOORS ON GARAGES ATTACHED TO PRINCIPAL DWELLING STRUCTURES SHALL HAVE THE ABILITY TO BE PROUD OF THE FRONT FACADE OF THE DWELLING PORTION OF THE STRUCTURE AND/OR FRONT PORCH.

GARAGE DOORS SHALL NOT COMPRISE MORE THAN FORTY-SEVEN (47) PERCENT OF THE FRONT FACADE OF THE PRINCIPAL DWELLING STRUCTURE FOR TWO-CAR GARAGES NOR MORE THAN FIFTY-FIVE (55) PERCENT FOR THREE-CAR GARAGES.

ALL HOMES WILL INCORPORATE A SINGLE EARTH-TONED ASPHALT SHINGLE COLOR THAT WILL HARMONIZE WITH ALL EXTERIOR COLOR PALETTES WITHIN THE SUBDIVISION.



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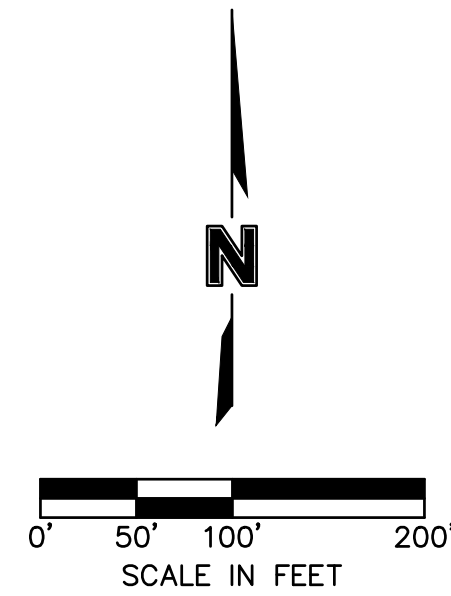
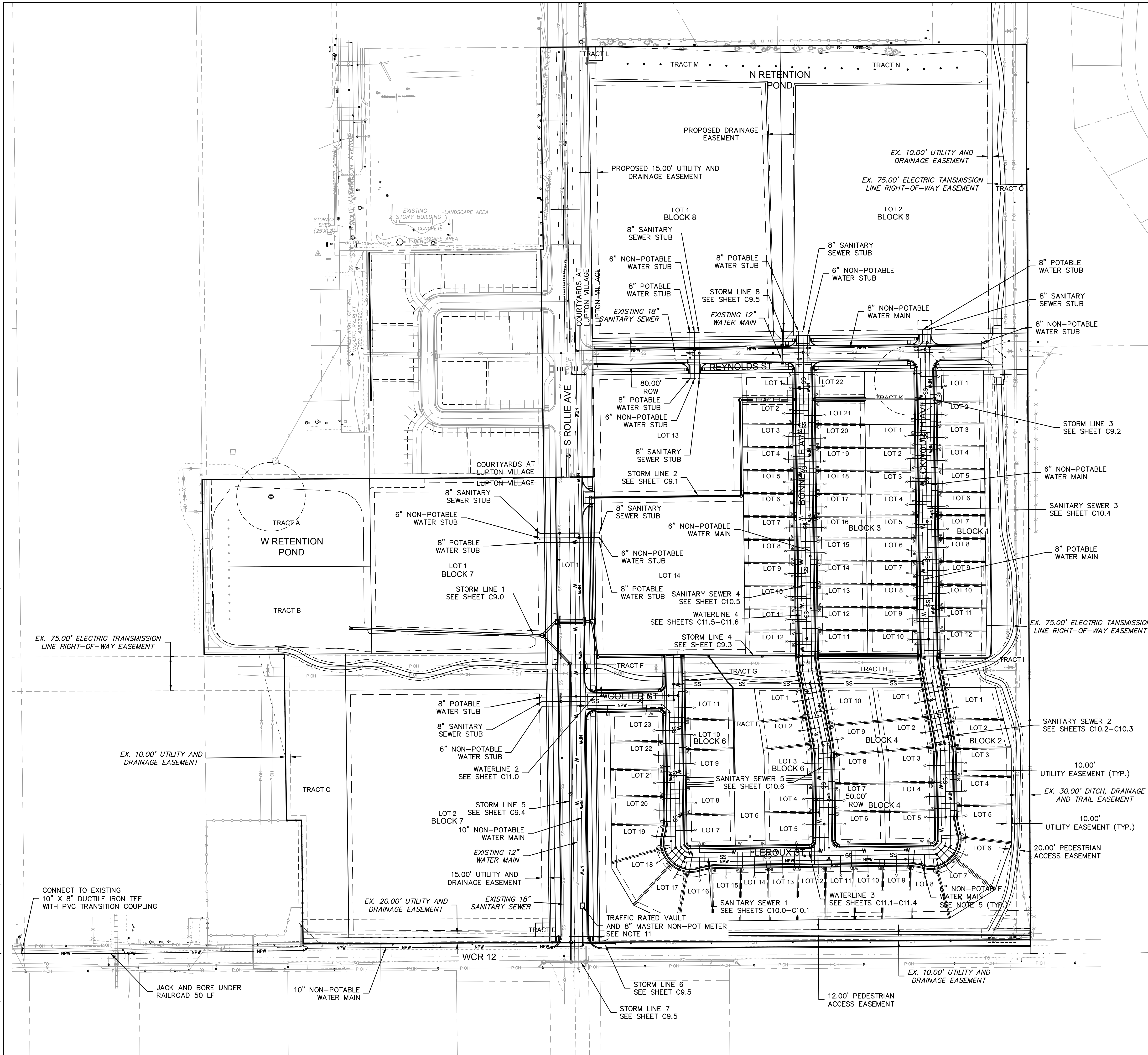
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SITE PLAN LUPTON VILLAGE PRELIMINARY PUD PLAT	2020
	FORT LUPTON, CO

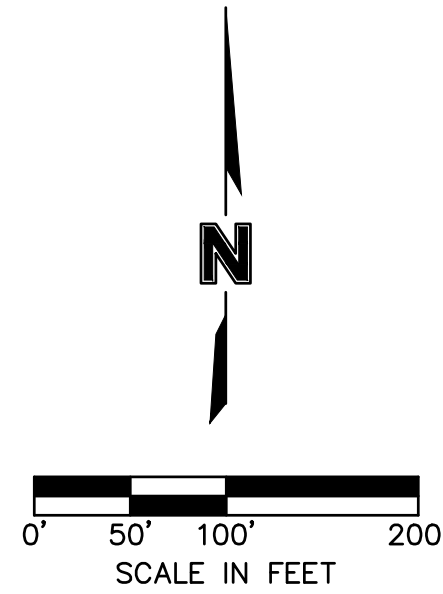
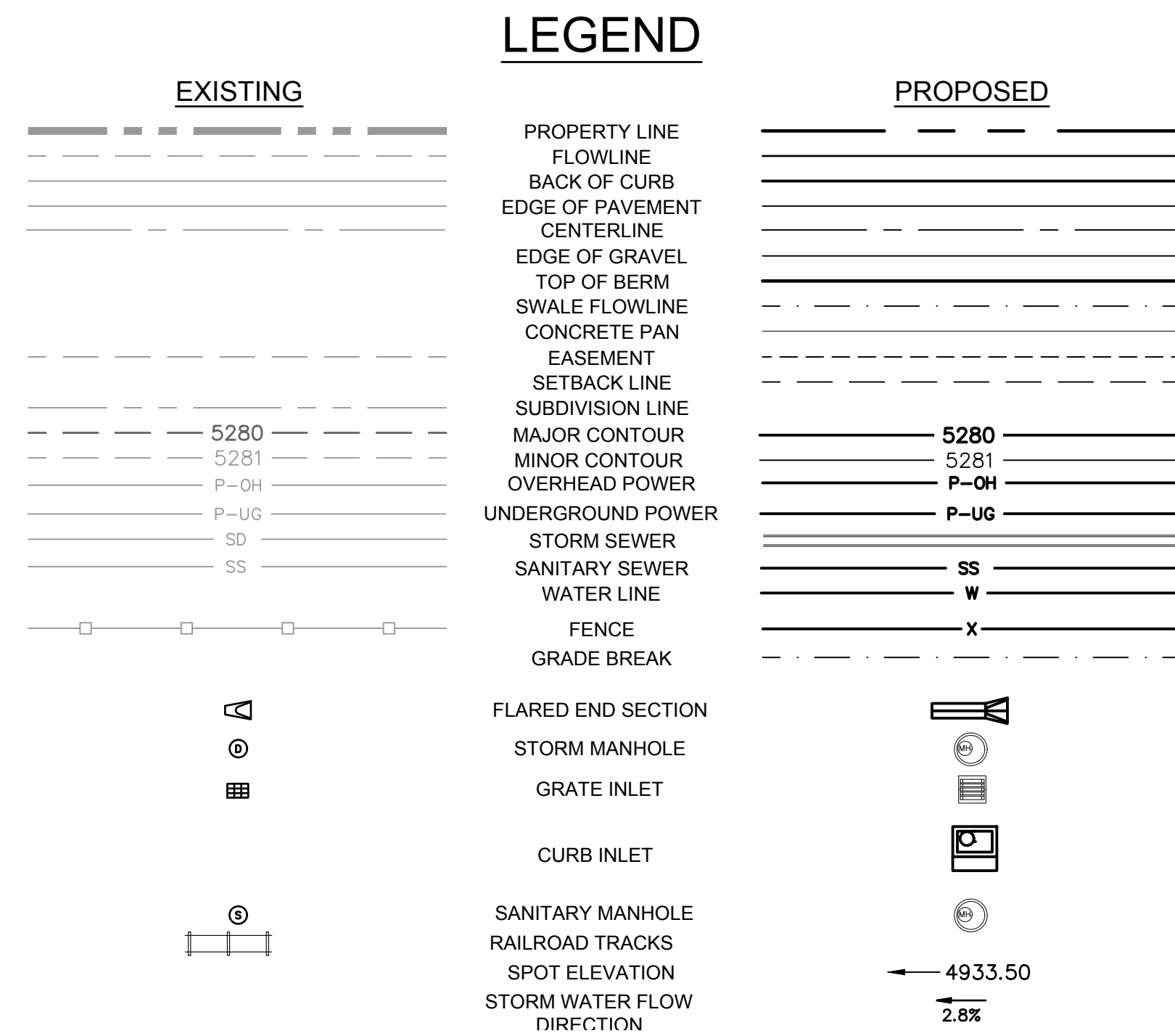
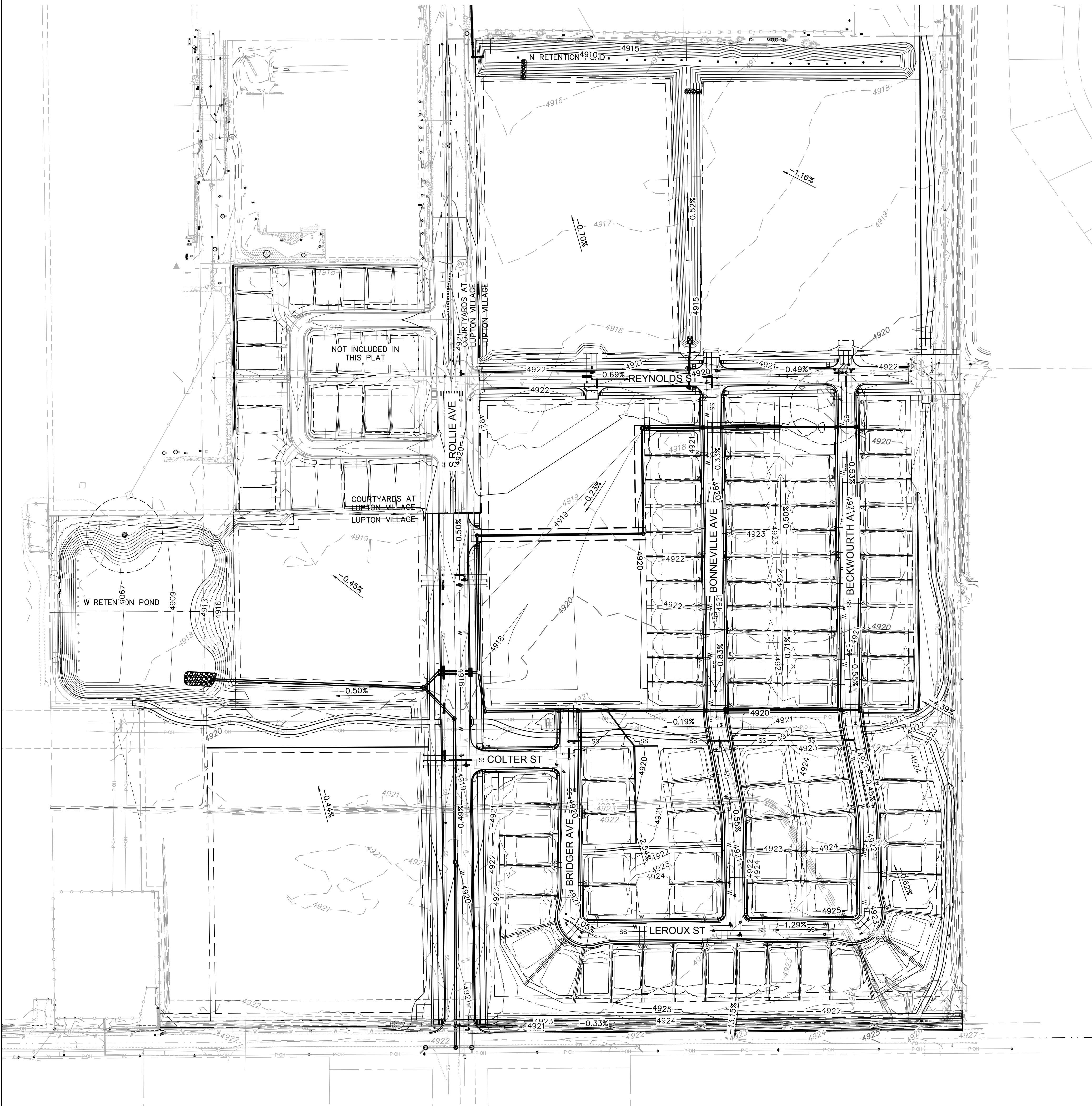
drawn by:	JD
checked by:	DP
approved by:	RB
QA/QC by:	DP
project no.:	018-1732
drawing no.:	C SIT 0181732
date:	12-07-2020



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	
	WATER TEE	
	WATER BEND	
	SANITARY CLEANOUT	
TP	TELEPHONE PEDESTAL	
CV	CABLE VAULT	
	ELECTRIC TRANSFORMER	
PO	FIBER OPTIC PEDESTAL	
	RAILROAD TRACKS	
	LIGHT POLE	GTV
	GATE VALVE	TB
	THRUST BLOCK	

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 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 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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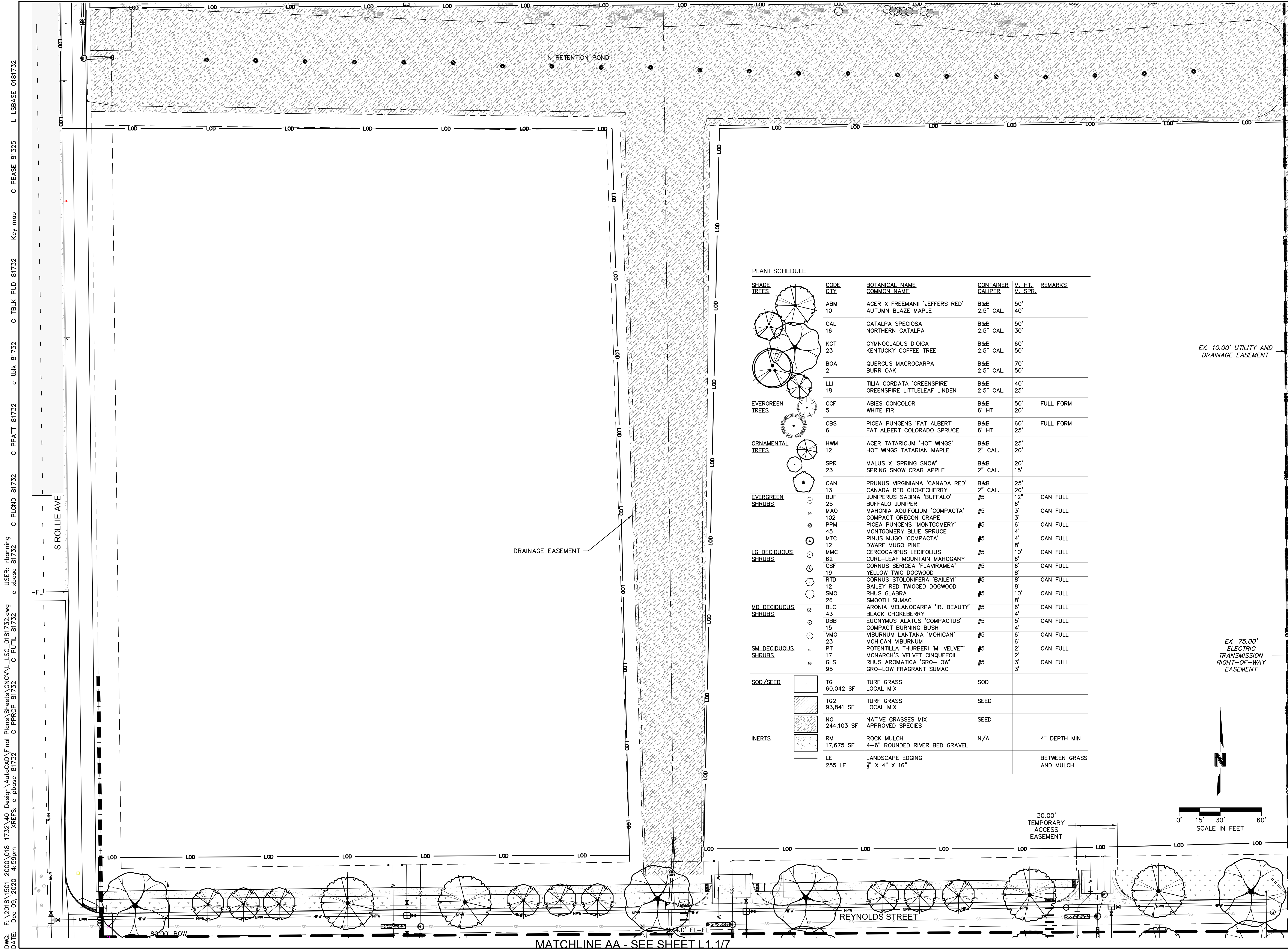


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approved by: _____ MM
QA/QC by: _____ MG
project no.: _____ 018-1732
drawing no.: _____ C GRD 81732
date: _____ 12-07-2020

SHEET
5 OF 12



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USER: rbenning
c:\xbase_81732

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'	
	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
	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'	
	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 102	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	#5 3'	3'	CAN FULL
	PPM 45	PICEA PUNGENS 'MONTGOMERY' MONTGOMERY BLUE SPRUCE	#5 4'	6'	CAN FULL
	MTC 12	PINUS MUGO 'COMPACTA' DWARF MUGO PINE	#5 8'	4'	CAN FULL
	MMC 62	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 26	RHUS GLABRA SMOOTH SUMAC	#5 10'	8'	CAN FULL
	BLC 43	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
	PT 17	POTENTILLA THURBERI 'M. VELVET' MONARCH'S VELVET CINQUEFOIL	#5 2'	2'	CAN FULL
	GLS 95	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5 3'	3'	CAN FULL
	TG 60,042 SF	TURF GRASS LOCAL MIX	SOD		
	TG2 93,841 SF	TURF GRASS LOCAL MIX	SEED		
	NG 244,103 SF	NATIVE GRASSES MIX APPROVED SPECIES	SEED		
	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

EX. 10.00' UTILITY AND
DRAINAGE EASEMENT

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

0' 15' 30' 60'
SCALE IN FEET

MATCHLINE BB - SEE SHEET L1.1/L1.1

MATCHLINE AA - SEE SHEET L1.1/L1.1

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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

QA/QC by: DP

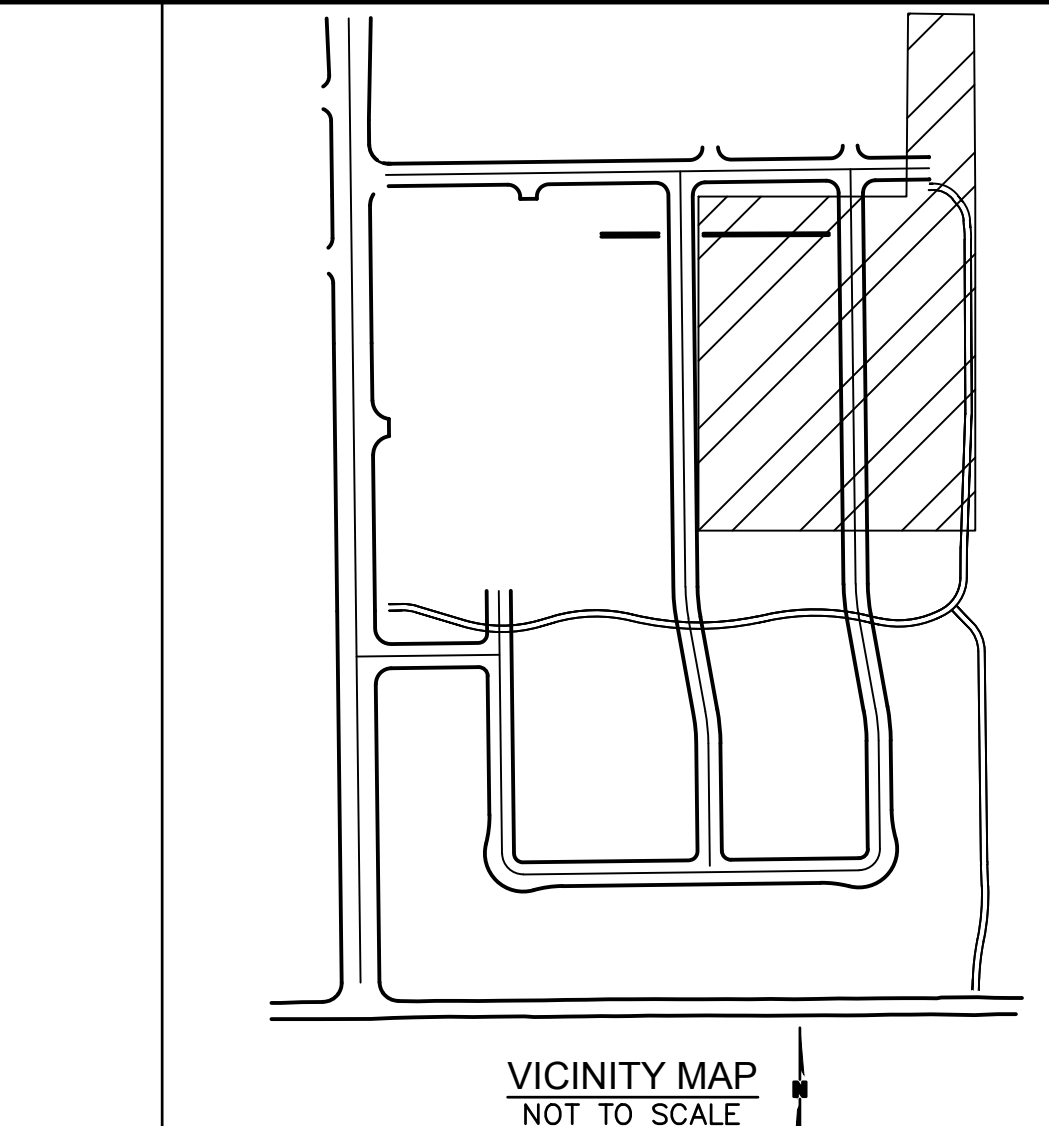
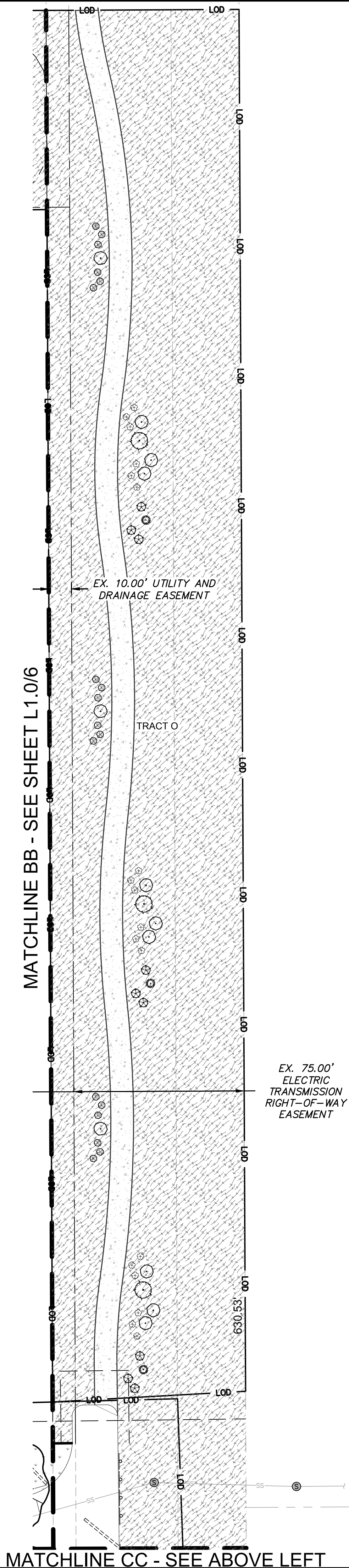
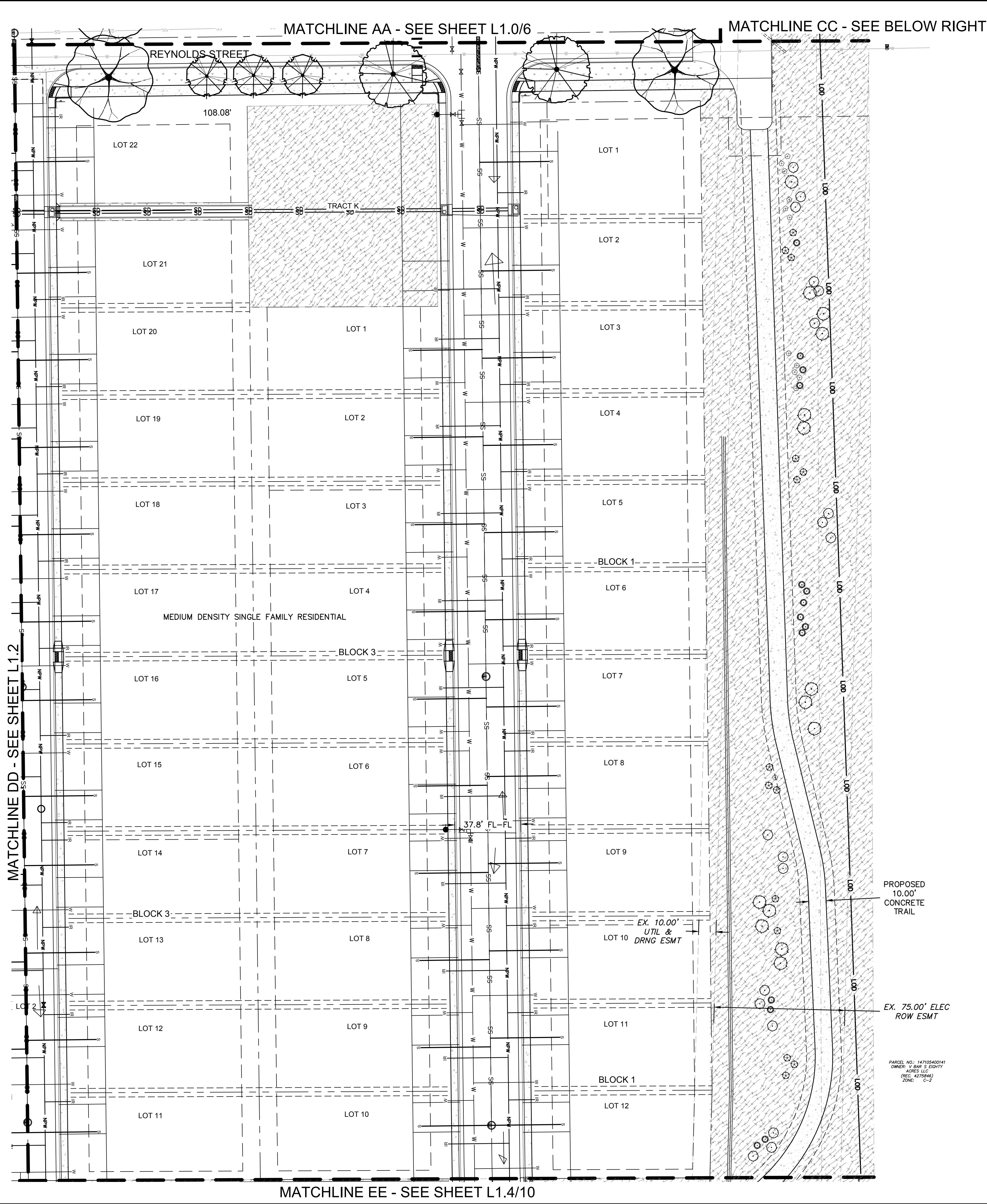
project no.: 018-1732

drawing no.: LSC_0181732

date: 12-07-2020

SHEET
6 OF 12

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	LE 255 LF	LANDSCAPE EDGING 3" X 4" X 16"

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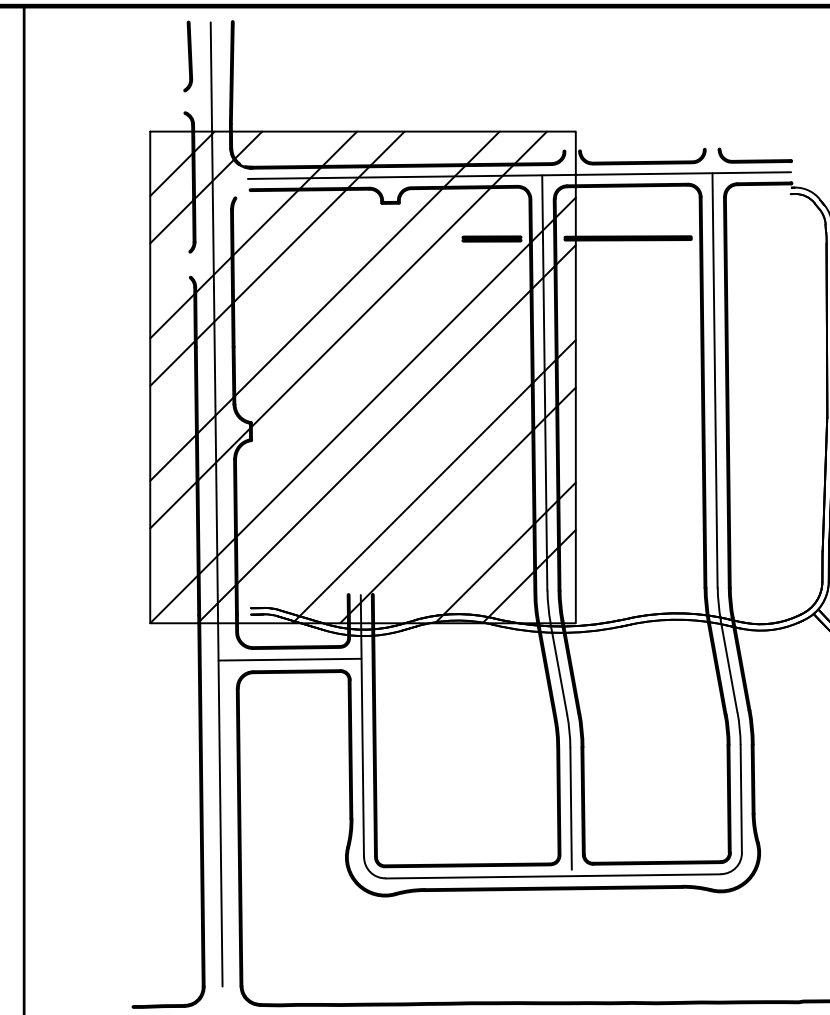
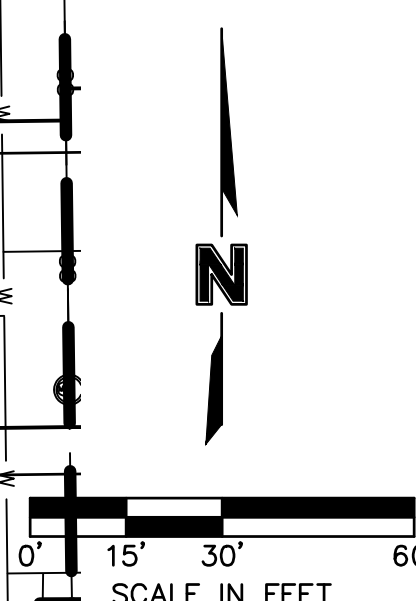
LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

2020

drawn by: JD
checked by: DP
approved by: RB
QA/QC by: DP
project no.: 018-1732
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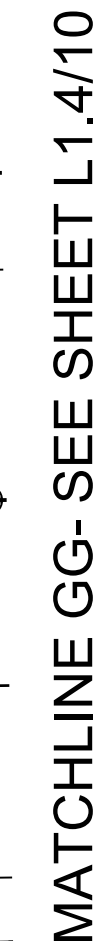
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LANDSCAPE PLAN

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON. CO

LANDSCAPE PLAN	drawn by:	JL	LUPTON VILLAGE PRELIMINARY PUD PLAT	FORD LUPTON, CO	2020
	checked by:	DP			
	approved by:	RB			
	QA/QC by:	DP			
	project no.:	018-1732			
	drawing no.:	L LSC 0181732			
	date:	12-07-2020			

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The logo features the number "811" in a large, bold, black font. Below the number is a stylized graphic of a shovel with a black handle and a silver blade. The shovel is positioned as if it is digging into the ground, with the blade pointing upwards. The entire logo is set against a white background.

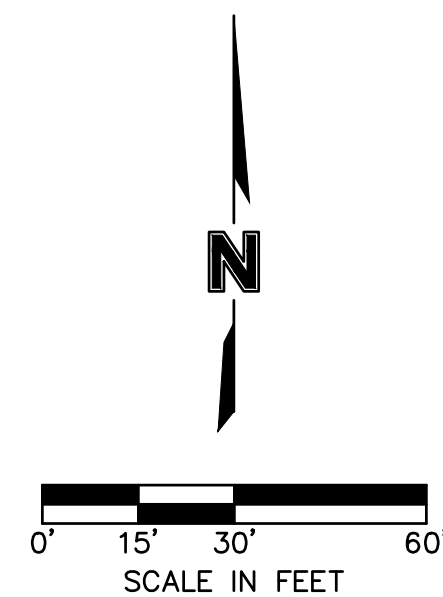
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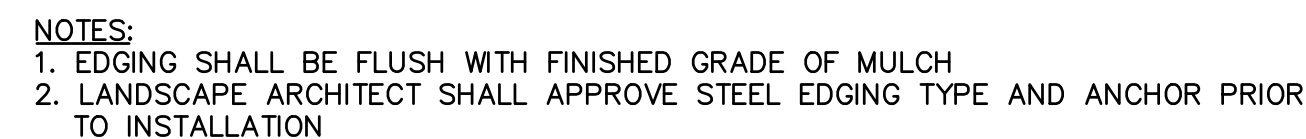
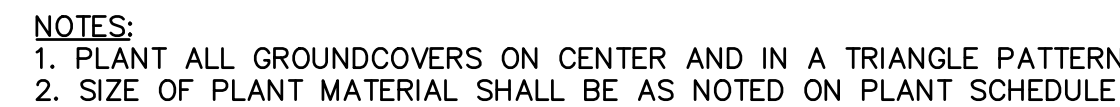
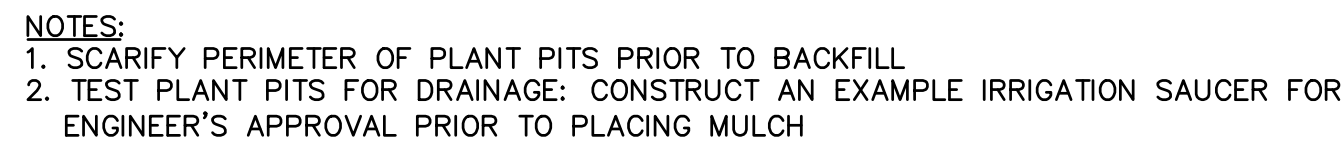
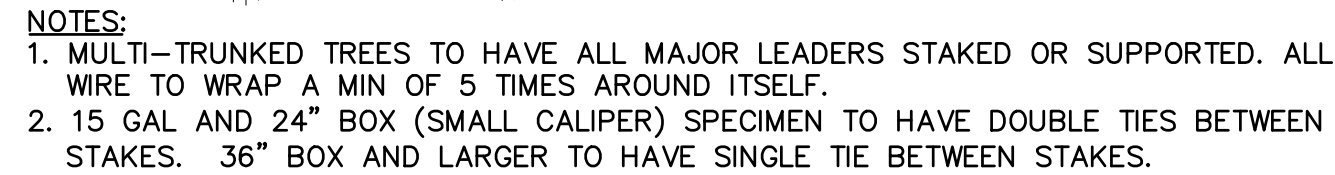
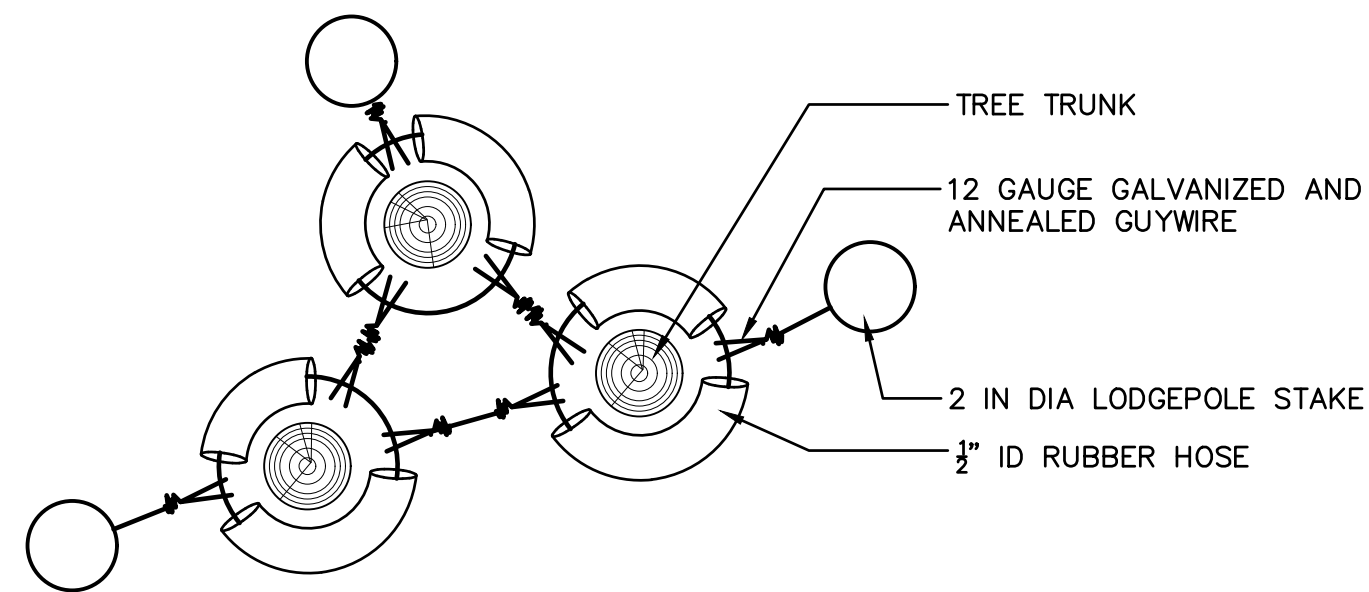
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TEL 970.461.7733
FAX 970.635.3709



- 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.



1880 Fall River Drive,
Suite 200
Loveland, CO 80538
TEL 970.461.7733
FAX 970.635.3709

NOTE
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BY REGULATORY AGENCIES AND
OTHER PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
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FOR CONSTRUCTION.

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[illegible]

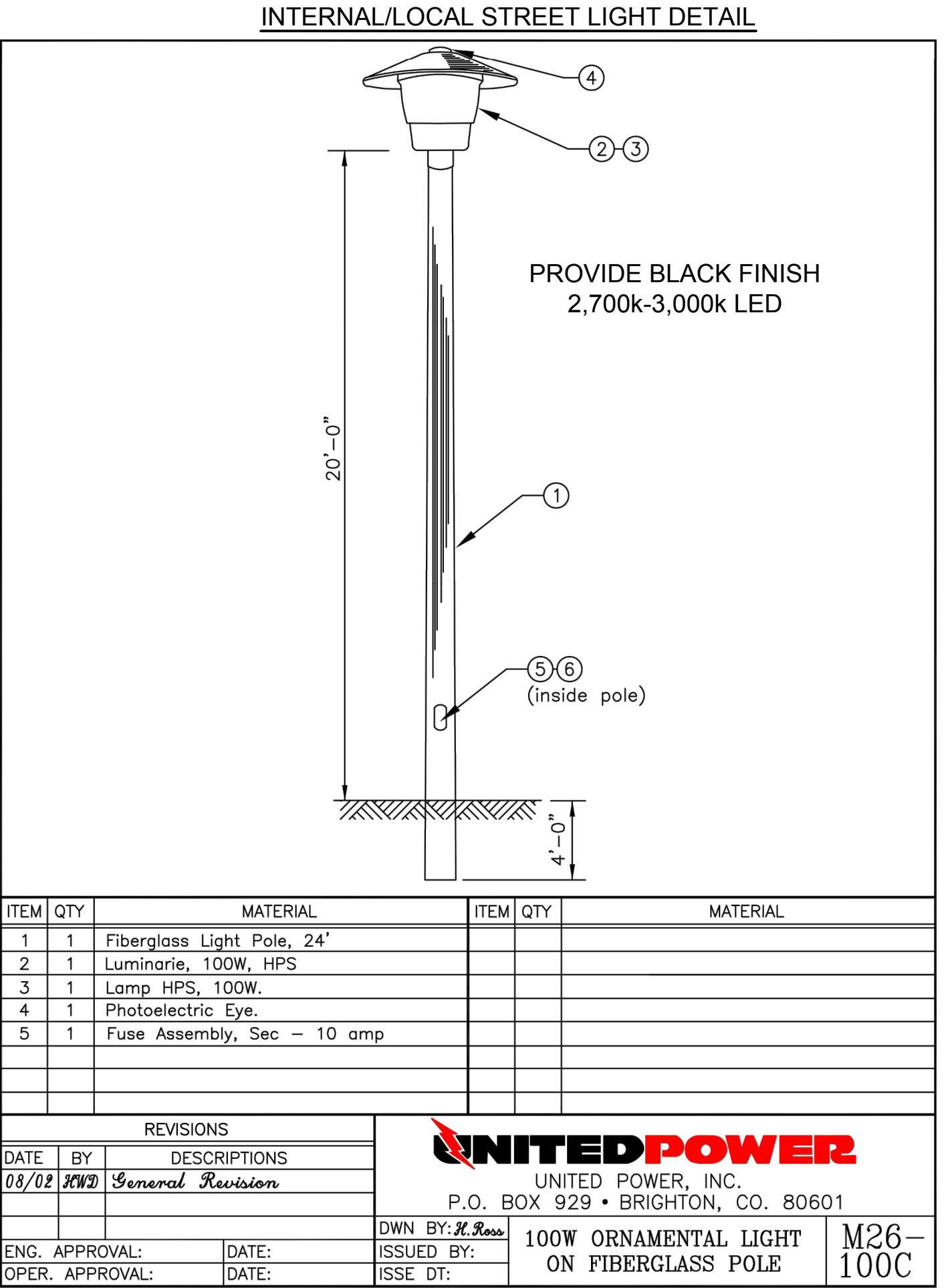
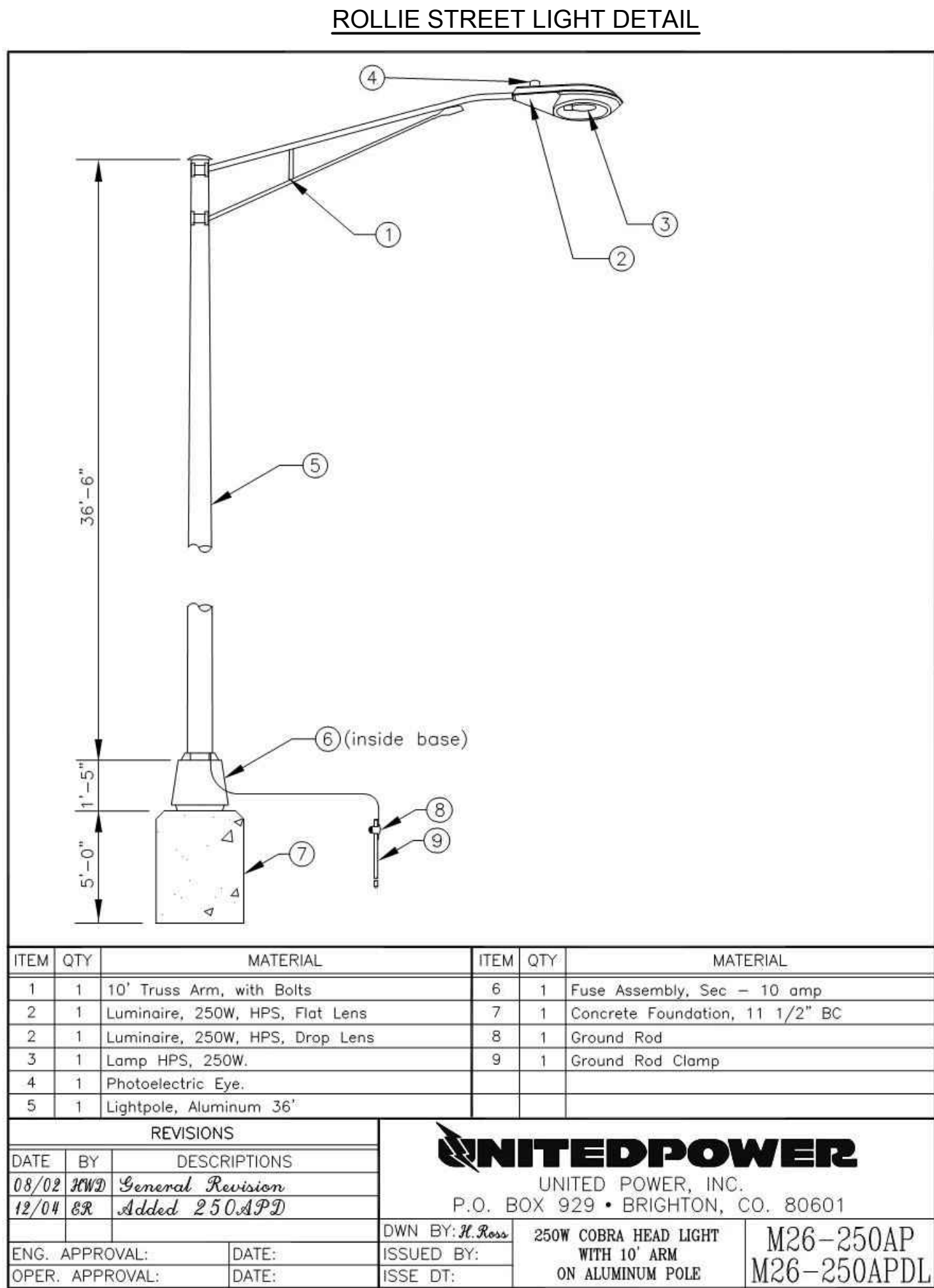
LANDSCAPE DETAILS

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: 12-07-2020

SHEET
11 OF 12



olsson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

TEL 970.461.7733
FAX 970.635.3709
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NOTE

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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.

LANDSCAPE DETAILS

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

REV. NO.

DATE

REVISIONS DESCRIPTION

2020

REVISIONS

drawn by: JD

checked by: DP

approved by: RB

QA/QC by: DP

project no.: 018-1732

drawing no.: L_DTL_0181732

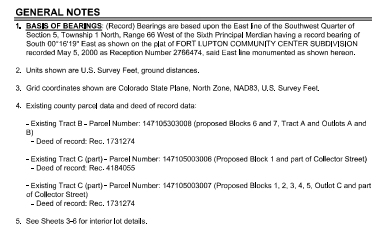
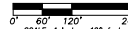
date: 12-07-2020

SHEET

12 OF 12

Page 148 of 638

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



	REV. NO.	DATE	REVISIONS DESCRIPTION
Final Plat LUPTON VILLAGE P.L.D.			
A Part of Tracts B and C; PORT LUPTON COMMUNITY CENTER SUBDIVISION SW 1/4, SEC. 5-T1N-R66W			
CITY OF PORT LUPTON, WELD COUNTY, COLORADO			
2020			REVISIONS

drawn by: DMW
 checked by: NSS
 approved by: NSS
 QA/QC by: NSS
 project no.: 019-1325
 drawing no.: V PLAT 0181732
 date: 10/08/2020

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



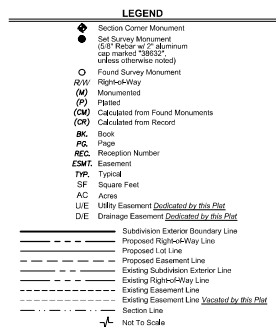
drawn by: DMW
checked by: NSS
approved by: NSS
QA/QC by: NSS
project no.: 018-1325
drawing no.: V_PLAT 0181732
scale: as shown

Final Plat LUPTON VILLAGE P.U.D.	2020
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	

SHEET
3 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

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



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 DATA					
CURVE ID	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	33.00	51.84	090°00'00"	S45°42'00"E	46.87
C2	66.00	138.29	120°03'01"	S45°42'00"E	114.33
C3	168.00	26.05	082°17'37"	N10°13'07"E	24.04
C4	168.00	28.06	009°46'30"	S78°09'24"W	23.63
C5	33.00	51.84	090°00'00"	N41°17'40"E	46.87
C6	168.00	44.00	015°01'31"	N81°11'35"W	43.63
C7	66.00	46.99	042°31'39"	N16°53'25"E	47.87
C8	168.00	44.00	015°01'31"	S83°10'05"E	43.63
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"	S05°29'34"E	50.07
C18	275.00	45.95	009°34'29"	N05°29'34"E	45.90
C19	325.00	54.31	009°34'29"	N05°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°41'19"	S16°04'00"W	70.39
C24	405.00	104.91	080°59'25"	S04°44'23"W	404.98
C25	205.00	66.53	019°09'10"	N08°19'57"E	66.22
C26	250.00	22.88	052°26'45"	S44°05'21"E	22.89
C27	150.00	14.68	055°05'48"	S42°16'16"E	14.30
C28	150.00	20.33	011°05'45"	N81°19'12"E	20.30
C29	103.00	136.67	078°18'14"	N38°27'12"E	126.26
C30	110.00	21.58	011°14'36"	N38°09'13"W	21.55
C31	130.00	26.72	011°49'32"	N07°53'15"W	26.67

DRAWING DESCRIPTION		DATE	REV. NO.	REVISIONS
Final Plat LUPTON VILLAGE P.U.D.				
A Plat 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
CITY OF FORT LUPTON, WELD COUNTY, COLORADO				REVISIONS

drawn by:	DRAW
checked by:	CHECK
approved by:	APPROVE
QA/QC by:	QA/QC
project no:	0156-145
drawing no:	Y-PP-AT-01-01172
date:	10/06/2020

SHEET

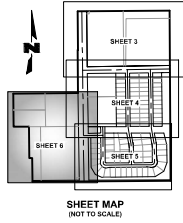
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525 Raleigh Street
Suite 400
Denver, CO 80204

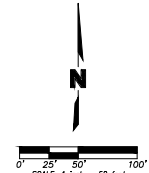
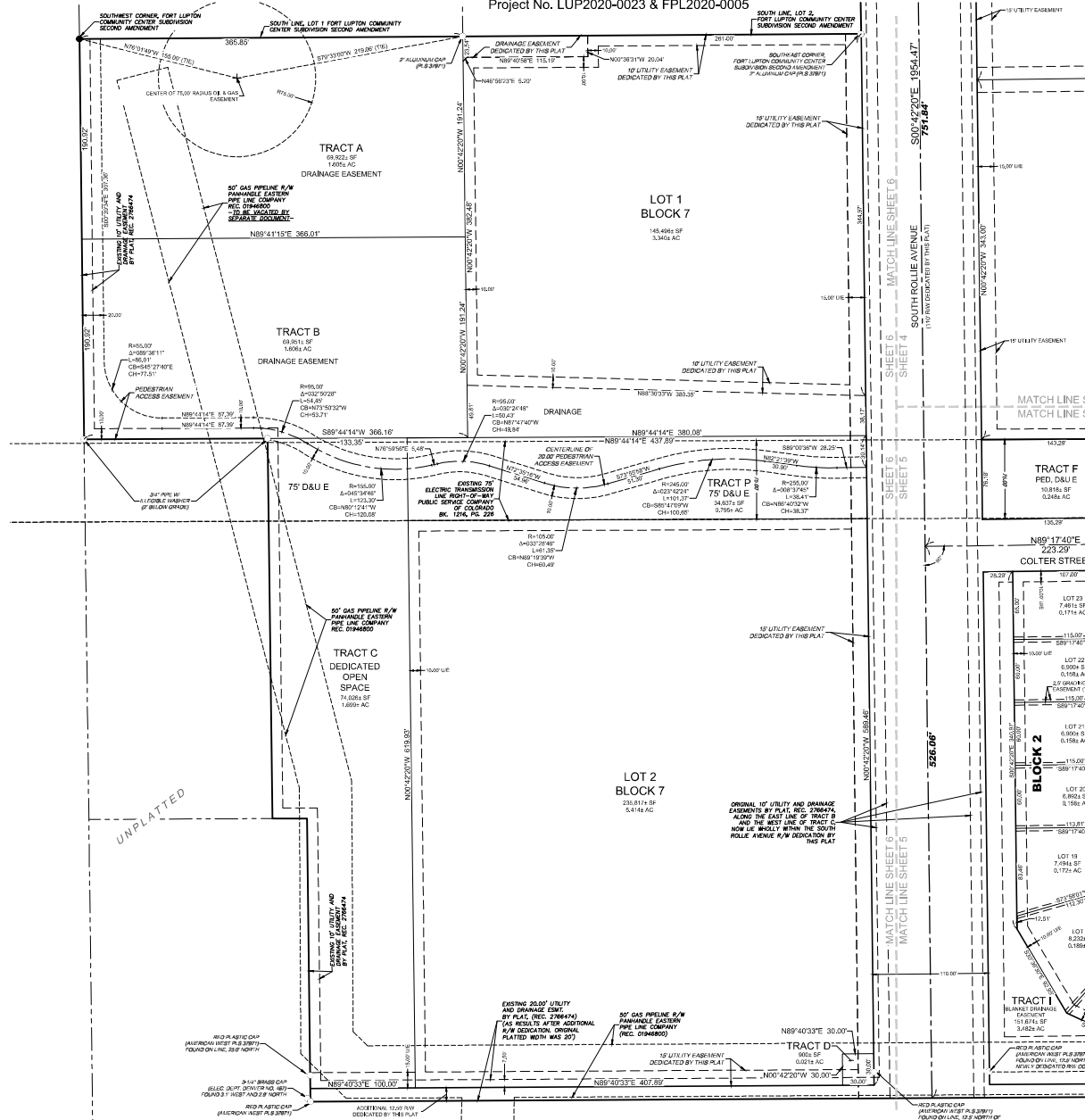
TEL 303.237.2072
FAX 303.237.2659

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DWS: C:\Users\mcd\OneDrive\Documents\274244\LUPTON VILLAGE P.U.D. 181732 SUBS.dwg USER: dm4
DATE: Oct 01, 2020 8:57am PROJECT: V:\BROK_0181732 SUBD C:\PUB\181732 C:\PROP_181732 C:\BASE_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



- LEGEND**
- Section Corner Monument
 - Set Survey Monument
 - UTL: Utility Line 2" minimum cap marked "5862"
 - Found Survey Monument
 - Right-of-Way
 - Monumented
 - Platted
 - Calculated from Found Monuments
 - Calculated from Record
 - Book
 - Page
 - Recreation Number
 - Easement
 - Typical
 - Square Feet
 - Acres
 - Utility 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

olsson

1426 Delaigh Street
Suite 400
Denver, CO 80204

TEL: 303.237.2072
FAX: 303.237.2659
www.olsen.com

REV.	DATE	DESCRIPTION
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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: NBS
approved by: NBS
QA/QC by: NBS
project no.: 181732
drawing no.: V_PLAT_00181732
date: 10/01/2020

SHEET
6 of 6

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

S00°16'19"E 1955.10'

53°00'18"55.21"8 25°5'12"40.91"
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

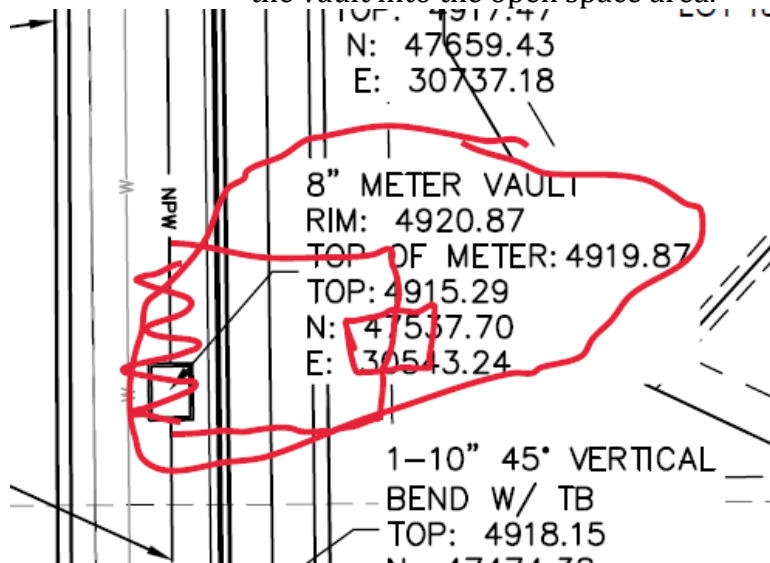
- a. Verify what the existing ROW is along CR 12. It appears there is existing ROW dedicated by deed north of the existing property line here. Also the original 60-ft ROW overlaps the southern property line of the property legal description The additional 12.5-ft dedication is not from property line. 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.



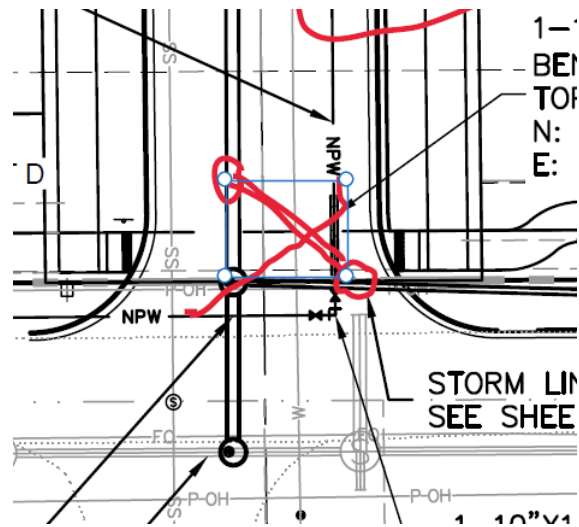
b. Storm Sewer - Chapter 5

- 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

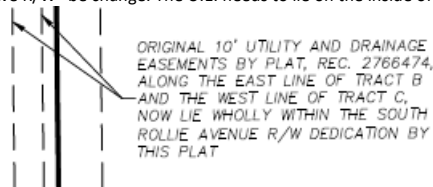
City of Fort Lupton Planning Department
130 South McKinley Ave.
Fort Lupton, CO 80621

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

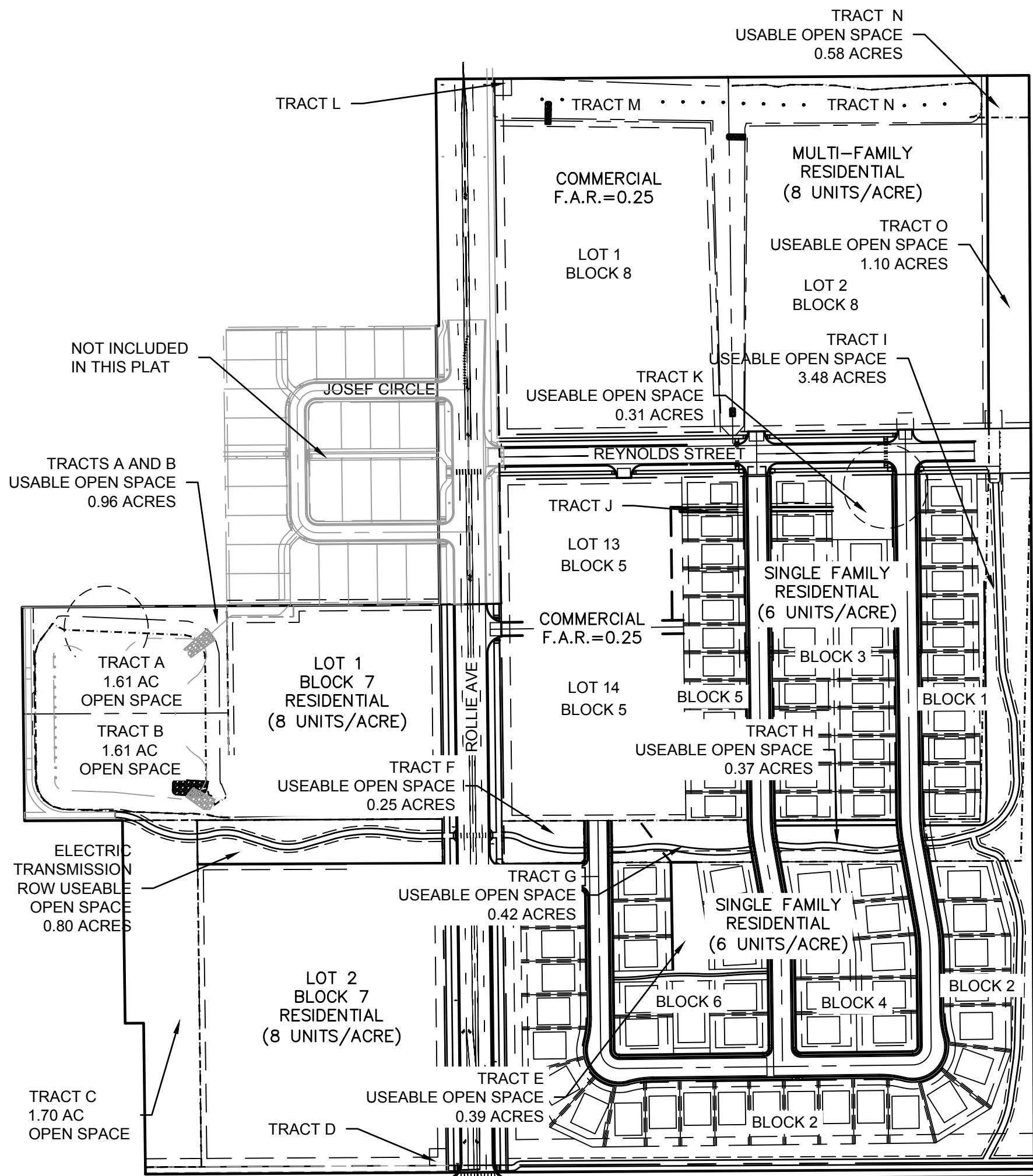
ENGINEER:
OLSSON
ATTN: RYAN BANNING
1880 FALL RIVER DRIVE, SUITE 200
LOVELAND, CO 80538
PHONE: 970-461-7733
rbanning@olsson.com

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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UTILITIES PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO



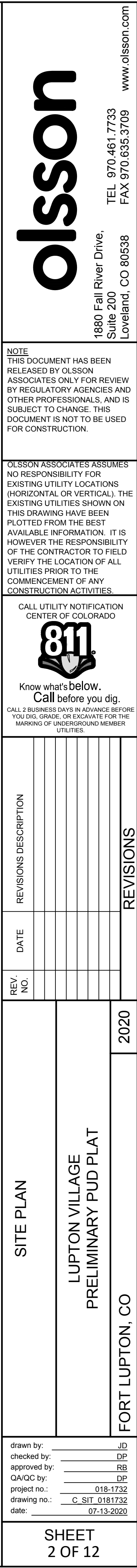
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER
UTILITIES.

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

CV

Image

Table

Speaker

Circle

Grid

Circle with X and R

Circle with S

Circle with Plus

Circle with Minus

Circle with D

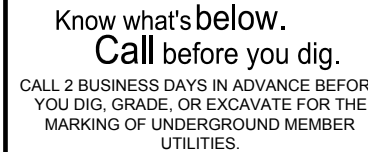
TP

Sun

Circle with Dot

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CALL UTILITY NOTIFICATION
CENTER OF COLORADO



		2020
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LUPTON VILLAGE
PRELIMINARY PUD PLAT

2020

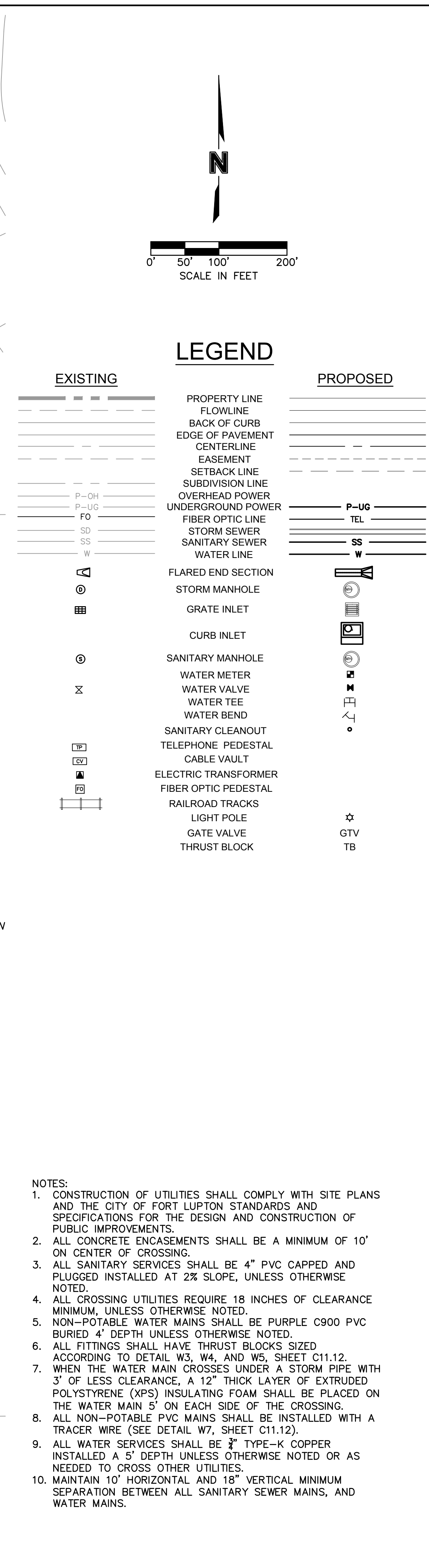
SHEET
3 OF 12

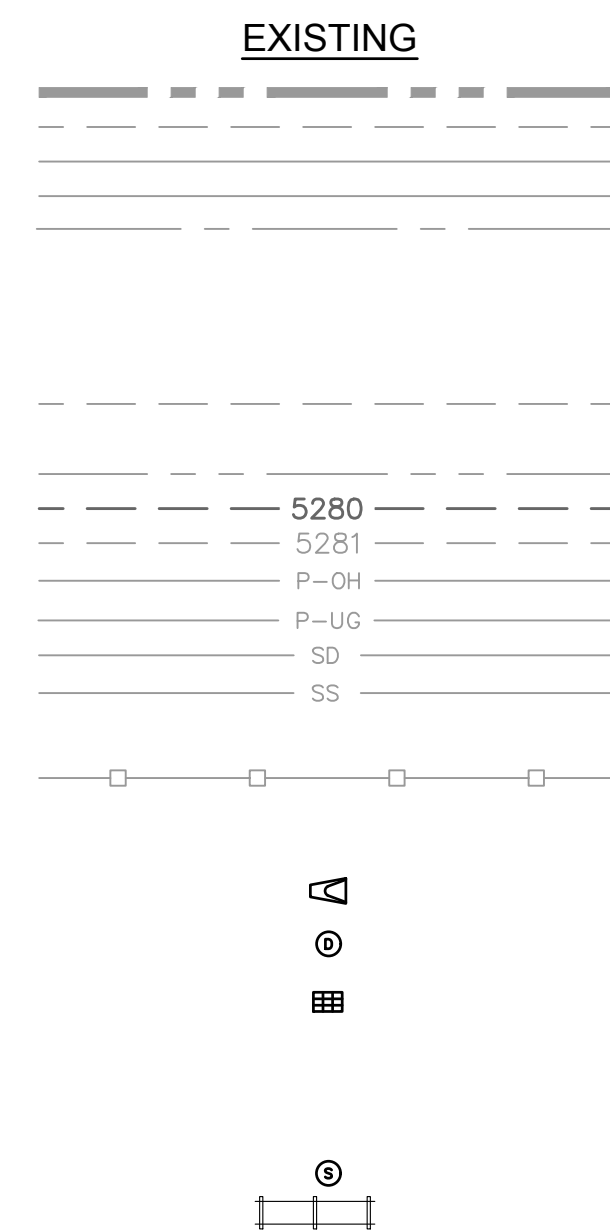
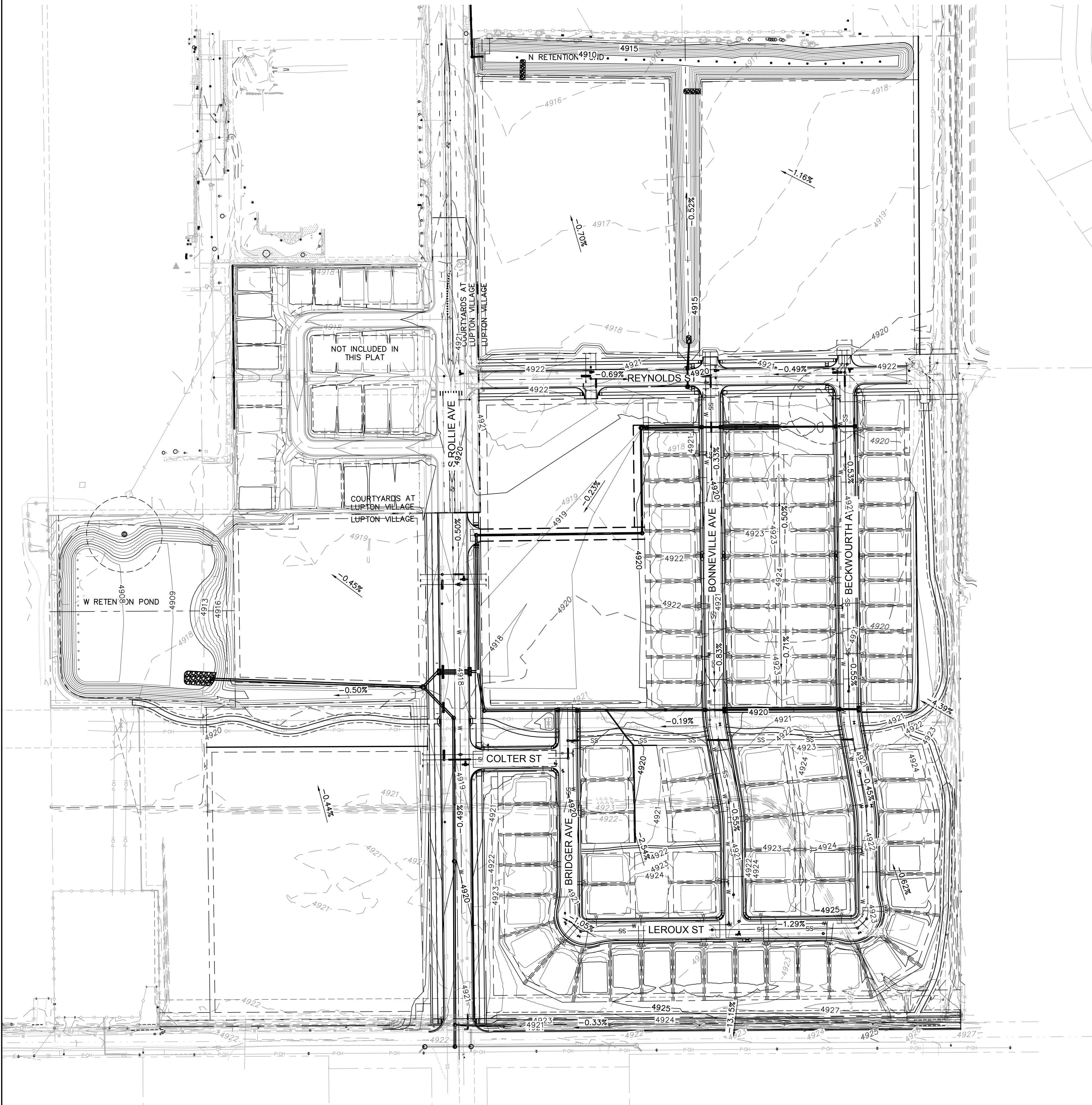
olsson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

TEL 970.461.7733
FAX 970.635.3709

www.olsson.com

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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

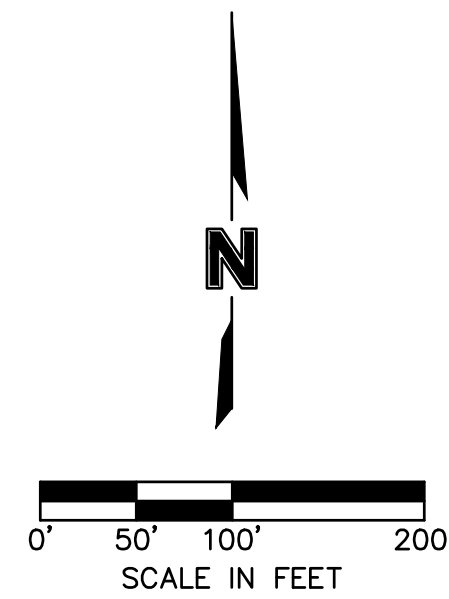
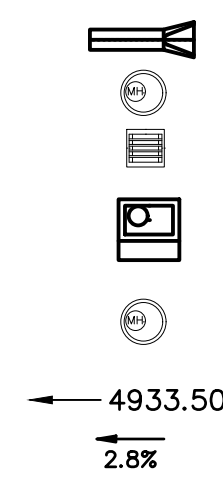
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P-UG

SS

W

X



olsson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

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FAX 970.635.3709
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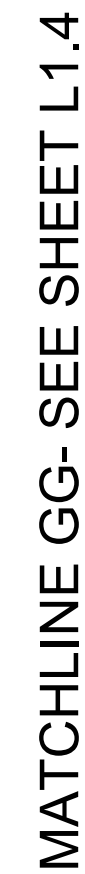
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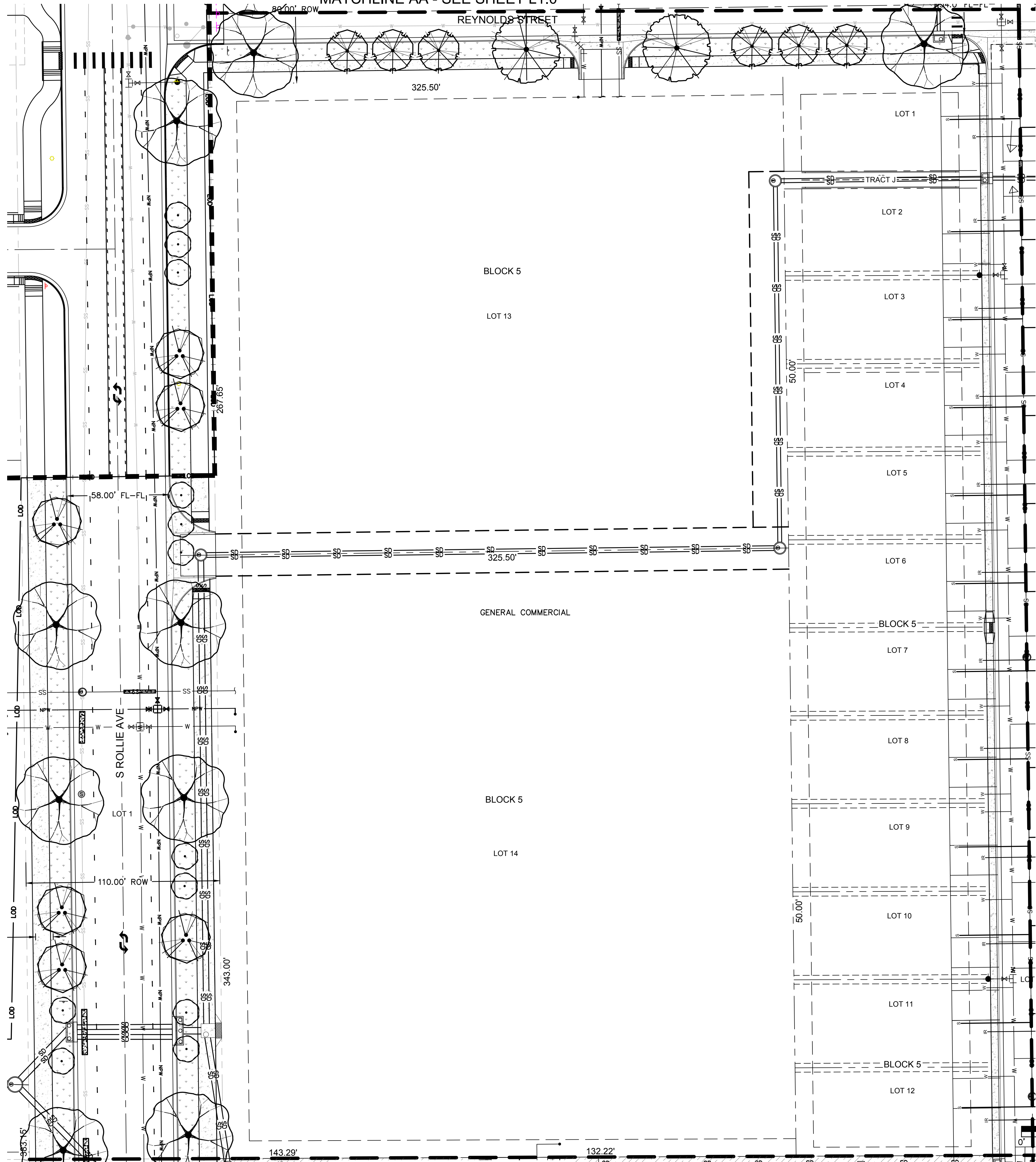
GRADING PLAN	
LUPTON VILLAGE PRELIMINARY PUD PLAT	
FORT LUPTON, CO	2020

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

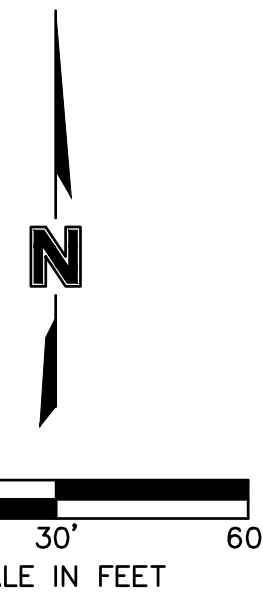
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2020

SHEET
X OF 12

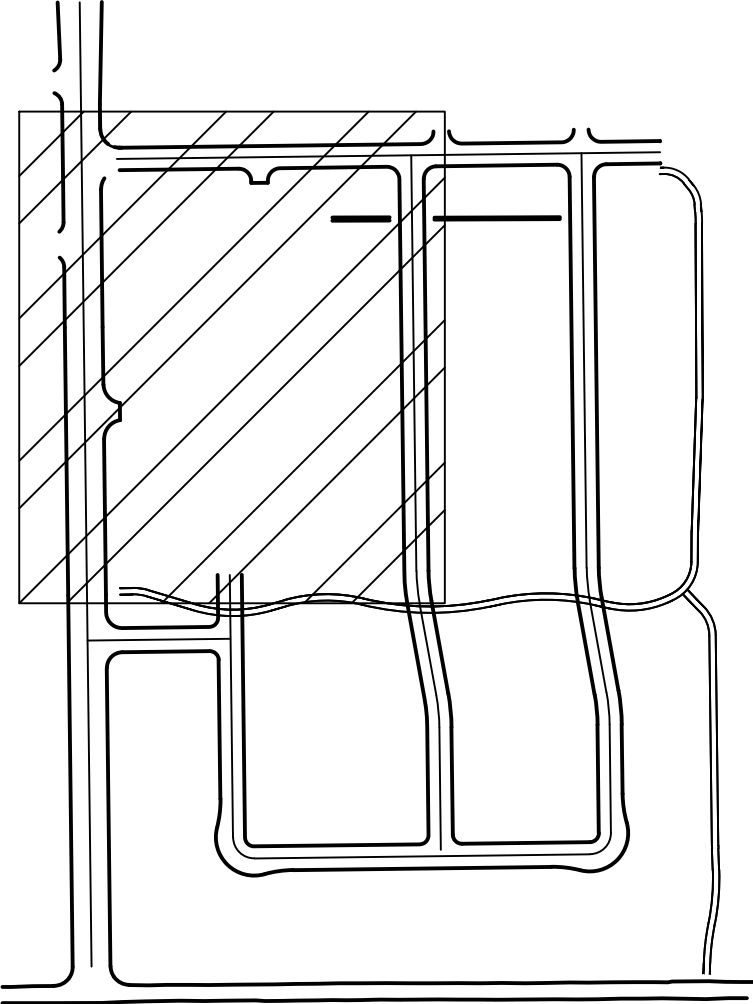


MATCHLINE DD - SEE SHEET L1.1



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.: 018-1732
drawing no.: L_LSC_0181732
date: 07-13-2020

SHEET X OF 12

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

2020



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

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

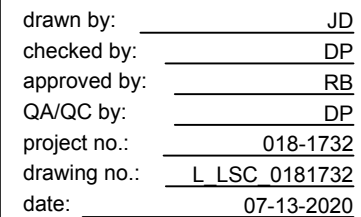
olsson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

TEL 970.461.7733

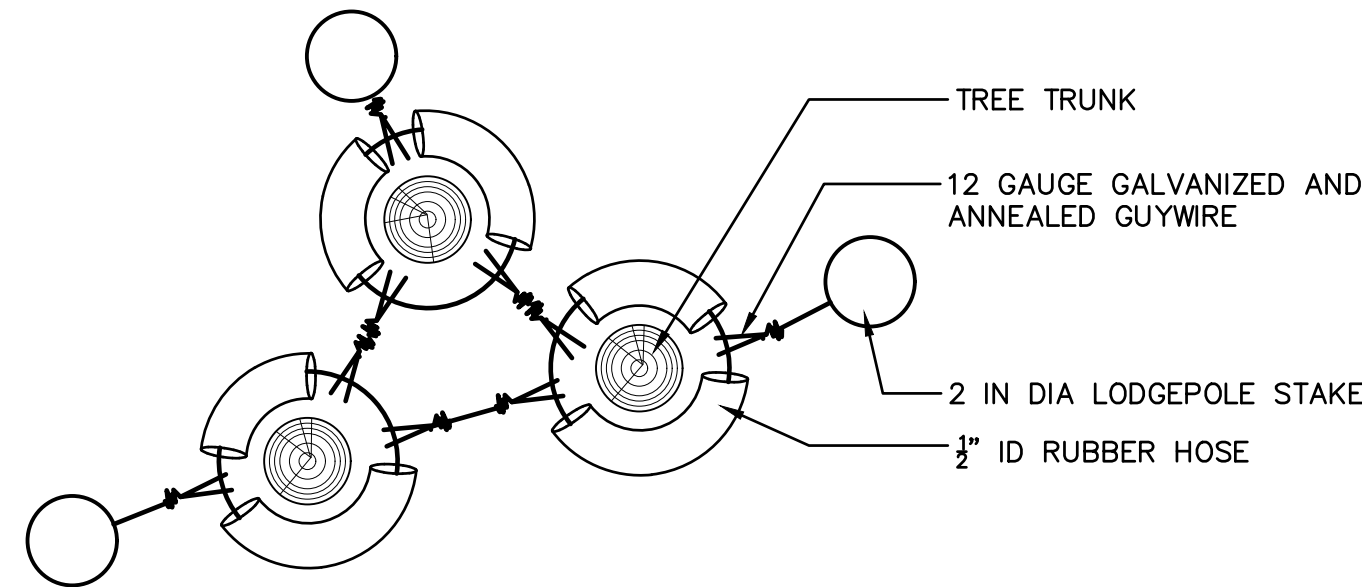
FAX 970.635.3709

www.olsson.com



USER: rbanning

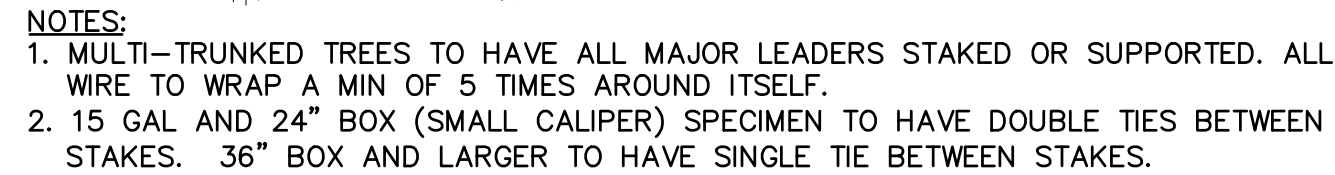
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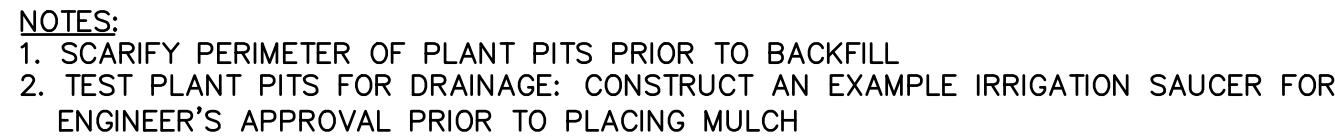
4 TREE STAKING - PLAN VIEW



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



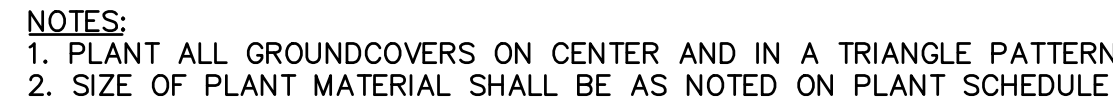
2 MULTI-TRUNK TREE PLANTING



5 SHRUB PLANTING



8 MULCH APPLICATION



6 GROUND COVER SPACING NTS RS-C0-2018-0181732-07



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

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Loveland, CO 80538
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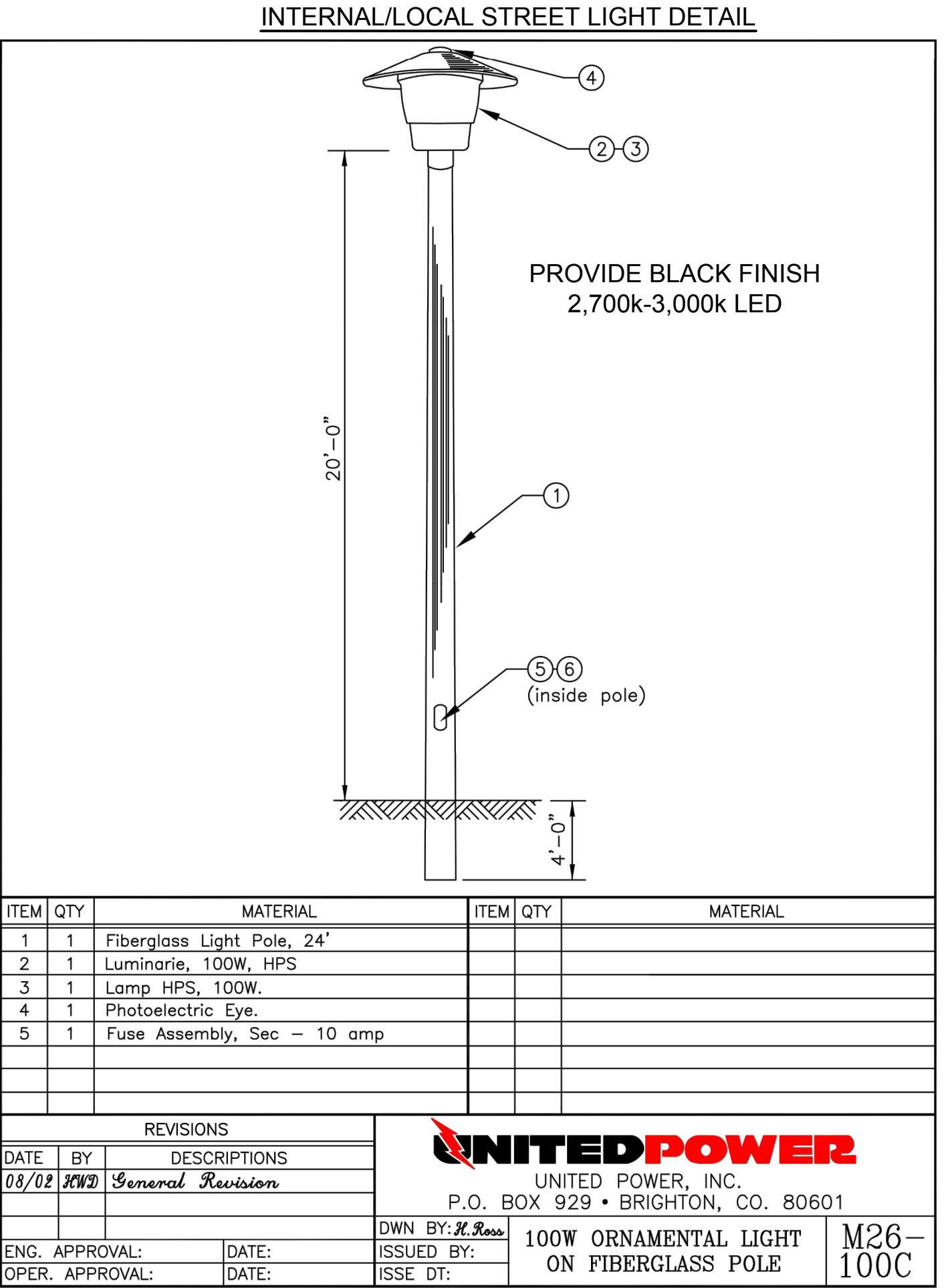
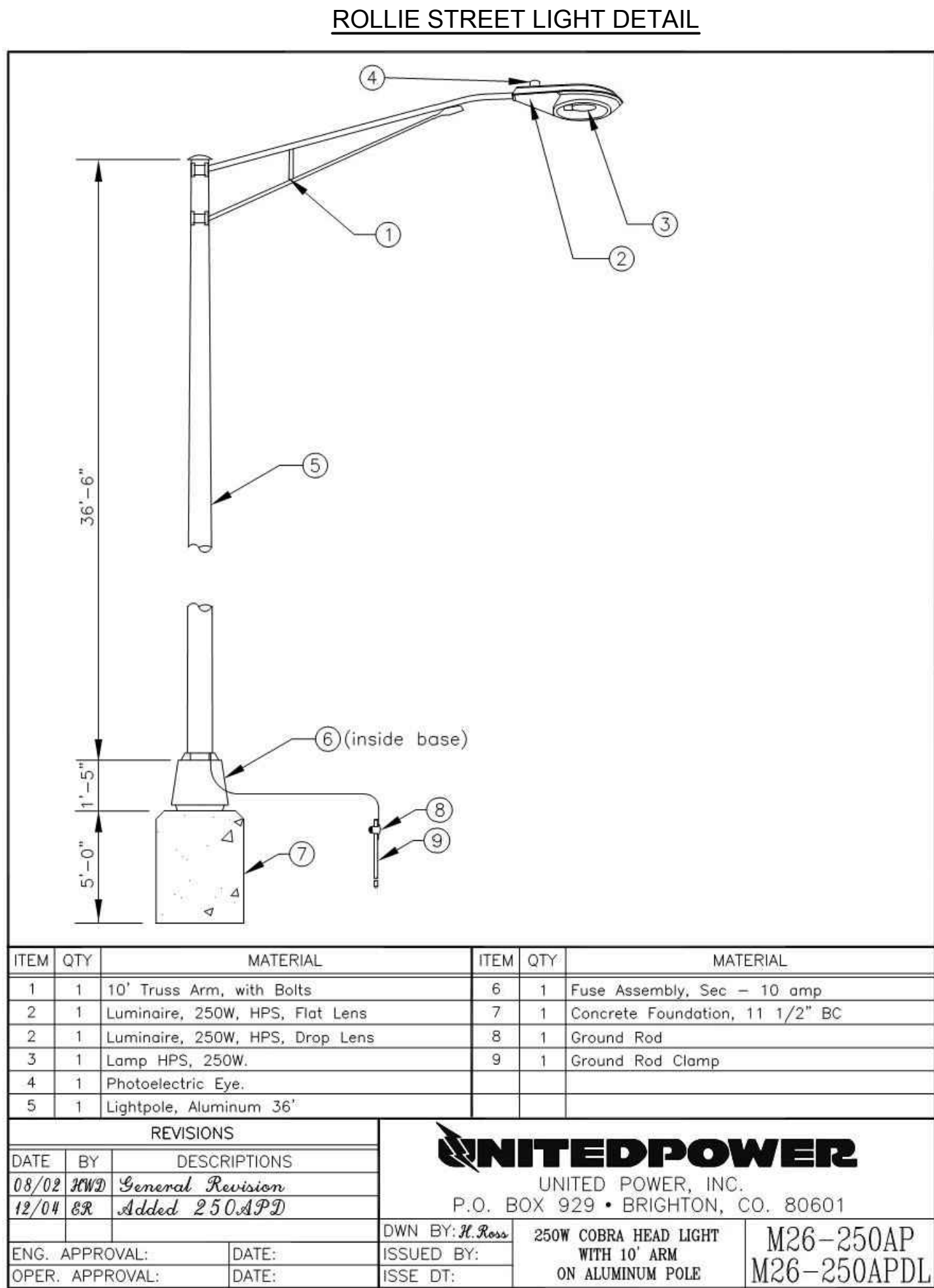
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LUPTON VILLAGE
PRELIMINARY PUD PLAT

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



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Loveland, CO 80538

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COMMENCEMENT OF ANY
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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.

REV. NO.	DATE	REVISIONS DESCRIPTION	REVISIONS	
				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

SHEET
12 OF 12

Page 181 of 638

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
Total Acreage: 62.049 Acres

SURVEYOR'S NOTES

1. **LIMITED SCOPE OF RESPONSIBILITY STATEMENT:** This survey does not constitute a title search by Olsson to determine ownership or easements of record. For all information regarding easements, public road Right-of-Way and deed of record, Olsson relied upon the title commitment prepared by _____ as Order Number _____ with an effective date of _____ and provided by client, or other documents obtained by this surveyor due to discovered information that prompted a search for and acquisition of (if possible) said other documents. If any other easements, Right-of-Ways, vacations, court decrees or other encumbrances affect this property, their existence is unknown to this surveyor and therefore not shown.
2. **CERTIFICATION DEFINED:** The use of the word "certification" is a statement that the surveying services addressed have been performed by the professional land surveyor or under the professional land surveyor in responsible charge, and does not constitute a warranty or guarantee, either expressed or implied.
3. **NOTICE:** Pursuant to Colorado Revised Statutes Title 13, Article 80, Section 105 (C.R.S. 13-80-105) - You must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
4. See the map on sheet 2 for General Notes with the boundary details.

FLOOD ZONE

The subject property lies within Flood Zone "X" (Area of minimal flood hazard), as shown on a National Flood Hazard Layer FIRMette, obtained online from the authoritative NFHL web services provided by FEMA and acquired by this firm on July 8, 2019. (See Note 1 below)

Map Number: 08123C2110E
Date: June 20,2016

Note 1: The above reference Federal Insurance Rate Map was not available for viewing. The FIRMette states the map is "Not Printed".

Note 2: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced FIRMette.

SUBDIVISION BOUNDARY 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 3248147 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.

DEDICATION

Know All Men By These Presents, that we, Fort Lupton 110, a general partnership, and Ju Shin, LLC, Colorado limited liability company, being the sole owner(s) of the land described herein, have caused said land to be laid out and platted under the name of "LUPTON VILLAGE SUBDIVISION", and do hereby dedicate to the City of Fort Lupton and its licensees for public use forever all streets, alleys and utility easements as indicated hereon. In compliance with the City of Fort Lupton Subdivision Regulations and by contractual agreement, the landowner(s) shall bear all expenses involved in improvements.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 20____.

Ju Shin, LLC
(Owner of Block 1 and part of Collector Street)

Fort Lupton 110
(Owner of Blocks 2, 3, 4, 5, 6, 7, Tract A, Outlots A, B and C and part of Collector Street)

by _____,
State of _____)
County of _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Ju Shin, LLC, a Colorado limited liability company.

Witness my hand and official seal:

My commission expires: _____

Notary Public

by _____,
State of _____)
County of _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Lupton 110, a general partnership.

Witness my hand and official seal:

My commission expires: _____

Notary Public

OWNER'S APPROVAL

Know All Men By These Presents, that we, Fort Lupton 110, a general partnership, and Ju Shin, LLC, Colorado limited liability company, being the sole owner(s) of the land described herein, and are all of the mortgagees and holders of liens upon the property, and each and all hereby consent to the Plat and join the conveyance and dedication of all streets, roads, alleys, easements, public ways and places shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 20____.

Ju Shin, LLC
(Owner of Block 1 and part of Collector Street)

Fort Lupton 110
(Owner of Blocks 2, 3, 4, 5, 6, 7, Tract A, Outlots A, B and C and part of Collector Street)

by _____,
State of _____)
County of _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Ju Shin, LLC, a Colorado limited liability company.

Witness my hand and official seal:

My commission expires: _____

Notary Public

by _____,
State of _____)
County of _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Lupton 110, a general partnership.

Witness my hand and official seal:

My commission expires: _____

Notary Public

APPROVALS

CITY ENGINEER'S APPROVAL:

Approved this _____ day of _____, 20____.

City Engineer

PLANNING COMMISSION RECOMMENDATION:

Recommended this _____ day of _____, 20____.

Chairperson, Fort Lupton Planning Commission

CITY ADMINISTRATOR'S APPROVAL:

Approved this _____ day of _____, 20____.

City Administrator

CITY WATER AND SEWER DEPARTMENT:

Approved this _____ day of _____, 20____.

Director of Public Works

MAYOR'S CERTIFICATE

This is to certify that the plat of the above-described property was approved by Resolution No. _____ of the City of Fort Lupton passed and adopted on the _____ day of _____ A.D. 20____ and that the mayor and the City of Fort Lupton, as authorized by Resolution No. _____ on behalf of the City of Fort Lupton, hereby acknowledges and adopts the said plat upon which this certificate is endorsed for all purposes indicated thereon.

Attest:

City Clerk _____ Mayor _____
(Seal)

SURVEYOR'S IMPROVEMENT CERTIFICATION

I, Nicholas S. Schrader, a duly registered land surveyor in the State of Colorado, do hereby certify that, on the field date shown, a field survey was conducted under my supervision of the above described property, and that all building improvements, easements and rights-of-way in evidence or known to be are correctly shown on the accompanying plat. I further certify that there are no encroachments by and/or on this property, unless otherwise noted.

On behalf of Olsson,

(See Title Block for seal and signature)

Nicholas S. Schrader
Professional Land Surveyor
Colorado Registration Number: 38693

SURVEYOR CERTIFICATION

I, Nicholas S. Schrader, a duly registered land surveyor in the State of Colorado, do hereby certify that this Plat of LUPTON VILLAGE SUBDIVISION was performed by me or under my direct supervision, and that this Plat has been prepared in compliance with all applicable laws of the State of Colorado at the time of this survey and within my control, and is accurate to the best of my knowledge, information and belief.

On behalf of Olsson,

(See Title Block for seal and signature)

Nicholas S. Schrader
Professional Land Surveyor
Colorado Registration Number: 38693

olsson

1525 Raleigh Street
Suite 400
Denver, CO 80204

TEL 303.237.2072
FAX 303.237.2659
www.olsson.com

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: _____ 10/05/2020

SHEET
1 of 6

Areas 9-30-20

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c_pbpose_81732

C_PPPOP_81732

C_PUTIL_81732

USER: dwolf

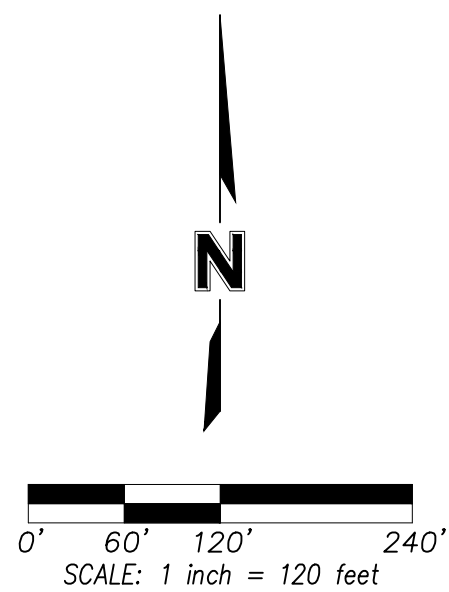
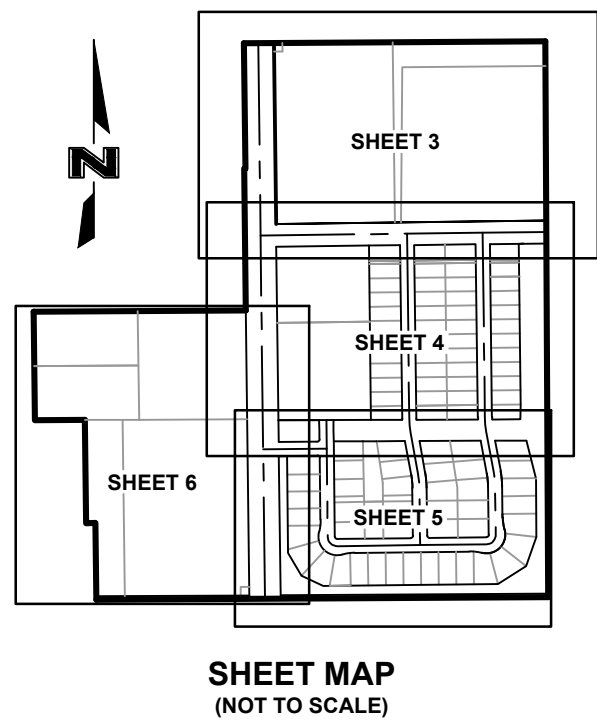
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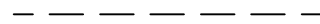
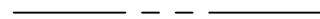
Page 182 of 638

Final Plat
LUPTON VILLAGE P.U.D.

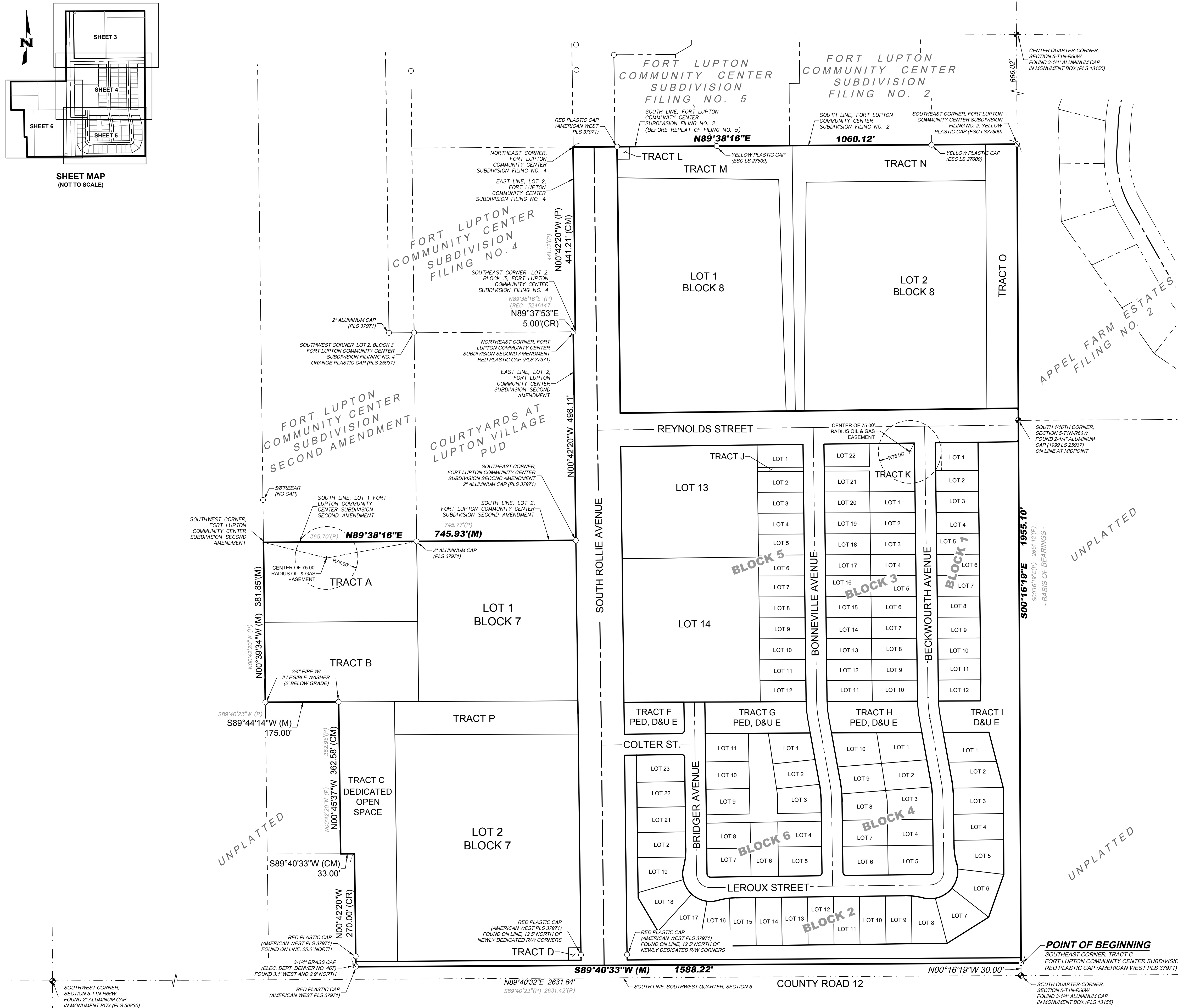
A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION and a Portion of South Rollie Avenue,
Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado
Project No. LUP2020-0023 & 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: 147105030008 (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.



olsson

1525 Raleigh Street
Suite 400
Denver, CO 80204

TEL 303.237.2072
FAX 303.237.2659
www.olsosn.com

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

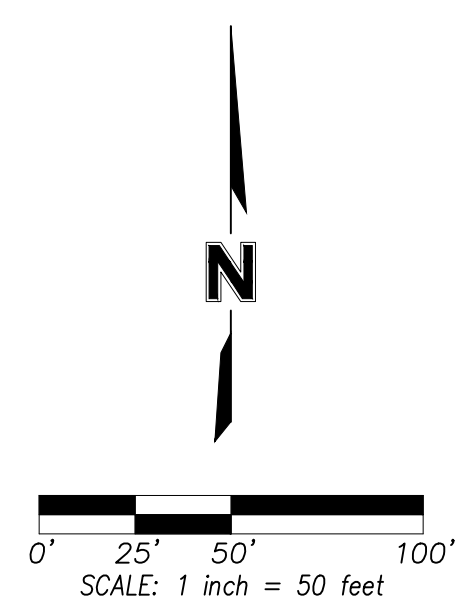
REVISIONS

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



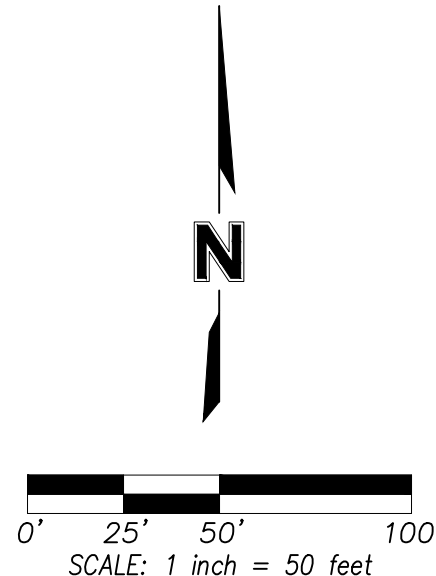
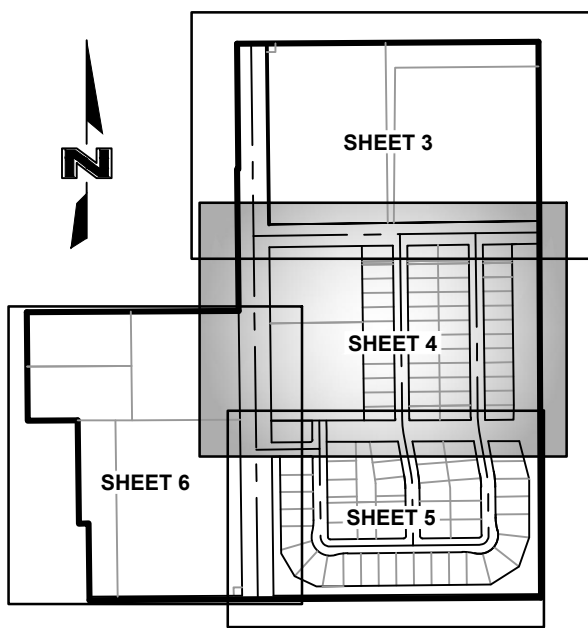
BK	Book	-----	Subdivision Exterior Boundary Line
PG	Page	-----	Proposed Right-of-Way Line
REC	Reception Number	-----	Proposed Lot Line
ESMT	Easement	-----	Proposed Easement Line
TP	Typical	-----	Existing Subdivision Exterior Line
SF	Square Feet	-----	Existing Right-of-Way Line
AC	Acres	-----	Existing Easement Line
U/E	Utility Easement <u>Dedicated by this Plat</u>	-----	Existing Easement Line <u>Vacated by this Plat</u>
D/E	Drainage Easement <u>Dedicated by this Plat</u>	-----	Section Line
			Not To Scale

Final Plat LUPTON VILLAGE P.U.D.	2020
-------------------------------------	------

SHEET
3 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



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

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"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'
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C12	325.00'	54.31'	009°34'29"	N05°29'34"W	54.25'
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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

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
4 of 6

REVISIONS DESCRIPTION

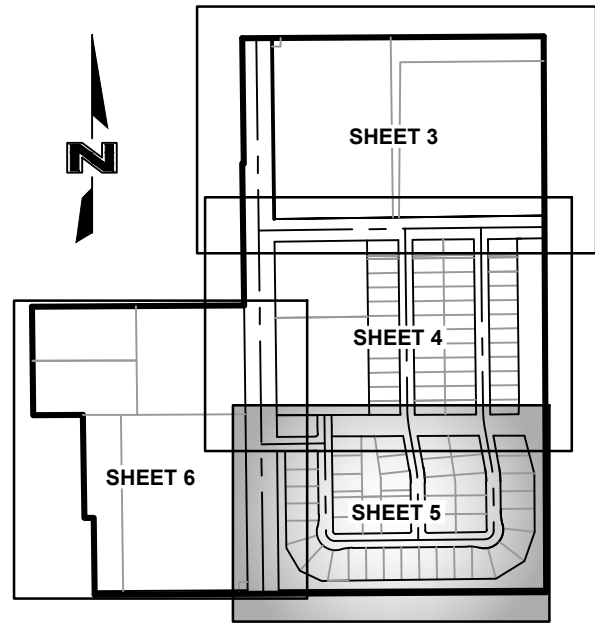
REV. NO.

DATE

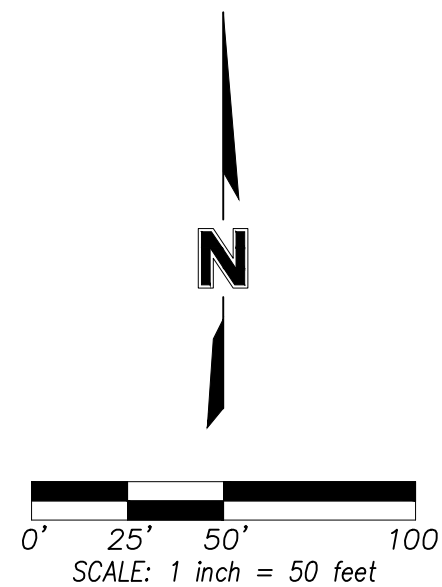
REVISIONS

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
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LOT CURVE TABLE

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olsson

1525 Raleigh Street
Suite 400
Denver, CO 80204

TEL 303.237.2072
FAX 303.237.2659
www.olsson.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

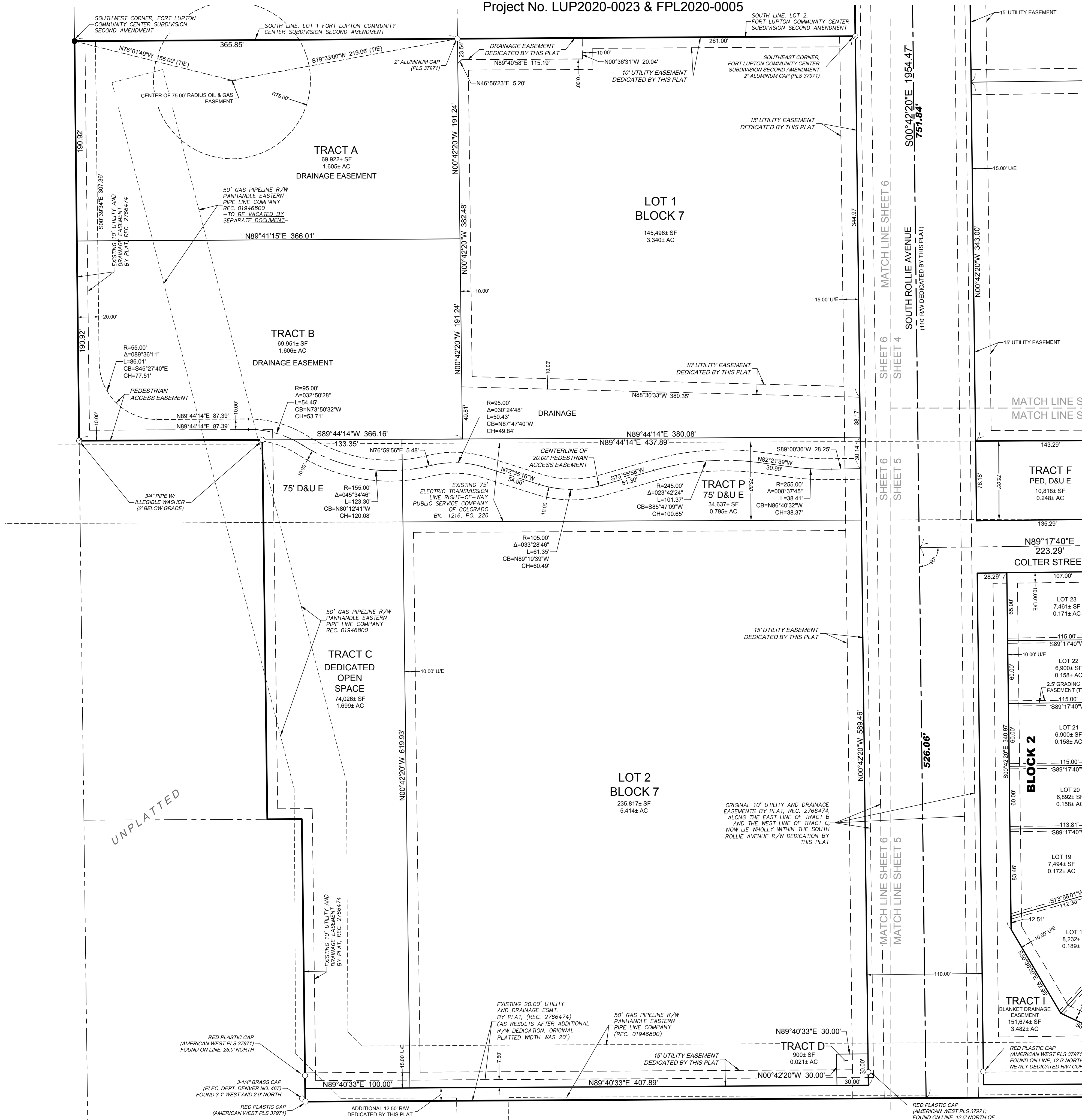
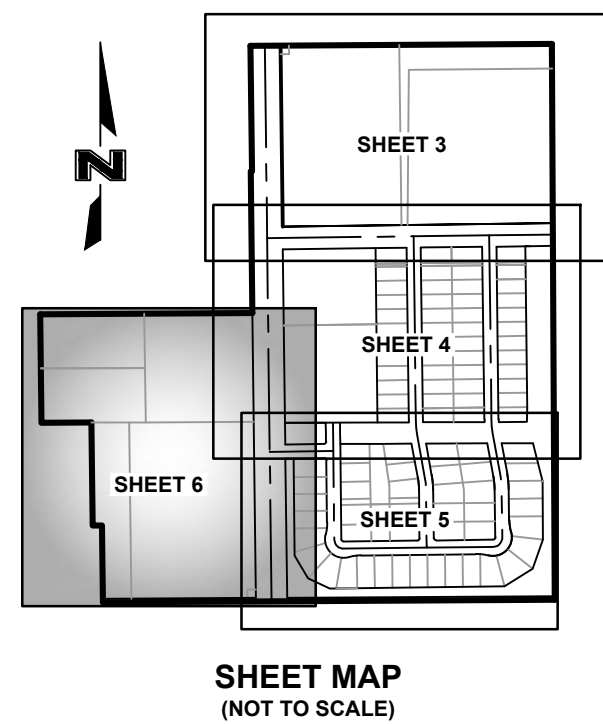
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project no.: 018-1325
drawing no.: V_PLPLAT_0181732
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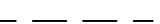
SHEET
5 of 6

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DATE: Oct 06, 2020 8:57am XREFS: V_BRDR_0181732.SUBD C_PLUTL_81732 C_PPOR_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



LEGEND	
	Section Corner Monument
	Set Survey Monument (6"Ø Rebar w/ 2" aluminum cap marked "38632", unless otherwise noted)
	Found Survey Monument
<i>R/W</i>	Right-of-Way
<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 <u><i>Dedicated by this Plat</i></u>
<i>D/E</i>	Drainage Easement <u><i>Dedicated by this Plat</i></u>
	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 <u><i>Vacated by this Plat</i></u>
	Section Line
	Not To Scale

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

**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

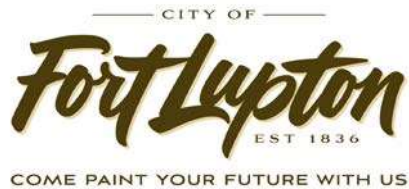
The foregoing instrument was acknowledged before me by _____, this _____ day of _____, 2020. Witness my hand and seal.

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.)

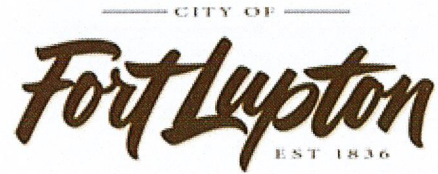
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT C MONUMENTED BY A FOUND REBAR WITH A RED PLASTIC CAP MARKED "PLS 37971", SAID CORNER LYING NORTH 00° 16' 19" WEST 30.00 FEET FROM (AS MEASURED ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER) THE SOUTH QUARTER-CORNER OF SAID SECTION 5; THENCE SOUTH 89° 40' 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.

[illegible]

SITE PLAN	ELUPTON VILLAGE ELIMINARY PUD PLAT	2020
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PRE

**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespino, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-011

APPROVE A RESOLUTION ACCEPTING THE LUPTON VILLAGE PUD DEVELOPMENT PLAN AND PUD PRELIMINARY PLAT.

I. Agenda Date: Council Meeting – January 5, 2021

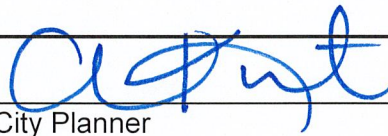
II. Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution, Minutes, & Staff Report
- c. Land Use Application & Project Description
- d. Preliminary Plat Map
- e. Construction Drawings
- f. Declaration of Covenants
- g. Public Improvements Cost Estimate
- h. Reports
- i. Referral Responses
- j. Legal Notifications

III. Summary Statement:

The applicants, Fred L. Croci and William "B.J." Johanningmeier, have applied for approval of a PUD Development Plan ("Plan") and PUD Preliminary Plat ("Preliminary Plat"), known as the Lupton Village PUD Development Plan and PUD Preliminary Plat for the City Council's consideration. A public hearing for this application was held on December 10, 2020, and Planning Commission recommended approval to City Council of the Plan and Preliminary Plat.

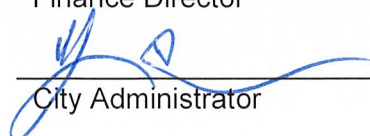
IV. Submitted by:


City Planner

V. Finance Reviewed

Finance Director

VI. Approved for Presentation:


City Administrator

VII. Attorney Reviewed

Approved

Pending Approval

VIII. Certification of Council Approval:

City Clerk

Date

IX. Detail of Issue/Request:

The applicants, Fred L. Croci and William "B.J." Johanningmeier, have applied for approval of a PUD Development Plan ("Plan") and PUD Preliminary Plat ("Preliminary Plat"), known as the Lupton Village PUD Development Plan and PUD Preliminary Plat for the City Council's consideration. A public hearing for this application was held on December 10, 2020, and Planning Commission recommended approval to City Council of the Plan and Preliminary Plat.

The site that is the subject of the Plan and Preliminary Plat 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 proposed Plan and Preliminary Plat are for a multiuse subdivision that will include 3 commercial parcels, 3 multi-family residential parcels and 91 single-family residential lots with associated landscape/common areas. The subdivision is 61.9 acres, more or less.

The applicant submitted a concurrent rezoning request to PUD Planned Unit Development for this property that was reviewed by City Council at a separate public hearing. The PUD will include single-family residential lots, multi-family residential lots, and commercial lots.

Pursuant to the Municipal Code, prior to a PUD preliminary plat for a proposed subdivision, a sketch plat must be approved by City Council. The City Council approved the Lupton Village PUD Sketch Plat (Resolution No. 2019R055) on August 5, 2019.

X. Legal/Political Considerations:

Notice was mailed to neighbors and mineral owners and lessees within 500 feet of the Property on November 23, 2020

Notice of the public meetings were posted on November 21, 2020, pursuant to the Subdivision Regulations, which require the Applicant post the Property with notice of the hearings at least 15 days prior to meetings.

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

XI. Alternatives/Options:

The City Council has the following three options for each request:

- a) Approve the proposed resolution.*
- b) Approve the proposed resolution with conditions.*
- c) Continue the hearing for additional information or further study.*
- d) Deny the proposed resolution.*

XII. Financial Considerations:

All applicable land use application fees have been paid and a fee deposit has been submitted to cover costs related to the application.

XIII. Staff Recommendation:

Staff recommends conditional approval of the Lupton Village PUD Development Plan and PUD Preliminary Plat.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE LUPTON VILLAGE PUD PRELIMINARY PLAT SUBMITTED BY FRED L. CROCI AND WILLIAM “B.J.” JOHANNINGMEIER TO CREATE A MULTIUSE 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 PUD Preliminary Plat submitted by Fred L. Croci and William “B.J.” Johanningmeier; and

WHEREAS, the PUD Preliminary Plat proposes to subdivide the property for a multiuse subdivision to include 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 a PUD Preliminary Plat, and consideration of staff comments, applicant’s presentation, and any public input, Planning Commission recommended approval of the Lupton Village PUD Preliminary Plat; 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

WHEREAS, the City Council held a public hearing to consider and review the request for a PUD Preliminary Plat on January 5, 2021; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, all referral comments and any citizen input in response to this application. Based upon review of the applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Subdivision and Zoning Regulations, an analysis of referral comments and facts presented on this date, the City Council hereby recommends approval of the Lupton Village PUD Preliminary plat 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.

with the following conditions:

I. Prior to finalizing the PUD Preliminary Plat:

A. Any redline comments provided by City staff shall be made to the preliminary plat and preliminary PUD plan.

- B. Applicant shall provide written evidence that the comments from United Power have been adequately addressed, specifically ensuring that easements are appropriately located.
- C. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.
- D. Applicant shall provide written acknowledgement of the comments from the Fort Lupton Fire Protection District.
- E. Applicant shall address the potable and non-potable water service with the Final Plat.
- F. Applicant shall work with City Staff to address lighting within the subdivision.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 5th DAY OF JANUARY, 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

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. Any redline comments provided by City staff shall be made to the preliminary plat and preliminary PUD plan.
 - B. Applicant shall provide written evidence that the comments from United Power have been adequately addressed, specifically ensuring that easements are appropriately located.
 - C. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.

- D. Applicant shall provide written acknowledgement of the comments from the Fort Lupton Fire Protection District.
- E. Applicant shall address the potable and non-potable water service with the Final Plat.
- F. Applicant shall work with City Staff to address lighting within the subdivision.

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

Vice-Chairman

ATTEST:

Planning Director

This resolution was approved by Planning Commission at the December 10, 2020 public hearing. Due to virtual attendance of the Planning Commission, a signed copy is not yet on file. A signed copy of this resolution will be added to the file once it is received.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 10, 2020**

The Planning Commission of the City of Fort Lupton met in session virtually via GoToMeeting, on Thursday, December 10, 2020.

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

ROLL CALL

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

Chair Simone 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.

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 10, 2020**

PUBLIC COMMENT

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

ACTION ITEMS

Lupton Village Change of Zone and Lupton Village PUD Preliminary Plat and PUD Plan

Chair Mike Simone addressed the representative for the applicant, Ryan Banning, 721 Waterglen Drive #139, Fort Collins, CO. He asked if Mr. Banning, 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. Banning stated yes.

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

Mr. Banning stated yes.

Chair Simone 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. Banning stated yes.

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

Mr. Banning stated yes.

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

Mr. Banning stated yes.

Chair Simone 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. Banning stated yes.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 10, 2020

Mr. Banning stated that he is here to present on the Lupton Village PUD which includes a rezoning and plat. He stated that the property is located at South Rollie Avenue just south of the extension near the Salud Family Health Center and the Fort Lupton Community Park. Mr. Banning stated that they are requesting a change of zone to PUD. He indicated to a site plan and stated that the site includes about 90 single family homes. He stated that the change of zone will include some higher density residential housing and commercial lots in addition to the single family housing. Mr. Banning stated that the intent is to have a mix of commercial and residential uses as well as a mix of densities in order to have a pedestrian friendly neighborhood. Mr. Banning stated that current zoning is C-2. He stated that PUD will allow for the variety in uses and densities. He stated that the project will include 10 acres of open space, or 14 acres of open space including the detention ponds. Mr. Banning walked through the site plan indicating access points to the various open space options. Mr. Banning stated that there is about 4,000 feet of trails. He stated the intent is for the development to be very walkable. He stated that the Lupton Village Development contains a high level of landscape design. He indicated to the landscaping plan. Mr. Banning then indicated to a site plan showing how commercial is integrated into the overall development. He indicated to a graphic showing multiple residential densities. He stated that this is a "whole life" capable community so a person could spend their whole life in the neighborhood. He stated that of the single family that is shown on the site, about 68% backs up to open space. He stated that only a few lots through the center of the site are back to back. Mr. Banning stated that the lots were sized with some reputable builders in mind. He indicated to some possible housing elevations. Mr. Banning stated that Lupton Village will promote transportation through the extension of Rollie Avenue. Mr. Banning then referred back to the Planning Commission for any questions.

Chair Simone asked Mr. Banning 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 Planning Commission tonight?

Mr. Banning stated yes.

Chair Simone opened up the public comment portion of the Hearing for the Change of Zone action item. Seeing no one from the public wishing to speak, Chair Simone closed the Public Hearing.

Chair Simone opened up the public comment portion of the Hearing for the Preliminary Plat and PUD Plan action item. Seeing no one from the public wishing to speak, Chair Simone closed the Public Hearing.

City Planner I Maria Lancto presented staff comments for the project. She stated that all notification requirements for the Change of Zone were met including posting at the property, publishing in the newspaper, and mailing to adjacent properties. She stated that staff recommends approval of the Change of Zone. Ms. Lancto then went over changes to the Lupton Village Preliminary Plat and PUD Plan that were made after the initial

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 10, 2020**

distribution of the Planning Commission Packet. She stated that the first change was to the multi-family residential lots, which went from 8 units per acre to 8-16 units per acre. She verified that all open space requirements were met for the higher density, and staff is comfortable with this increase because these lots would be coming back for an additional land use process prior to development. She stated that a second change was clarification of the front yard setback for the single family residential lots. She stated that a previous version showed a setback of 10 feet, and that has been updated to 20 feet based on the likely building plans of the lots. She stated that other changes were minor redlines. She stated that in response to the changes and conversations with the developer, staff is recommending changes to the resolution. She stated that staff recommends removal of conditions A and G, because they have already been addressed. She stated that the condition for the fire district be changed to say "The Applicant shall provide written acknowledgement of the comments from the Fort Lupton Fire District". She stated that all notification requirements have been met for this application.

Chair Simone asked Mr. Banning if he felt he had a full opportunity to participate in the public hearing.

Mr. Banning stated yes.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions.

Vice-Chair Bushrod White asked for clarification on what the multi-family might look like.

Mr. Banning stated that the multi-family is intended to be open. He stated that the northeast corner is currently intended to be a town home type product. He stated that the builder who intended to buy that portion is on the line.

Ms. Knutson clarified that a separate site plan or land use process will come through Planning Commission for review and approval when those portions are developed.

Andrew Gerck, a builder representative, verified that they were expecting to come in for a separate submittal, but that they were currently contemplating a townhome product.

Member Kathy Kvasnicka requested clarification of the intent of the commercial.

Mr. Banning clarified that it would all be new commercial.

Member Mark Grajeda asked what would happen to the mineral rights.

Mr. Banning was not sure, but he stated that they have probably already been separated.

Chair Simone expressed concern about the proposed lighting throughout the site. He stated that that the lights seemed to be a very bright variety. He asked why this light was chosen.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 10, 2020**

Mr. Banning stated that they chose this light to match those in the adjacent subdivision and they were a standard light from United Power. He stated that they were open to exploring other lighting based on United Power's ability to supply those.

Chair Simone stated that he preferred downcast lighting.

Planning Director Todd Hodges stated that the Planning Commission could add that as a condition of approval.

Chair Simone asked if anyone on the Planning Commission disagreed with him. No one disagreed.

Public Works Director Roy Vestal stated that the City does not specify a type of light and leave it up to the developer and United Power. He stated that we could look at adding a standard.

Discussion on lighting type and how to word the condition occurred. Planning Commission members agreed on the following condition: Applicant shall work with City Staff on installing downcast lighting within the subdivision.

Chair Simone asked the Commissioners if they had any more questions; seeing none, he requested a motion to approve Resolution P2020-026. It was moved by Vice-Chair Bushrod White and Member Kathy Kvasnicka seconded.

Motion carried by unanimous roll call vote.

Chair Simone asked the Commissioners if they had any more questions; seeing none, he requested a motion to approve Resolution P2020-027 with redline changes provided by staff and the addition of Condition F. Applicant shall work with City Staff on installing downcast lighting within the subdivision. It was moved by Vice-Chair Bushrod White and Member Mark Grajeda 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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 10, 2020**

FUTURE BUSINESS

Next Meeting of the Planning Commission

The next meeting of the Planning Commission is scheduled for January 14, 2021 at 6:00 PM.

ADJOURNMENT

Chair Mike Simone adjourned the meeting.

Maria Lancto, Planner I

Approved by Planning Commission

Mike Simone, Chair



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

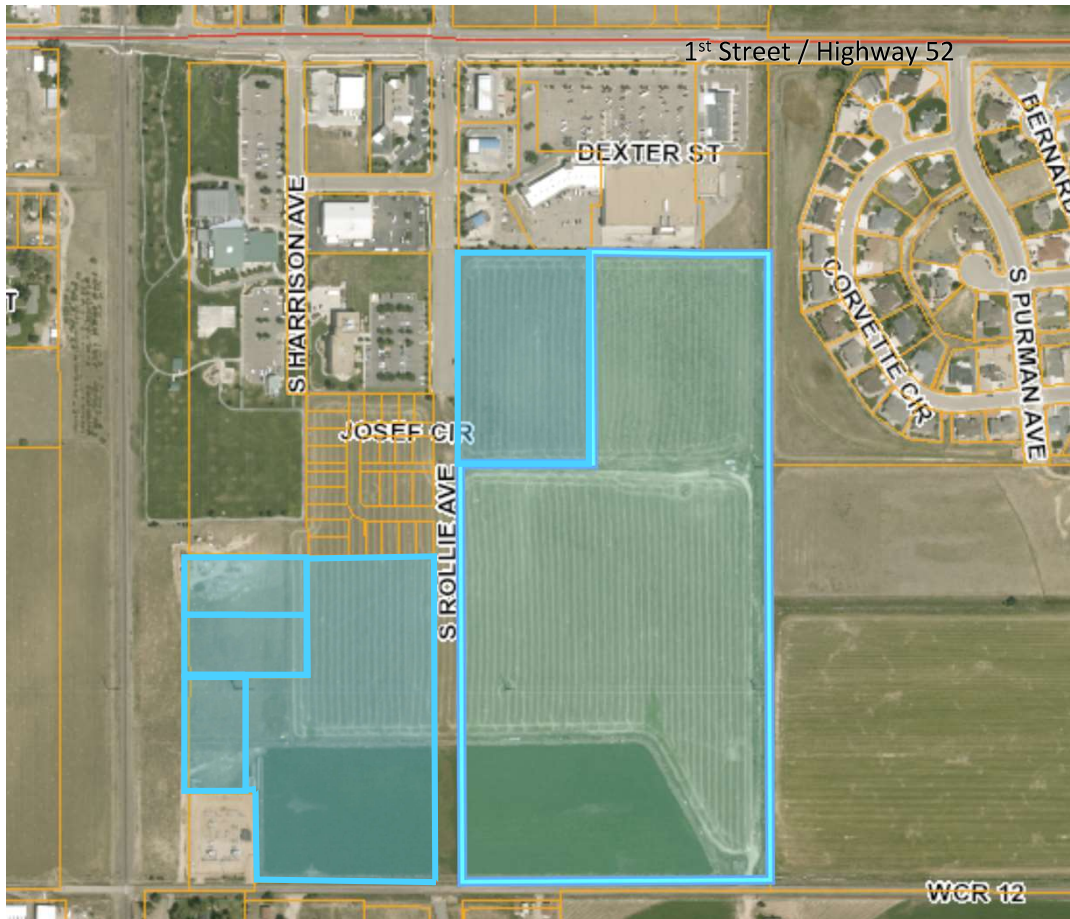
Project Name: Lupton Village Preliminary Plat and PUD Plan

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

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

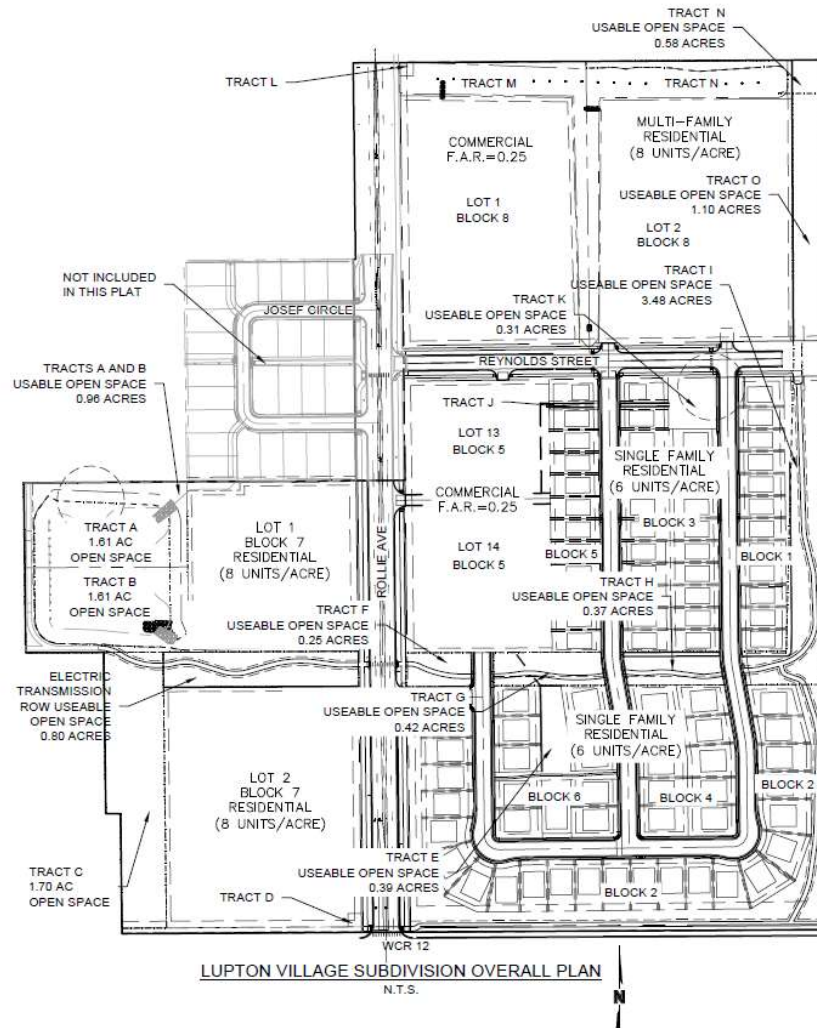
Location of Request:

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.



Nature of Request:

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.



Site Size: 61.9 acres, more or less.

Zone District: 'PUD' Planned Unit Development (if the proposed concurrent request for a change of zone from the 'C-2' Heavy Commercial Zone District is approved by Planning Commission and City Council).

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, 2021 at 7:00 PM.

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.

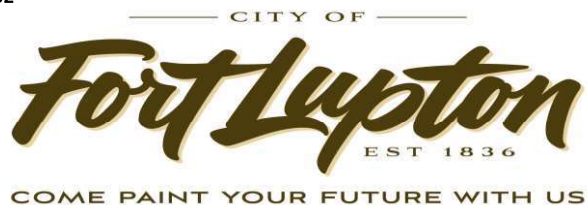
Building Inspector	OMI	City Attorney
Recreation Manager	GIS Specialist	Police Chief
Public Works Director	Golf Course Manager	Fort Lupton Fire Protection District

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 DESCRIPTION

Project 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.

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	4–6 DU/AC	
MULTI–FAMILY RESIDENTIAL	9.69	3	N/A	N/A	8–16 DU/AC	
GENERAL 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	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

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

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

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

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

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

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 AND FINAL PLAT PROCESSES.

SINGLE-FAMILY USES AND DENSITIES MAY BE ALLOWED ON PROPERTIES DESIGNATED MULTI-FAMILY

MEDIUM DENSITY SINGLE FAMILY DETACHED
(BLOCKS 1-4, 6 AND LOTS 1-12, BLOCK 5):

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.

ACCESSORY BUILDINGS TYPICALLY FOUND WITH THE ABOVE-PERMITTED USES SHALL BE ALLOWED. AN ACCESSORY BUILDING OR UTILITY SHED MAY NOT BE LOCATED SO AS TO ENCROACH ON ADJACENT PUBLIC OR PRIVATE PROPERTY OR EASEMENTS. IN NO INSTANCE SHALL AN ACCESSORY BUILDING OR UTILITY SHED BE PERMITTED IN THE FRONT YARD. SAID BUILDINGS SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM ANY SIDE STREET ON A CORNER LOT. ONLY ONE (1) ACCESSORY BUILDING PER PLATTED LOT IS ALLOWED. ACCESSORY STRUCTURES SHALL ONLY BE ALLOWED AFTER THE PRINCIPAL DWELLING HAS BEEN PERMITTED AND CONSTRUCTED ON THE LOT. UTILITY SHEDS SHALL NOT BE CONSIDERED ACCESSORY BUILDINGS, BUT MAY NOT EXCEED 250 S.F. GFA.

BUILDING WALLS SHALL NOT BE WITHIN THE DEFINED SETBACKS AND EASEMENTS. ROOF OVERHANGS, CANTILEVERS, WINDOW WELLS AND FOOTERS MAY EXTEND THREE FEET OVER SETBACK LINES WHERE NOT ENCRDACHING UPON EASEMENTS. 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.

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.

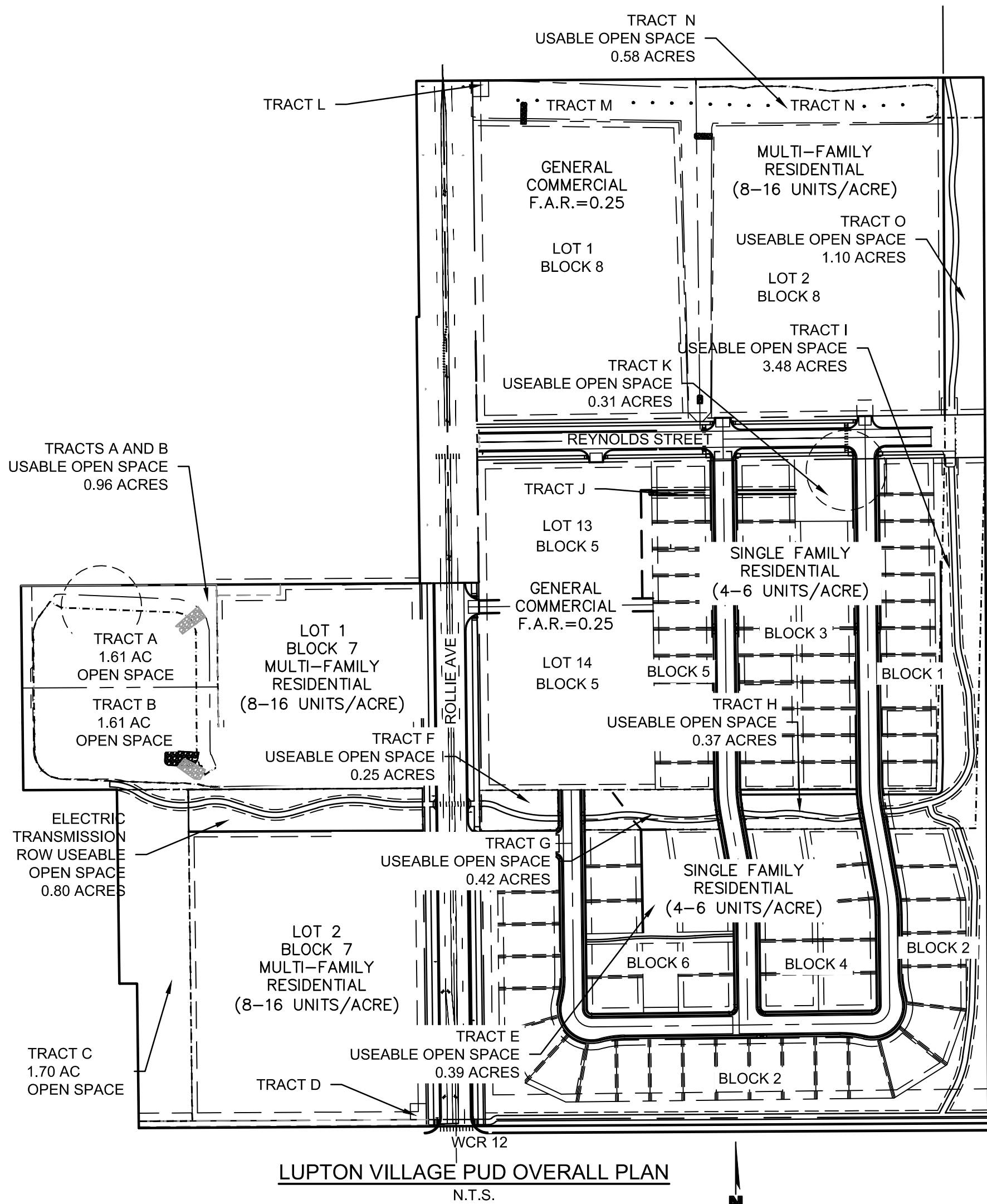
FENCES SHALL BE CONSTRUCTED PER THE FORT LUPTON MUNICIPAL CODE, EXCEPT THAT CHAIN LINK/WOVEN WIRE FENCES ARE NOT AN ALLOWED MATERIAL.

NO HOME MODEL ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY THIRD (3RD) LOTS ON THE SAME SIDE OF THE STREET (E.G. THE FIRST AND FOURTH LOTS IN A ROW MAY CONTAIN THE SAME MODEL ELEVATION, BUT THE SECOND AND THIRD LOT MUST CONTAIN TWO (2) DIFFERENT MODEL ELEVATIONS.

ALL STREET FACING GARAGE DOORS ON GARAGES ATTACHED TO PRINCIPAL DWELLING STRUCTURES SHALL HAVE THE ABILITY TO BE PROUD OF THE FRONT FACADE OF THE DWELLING PORTION OF THE STRUCTURE AND/OR FRONT PORCH.

GARAGE DOORS SHALL NOT COMPRISE MORE THAN FORTY-SEVEN (47) PERCENT OF THE FRONT FACADE OF THE PRINCIPAL DWELLING STRUCTURE FOR TWO-CAR GARAGES NOR MORE THAN FIFTY-FIVE (55) PERCENT FOR THREE-CAR GARAGES.

ALL HOMES WILL INCORPORATE A SINGLE EARTH-TONED ASPHALT SHINGLE COLOR THAT WILL HARMONIZE WITH ALL EXTERIOR COLOR PAlettes WITHIN THE SUBDIVISION.

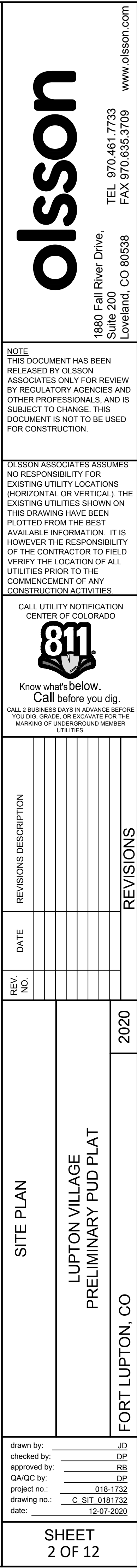


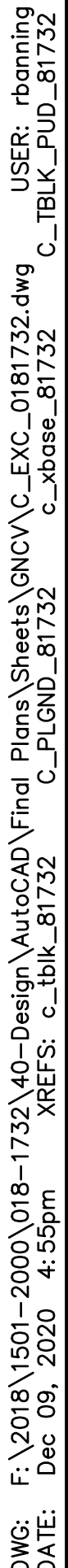
REQUIRED OPEN SPACE CALCULATIONS			
LUPTON VILLAGE P.U.D.			
LOT/BLOCK	USEAGE	OCCUPANTS PER DWELLING UNIT	REQUIRED OPEN SPACE (10 ACRES/1000 OCCUPANTS)
LOT 1 BLOCK 7	3.340 AC @ 16 UNITS/AC	2.5	1.34 AC
LOT 2 BLOCK 7	5.25 AC @ 16 UNITS/AC	2.5	2.10 AC
LOT 2 BLOCK 8	6.352 AC @ 16 UNITS/AC	2.5	2.54 AC
BLOCK 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	2.74 AC W/ 22 UNITS	3	0.66 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			8.68 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	3.48 AC
TRACT K	DESIGNATED OPEN SPACE	0.31 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		10.36 AC
SURPLUS OPEN SPACE		1.62 AC

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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 DIGGING, GRADING, OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.															
<table><tr><th colspan="2">REVISIONS DESCRIPTION</th></tr><tr><th>DATE</th><th></th></tr></table>		REVISIONS DESCRIPTION		DATE											
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DATE															
<table><tr><th>REV. NO.</th><th></th></tr><tr><td></td><td></td></tr></table>		REV. NO.													
REV. NO.															
<table><tr><th>COVER SHEET</th><th></th></tr><tr><td>LUPTON VILLAGE PRELIMINARY PUD PLAT</td><td></td></tr><tr><td>FORT LUPTON, CO</td><td>2020</td></tr></table>		COVER SHEET		LUPTON VILLAGE PRELIMINARY PUD PLAT		FORT LUPTON, CO	2020								
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LUPTON VILLAGE PRELIMINARY PUD PLAT															
FORT LUPTON, CO	2020														
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drawing no.: _____	C COV 181732														
date: _____	12-07-2020														
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

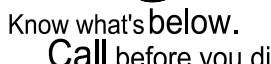




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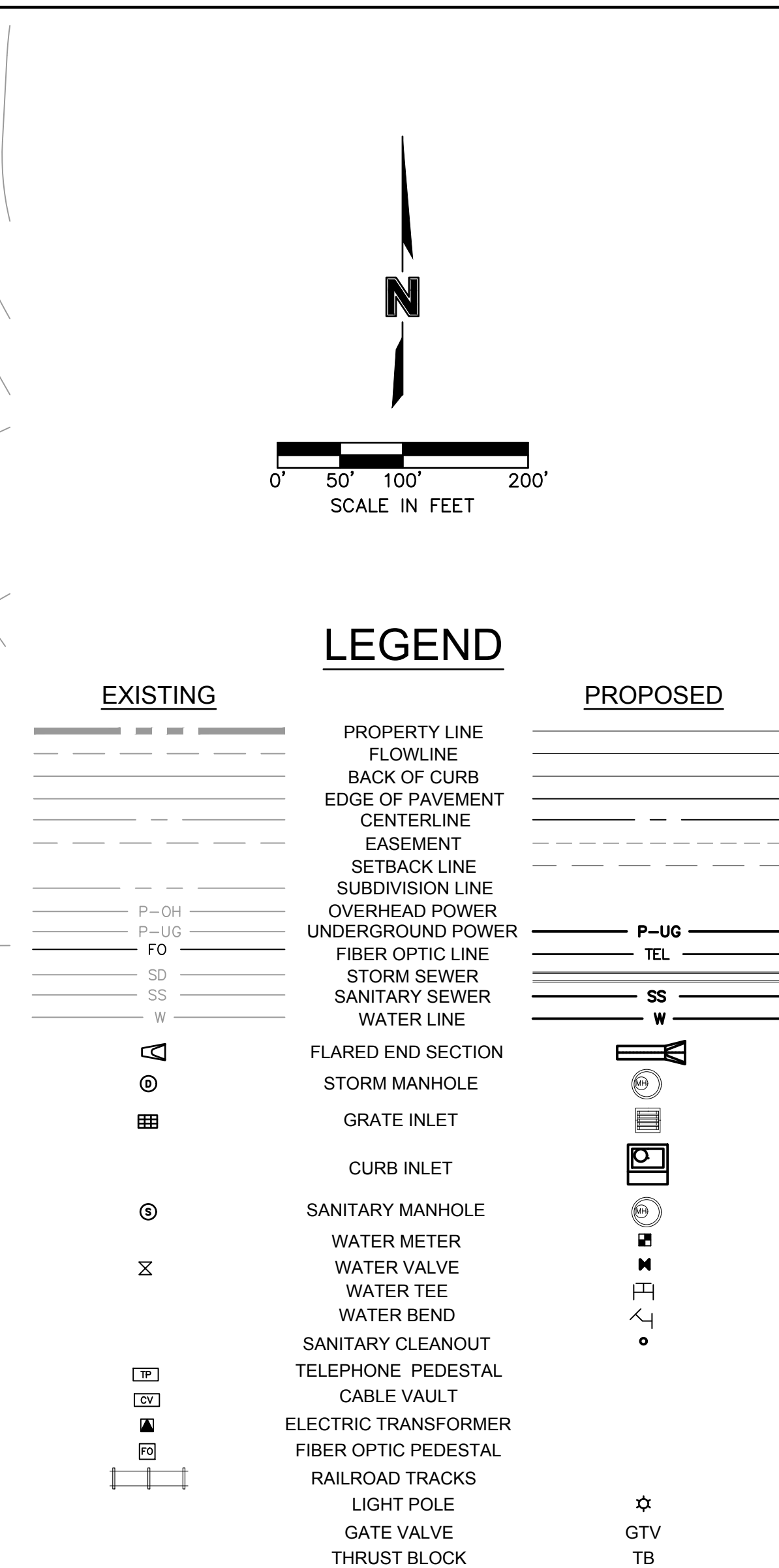
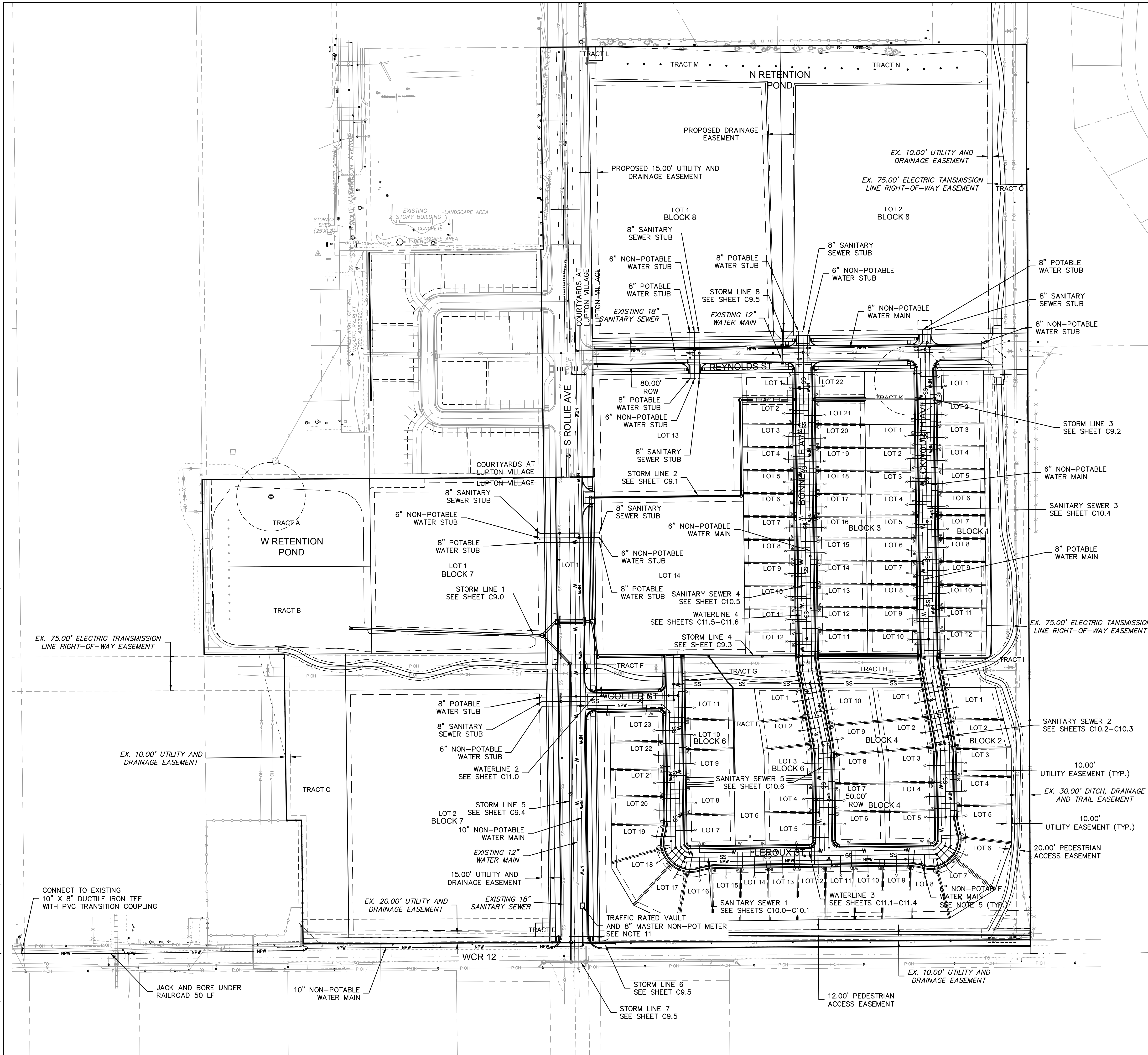
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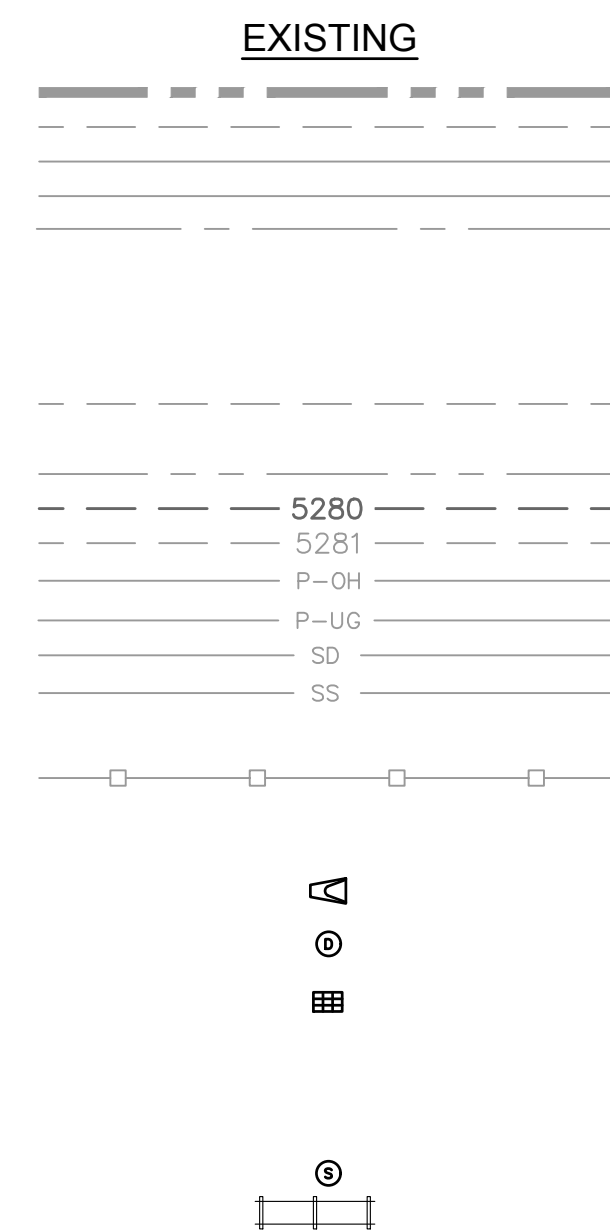
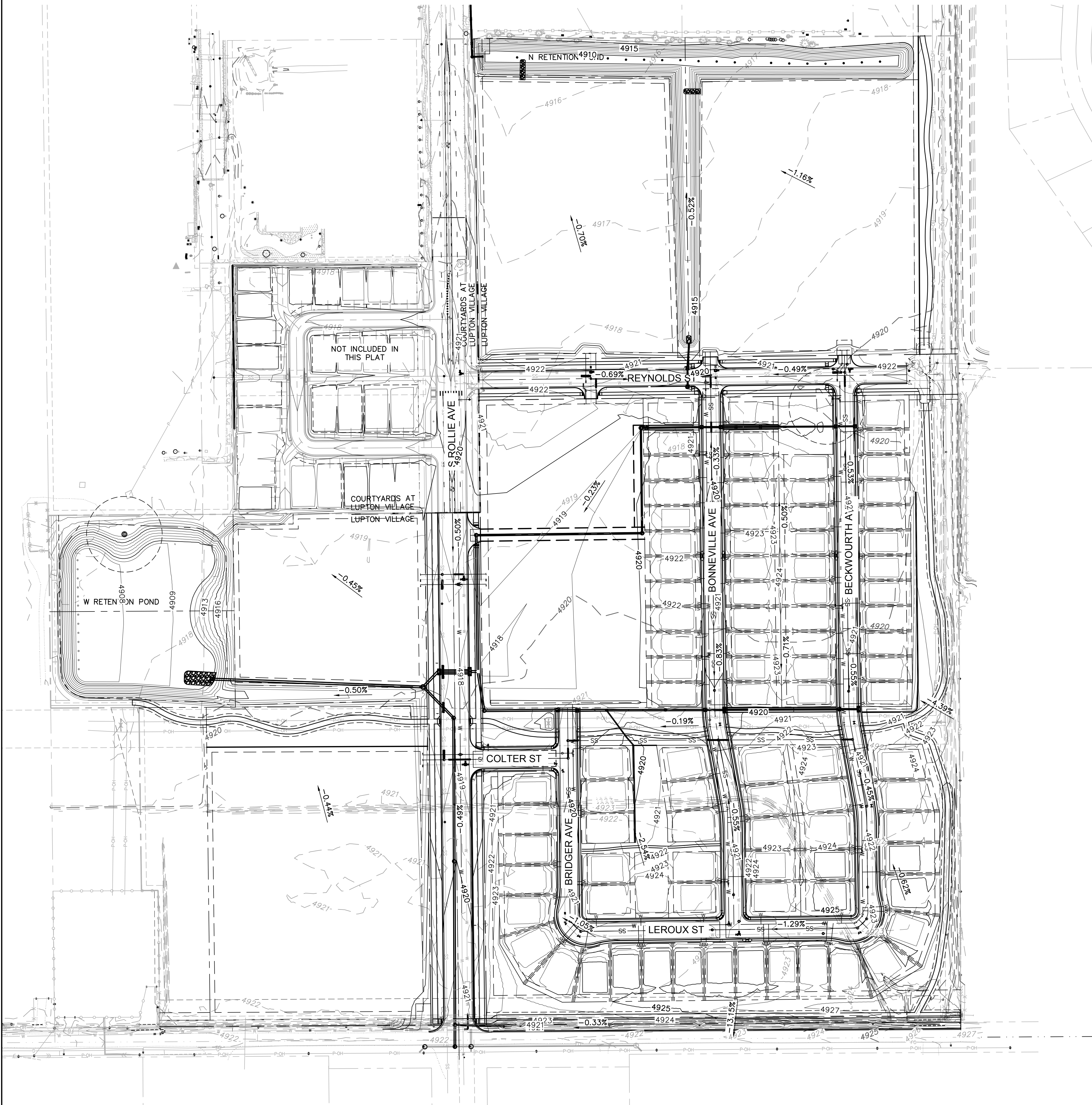
		2020
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drawn by:	MG
checked by:	MM
approved by:	MM
QA/QC by:	MM
project no.:	018-1732
drawing no.:	C EXC 0181732
date:	12-07-2020



NOTES:

1. 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.
2. ALL CONCRETE ENCASEMENTS SHALL BE A MINIMUM OF 10' ON CENTER OF CROSSING.
3. ALL SANITARY SERVICES SHALL BE 4" PVC CAPPED AND FLOORING 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 TOP OF THE 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 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.



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

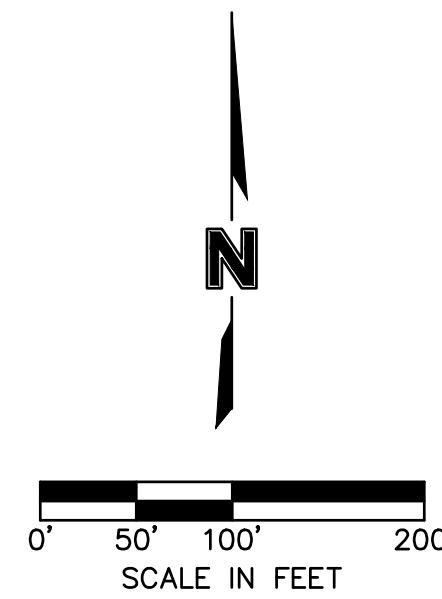
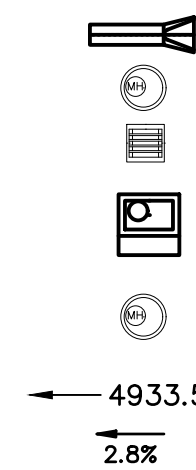
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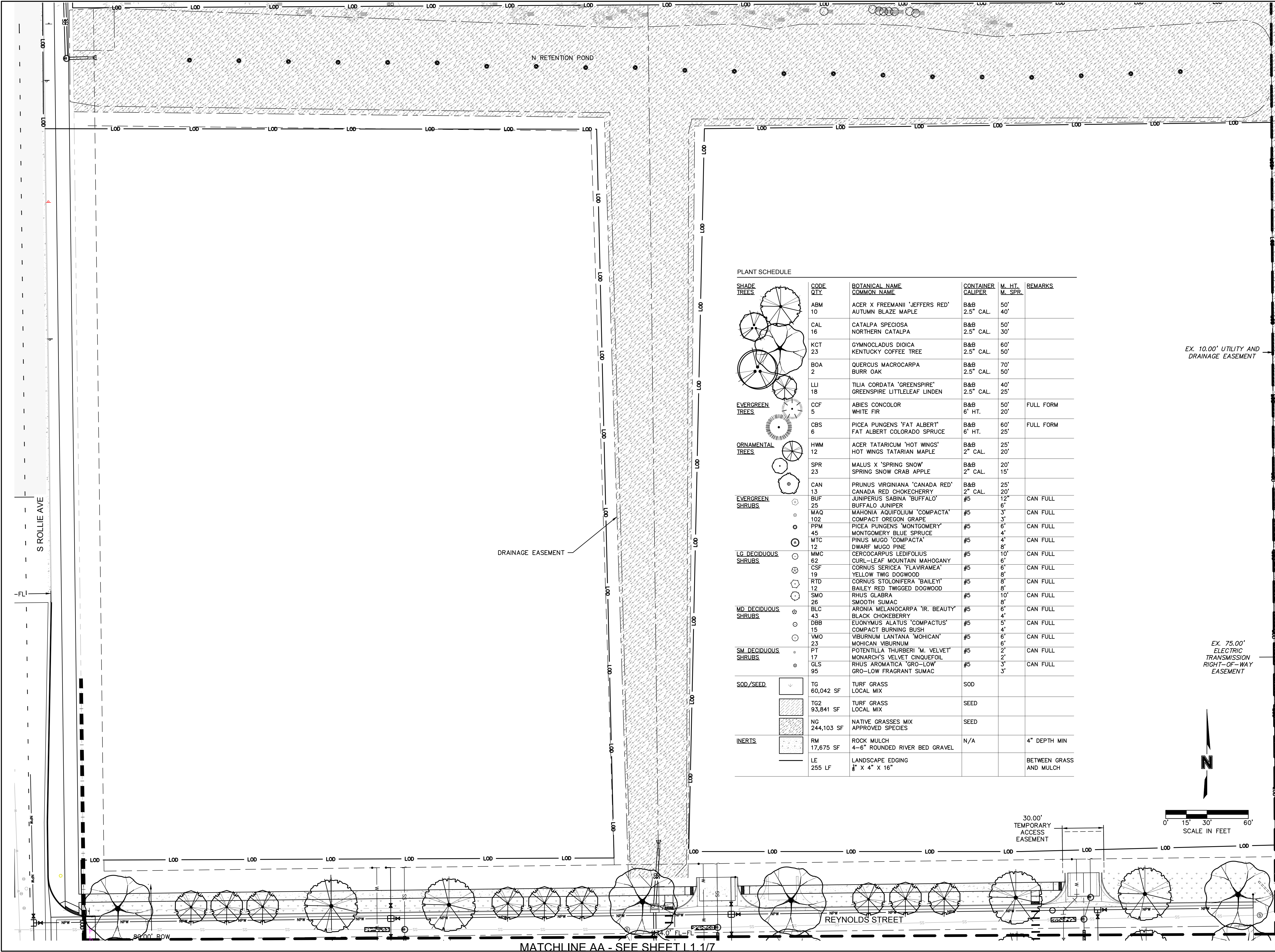
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[illegible][illegible]

drawn by:	MG
checked by:	MM
approved by:	MM
QA/QC by:	MG
project no.:	018-1732
drawing no.:	C GRD 81732
date:	12-07-2020



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'	
	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
	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'	
	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 102	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	#5 3'	3'	CAN FULL
	PPM 45	PICEA PUNGENS 'MONTGOMERY' MONTGOMERY BLUE SPRUCE	#5 4'	6'	CAN FULL
	MTC 12	PINUS MUGO 'COMPACTA' DWARF MUGO PINE	#5 8'	4'	CAN FULL
	MMC 62	CEROCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	#5 6'	10'	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 26	RHUS GLABRA SMOOTH SUMAC	#5 10'	8'	CAN FULL
	BLC 43	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
	PT 17	POTENTILLA THURBERI 'M. VELVET' MONARCH'S VELVET CINQUEFOIL	#5 2'	2'	CAN FULL
	GLS 95	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5 3'	3'	CAN FULL
	TG 60,042 SF	TURF GRASS LOCAL MIX	SOD		
	TG2 93,841 SF	TURF GRASS LOCAL MIX	SEED		
	NG 244,103 SF	NATIVE GRASSES MIX APPROVED SPECIES	SEED		
	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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811

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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

QA/QC by: DP

project no.: 018-1732

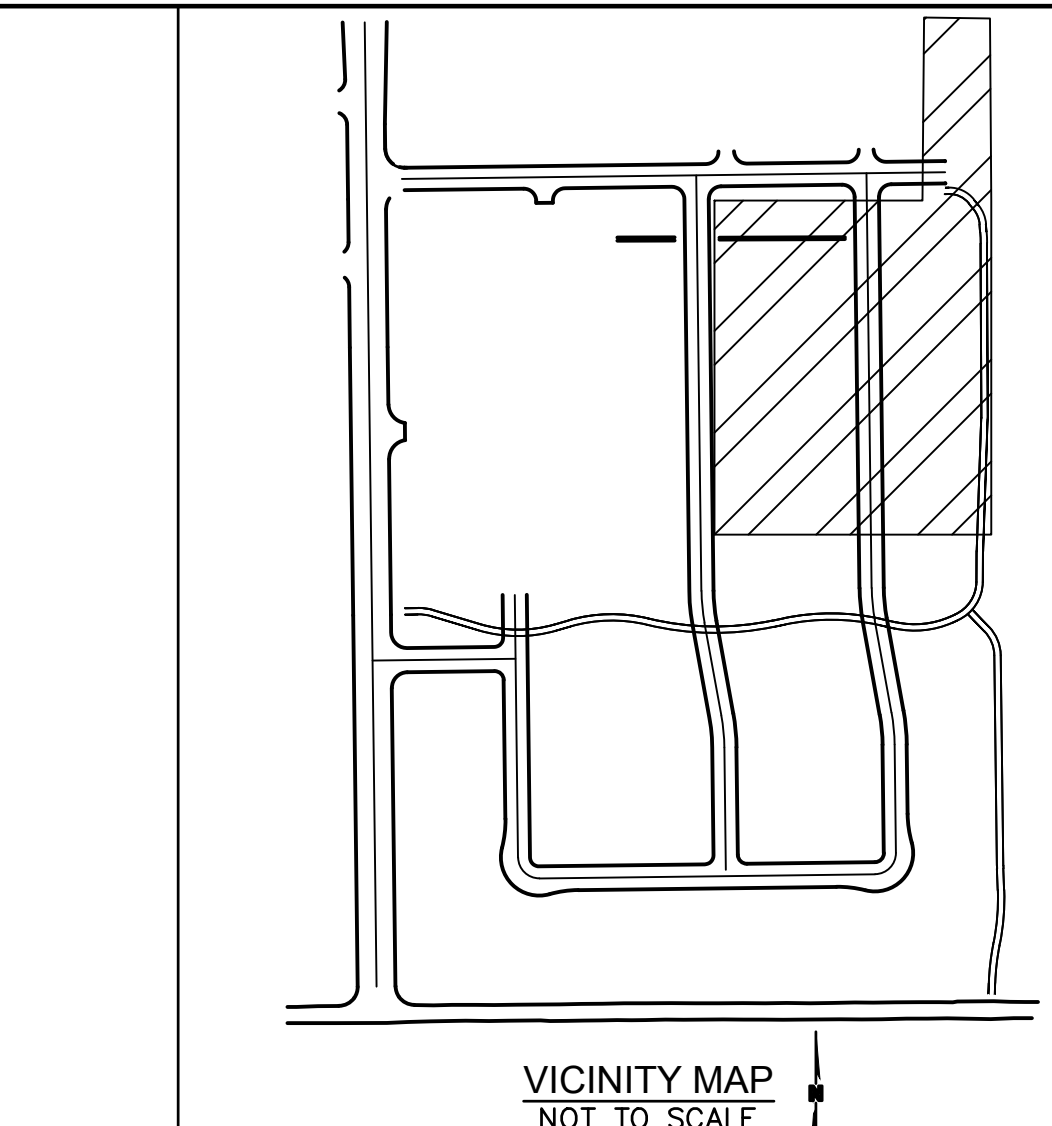
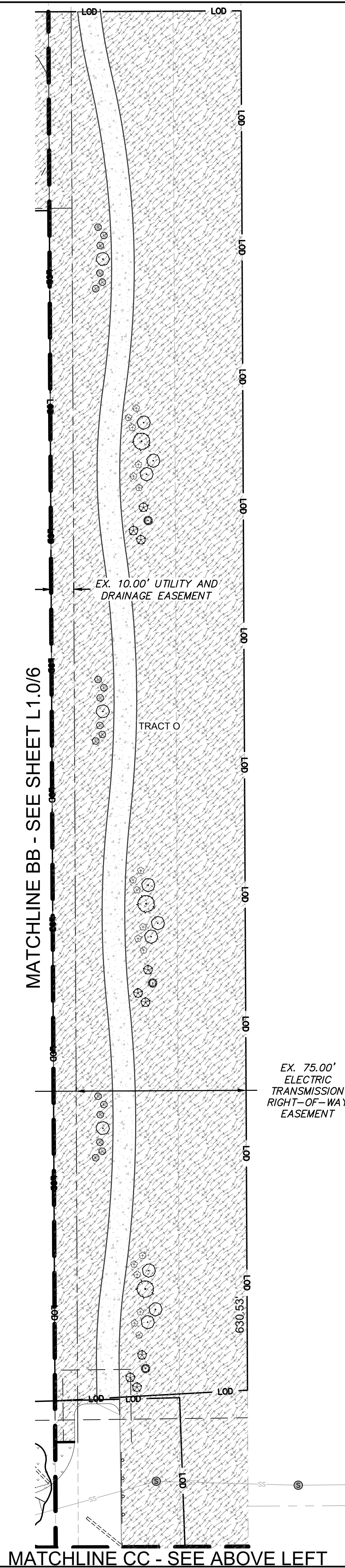
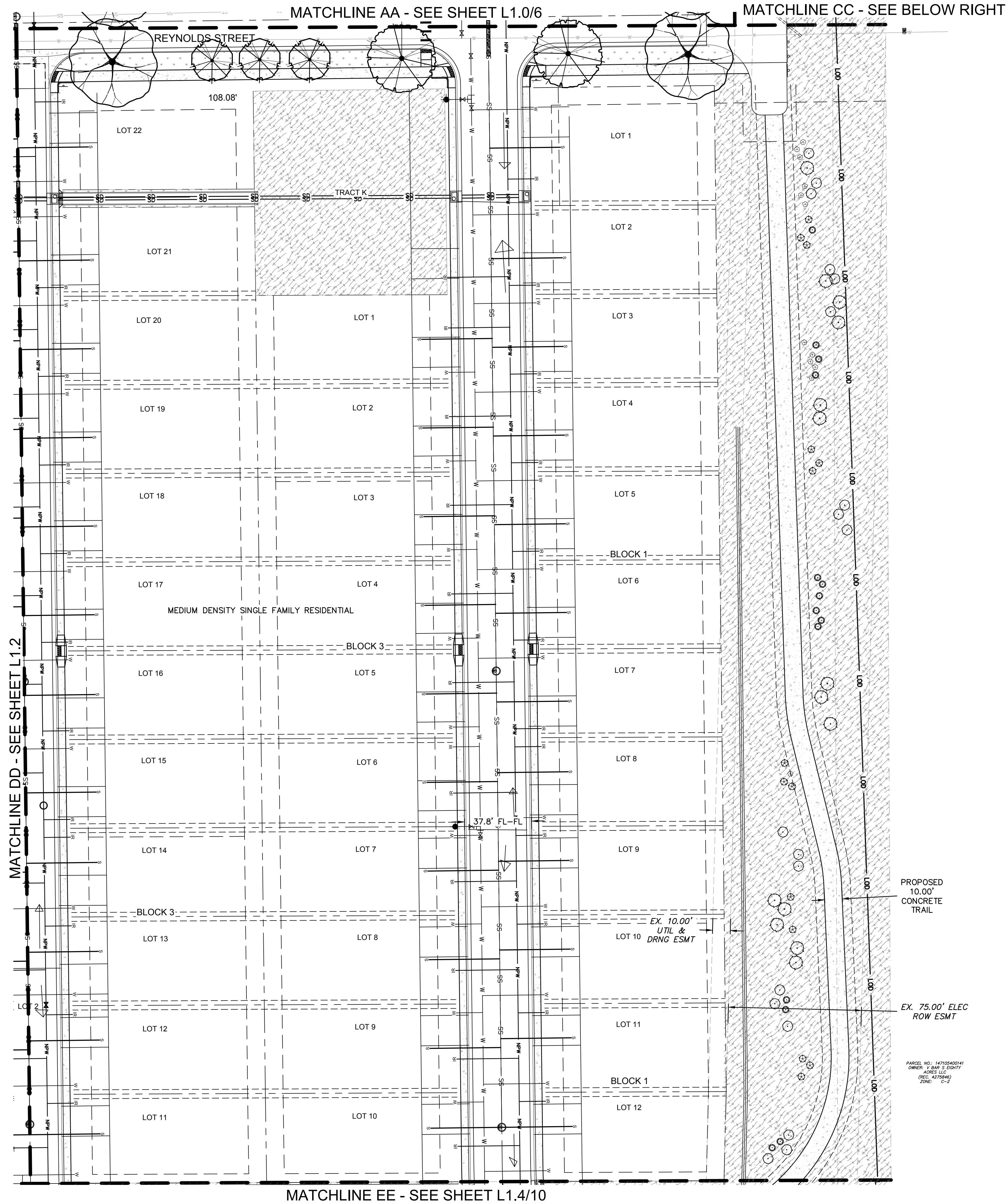
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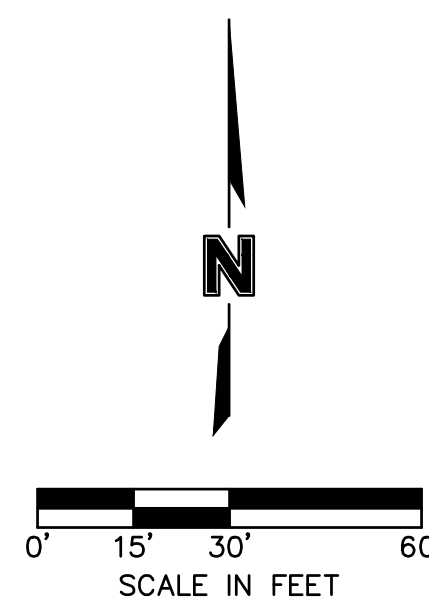
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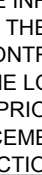
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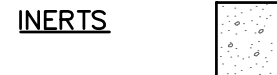
Page 230 of 638



PLANT SCHEDULE			
SHADE TREES	CODE QTY	BOTANICAL NAME COMMON NAME	
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EVERGREEN TREES	CCF 5	ABIES CONCOLOR WHITE FIR	
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	HWM 12	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE	
	SPR 23	MALLUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	
	CAN 13	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY	
	BUF 25	EUALYPTUS SABINA 'BUFFALO' BUFFALO JUNIPER	
ORNAMENTAL TREES	MAQ 102	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	
	PPM 45	PICEA PUNGENS 'MONTGOMERY' MONTGOMERY BLUE SPRUCE	
	MTC 12	PINUS MUGO 'COMPACTA' DWARF MUGO PIN	
	LMC 62	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	
	CSF 19	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	
	RTD 12	CORNUS STOLONIFERA 'BAILEY' BAILEY RED TWIGGED DOGWOOD	
LG DECIDUOUS SHRUBS	SMD 26	RHUS GLABRA SMOOTH SUMAC	
	BLC 43	ARONIA MELANOCARPA 'IR. BEAUTY' BLACK CHOKEBERRY	
	DBB 15	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	
	YMO 23	VIBURNUM LANTANA 'MOHICAN' MOHICAN VIBURNUM	
	PT 17	POTENTILLA THURBERI 'M. VELVET' MONARCH'S VELVET CINQUEFOIL	
	GLS 95	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 244,103 SF	NATIVE GRASSES MIX APPROVED SPECIES
INERTS		RM 17,675 SF	ROCK MULCH 4-6" ROUNDED RIVER BED GRAVEL
		LE 255 LF	LANDSCAPE EDGING 1" X 4" X 16"



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		REVISIONS DESCRIPTION	DATE		
REV. NO.					
LANDSCAPE PLAN					
LUPTON VILLAGE PRELIMINARY PUD PLAT					
FORT LUPTON, CO			2020	REVISIONS	
drawn by: _____ JD					
checked by: _____ DP					
approved by: _____ RB					
QA/QC by: _____ DP					
project no.: _____ 018-1732					
drawing no.: _____ L USC 0181732					
date: _____ 12-07-2020					
SHEET 7 OF 12					



RM	ROCK MULCH
17,675 SF	4-6" ROUNDED RIVER BED GRAVEL



FORT LUPTON. CO

SHEET
8 OF 12

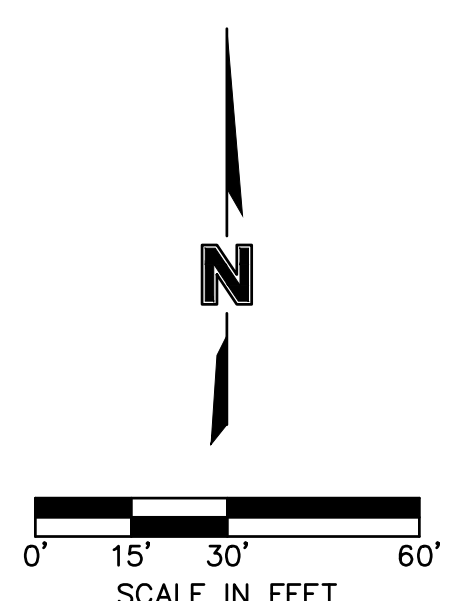
Know what's below.
Call before you dig.

draw date	
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FORT LUPTON. CO

MATCHLINE GG - SEE SHEET L1.3/9

MATCHLINE EE - SEE SHEET L1.2/8



EX. 75.00' ELEC
ROW FSMT

EX. 30.00'
DITCH, DRNG
& TRAIL ESMT

EX. 10.00'
- UTIL &
DRNG ESMT

PROPOSED
10.00'
CONCRETE

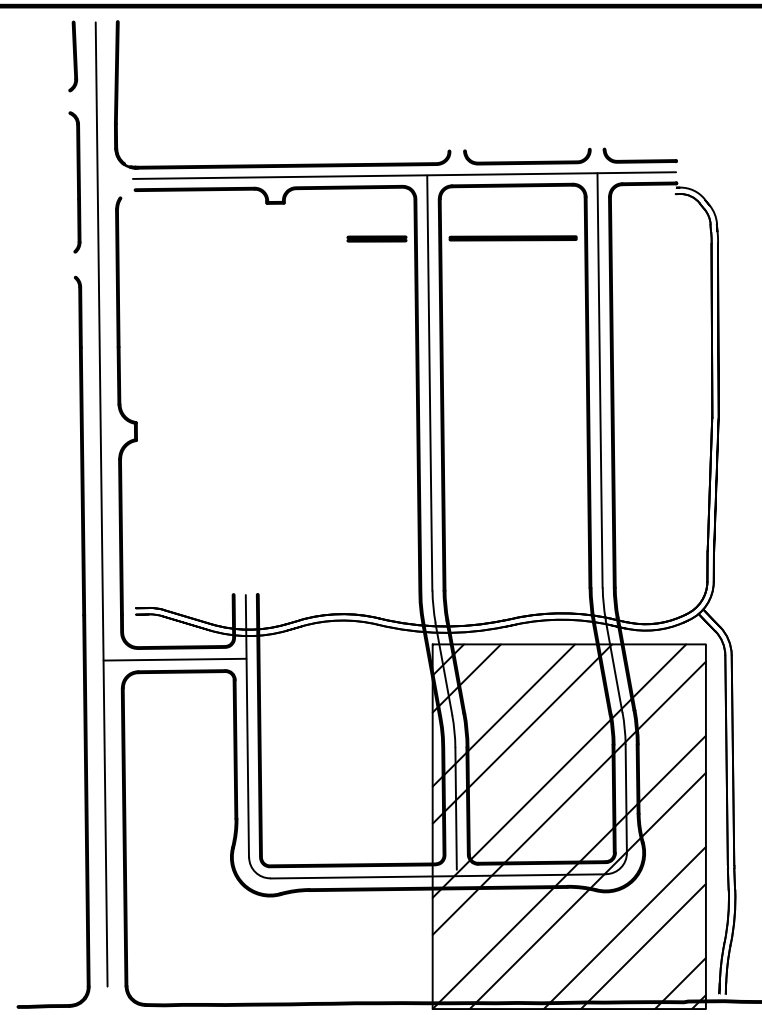
EX. 10.00'
- UTIL &
- DRNG FSMT

WELD COUNTY ROAD 12

PROPOSED
1250'
ROW
EXPANSION

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 COFFEY TREE
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		MTC 15	PINUS MUGO 'COMPACTA' DWARF MUGO PINE
LG DECIDUOUS SHRUBS		MMC 62	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY
		CSF 19	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD
		RTD 12	CORNUS STOLONIFERA 'BAILEY' BAILEY RED TWIGGED DOGWOOD
		SMO 26	RHUS GLABRA SMOOTH SUMAC
MD DECIDUOUS SHRUBS		BLC 43	ARONIA MELANOCARPA 'IR. BEAUTY' BLACK CHOKEBERRY
		DBB 15	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH
		VMO 23	VIBURNUM LANTANA 'MOHICAN' MOHICAN VIBURNUM
SM DECIDUOUS SHRUBS		PTT 17	POTENTILLA THURBERI 'M. VELVET' MONARCH'S VELVET CINQUEFOIL
		GLS 95	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 244,103 SF	NATIVE GRASSES MIX APPROVED SPECIES
INERTS		RM 17,675 SF	ROCK MULCH 4-6" ROUNDED RIVER BED GRAVEL
		LE 255 LF	LANDSCAPE EDGING 3/4" 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.:	018-1732
drawing no.:	L LSC 0181732
date:	12-07-2020

SHEET
10 OF 12

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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
UTILITIES.

REVISIONS DESCRIPTION

DATE

REV. 11/01

REVISIONS:

2020

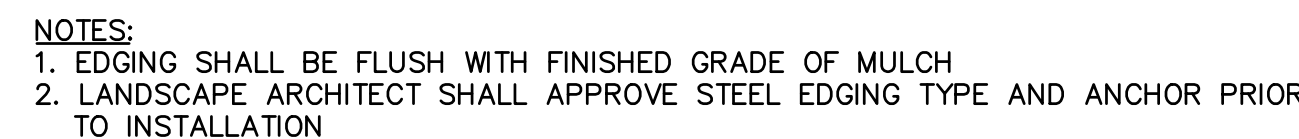
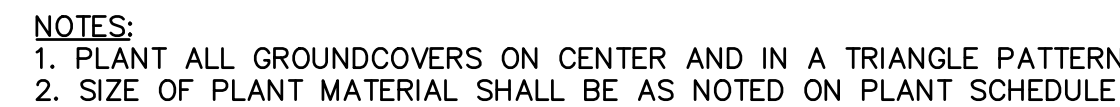
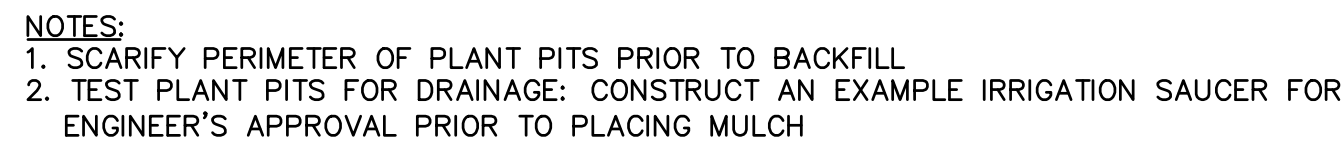
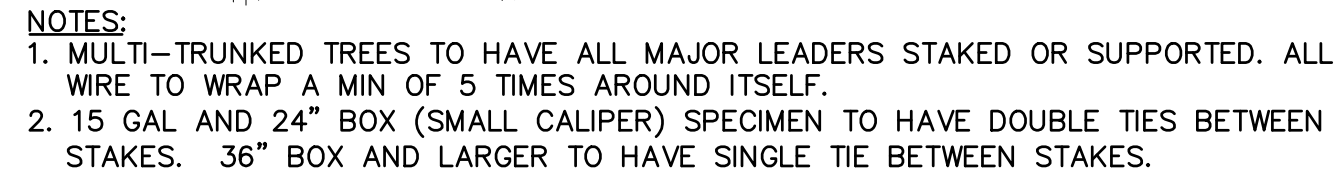
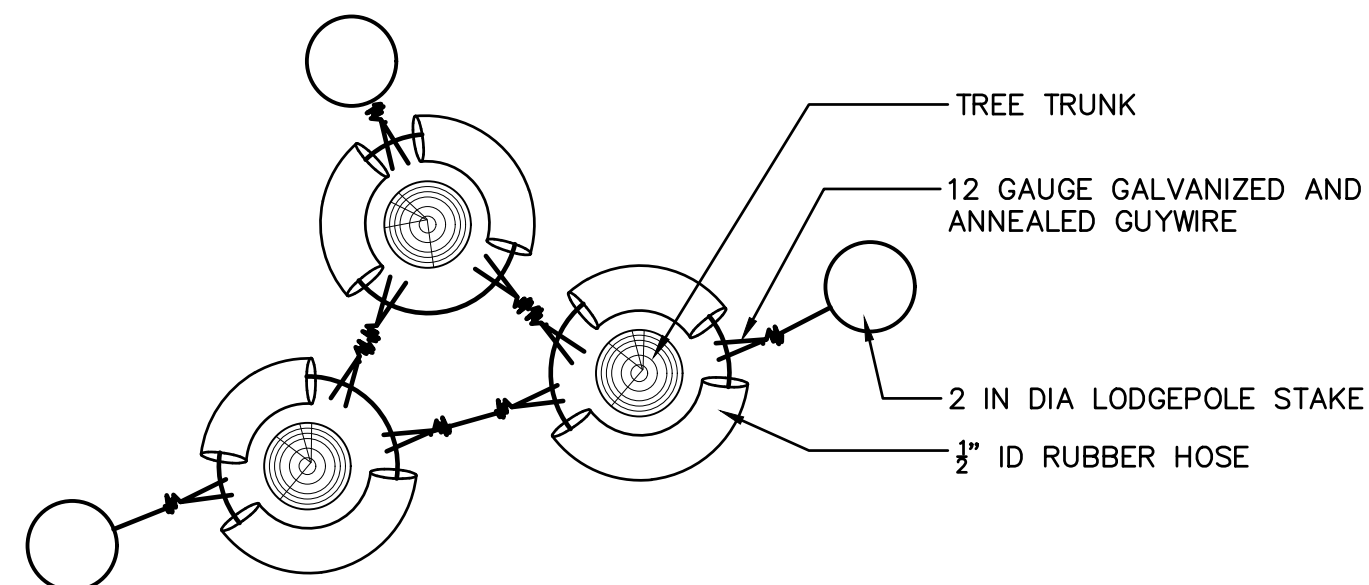
FORT LUPTON, CO

olsson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

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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.

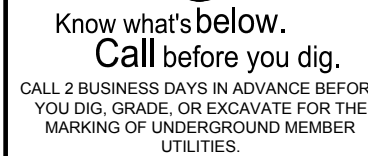


1880 Fall River Drive,
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Loveland, CO 80538
TEL 970.461.7733
FAX 970.635.3709

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CALL UTILITY NOTIFICATION
CENTER OF COLORADO

[illegible]

LANDSCAPE DETAILS

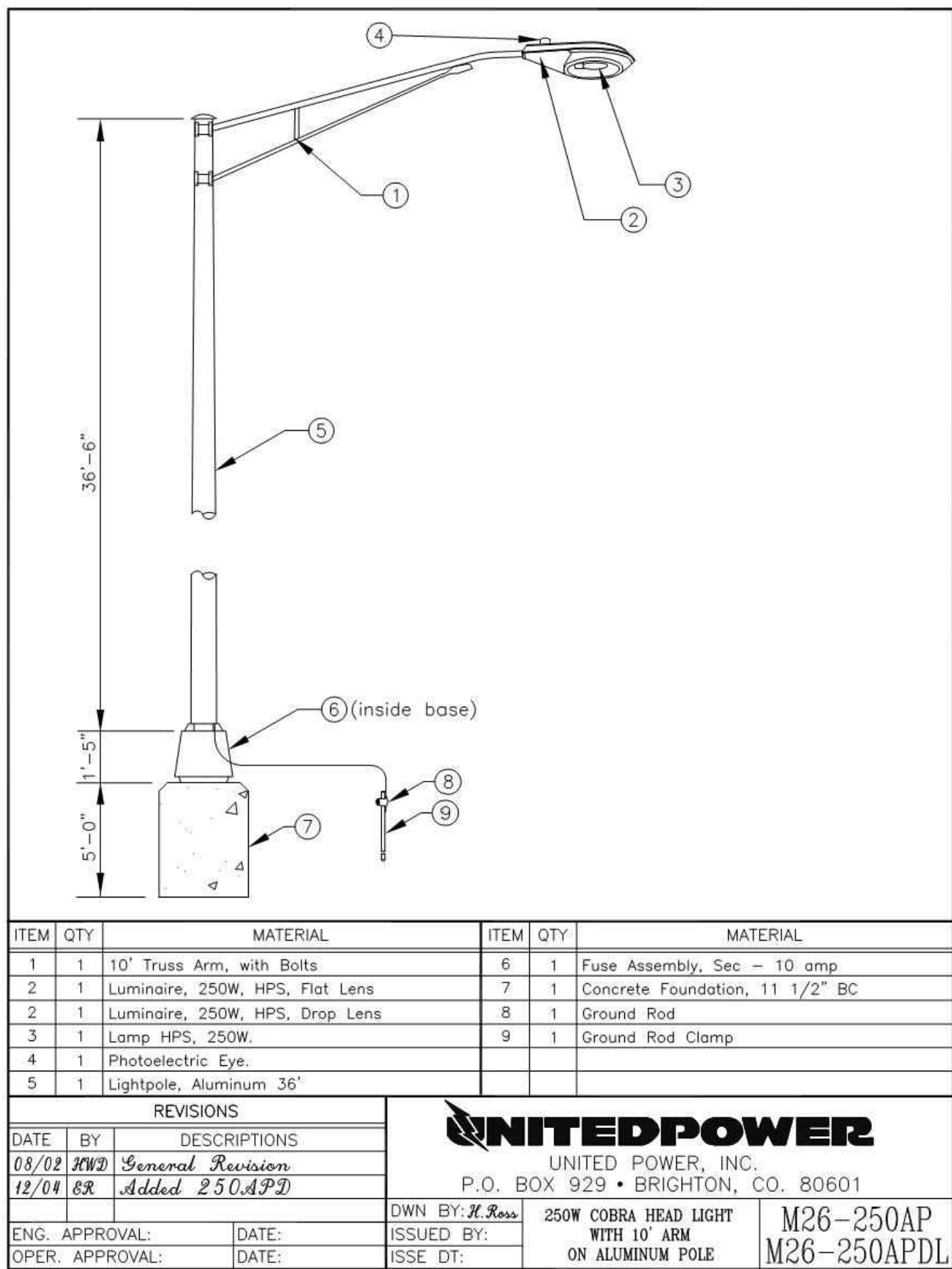
LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON. CO

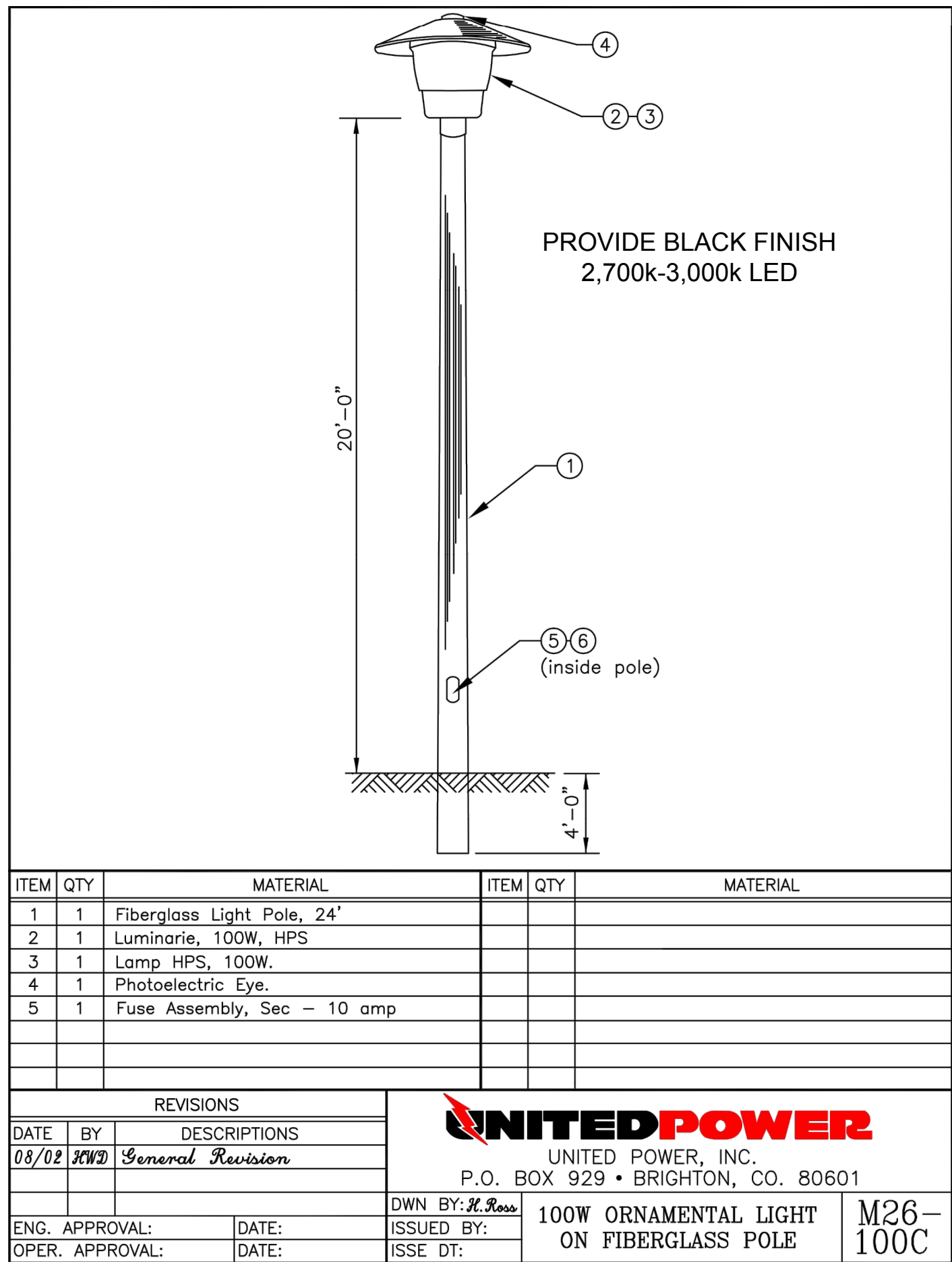
drawn by: JD
checked by: DP
approved by: RB
QA/QC by: DP
project no.: 018-1732
drawing no.: L_DTL_0181732
date: 12-07-2020

SHEET
11 OF 12

ROLLIE STREET LIGHT DETAIL



INTERNAL/LOCAL STREET LIGHT DETAIL



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Call before

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

[illegible]

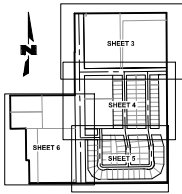
LANDSCAPE DETAILS	
LUPTON VILLAGE PRELIMINARY PUD PLAT	
FORT LUPTON, CO	2020

drawn by: _____ JD
checked by: _____ DP
approved by: _____ RB
QA/QC by: _____ DP
project no.: _____ 018-1732
drawing no.: _____ L DTL 0181732
date: _____ 12-07-2020

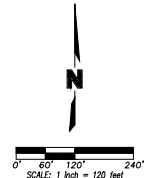
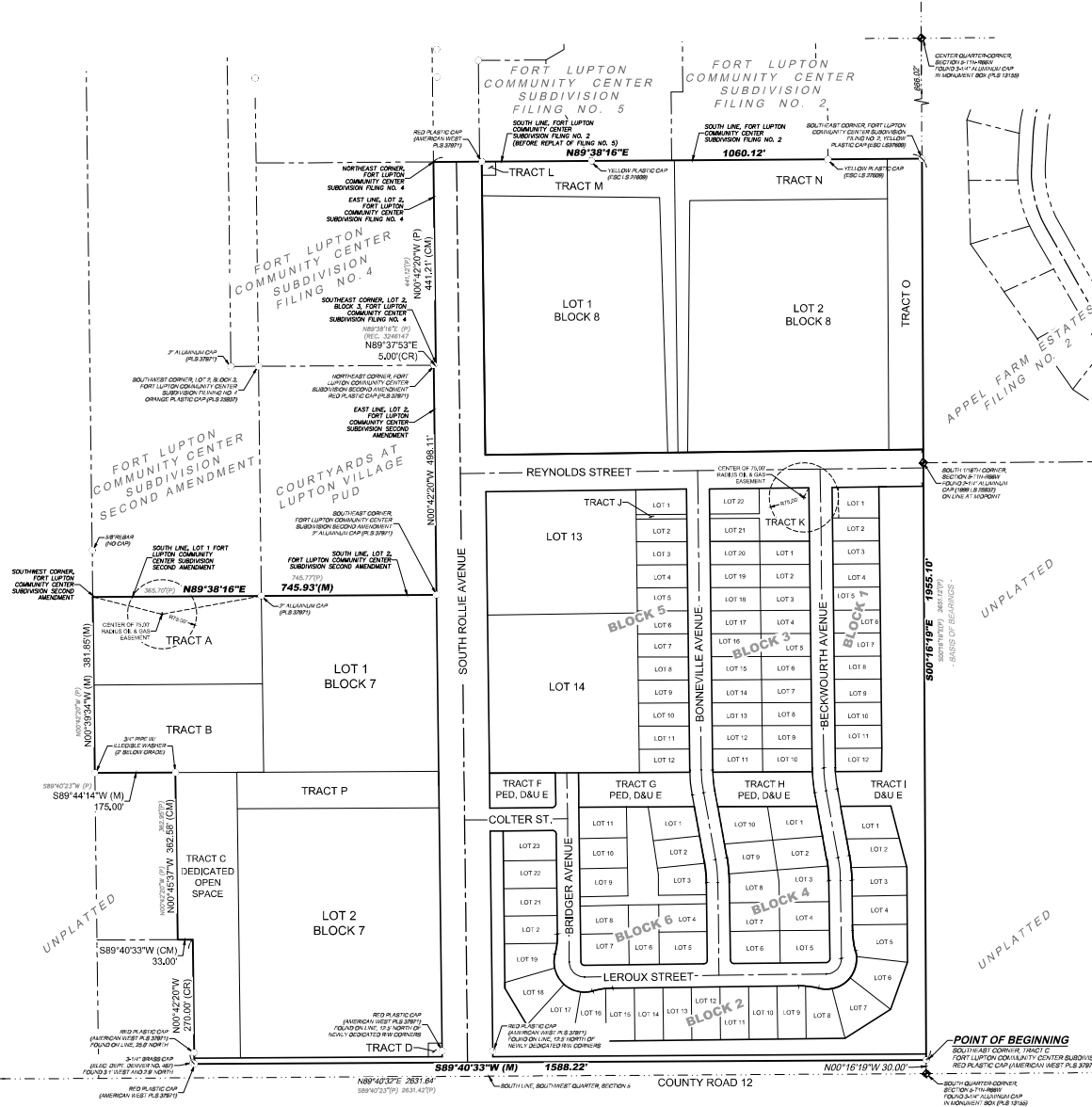
SHEET
12 OF 12

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



SHEET MAP
(NOT TO SCALE)



LEGEND

- Section Corner Monument
- Set Survey Monument (DOT Road w/ orange plastic cap marked "38699", unless otherwise noted)
- Found Survey Monument (As Noted)
- Right-of-Way
- A= Arc Length
- (M) Monumented
- (P) Platted
- (CM) Calculated from Found Monuments
- (CR) Calculated from Record
- BC Book
- PL Page
- REC Reception Number
- ESMT Easement
- Typ. Typical
- SF Square Feet
- AC Acres
- UHE Utility Easement *Indicated by this Plat*
- D/E Drainage Easement *Indicated by this Plat*
- Subdivision Exterior Boundary Line
- Proposed Right-of-Way Line
- Proposed Easement Line
- Existing Subdivision Exterior Line
- Existing Right-of-Way Line
- Existing Easement Line
- Section Line
- Not To Scale

GENERAL NOTES

- BASE 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 herein.
- 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 date:
 - Existing Tract B - Parcel Number: 147105030008 (proposed Blocks 6 and 7, Tract A and Outlets A and B)
 - Deed of record: Rec. 1731274
 - Existing Tract C (part) - Parcel Number: 147105030008 (proposed Block 1 and part of Collector Street)
 - Deed of record: Rec. 4184055
 - Existing Tract C (part) - Parcel Number: 147105030007 (proposed Blocks 1, 2, 3, 4, 5, Outlet C and part of Collector Street)
 - Deed of record: Rec. 1731274
- See Sheets 3-4 for interior lot details.

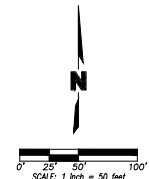
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Denver, CO 80204
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FAX: 303.237.2659
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REVISIONS		REVISIONS	
REV.	DATE	DESCRIPTION	

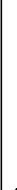
Final Plat
LUPTON VILLAGE P.U.D.
A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
SW 1/4, SEC. 5-T1N-R66W
CITY OF FORT LUPTON, WELD COUNTY, COLORADO
2020

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

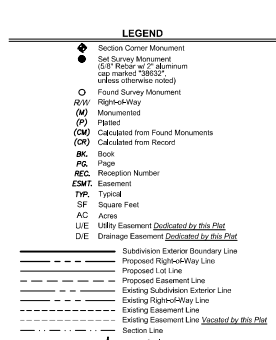


Legend		Legend	
◆	Section Corner Monument	BK	Book
●	Set Survey Monument	PG	Page
	(SIP Rebar w/ 2" aluminum cap marked "15862" unless otherwise noted)	REC	Recitation Number
○	Point Survey Monument	ESM	Easement
R/W	Rights-of-Way	TS	Typical Section
(M)	Monumented	SS	Square Feet
(P)	Plotted	AC	Acre
(CR)	Calculated from Found Monuments	LIFE	Utility Easement <i>Dedicated by this Plat</i>
	Calculated from Record	D/E	Drainage Easement <i>Dedicated by this Plat</i>
			Section Line
			Not To Scale

		1625 Raleigh Street Suite 400 Denver, CO 80204 TEL 303.237.2072 FAX 303.237.2659 www.olson.com	
REV. / NO.		REVISION DESCRIPTION	
DATE		REVISIONS	
Final Plat LUPTON VILLAGE P.U.D. LUPTON COMMUNITY CENTER SUBDIVISION SW 1/4, SEC. 5-T1N-R66W A Resub of Part of Tracts B and C: FORT LUPTON COMMUNITY CENTER SUBDIVISION		2020	
prepared by: <u>DREW</u> checked by: <u>NBS</u> approved by: <u>NBS</u> QC/QC2 by: <u>NBS</u> project no.: <u>030-145</u> drawing no.: <u>V_PPLAT-2017124</u> scale: <u>AS SHOWN</u>		CITY OF FORT LUPTON, WELD COUNTY, COLORADO	
SHEET 3 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

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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



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

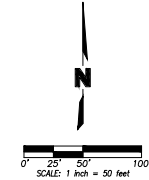
LOT CURVE TABLE					
CURVE ID	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	33.00	51.84	090°00'00"	S45°42'20"E	41.64
C2	66.00	136.29	120°33'01"	S45°42'20"E	116.31
C3	168.00	240.05	008°12'07"	N10°13'07"E	24.03
C4	168.00	28.66	009°46'30"	S79°09'24"W	28.63
C5	33.00	51.84	090°00'00"	N44°17'40"E	43.67
C6	168.00	44.80	015°01'31"	N81°11'35"W	48.83
C7	66.00	46.89	042°31'30"	N18°53'25"E	47.87
C8	168.00	46.89	015°01'31"	S08°13'59"E	43.83
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	45.89
C12	325.00	54.31	009°34'29"	N05°29'34"W	54.26
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	45.89
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	45.89
C22	325.00	54.31	009°34'29"	N05°29'34"W	54.26
C23	205.00	70.43	019°41'19"	S18°04'30"E	70.36
C24	405.00	140.41	006°59'25"	S04°44'23"W	404.09
C25	205.00	68.53	019°09'18"	S08°19'57"E	68.29
C26	25.00	22.89	052°26'45"	S44°05'21"E	22.09
C27	15.00	14.68	056°04'55"	S42°16'16"E	14.30
C28	105.00	29.31	011°59'45"	N81°19'12"E	29.30
C29	100.00	136.67	078°18'14"	N36°31'12"E	126.28
C30	110.00	21.59	011°14'30"	N08°09'13"W	21.65
C31	130.00	26.72	011°49'36"	N07°13'15"W	26.87

	REV.	DATE	REVISIONS DESCRIPTION
Final Plat LUPTON VILLAGE P.U.D. As a Regd. of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION SW 1/4, SEC. 5-T1NR66W			
CITY OF FORT LUPTON, WELD COUNTY, COLORADO	2020		REVISIONS:

drawn by: DMW
 checked by: NSS
 approved by: NSS
 QA/QC by: NSS
 project no.: 019-1325
 drawing no.: V_PLAT 0181732
 date: 10/05/2020

SHEET
4 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



LEGEND

◆	Section Corner Monument
○	Found Survey Monument
○	Right-of-Way
○	Monumented
○	Platted
(CM)	Calculated from Found Monuments
(CR)	Calculated from Record
BK	Book
PG	Page
REC.	Recitation Number
EST.	Easement
TYP.	Typical
SF	Square Feet
AC	Acres
U/E	Utility Easement <u>Decoded by this Plat</u>
D/E	Drainage Easement <u>Decoded by this Plat</u>
-----	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 <u>Verified by this Plat</u>
-----	Section Line
N	Not To Scale

LOT CURVE TABLE					
CURVE ID	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	33.00'	51.84'	90°00'00"	S45°42'02"E	45.61'
C2	66.00'	136.29'	120°03'01"	S45°42'02"E	114.34'
C3	168.00'	24.05'	09°12'00"	N10°13'07"E	24.05'
C4	168.00'	28.66'	09°46'30"	S7°08'24"E	28.63'
C5	33.00'	51.84'	90°00'00"	N41°14'00"E	46.67'
C6	168.00'	44.96'	11°05'01"	N83°11'36"E	43.93'
C7	66.00'	48.99'	42°01'39"	N16°53'25"E	47.87'
C8	168.00'	44.06'	11°05'01"	N83°13'55"E	43.93'
C9	300.00'	50.13'	03°34'29"	N05°29'34"E	50.07'
C10	275.00'	45.96'	03°34'29"	N05°29'34"E	45.90'
C12	325.00'	54.31'	03°34'29"	N05°29'34"E	54.25'
C13	300.00'	50.13'	03°34'29"	N05°29'34"E	50.07'
C14	325.00'	54.31'	03°34'29"	N05°29'34"E	54.25'
C15	275.00'	45.96'	03°34'29"	N05°29'34"E	45.90'
C16	300.00'	50.13'	03°34'29"	N05°29'34"E	50.07'
C18	275.00'	45.96'	03°34'29"	N05°29'34"E	45.90'
C19	325.00'	54.31'	03°34'29"	N05°29'34"E	54.25'
C20	300.00'	50.13'	03°34'29"	N05°29'34"E	50.07'
C21	275.00'	45.96'	03°34'29"	N05°29'34"E	45.90'
C22	325.00'	54.31'	03°34'29"	N05°29'34"E	54.25'
C23	205.00'	70.43'	01°41'19"	S18°04'40"E	70.38'
C24	405.00'	49.41'	06°59'29"	S04°44'23"E	49.39'
C25	205.00'	65.53'	01°09'16"	N08°19'57"E	65.22'
C26	25.00'	22.88'	95°26'45"	S44°05'12"E	22.09'
C27	15.00'	14.68'	95°04'50"	S42°16'10"E	14.10'
C28	105.00'	20.33'	01°18'45"	N81°19'12"E	20.26'
C29	100.00'	136.67'	09°05'04"	N81°39'12"E	126.38'
C30	110.00'	21.59'	01°14'42"	N08°09'15"E	21.55'
C31	130.00'	26.72'	01°44'36"	N07°53'15"E	26.69'

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

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Suite 400
Denver, CO 80204

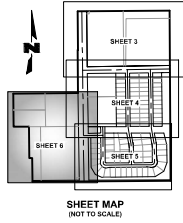
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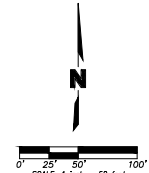
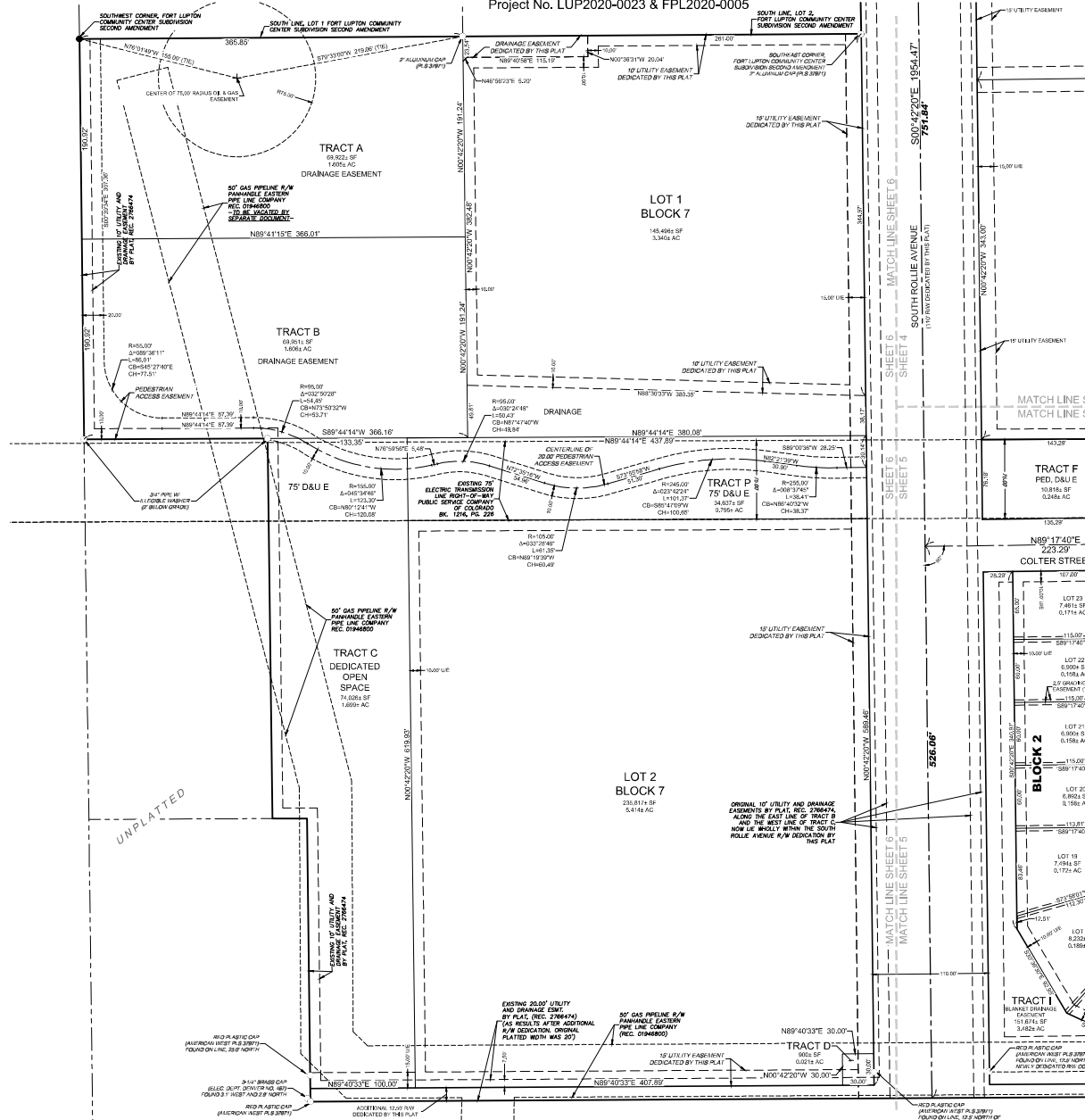
Drawn by: DMW
 Checked by: NSS
 Approved by: NSS
 AQC by: NSS
 Project no.: 018-1325
 Drawing no.: V_PFLAT_0181732
 Date: 10/06/2020

SHEET
of 6

DWS: C:\Users\mcd\OneDrive\27424\LUPTON VILLAGE P.U.D. 181732 SUBS.dwg USER: dm4
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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
 - Set Survey Monument
 - UTL: Utility Line 2" minimum cap marked "5862"
 - Found Survey Monument
 - Right-of-Way
 - Proposed Right-of-Way
 - 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
- REVISIONS**
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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

drawn by: DMW
checked by: NBS
approved by: NBS
QA/QC by: NBS
project no.: 181732
drawing no.: V-PLAT-001
date: 10/01/2020

SHEET
6 of 6

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.

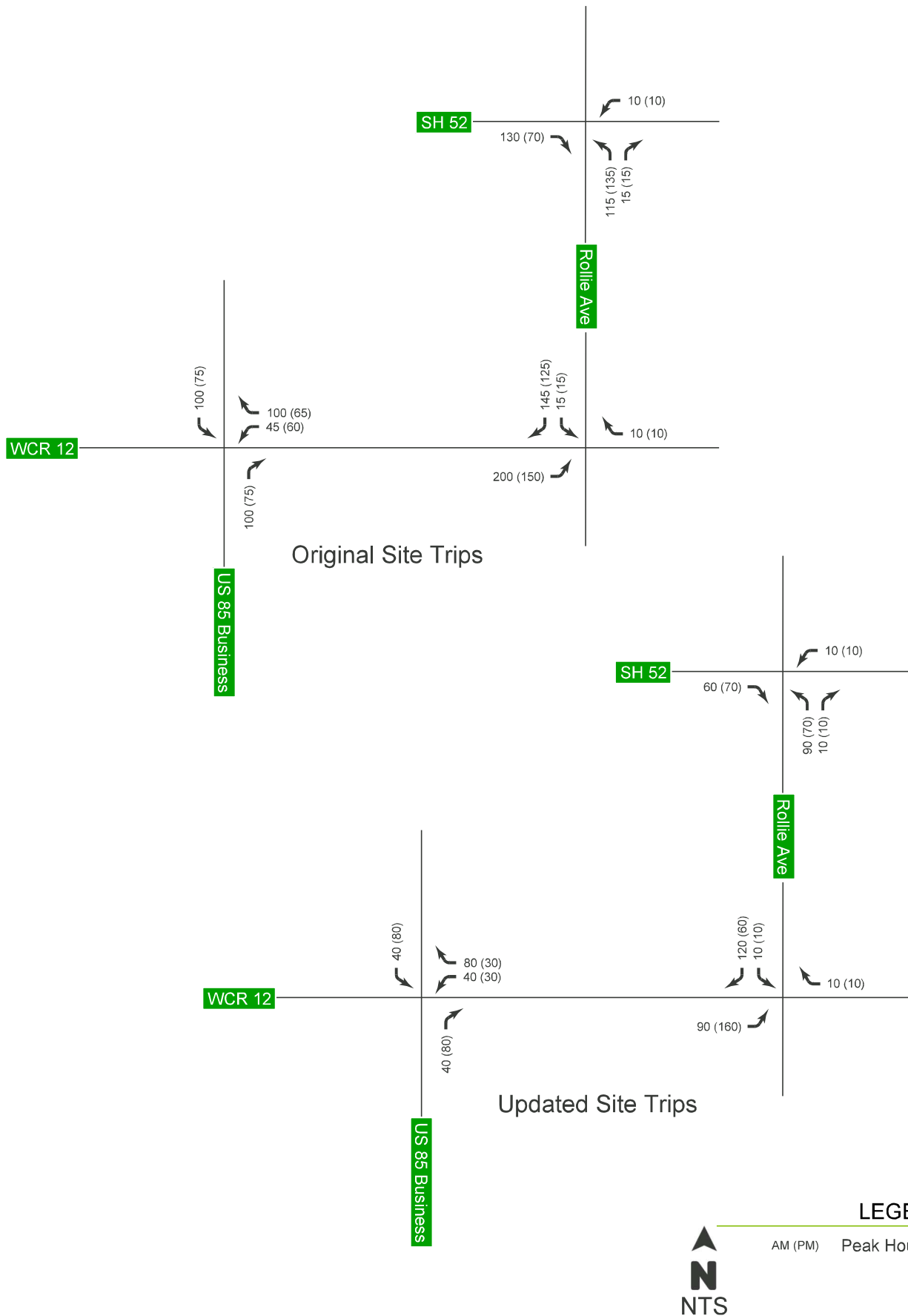
This update included modifying the trip generation and assignment and reexamining the long term study year (2038) to verify that the proposed street network has adequate capacity for the change in trips. Recommendations and conclusions have been updated as well.

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:

Lupton Village 110, LLP
1295 Main Street, #5
Windsor, CO 80550
Contact: Fred Croci
(970) 566-7300

Prepared by:

Olsson
1880 Fall River Drive, Suite 200
Loveland, CO 80538
Contact: Ryan Banning
(970) 461-7733

May 1, 2020

Olsson Project No. 018-1732



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APPENDICES

APPENDIX A: A.1 Project Vicinity Map

A.2 Soils Resource Report

A.3 Time Intensity Frequency Tabulation Table 502

A.4 Recommended Runoff Coefficients and Percent Impervious Table 602

A.5 Figure 603 Residential Housing Density vs. Impervious Area

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.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

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)

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 B12 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. 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	4915.43
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

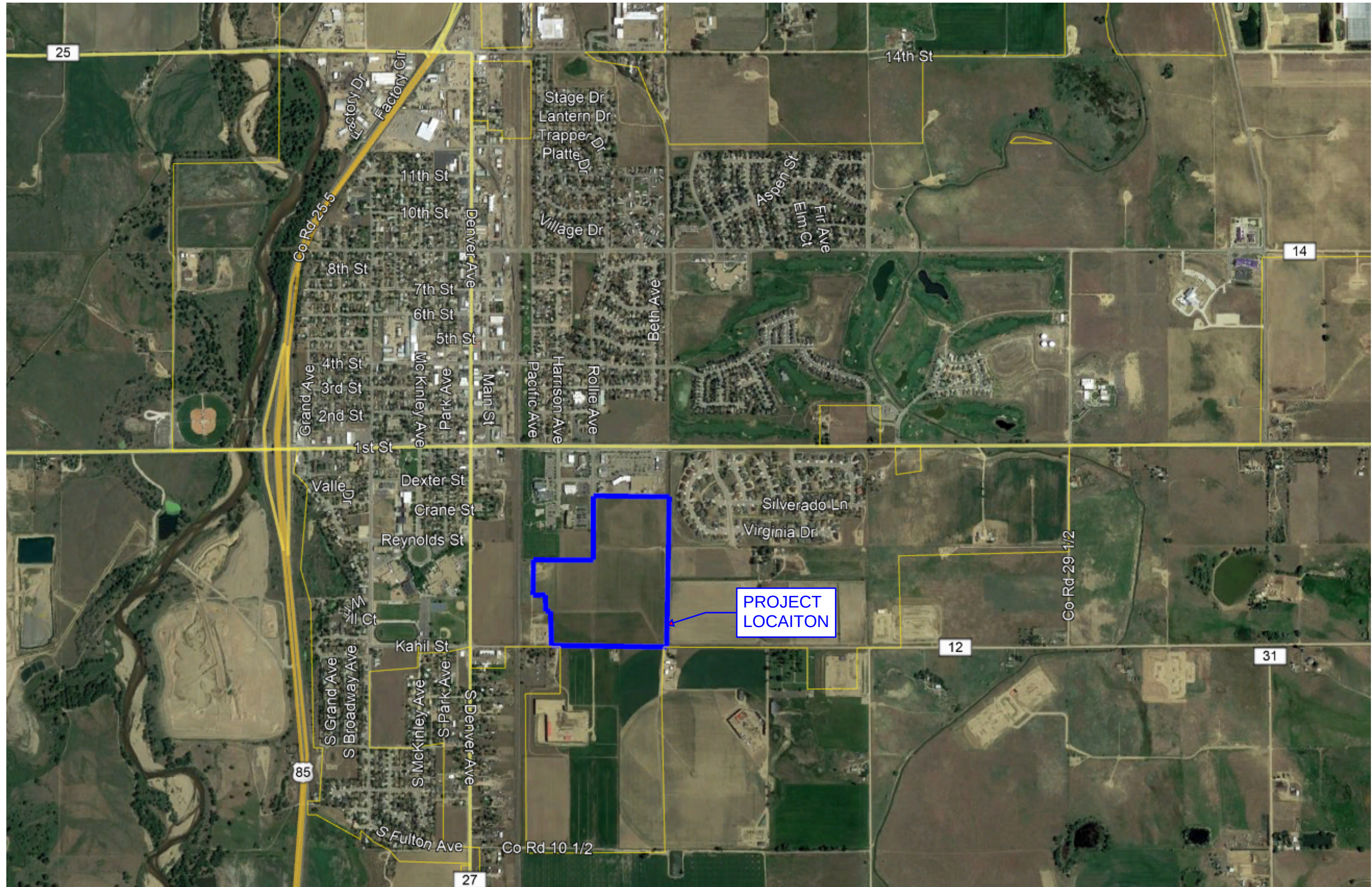
A.5 NOAA Atlas 14 Precipitation Estimates

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



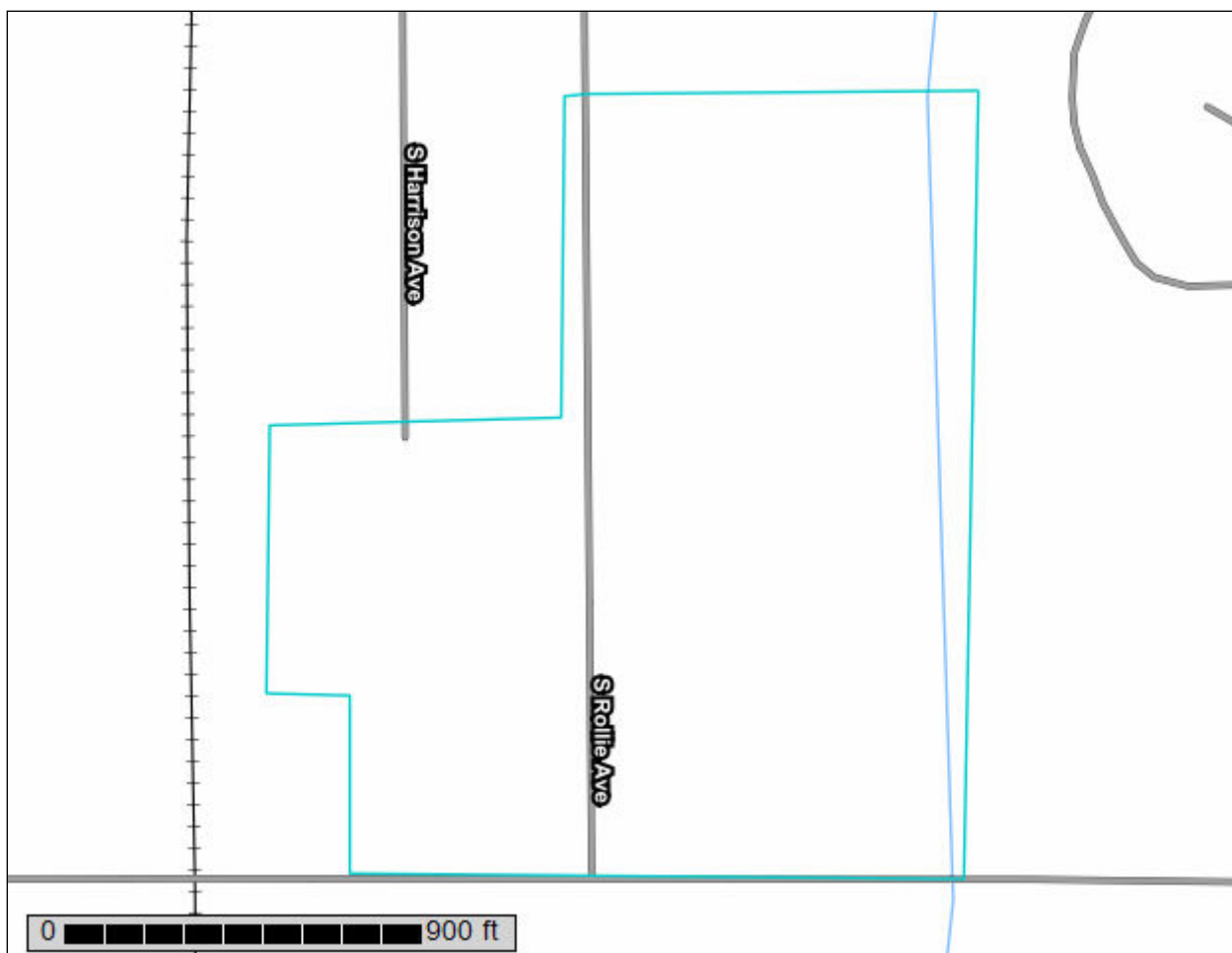
LUPTON VILLAGE

A.1 PROJECT VICINITY MAP

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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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- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
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United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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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
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		20.2
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



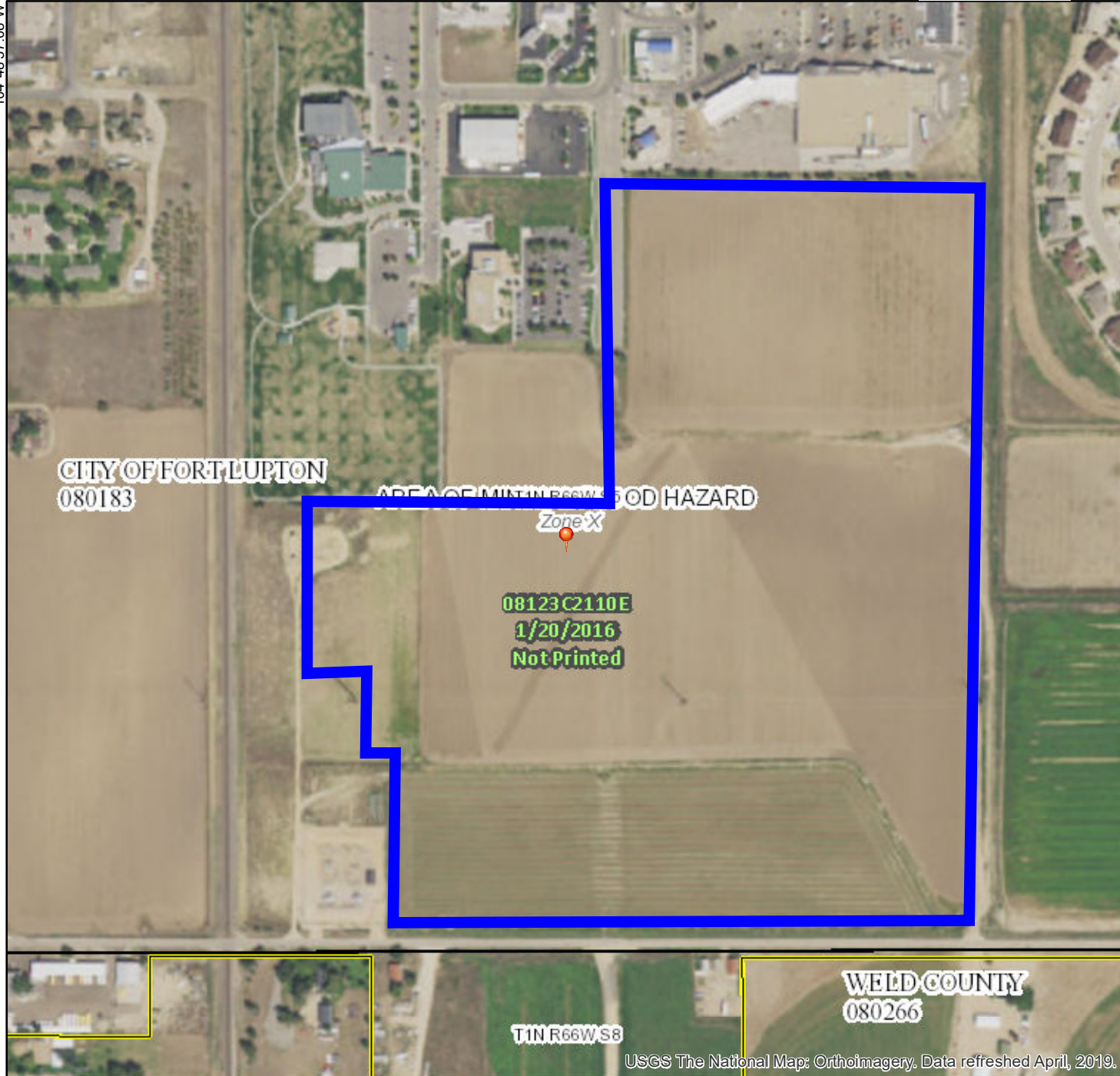
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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.

40°4'46.81"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

40°4'19.28"N

USGS The National Map: Orthoimagery. Data refreshed April, 2019.

104°47'59.62"W

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.

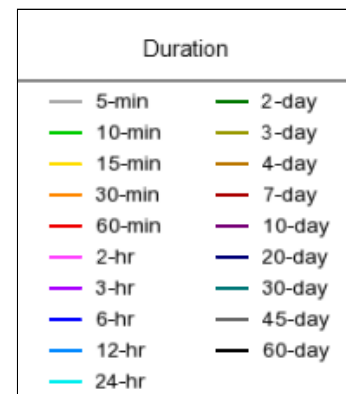
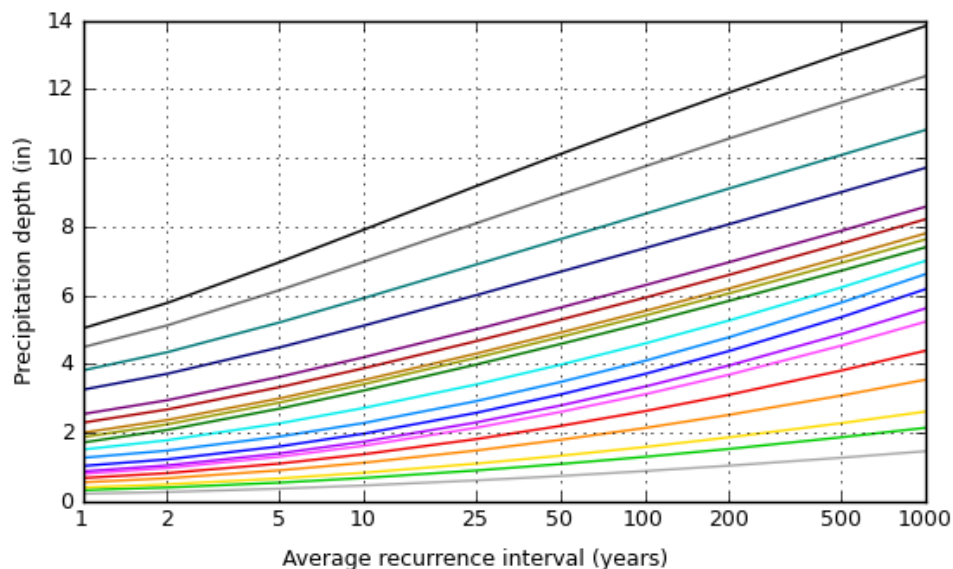
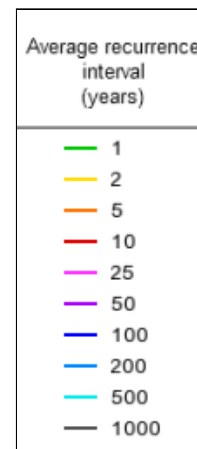
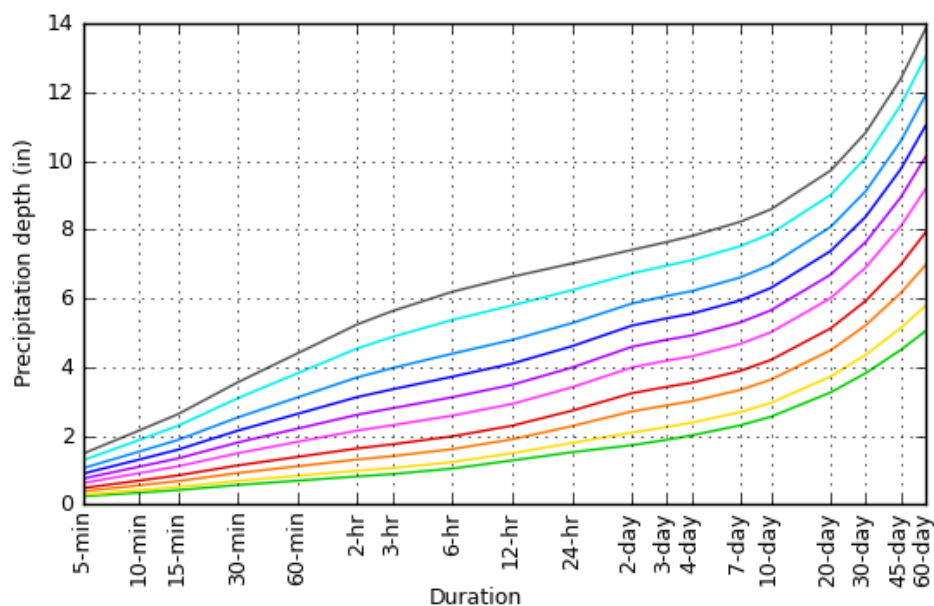
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PF graphical

PDS-based depth-duration-frequency (DDF) curves

Latitude: 40.0667°, Longitude: -104.7833°



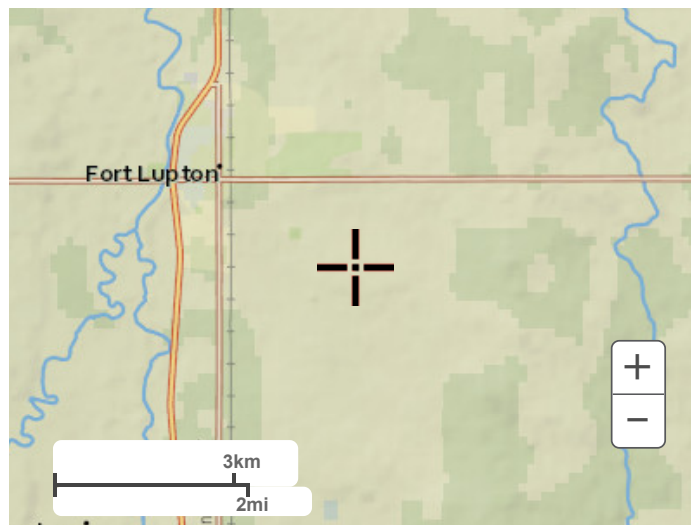
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Created (GMT): Tue Apr 7 17:29:21 2020

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Maps & aerials

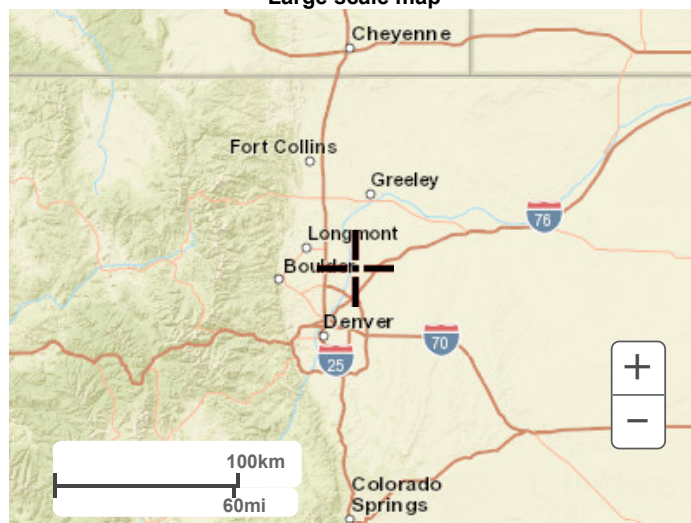
Small scale terrain



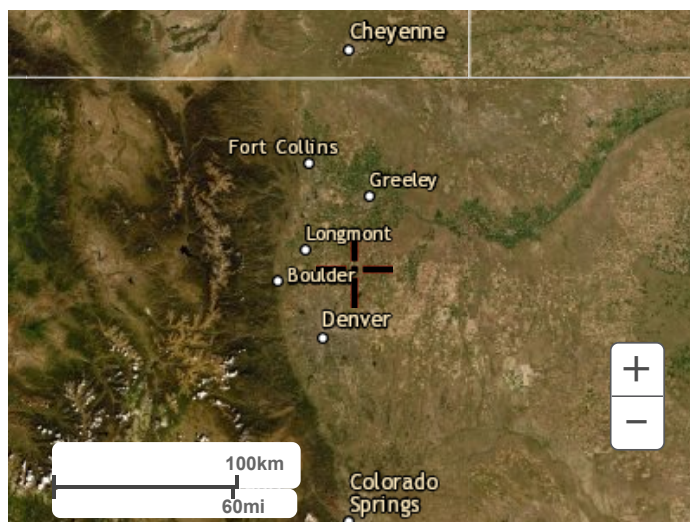
Large scale terrain



Large scale map



Large scale aerial



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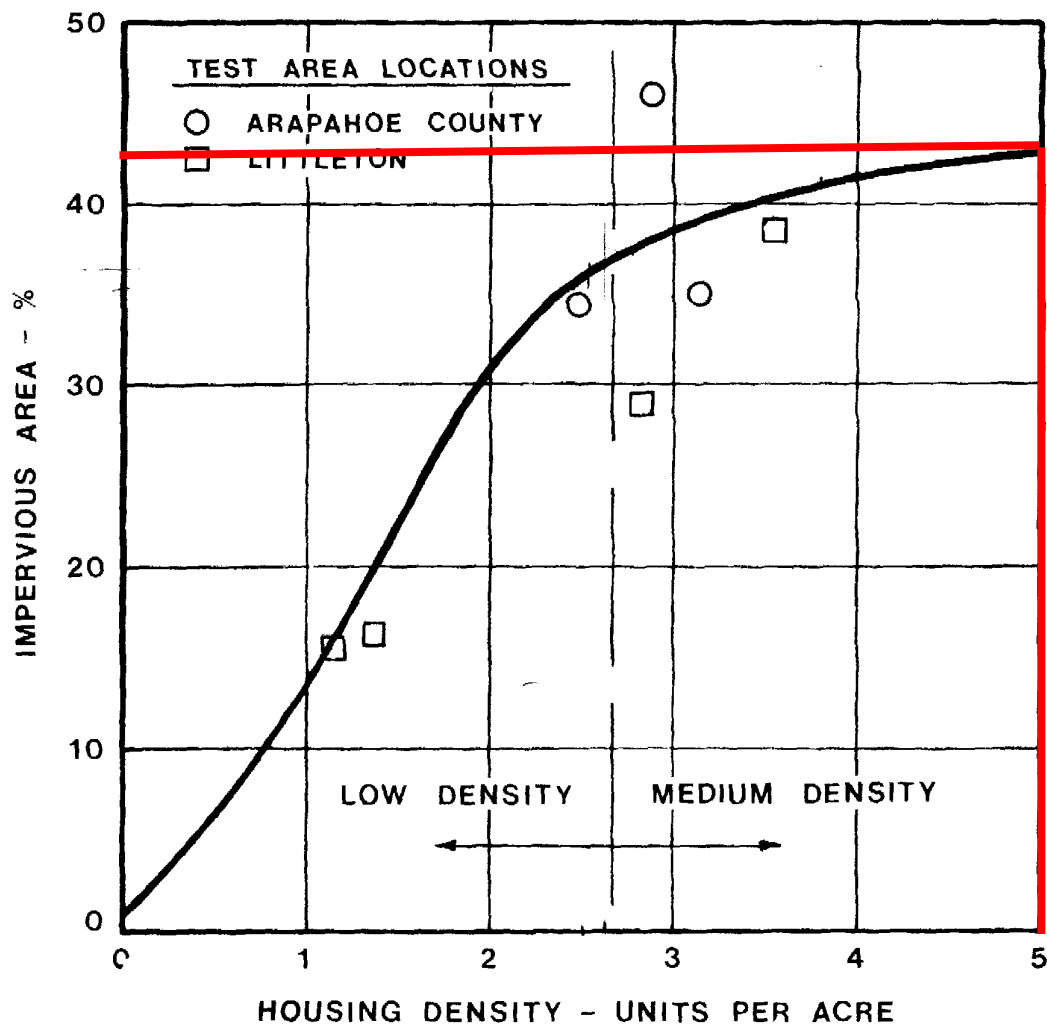
Table 602
Recommended Runoff Coefficients and Percent Impervious

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

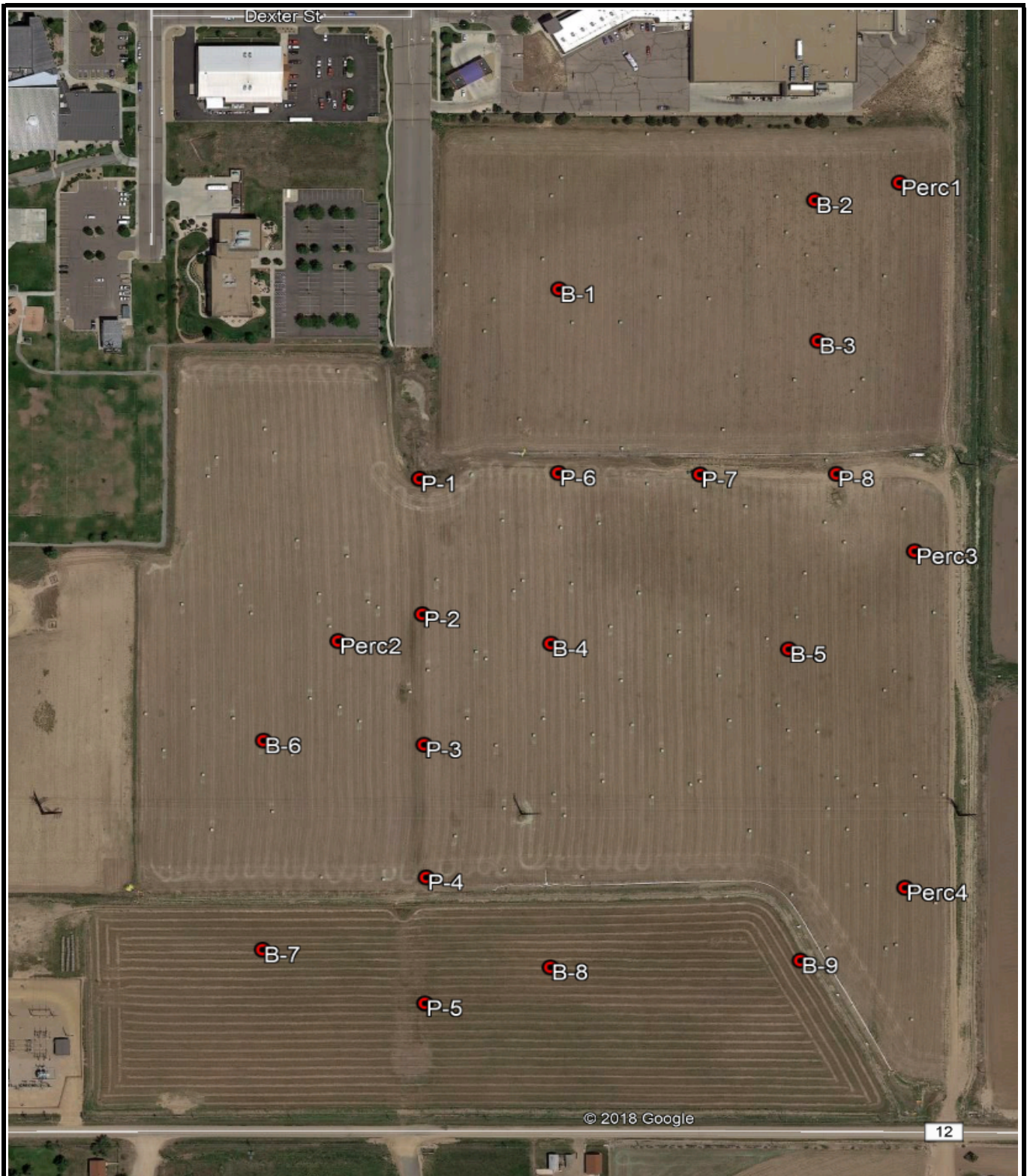
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Boring Location Plan



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.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%

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 Descrtiption	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

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.

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	
		21.00	EA	
Gravel Drywells				
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	
			EA	
Gravel Drywells		13.00		
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	
4,914.00	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	
4,915.17	59,959.03	28884.7	190477	*Required Volume=190,477 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

Weir Report

West Retention Pond Spillway - Peak Runoff

Trapezoidal Weir

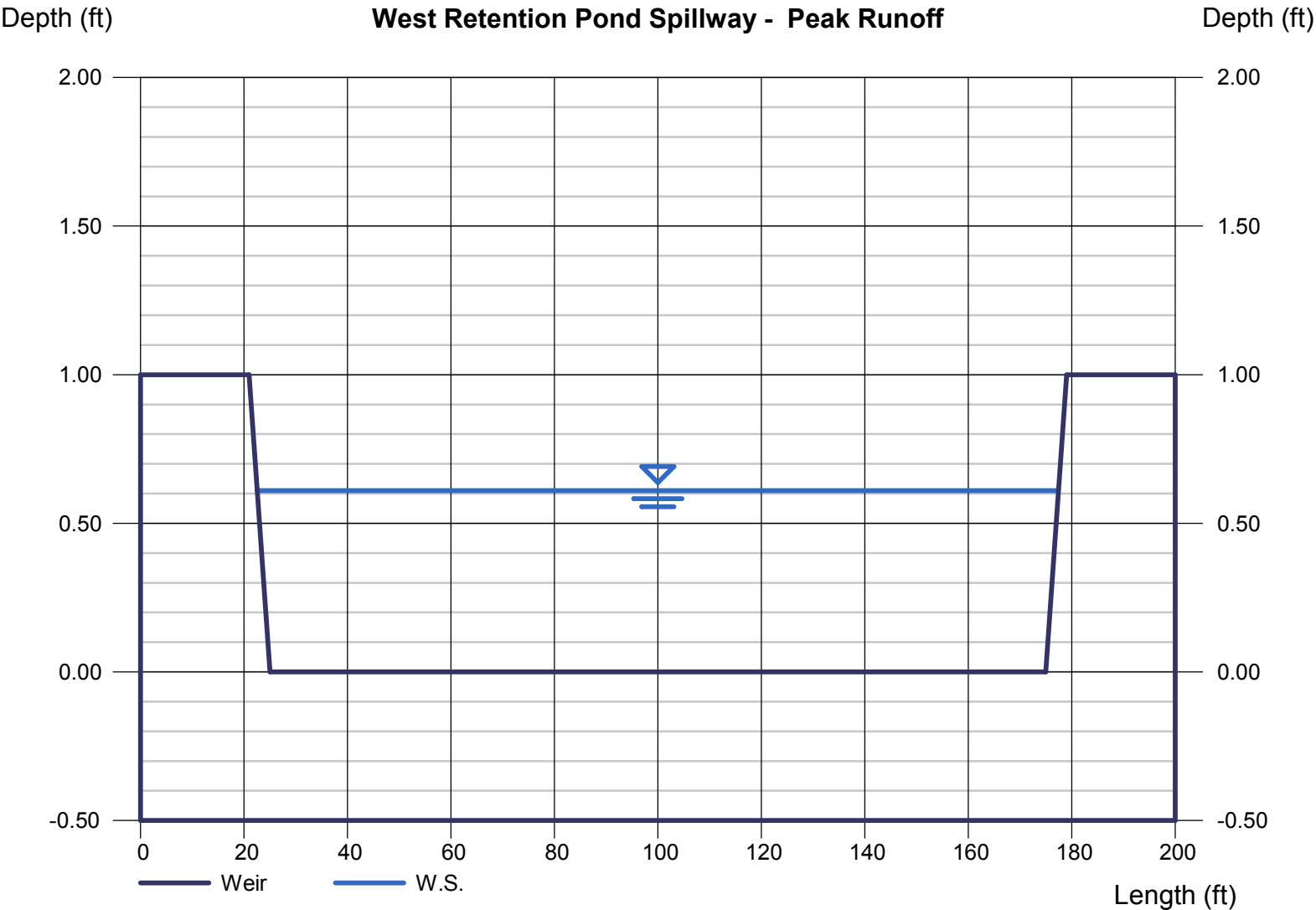
Crest = Sharp
Bottom Length (ft) = 150.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

Highlighted

Depth (ft) = 0.61
Q (cfs) = 219.89
Area (sqft) = 92.99
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

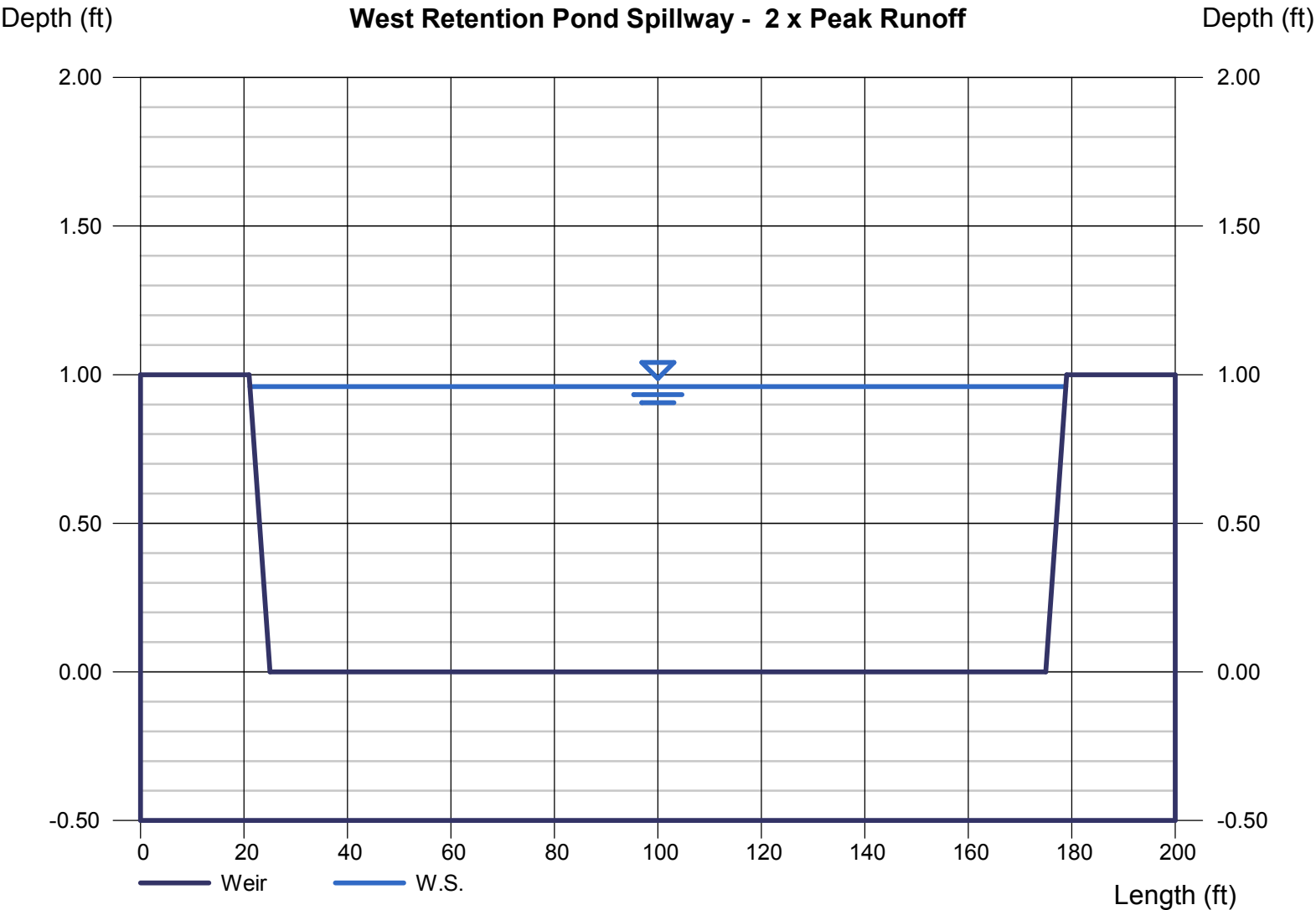
Crest = Sharp
Bottom Length (ft) = 150.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

Highlighted

Depth (ft) = 0.96
Q (cfs) = 439.78
Area (sqft) = 147.69
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

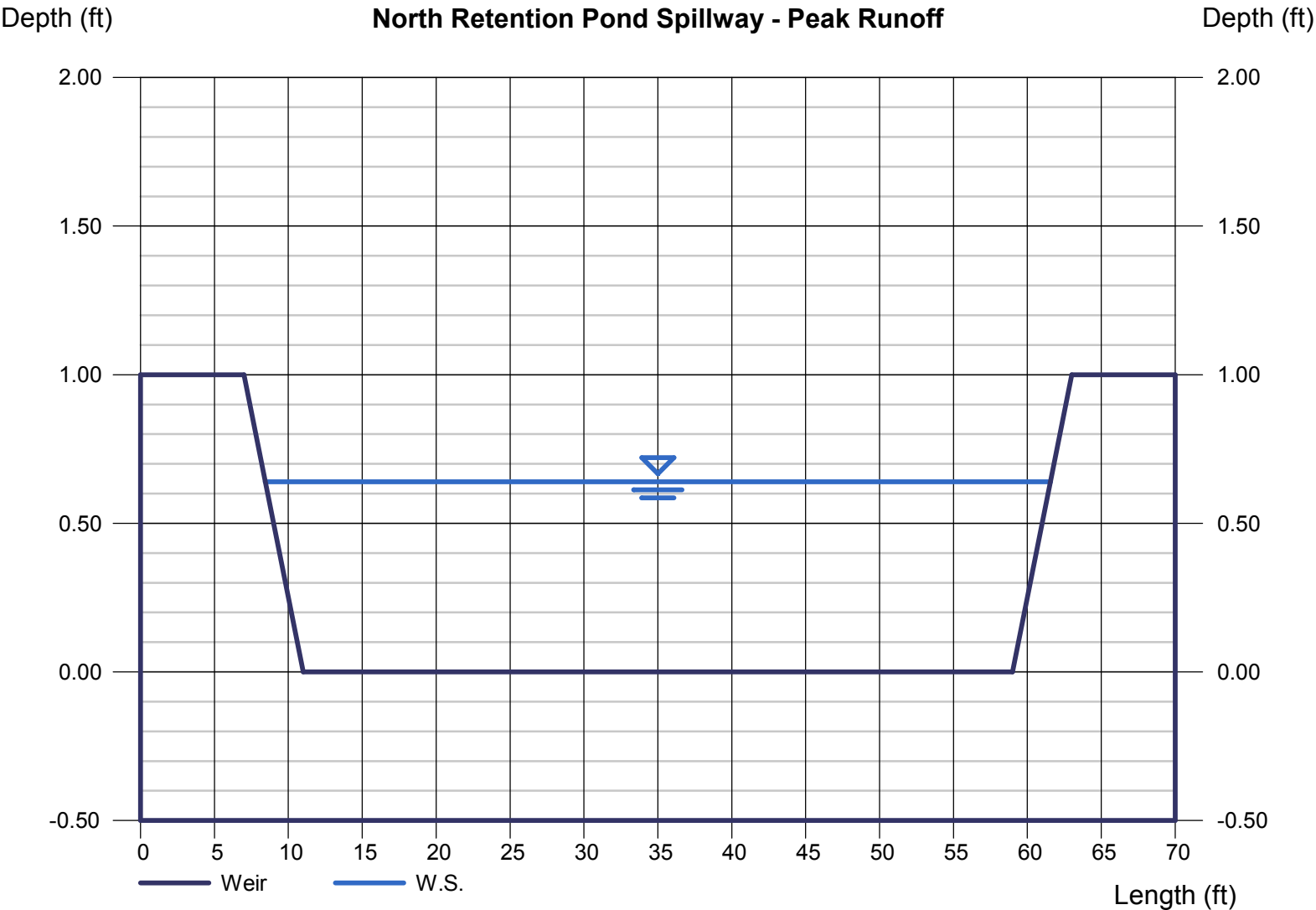
Crest = Sharp
Bottom Length (ft) = 48.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

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

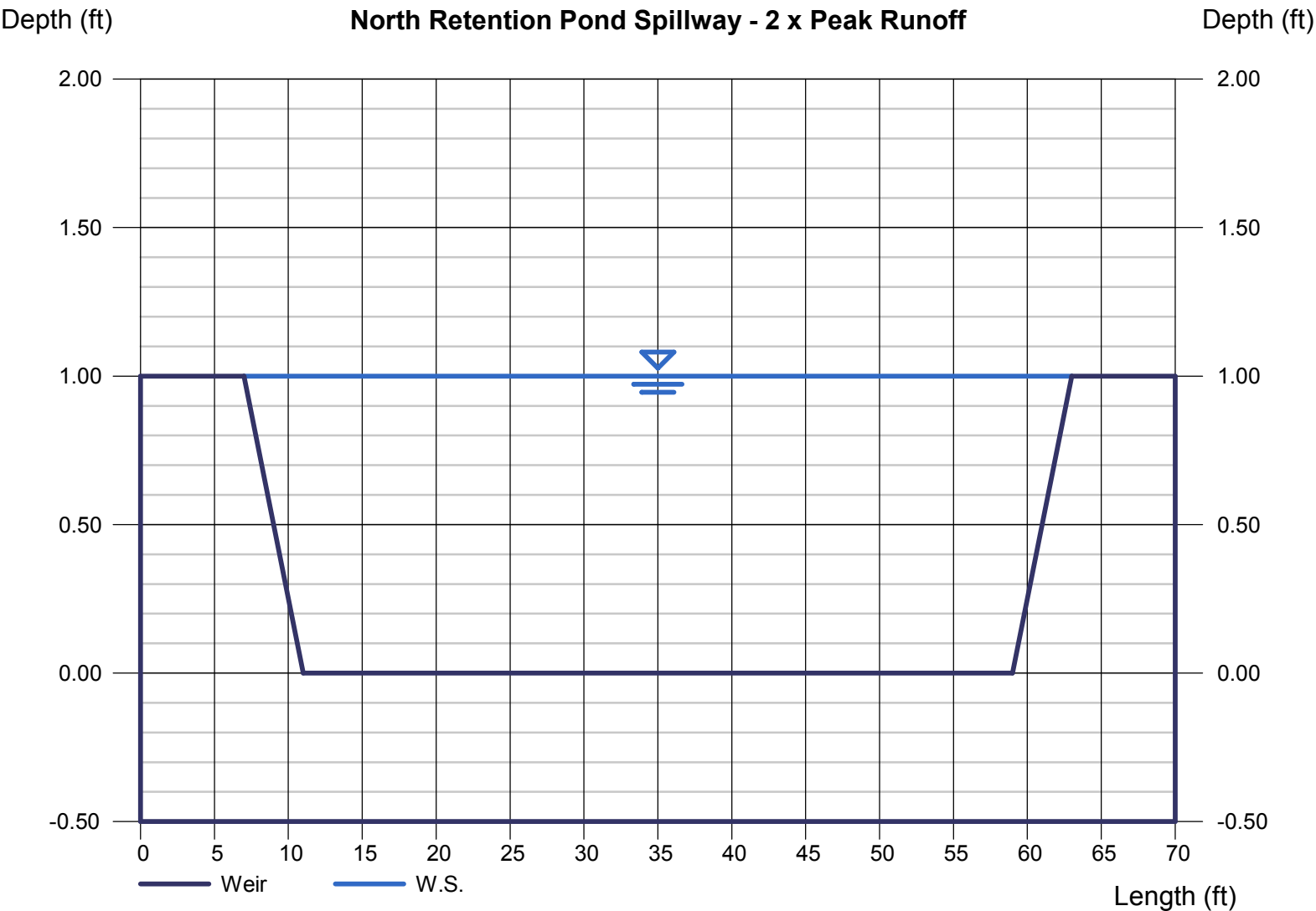
Crest = Sharp
Bottom Length (ft) = 48.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

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)

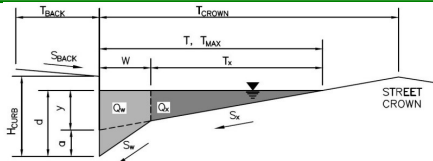
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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

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

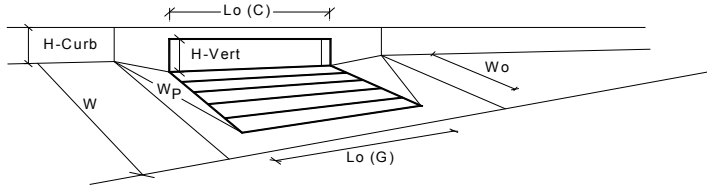
MAJOR STORM Allowable Capacity is based on Depth Criterion

	Minor Storm	Major Storm	
$Q_{allow} =$			cfs

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
		$Q_{PEAK REQUIRED}$ =	2.5	6.7	cfs

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

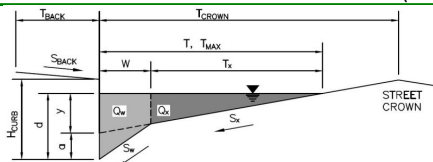
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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

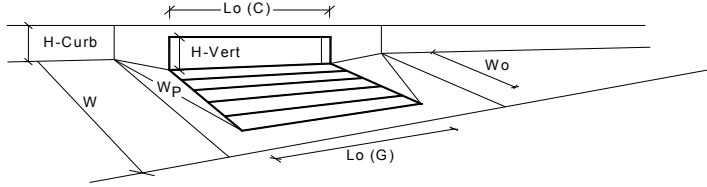
MAJOR STORM Allowable Capacity is based on Depth Criterion

	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_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} =	0.25	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		$Q_{PEAK REQUIRED}$ =	3.0	7.6	cfs	

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

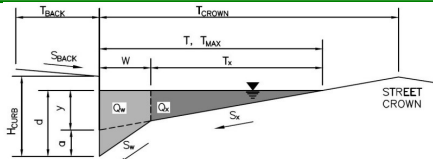
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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)

$T_{BACK} = 4.0$ 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

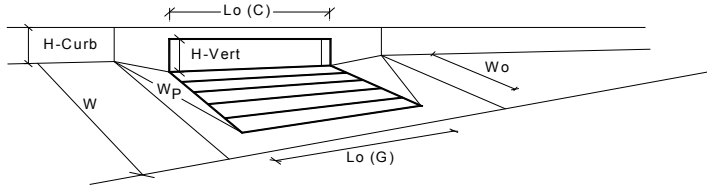
MAJOR STORM Allowable Capacity is based on Depth Criterion

	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 =	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
		$Q_{PEAK REQUIRED}$ =	2.3	6.1	cfs

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

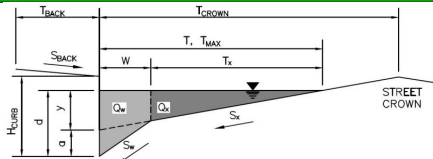
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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)

$T_{BACK} = 4.0$ 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

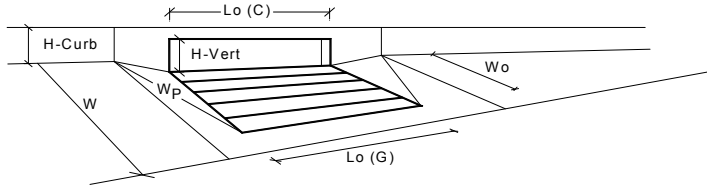
MAJOR STORM Allowable Capacity is based on Depth Criterion

	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_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)

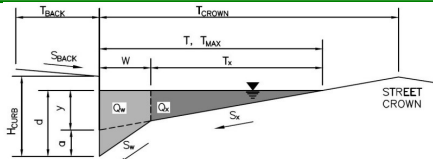
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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
 $S_D = 0.000$ 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

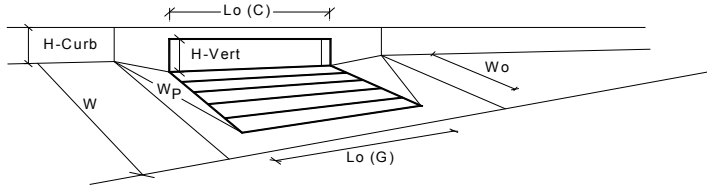
MAJOR STORM Allowable Capacity is based on Depth Criterion

	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 =	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)

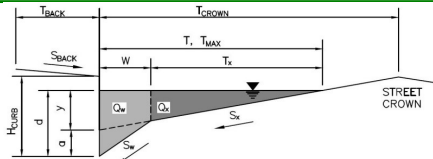
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.013$

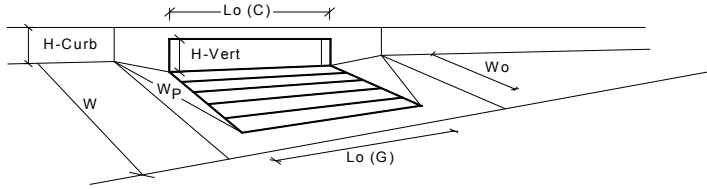
	Minor Storm	Major Storm	
$T_{MAX} =$	16.0	16.0	ft
$d_{MAX} =$	5.0	5.8	inches
	☐	☐	

	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)

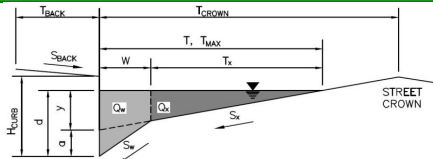
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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**

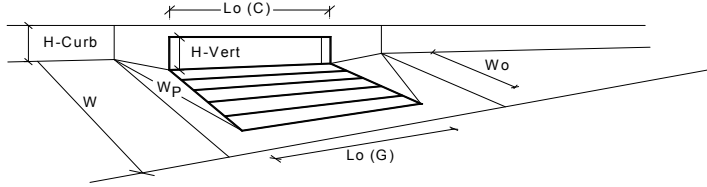
$Q_{allow} =$

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						☐ 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						
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)						
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)						
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)

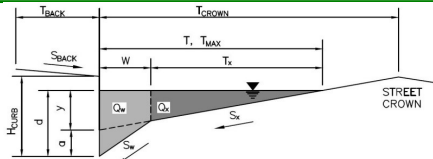
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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)

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
 $n_{STREET} = 0.013$

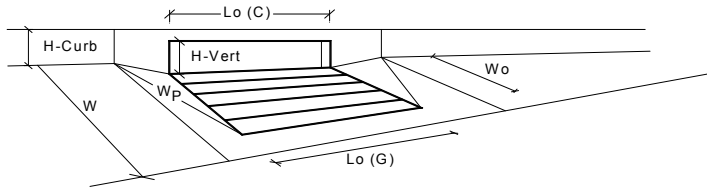
	Minor Storm	Major Storm	
$T_{MAX} =$	16.0	16.0	ft
$d_{MAX} =$	5.0	5.8	inches
	☐	☐	

	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 =	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		
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)

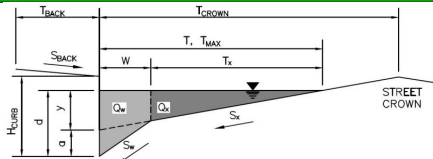
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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)

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
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.013$

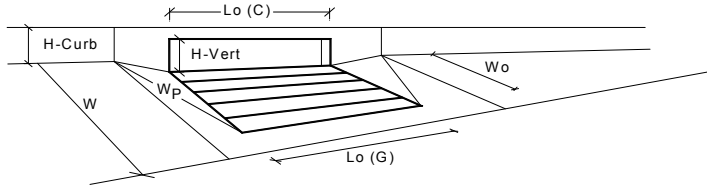
	Minor Storm	Major Storm	
$T_{MAX} =$	16.0	16.0	ft
$d_{MAX} =$	5.0	5.8	inches
	☐	☐	

	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		
		Q_a =	3.5	4.1	cfs	
WARNING: Inlet Capacity less than Q Peak for Major Storm		$Q_{PEAK REQUIRED}$ =	2.9	7.9	cfs	

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

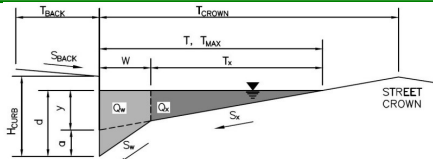
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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**

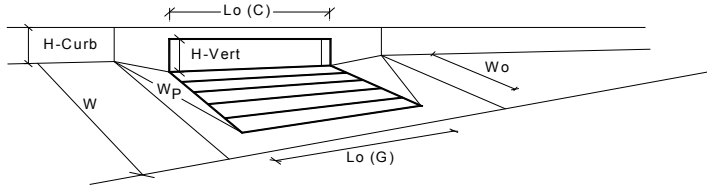
$Q_{allow} =$

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)

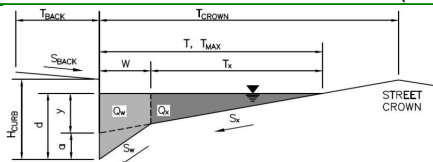
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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
 $n_{BACK} = 0.013$

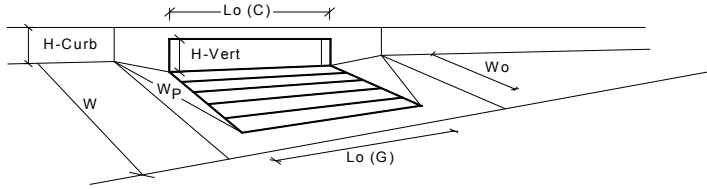
$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 29.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.015$

	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)

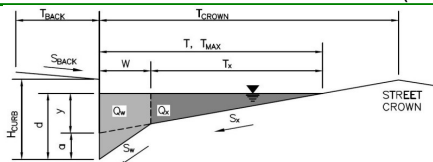
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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
 $n_{BACK} = 0.013$

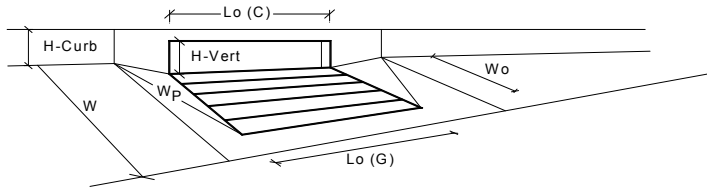
$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 29.0$ ft
 $W = 2.00$ ft
 $S_X = 0.020$ ft/ft
 $S_W = 0.083$ ft/ft
 $S_D = 0.000$ ft/ft
 $n_{STREET} = 0.015$

	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_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		$L_c (C)$ =	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)

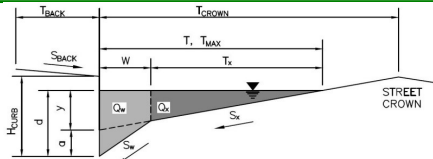
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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
 $n_{BACK} = 0.013$

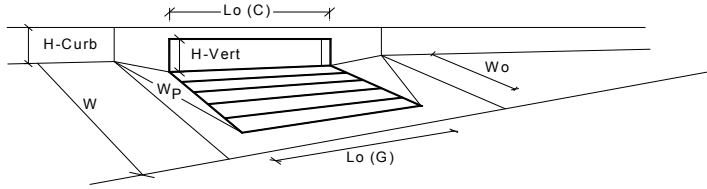
$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 17.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.015$

	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)

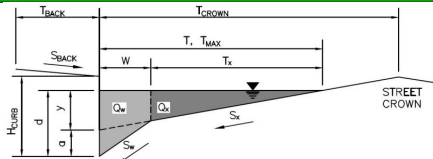
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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
 $n_{BACK} = 0.013$

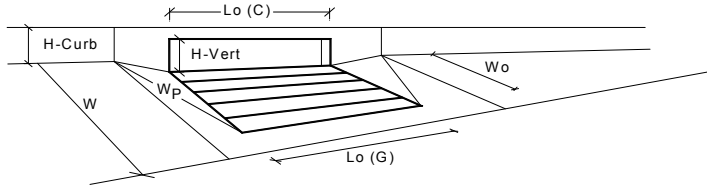
$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 17.0$ ft
 $W = 2.00$ ft
 $S_X = 0.020$ ft/ft
 $S_W = 0.083$ ft/ft
 $S_D = 0.000$ ft/ft
 $n_{STREET} = 0.015$

	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	
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

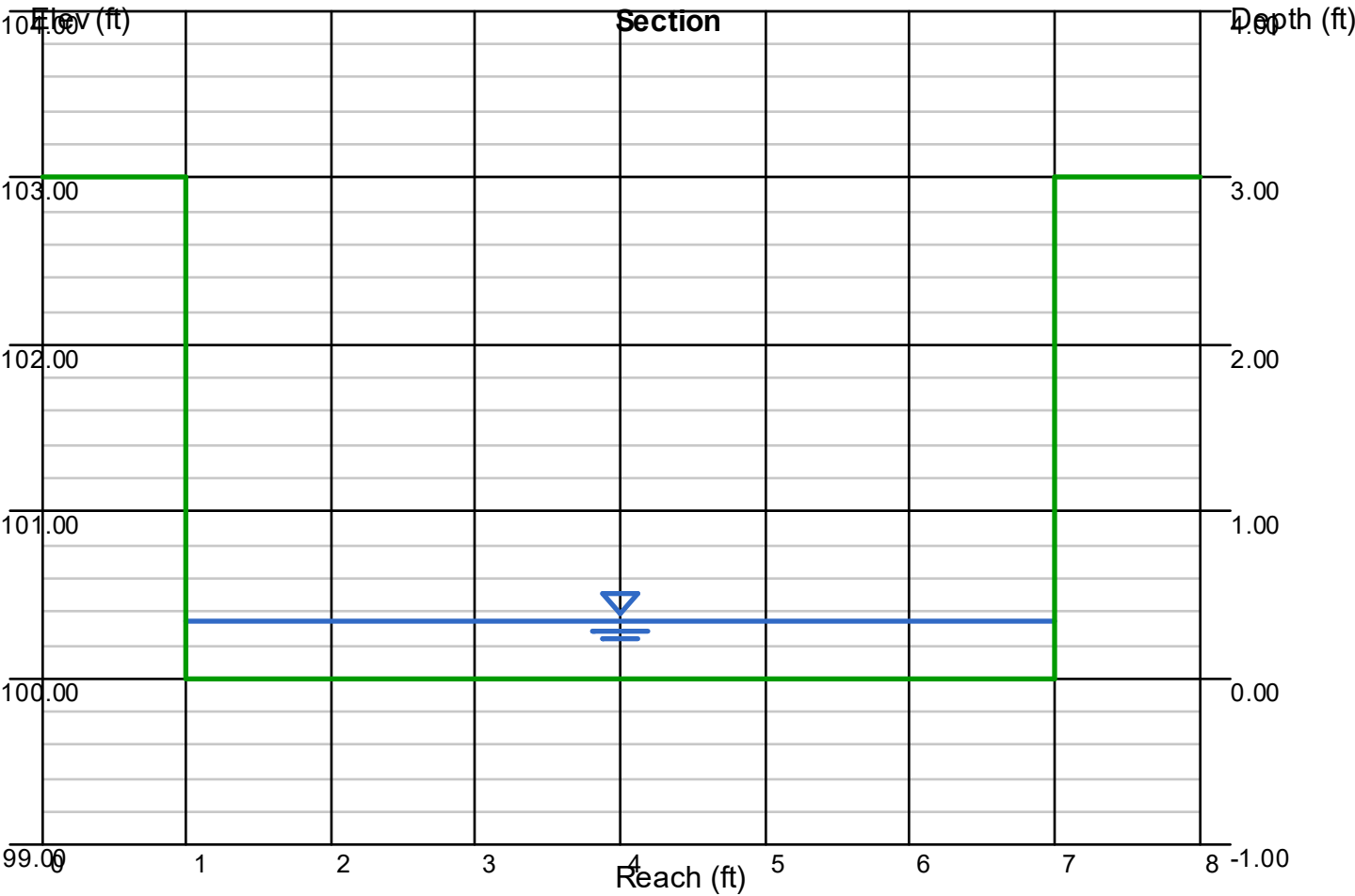
Invert Elev (ft) = 100.00
Slope (%) = 0.50
N-Value = 0.013

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

Calculations

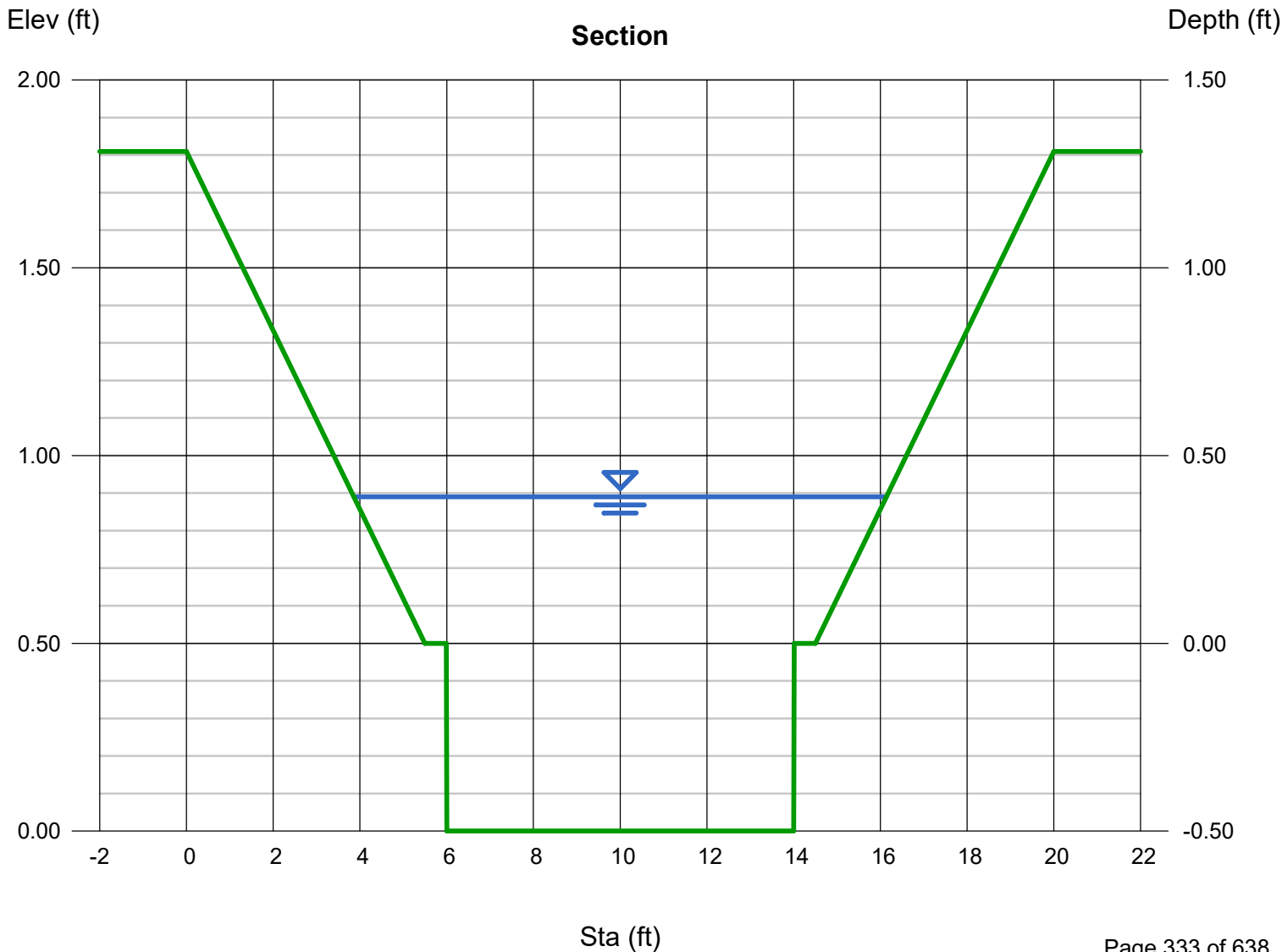
Compute by: Known Q
Known Q (cfs) = 34.28

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

(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

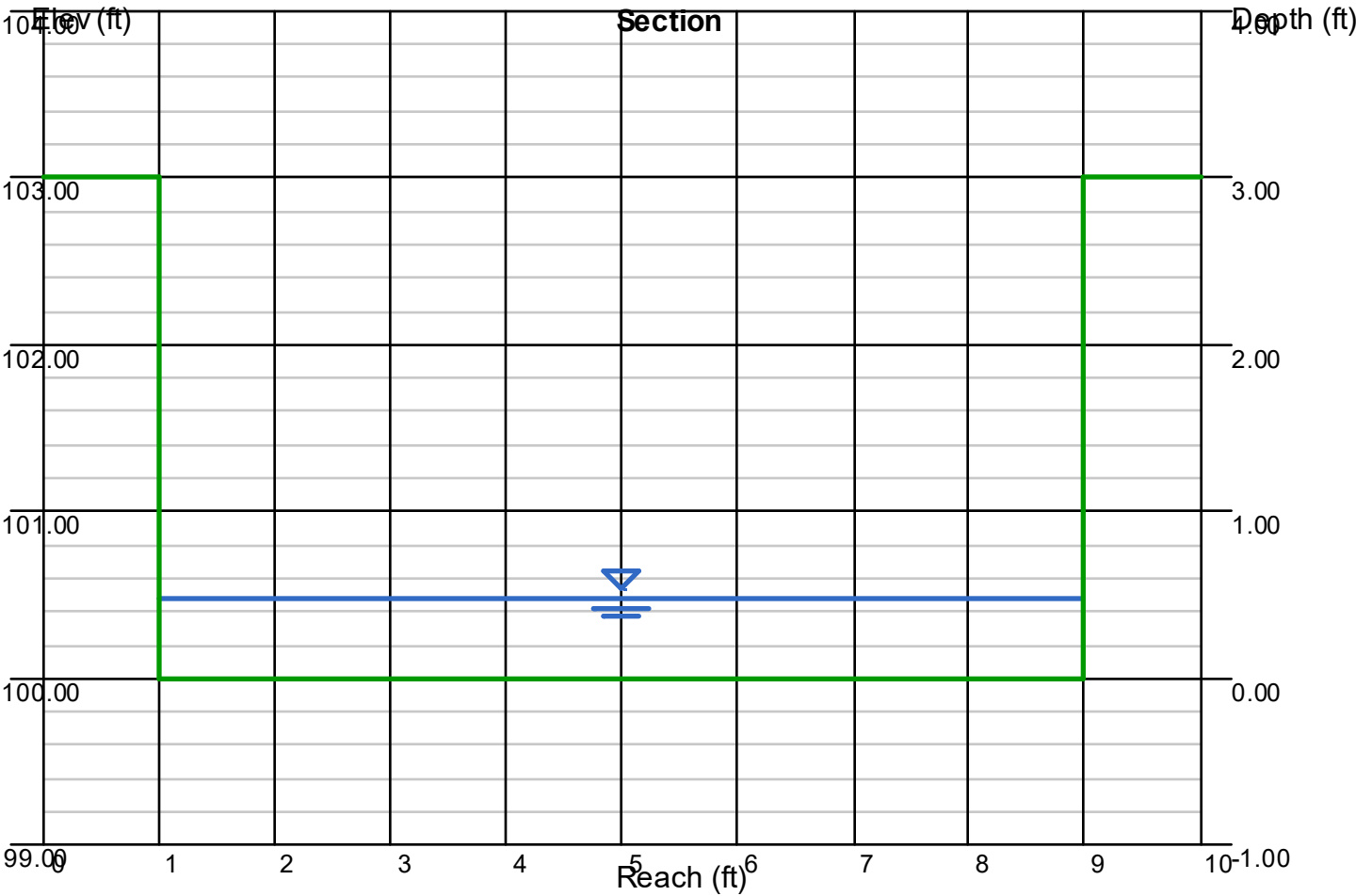
Invert Elev (ft) = 100.00
Slope (%) = 0.50
N-Value = 0.013

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

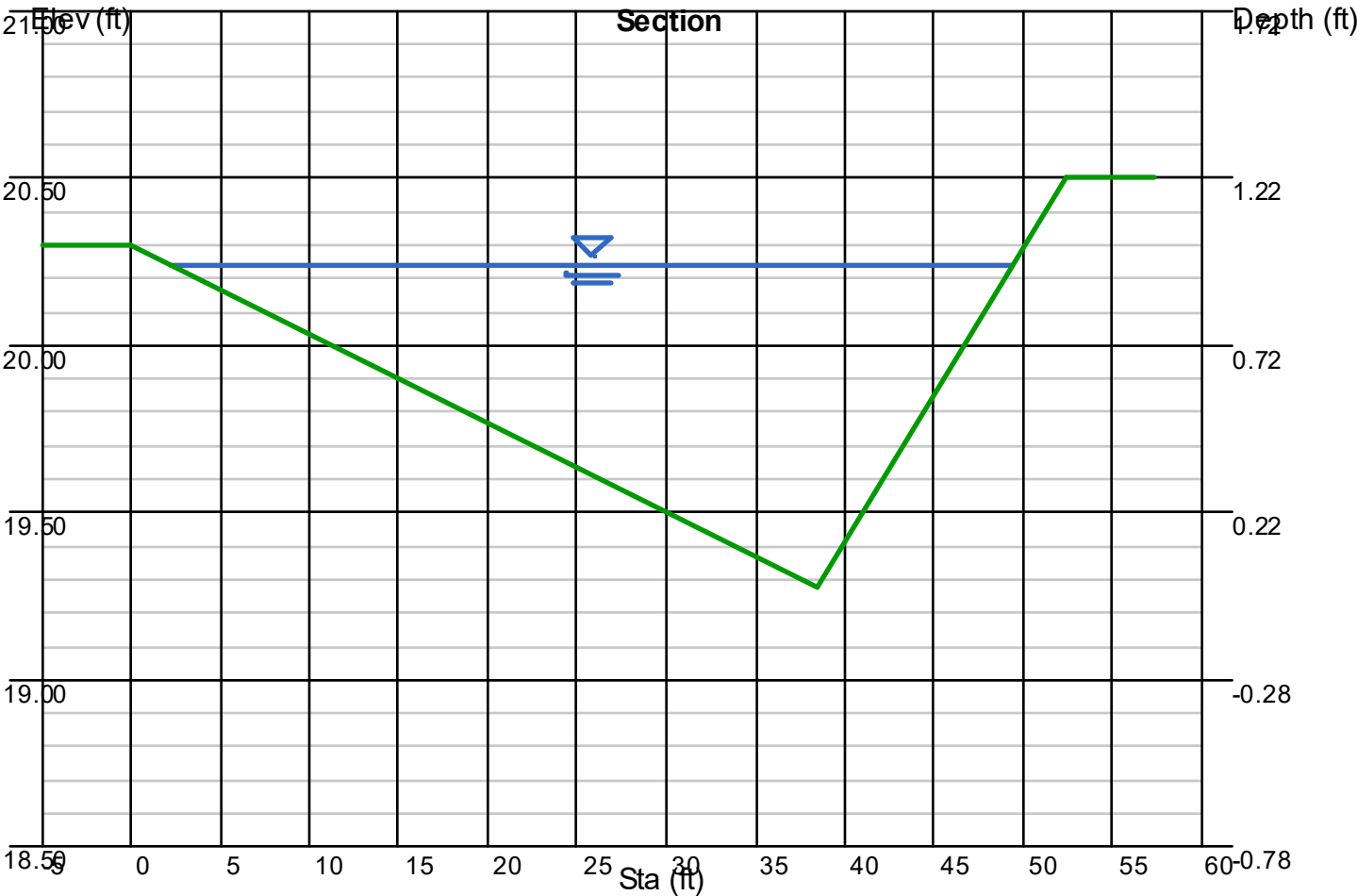
Compute by: Known Q
Known Q (cfs) = 35.32

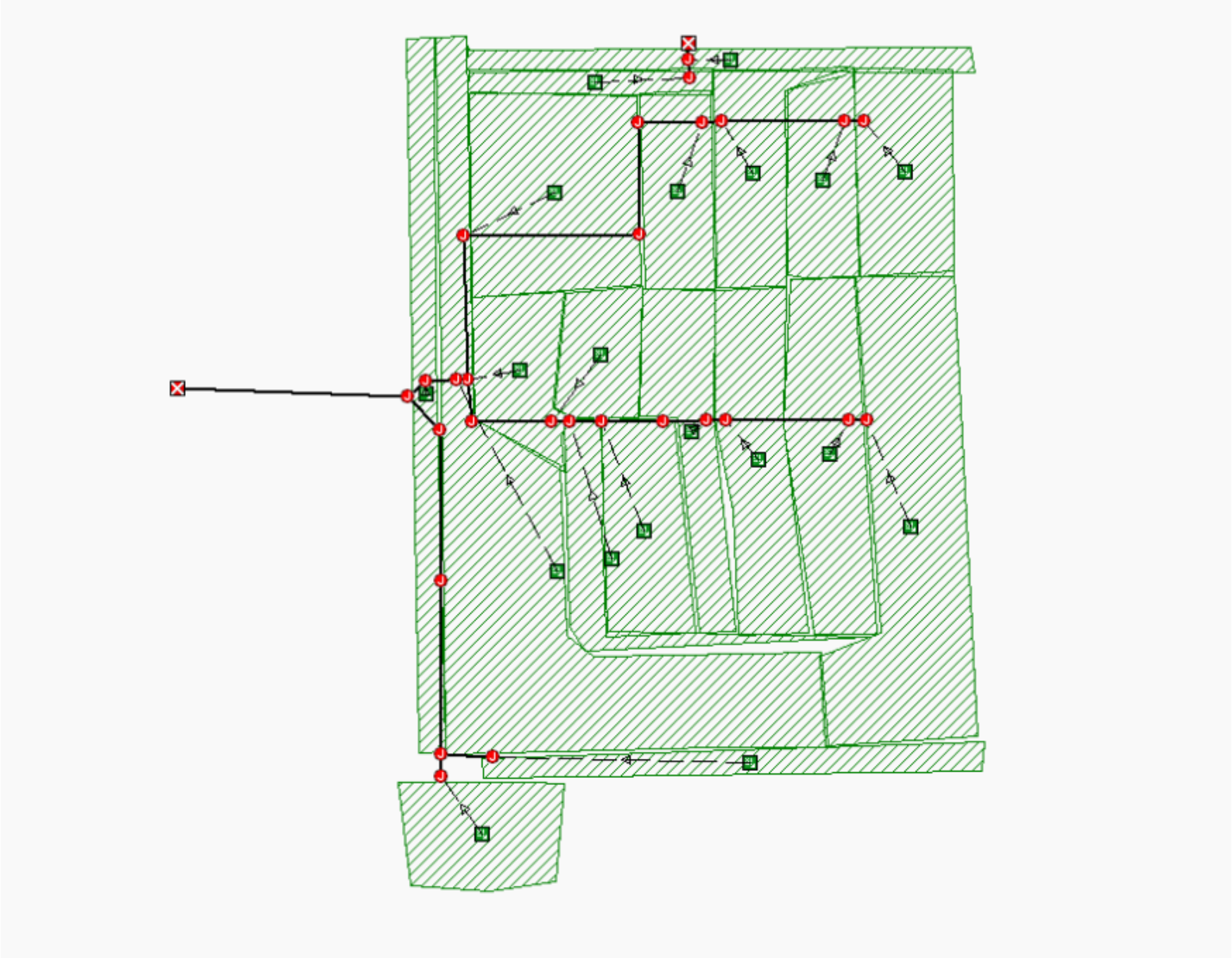
Highlighted

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)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1 B10.1	0.88	0.6000	0.59	0.35	0.31	2.08	0 00:09:00
2 B10.2	0.43	0.6000	0.52	0.31	0.13	1.10	0 00:07:18
3 B3.1	3.17	0.8700	0.67	0.58	1.84	10.04	0 00:11:03
4 B3.2(E)	0.76	0.8700	0.61	0.53	0.40	2.58	0 00:09:15
5 B3.2(W)	0.76	0.7200	0.61	0.44	0.33	2.13	0 00:09:15
6 B4.1	1.25	0.5000	0.61	0.30	0.38	2.43	0 00:09:15
7 B4.2	1.38	0.5500	0.62	0.34	0.47	2.88	0 00:09:52
8 B4.3	1.18	0.5100	0.64	0.33	0.39	2.25	0 00:10:19
9 B4.4	1.79	0.5400	0.81	0.44	0.78	3.13	0 00:15:01
10 B5.1	1.89	0.5000	0.69	0.34	0.65	3.39	0 00:11:30
11 B5.2	2.75	0.4600	0.71	0.33	0.89	4.47	0 00:11:57
12 B5.3	1.87	0.5000	0.85	0.43	0.80	2.85	0 00:16:52
13 B5.4	3.61	0.4600	0.87	0.40	1.45	4.93	0 00:17:41
14 B5.5	1.69	0.4200	0.99	0.42	0.70	1.83	0 00:23:07
15 B5.6	0.77	0.5000	0.66	0.33	0.25	1.41	0 00:10:53
16 B5.7+B9.2	4.69	0.5300	1.05	0.56	2.61	6.01	0 00:25:57
17 B5.8+OFFSITE	5.19	0.7000	0.81	0.57	2.94	11.77	0 00:15:00
18 B9.1	1.71	0.5600	0.81	0.45	0.77	3.12	0 00:14:48
19 OS-2	9.61	0.7000	0.81	0.57	5.45	21.80	0 00:15:00

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 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
3 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
4 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
5 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
6 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
7 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
8 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
9 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
10 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
11 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
12 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
13 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
14 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
15 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
16 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
17 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
18 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
19 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
20 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
21 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
22 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
23 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
24 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
25 REYNOLDS S	Junction	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
26 ROLLIE E	Junction	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
27 ROLLIE W	Junction	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
28 Out-1P-1 (15)	Outfall	4912.89					2.95	4913.25					
29 Out-1P-1 (5)	Outfall	4909.62					64.42	4912.14					

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	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Reported Surcharged	Condition
				(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)		(min)	
1 P-1 (1)	Pipe	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
2 P-1 (11)	Pipe	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
3 P-1 (14)	Pipe	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
4 P-1 (15)	Pipe	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
5 P-1 (16)	Pipe	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
6 P-1 (17)	Pipe	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
7 P-1 (17) (1)	Pipe	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
8 P-1 (18)	Pipe	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
9 P-1 (19)	Pipe	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
10 P-1 (2)	Pipe	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
11 P-1 (20)	Pipe	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
12 P-1 (21)	Pipe	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
13 P-1 (22)	Pipe	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
14 P-1 (23)	Pipe	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
15 P-1 (26)	Pipe	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
16 P-1 (29)	Pipe	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
17 P-1 (3) (1)	Pipe	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
18 P-1 (30)	Pipe	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
19 P-1 (31)	Pipe	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
20 P-1 (32)	Pipe	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
21 P-1 (32) (1)	Pipe	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
22 P-1 (38)	Pipe	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
23 P-1 (4)	Pipe	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
24 P-1 (5)	Pipe	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
25 P-1 (8)	Pipe	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
26 P-1 (9)	Pipe	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
27 P-1 (9) (1)	Pipe	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

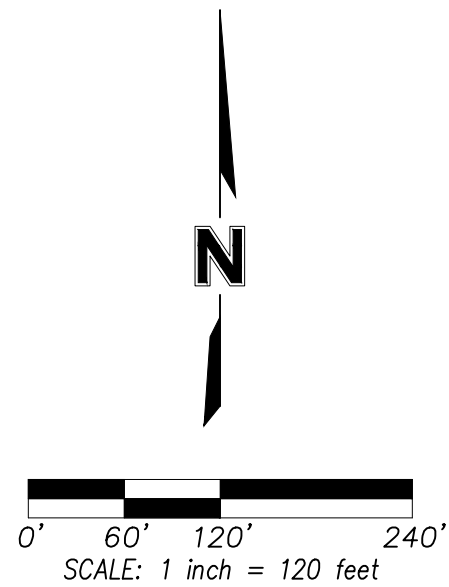
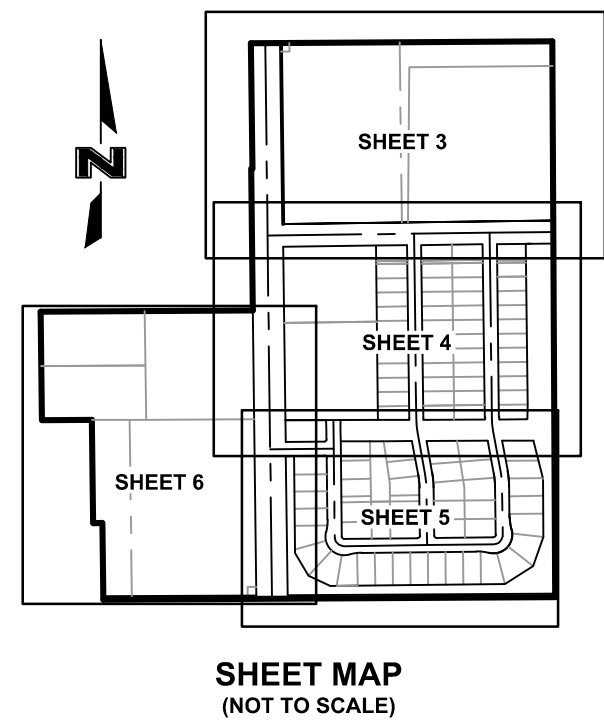
APPENDIX C

C.1 Lupton Village Final Plat

C.2 Drainage Map

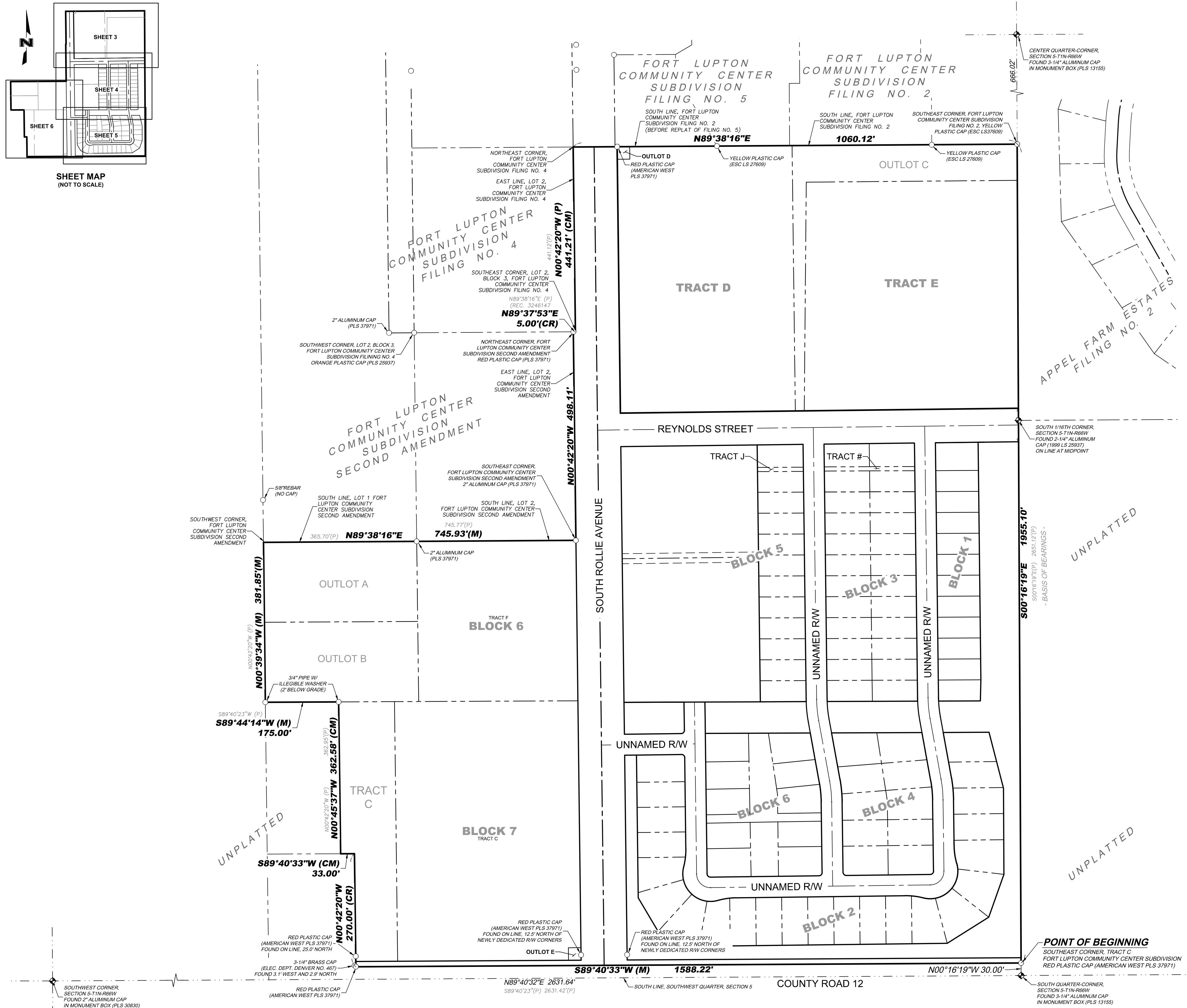
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DATE: May 01, 2020 12:52pm XREFS: V:\BDDP_0181732_SUBD C:\PROP_81732

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.olsen.com

REVISIONS	
REV. NO.	DESCRIPTION

Final Plat LUPTON VILLAGE SUBDIVISION	2020
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
checked by: _____ NSS
approved by: _____ NSS
QA/QC by: _____ NSS
project no.: _____ 018-1325
drawing no.: _____ V. PLAT. 0181732
date: _____ 04/17/2020

SHEET
2 of 6

LUPTON VILLAGE

Fort Lupton, CO

May 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 Cresp
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 Rodgers
Notary Public

Witness my hand and official seal.
My Commission expires: 06/27/2008

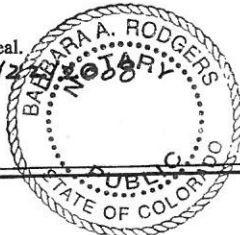


Exhibit A

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

S00°16'19"E 1955.10'

53°00'18" N 125°53'12" W
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

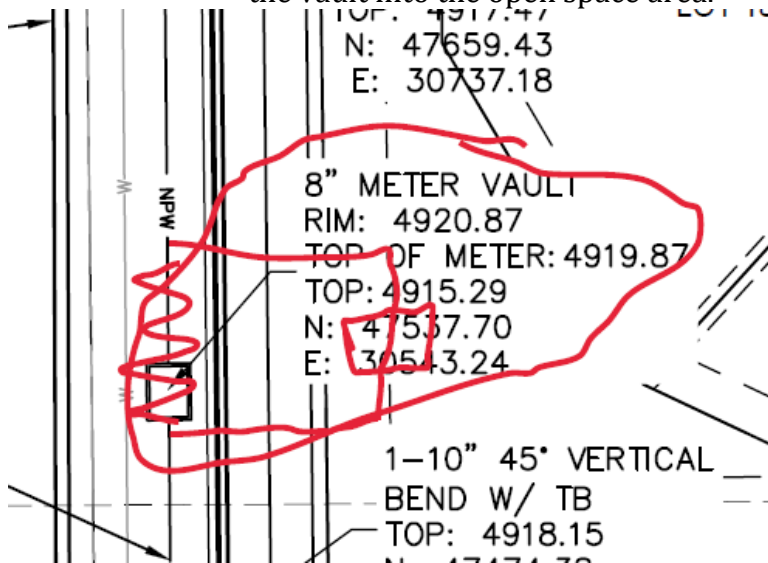
- a. Verify what the existing ROW is along CR 12. It appears there is existing ROW dedicated by deed north of the existing property line here. Also the original 60-ft ROW overlaps the southern property line of the property legal description The additional 12.5-ft dedication is not from property line. 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.



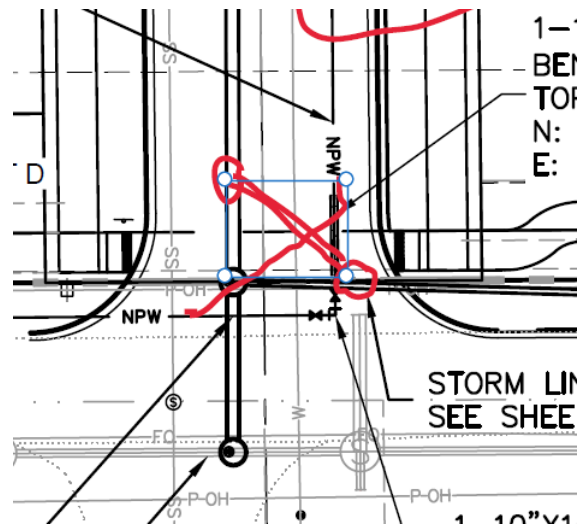
b. Storm Sewer - Chapter 5

- 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

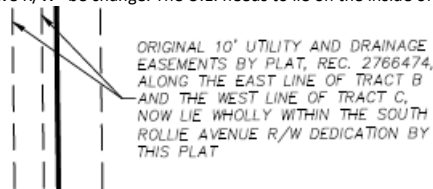
City of Fort Lupton Planning Department
130 South McKinley Ave.
Fort Lupton, CO 80621

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

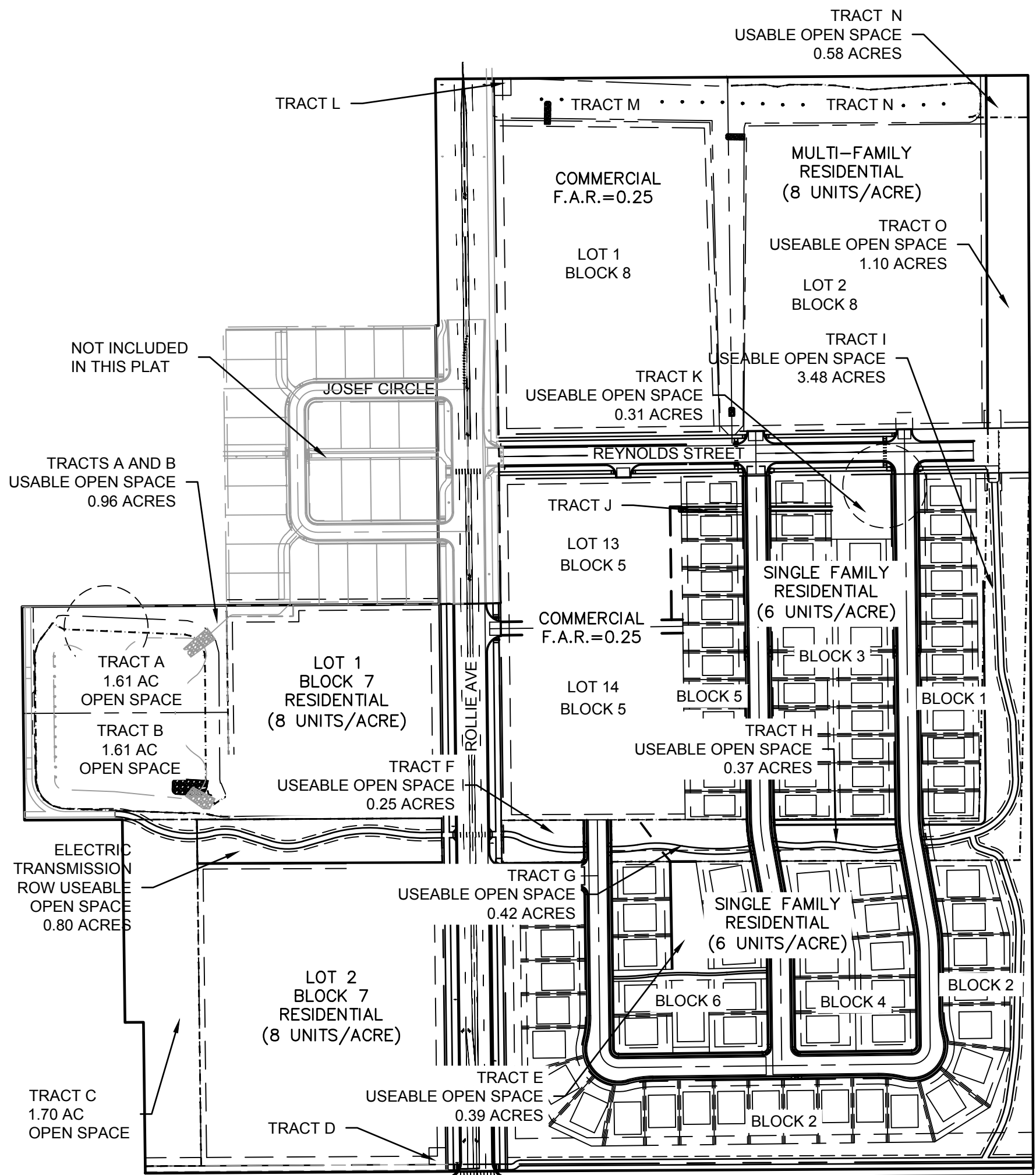
ENGINEER:
OLSSON
ATTN: RYAN BANNING
1880 FALL RIVER DRIVE, SUITE 200
LOVELAND, CO 80538
PHONE: 970-461-7733
rbanning@olsson.com

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.

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UTILITIES PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES.

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CENTER OF COLORADO



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

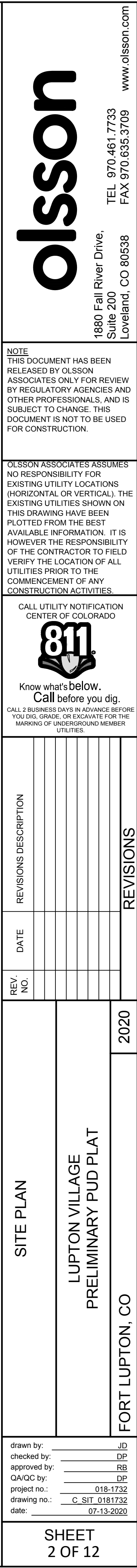
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REV	NO.		

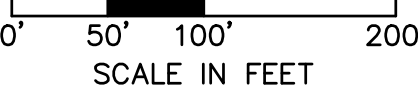
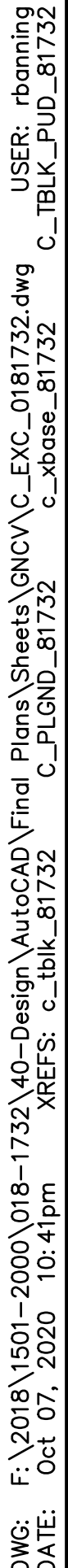
2020

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





— 5280 —

DEMC

BUILDING

ASPHALT PAVEMENT

CONCRETE PAVEMENT

RIPRAP

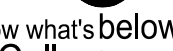
ROCK

CABLE VAULT
ELECTRIC, TRANSFORMER
FIBER OPTIC PEDESTAL
FLARED END SECTION
REBAR WITH BLUE CAP "L

GRATED INLET
IRRIGATION VALVE
SANITARY MANHOLE
SECTION CORNER
SIGN
RM DRAINAGE MANHOLE
TELEPHONE, PEDESTAL
TREE, CONIFEROUS
TREE, DECIDUOUS

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UTILITIES.

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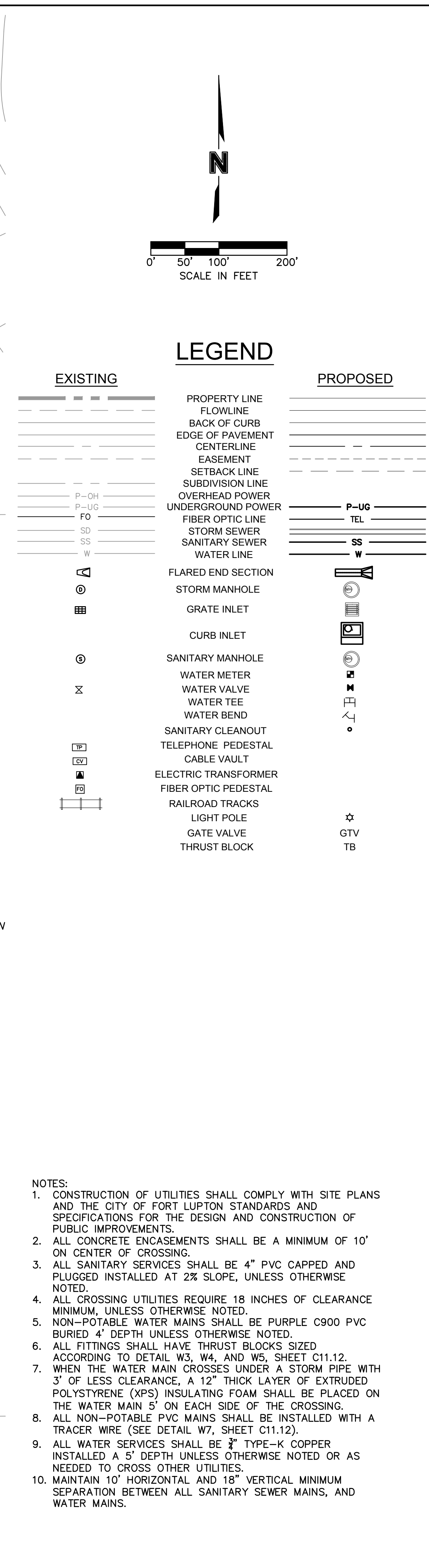
EXISTING CONDITIONS PLAN

LUPTON VILLAGE
PRELIMINARY PUD PLAT

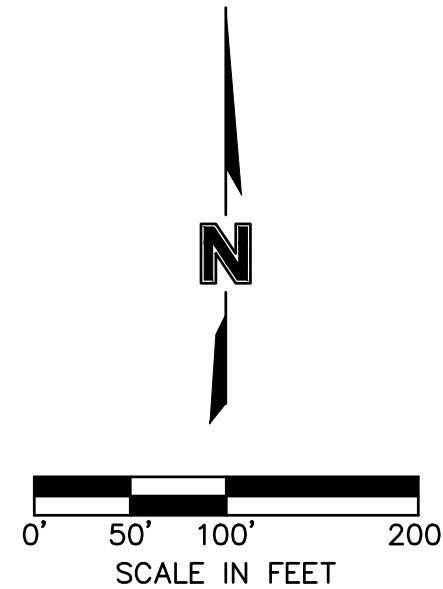
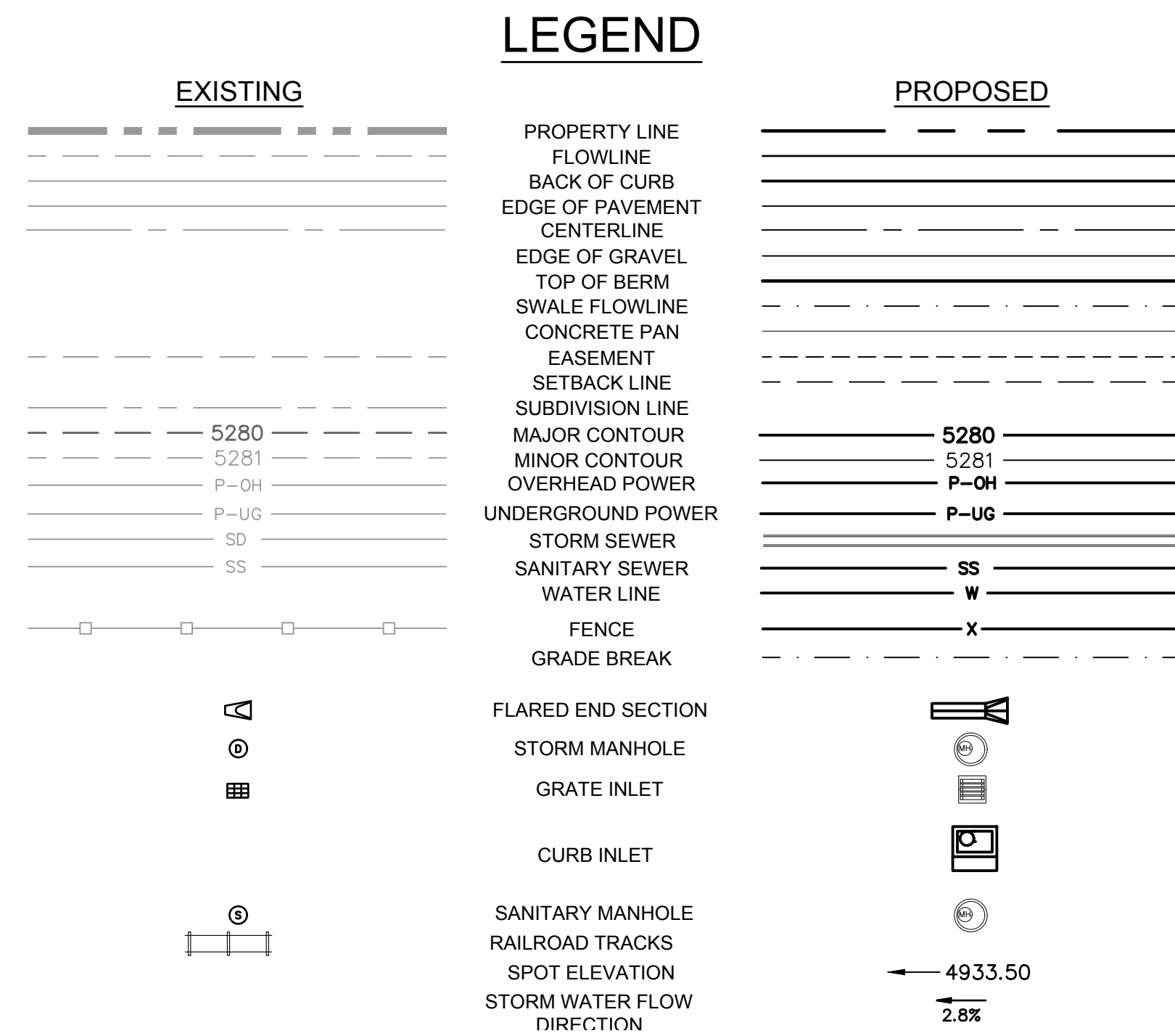
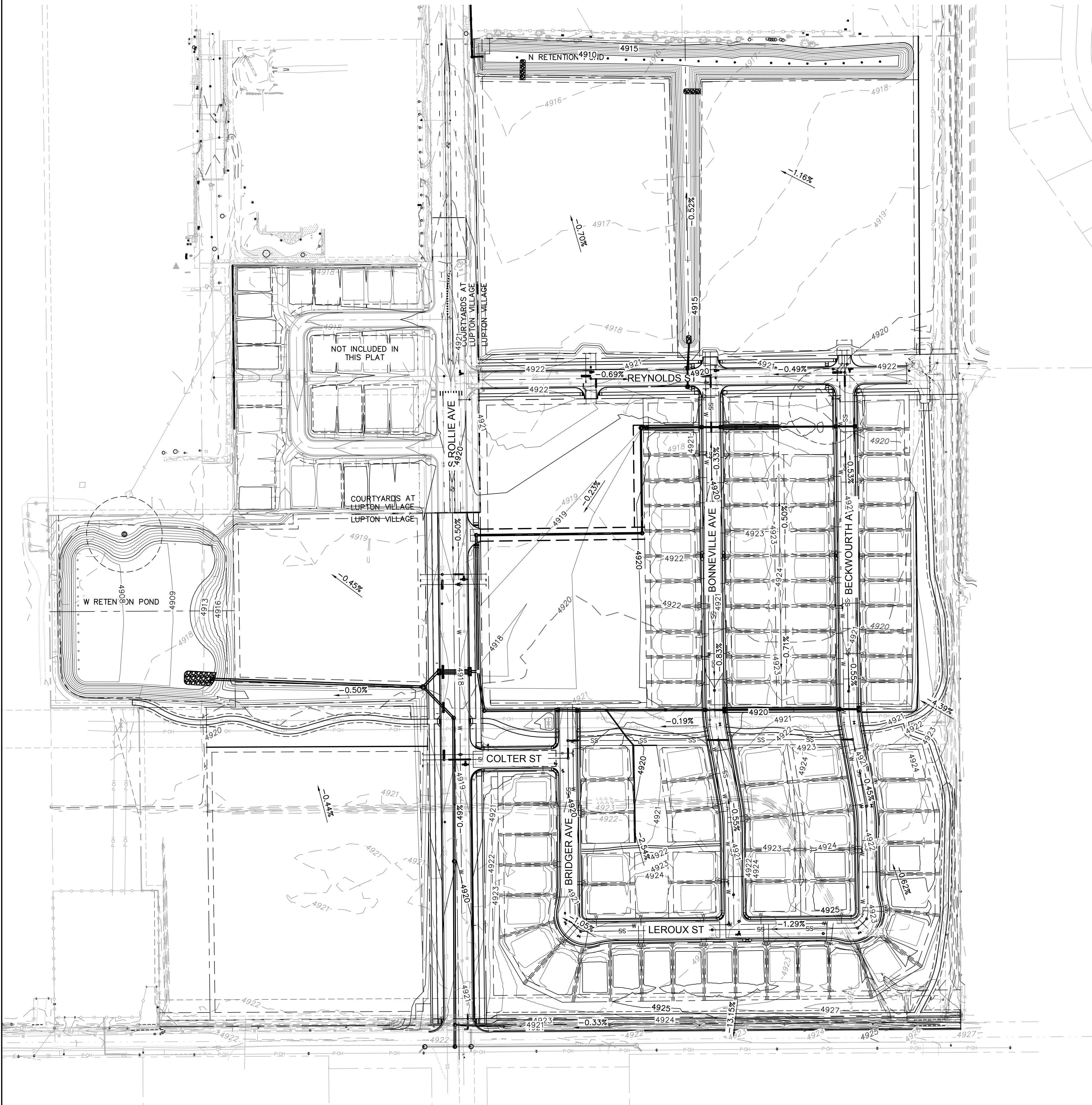
ORT LUPTON. CO

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

SHEET
3 OF 12



		TEL 970-461-1733 FAX 970-635-3709 www.olsson.com	
1880 Fall River Drive, Suite 200 Leadville, CO 80538			
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CALL UTILITY NOTIFICATION CENTER OF COLORADO			
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REVIEWS DESCRIPTION		REVISIONS	
DATE		REV. NO.	
UTILITY PLAN		2020	
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_UFL_0181732 date: 07-13-2020	
SHEET 4 OF 12			



olsson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

TEL 970.461.7733
FAX 970.635.3709
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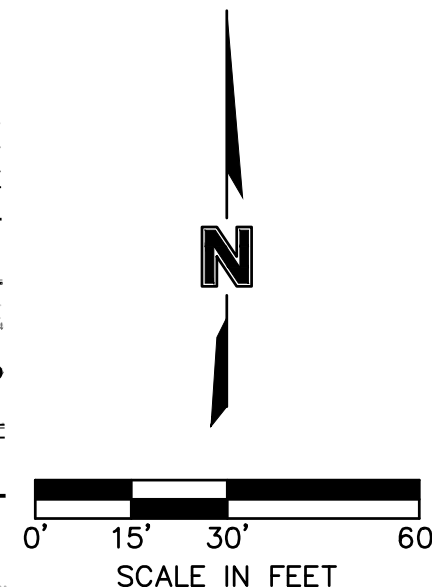
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GRADING PLAN	
LUPTON VILLAGE PRELIMINARY PUD PLAT	
FORT LUPTON, CO	2020

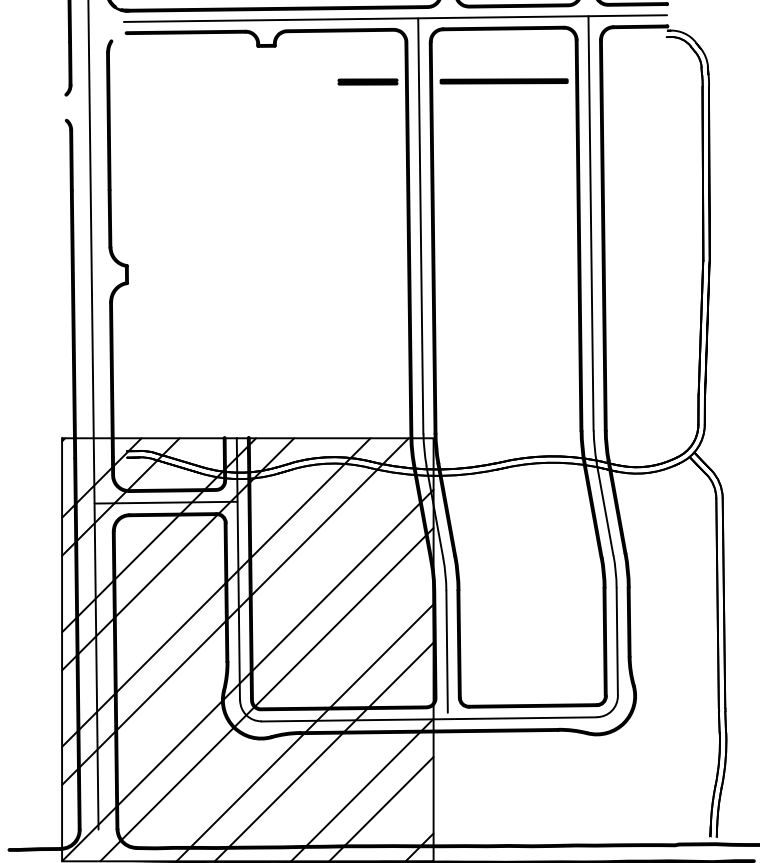
drawn by:	_____	MG
checked by:	_____	MM
approved by:	_____	MM
QA/QC by:	_____	MG
project no.:	_____	018-1732
drawing no.:	_____	C GRD 81732
date:	_____	07-13-2020

SHEET
5 OF 12

MATCHLINE GG- SEE SHEET L1.4

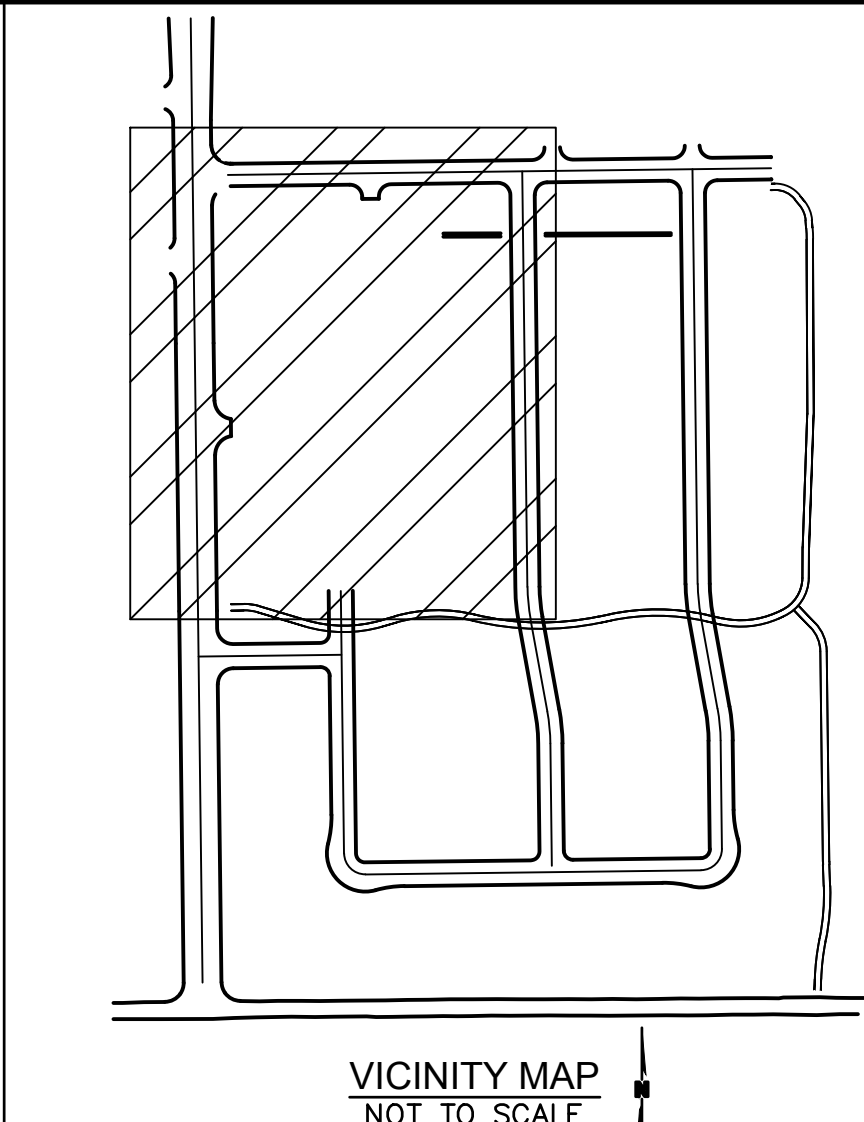


VICINITY MAP
NOT TO SCALE

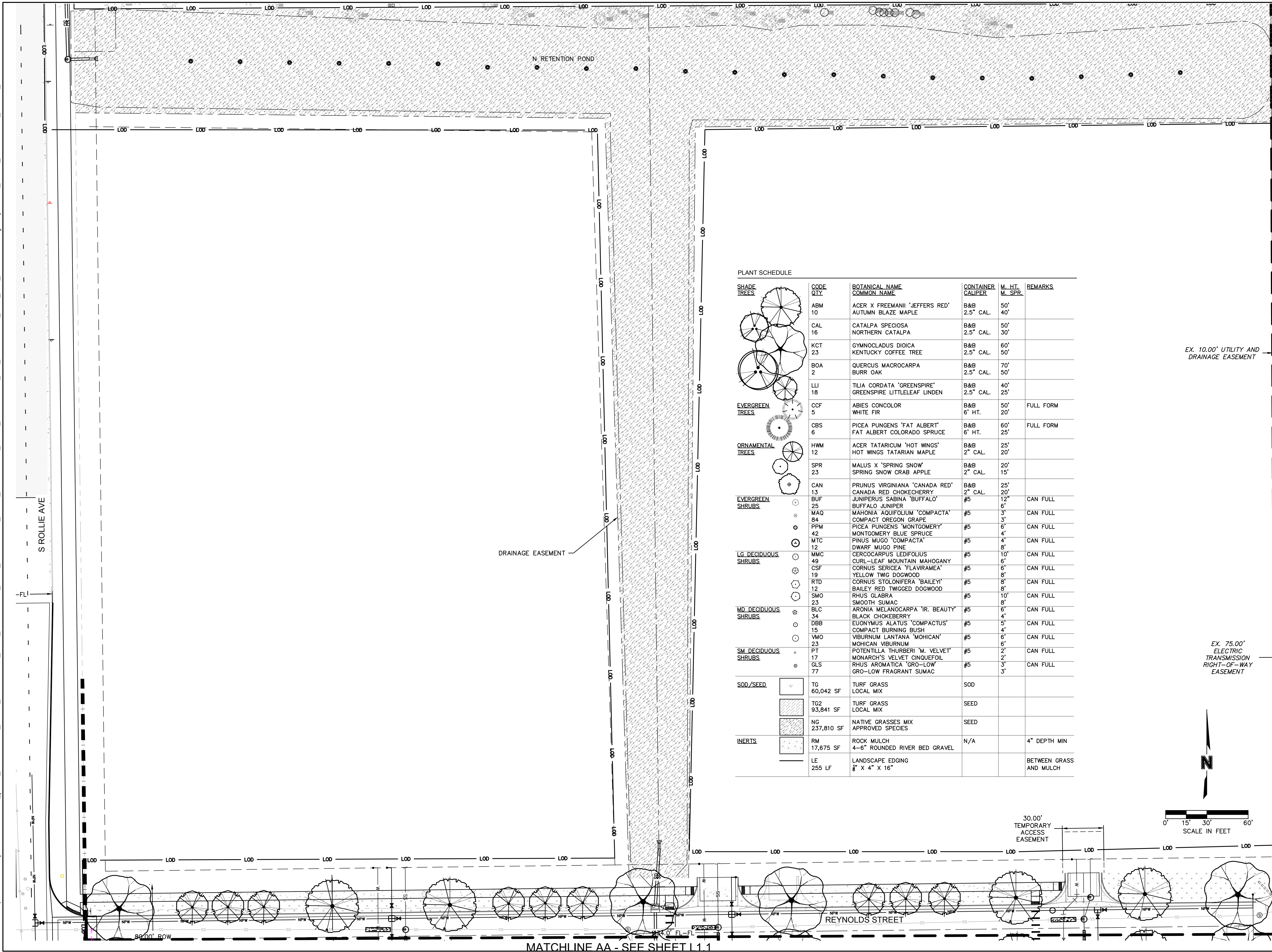


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MATCHLINE DD - SEE SHEET L1.1

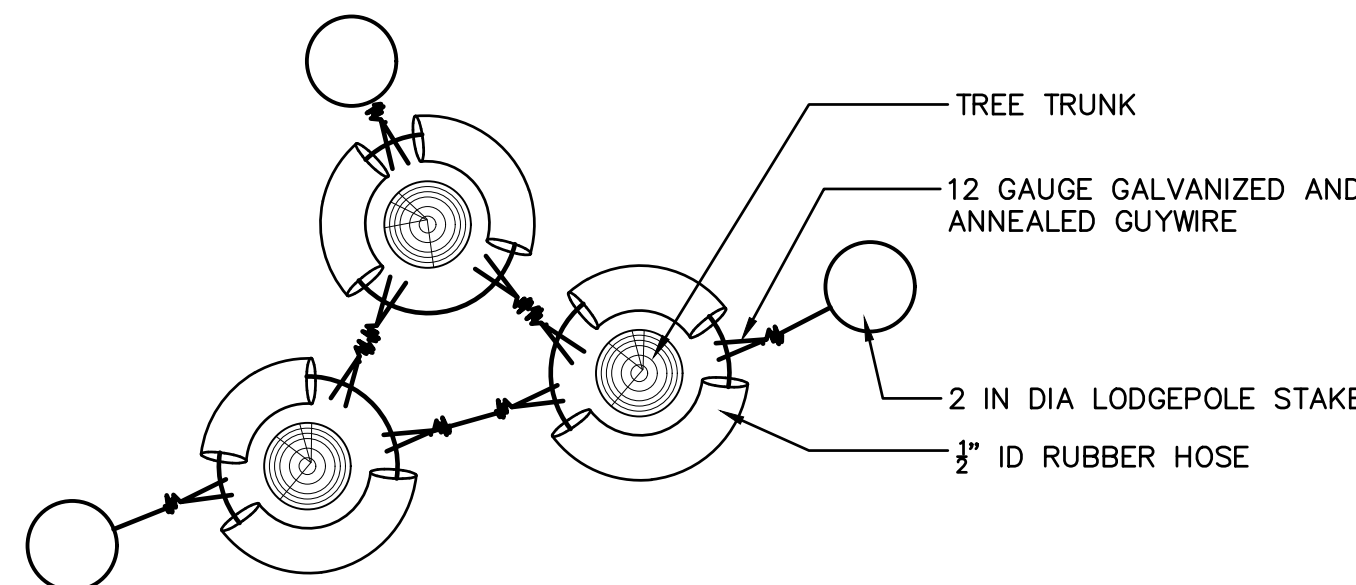


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CALL UTILITY NOTIFICATION CENTER OF COLORADO Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE TYPING, GRADING, OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.			
REV. NO.	DATE	REVISIONS DESCRIPTION	REVISIONS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

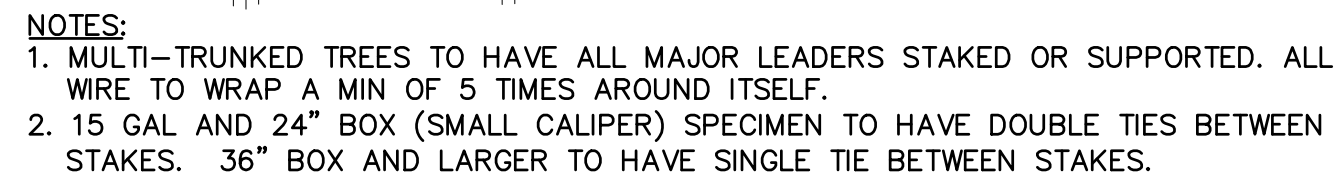
- THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION(S) OF THE COUNTY STANDARDS AND THE CITY ADDENDUMS TO THOSE STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS 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.



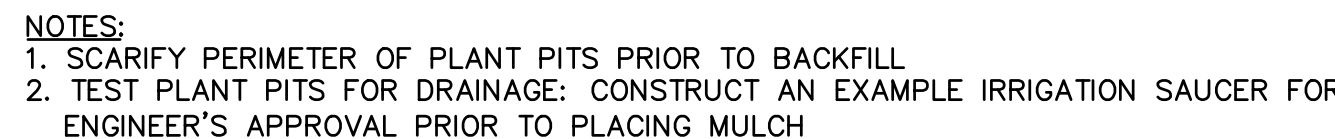
4 TREE STAKING - PLAN VIEW



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



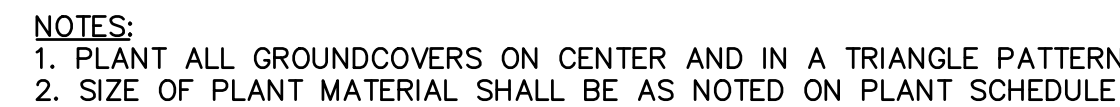
2 MULTI-TRUNK TREE PLANTING



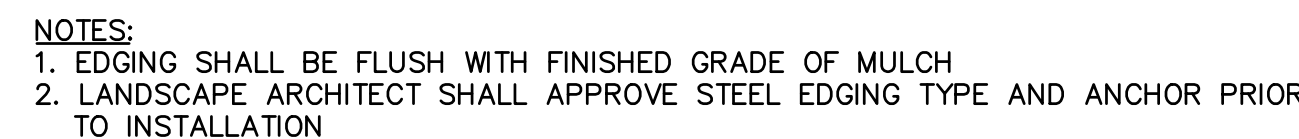
5 SHRUB PLANTING



8 MULCH APPLICATION



6 GROUND COVER SPACING



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

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Know what's below.

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[illegible]

LANDSCAPE DETAILS

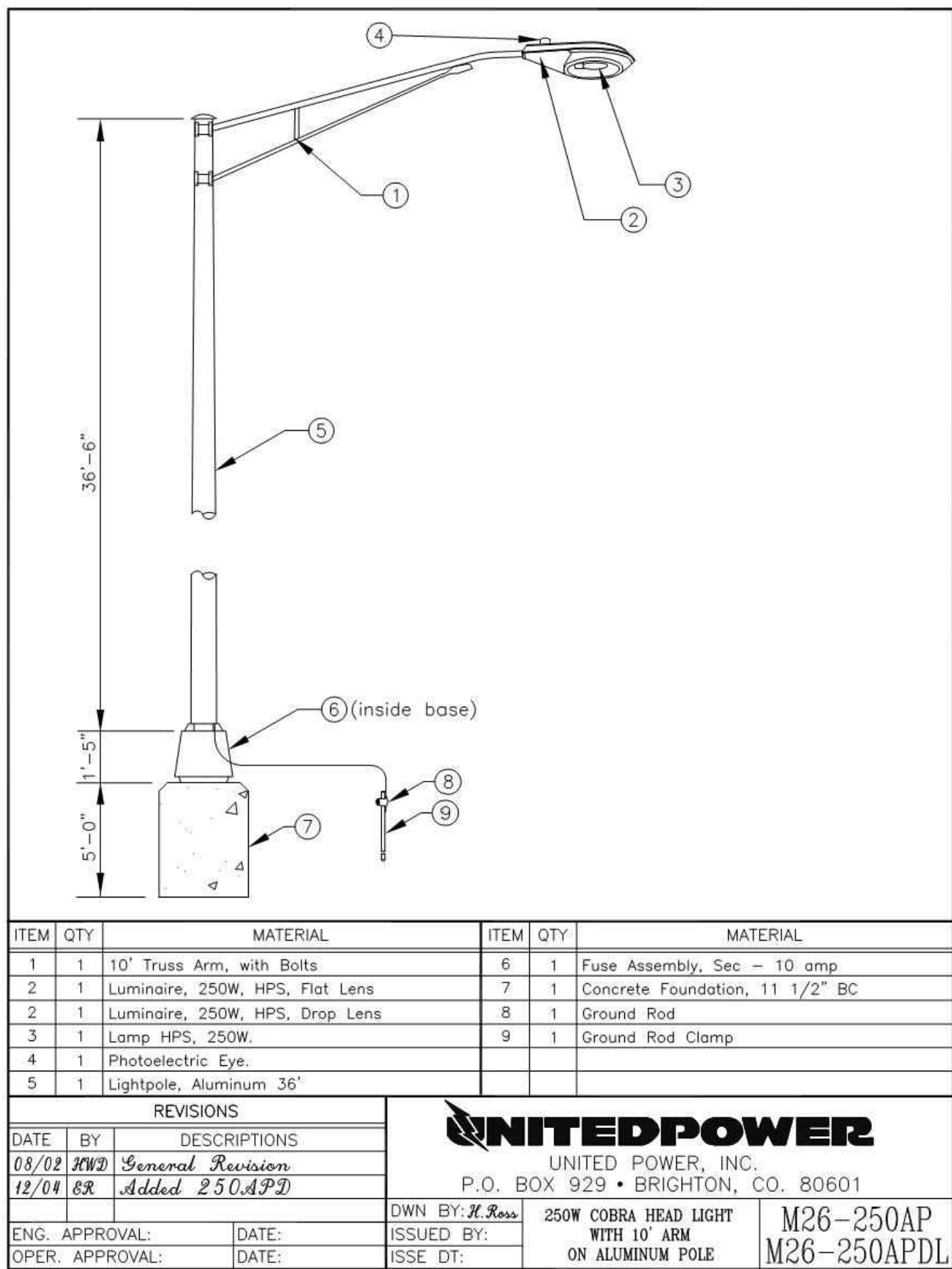
LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LIPTON CO

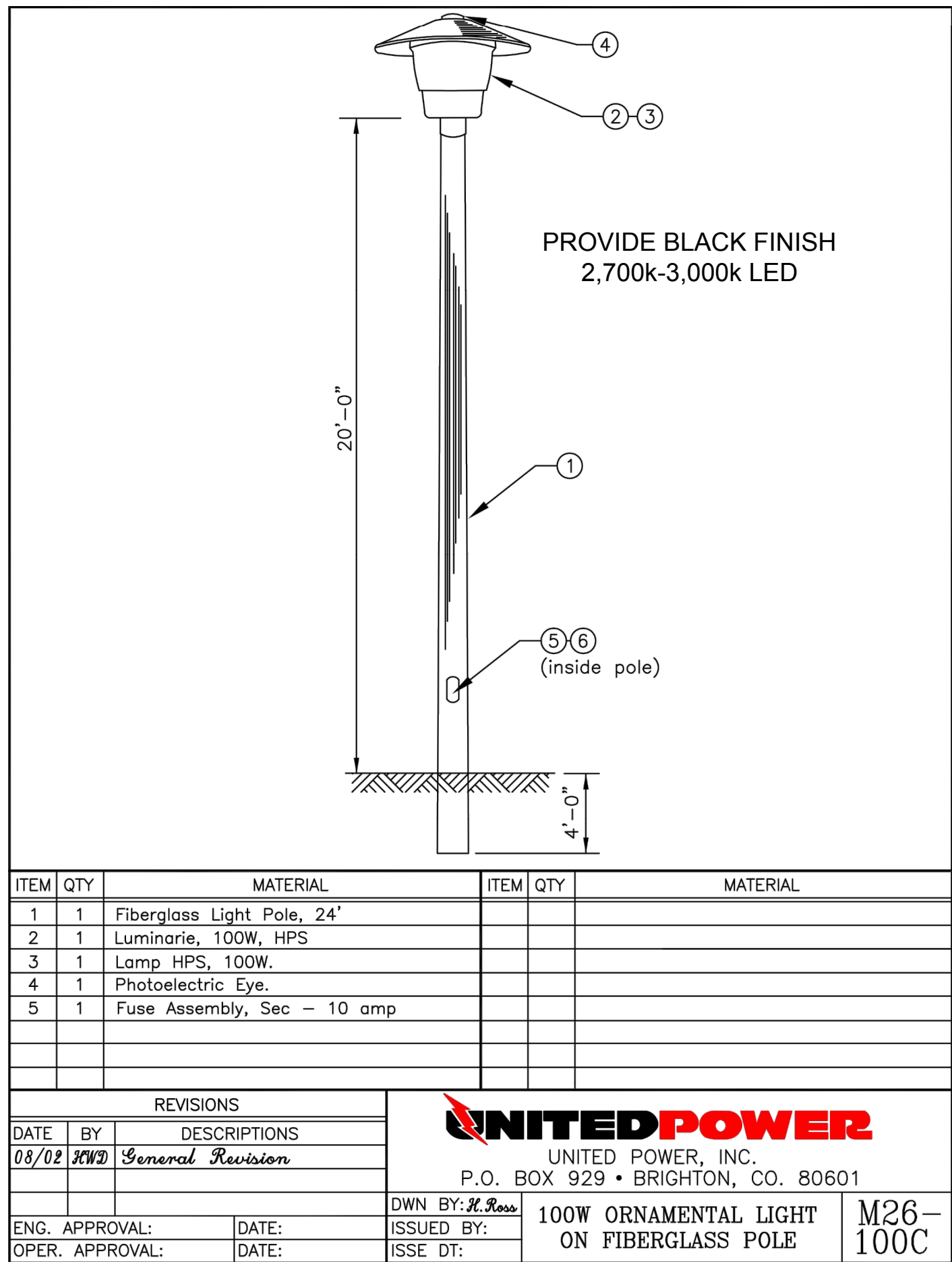
drawn by: JD
checked by: DP
approved by: RB
QA/QC by: DP
project no.: 018-17322
drawing no.: L DTL 01817322
date: 07-13-2020

SHEET
11 OF 12

ROLLIE STREET LIGHT DETAIL



INTERNAL/LOCAL STREET LIGHT DETAIL



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CALL UTILITY NOTIFICATION
CENTER OF COLORADO



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Call before

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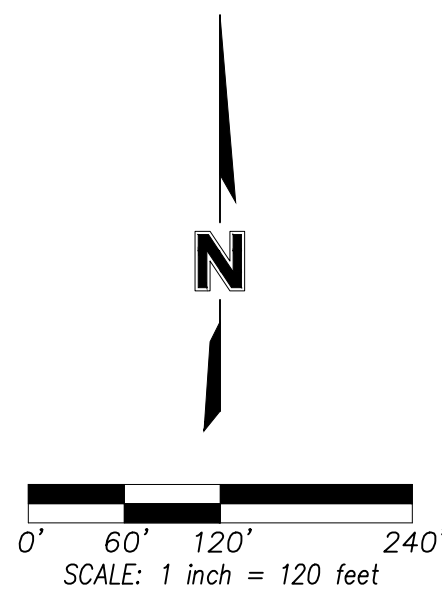
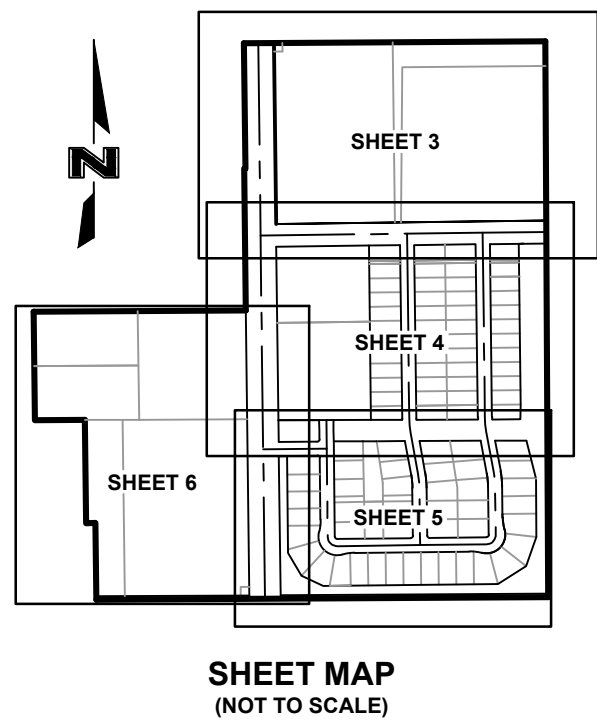
LANDSCAPE DETAILS	
LUPTON VILLAGE PRELIMINARY PUD PLAT	
FORT LUPTON, CO	2020

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

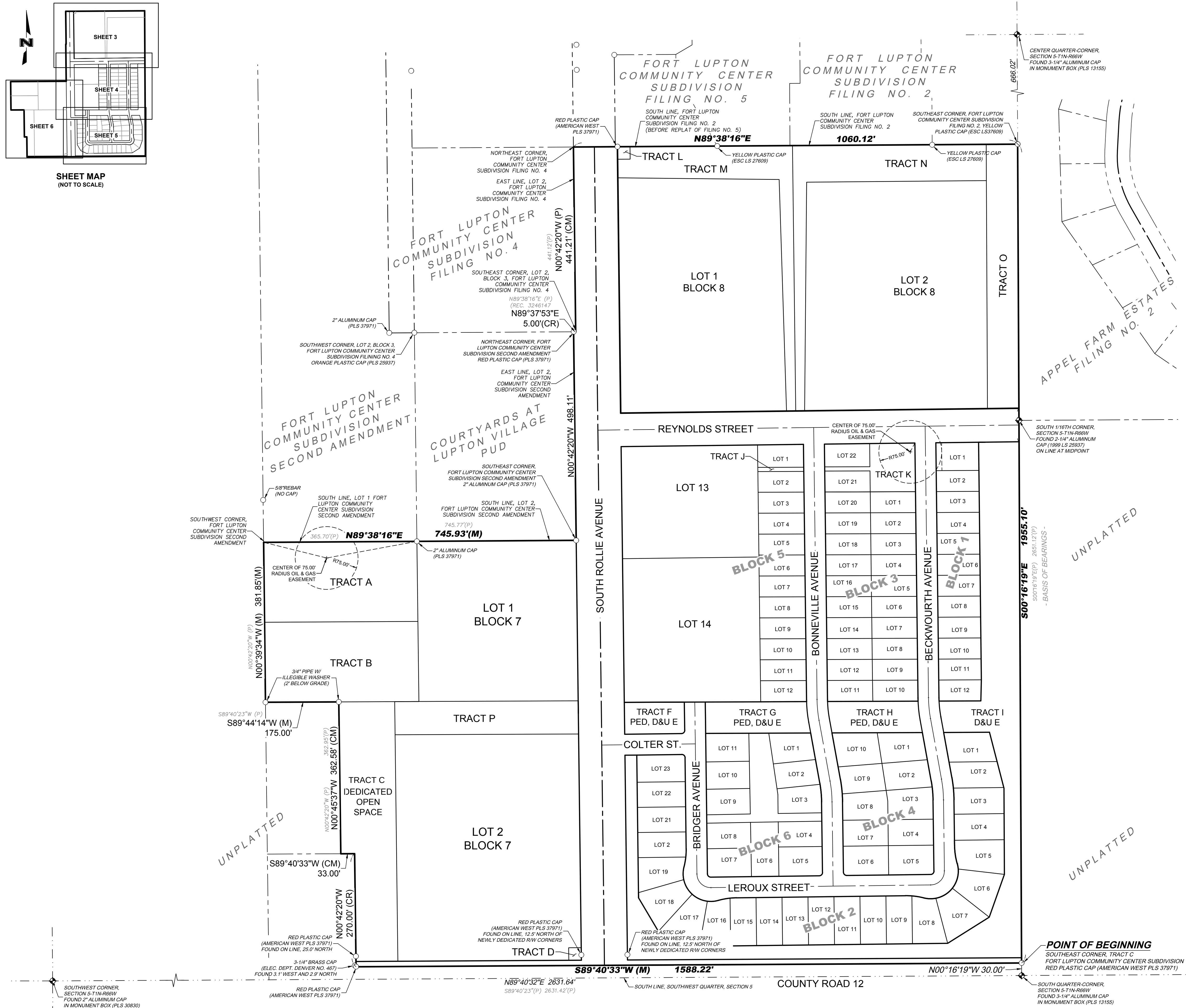
Final Plat
LUPTON VILLAGE P.U.D.

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 "58653", 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

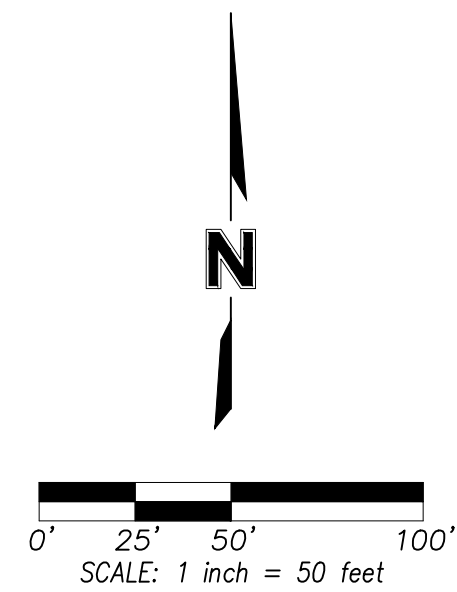
REVISIONS

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



Section Corner Monument	BK.	Book	_____	Subdivision Exterior Boundary Line
● Set Survey Monument (5/8" Rebar w/ 2" aluminum cap marked "38632" unless otherwise noted)	PG.	Page	_____	Proposed Right-of-Way Line
	REC.	Reception Number	_____	Proposed Lot Line
	ESMT.	Easement	_____	Proposed Easement Line
○ Found Survey Monument	TYP.	Typical	_____	Existing Subdivision Exterior Line
R/W Right-of-Way	SF	Square Feet	_____	Existing Right-of-Way Line
(M) Monumented	AC	Acres	_____	Existing Easement Line
(P) Platted	U/E	Utility Easement <u>Dedicated by this Plat</u>	_____	Existing Easement Line <u>Vacated by this Plat</u>
(CM) Calculated from Found Monuments	D/E	Drainage Easement <u>Dedicated by this Plat</u>	_____	Section Line
(CR) Calculated from Record			_____	Not To Scale

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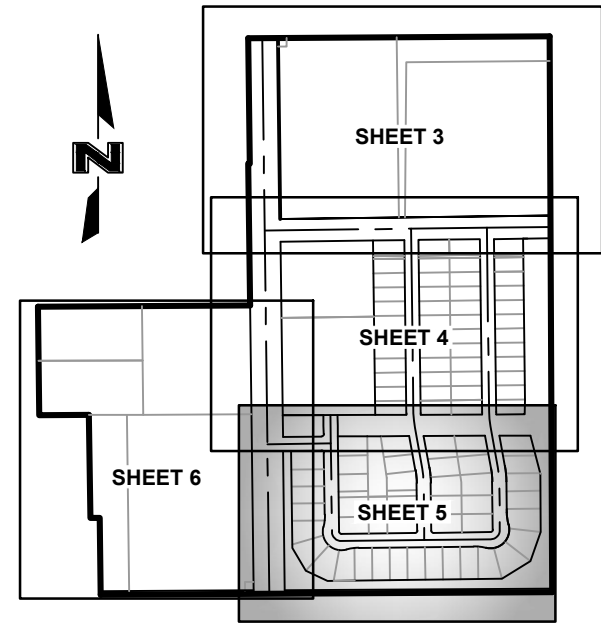
Final Plat LUPTON VILLAGE P.U.D. A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION SW 1/4, SEC. 5-T1N-R66W	CITY OF FORT LUPTON, WELD COUNTY, COLORADO	2020
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drawn by: DMW
checked by: NSS
approved by: NSS
QA/QC by: NSS
project no.: 018-1325
drawing no.: V PPLAT 0181732
date: 10/06/2020

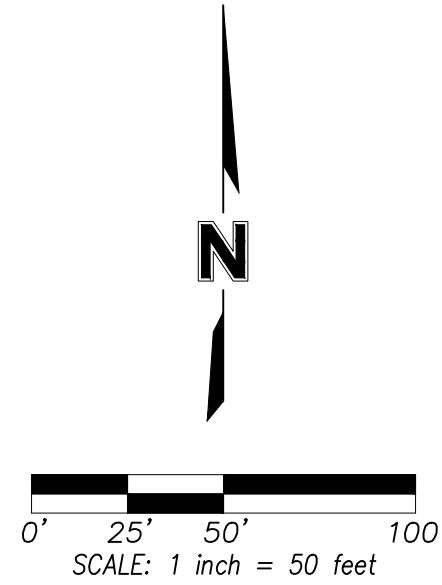
SHEET
3 of 6

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



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



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SW 1/4, SEC. 5-T1N-R66W

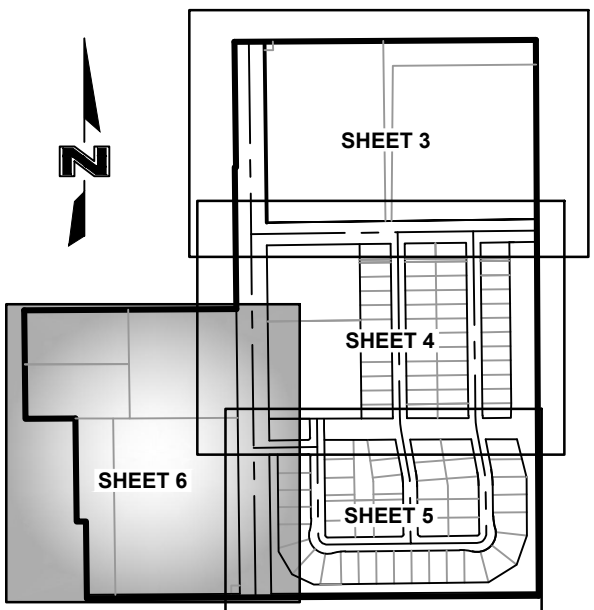
CITY OF FORT LUPTON, WELD COUNTY, COLORADO 2020

drawn by: DMW
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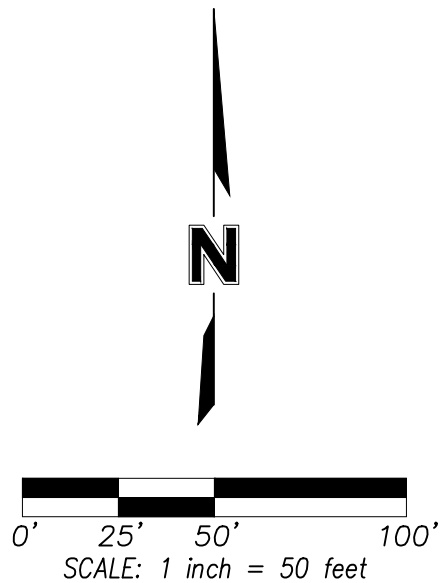
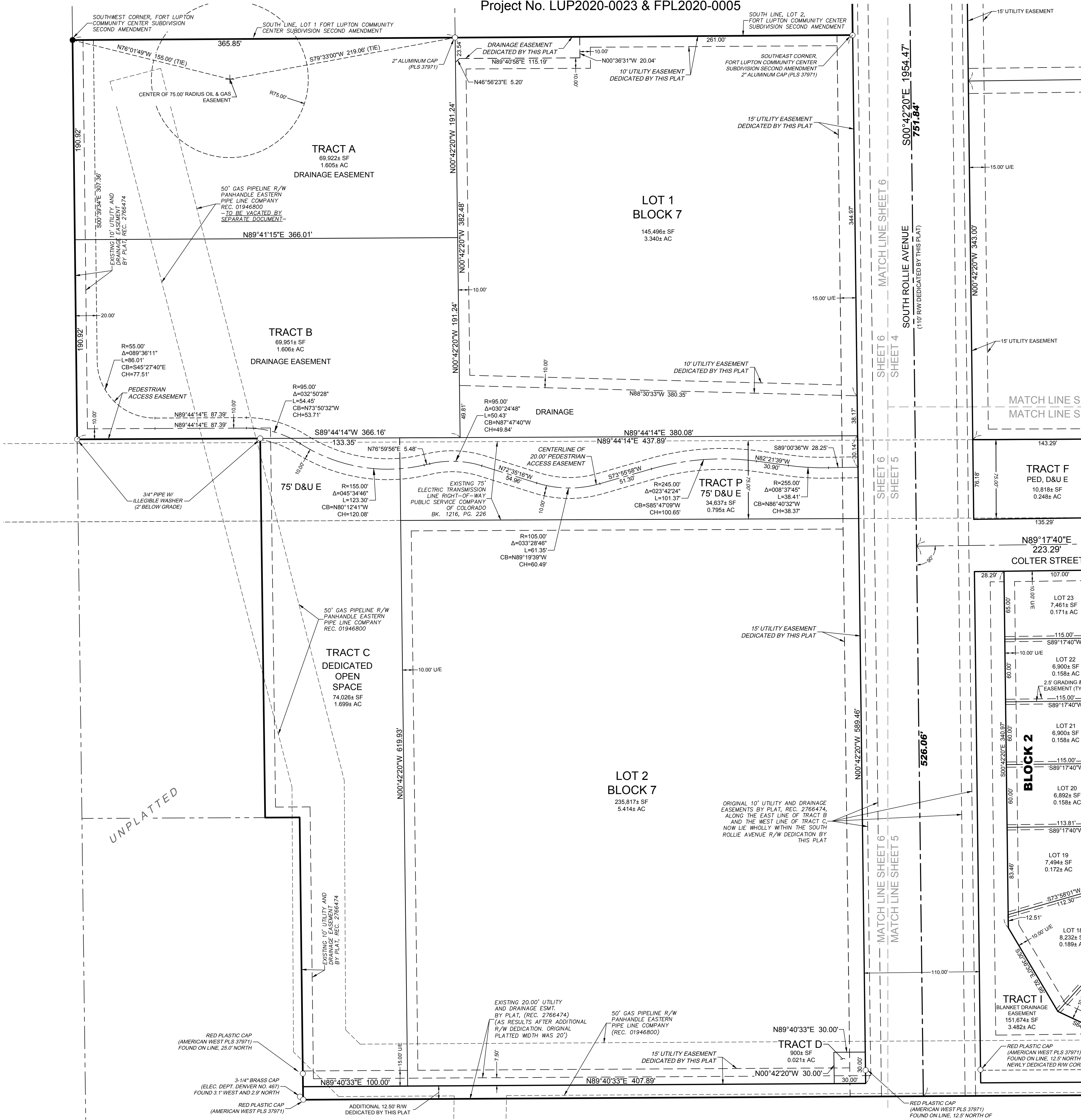
SHEET
5 of 6

Final Plat
LUPTON VILLAGE P.U.D.

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Project No. LUP2020-0023 & FPL2020-0005



SHEET MAIN
(NOT TO SCALE)



LEGEND

- ◆ Section Corner Monument
 ◆ Set Survey Monument
 (5/8" Rebar w/ 2" aluminum cap read "33632", 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
 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 Plat*
 - - - - - Section Line
 ⚡ Not To Scale

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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
CITY OF FORT LUPTON, WELD COUNTY, CO

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

SHEET
6 of 6

**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

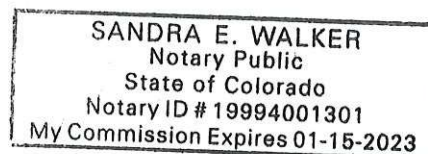


Exhibit "A"

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 #7020064000276982984

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:

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DESCRIPTION

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(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

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

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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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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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 #70200640000076983042

Mary Maxine Hilderbrand
5900 Winkler
Amarillo, TX 79109

RE: Fort Lupton 110, LLP and Ju Shinn, LLC

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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

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a/k/a Vacant Land, Fort Lupton, CO (the "Property").

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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 #70200640000076983035

Leroy Joseph Gabel
7355 Salish Blvd
Colorado Springs, CO 80923

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 #70200640000076983028

Atomic Capital Minerals, LLC
2777 Allen Parkway, Ste 1185
Houston, TX 77019

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 #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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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 #70100640000076982977

Daniel P. Reiva
8901 Telford Crossing
Brookley, MN 55443

RE: Fort Lupton 110, LLP and Ju Shinn, LLC

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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

October 19, 2020

CERTIFIED MAIL/RETURN RECEIPT REQUESTED # 7020 0640000276983073

Kerr-McGee Oil & Gas Onshore
1099 18th Street, Suite 1800
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.

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.

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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 #70200640000076982991

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.

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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.

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Attorney for Fort Lupton 110, LLP and Ju Shinn, LLC

cc: City of Fort Lupton Planning Department
cc: Fred Croci

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City, St Denver, CO 8020

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Street at 1400 Douglas Street

City, St Omaha, NE 68170

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Street at 2777 Allen Parkway, Ste 1185

City, St Houston, TX 77019

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Total Postage and Fees

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Sent To Shirley Mae Bell

Street at 950 S. Fulton Ave.

City, St Ft. Lupton, CO 80621

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Total Postage and Fees \$ 6.90

Sent To: **HS Resources**
 Street: **3939 Carson**
 City, State, ZIP: **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: **Brookley, MN 55443**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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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

Sent To: **Kerr-McGee Oil & Gas Onshore**
 Street: **1099 18th St., Suite 1800**
 City, State, ZIP: **Denver, CO 80202**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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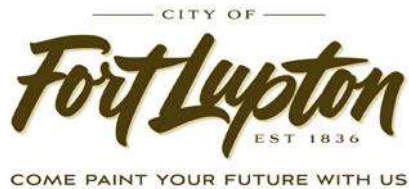
Postage \$.50

Total Postage and Fees \$ 6.90

Sent To: **Cammie J. Gabel**
 Street: **6192 Sage Avenue**
 City, State, ZIP: **Firestone, CO 80504**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

FIRST-CLASS MAIL
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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.



**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-012

APPROVE A RESOLUTION ACCEPTING THE LUPTON VILLAGE PUD FINAL PLAT.

I. Agenda Date: Council Meeting – January 5, 2021

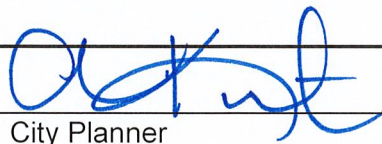
II. Attachments:

- a. Proposed Resolution
- b. Planning Commission Minutes and Staff Report (for reference)
- c. Land Use Application & Project Description
- d. Final Plat Map
- e. Construction Drawings
- f. Declaration of Covenants
- g. Public Improvements Cost Estimate
- h. Reports
- i. Referral Responses

III. Summary Statement:

The applicants, Fred L. Croci and William "B.J." Johanningmeier, have applied for approval of a PUD Final Plat, known as the Lupton Village PUD Final Plat for the City Council's consideration. The proposed PUD Final Plat is for a multiuse subdivision that will include 3 commercial parcels, 3 multi-family residential parcels and 91 single-family residential lots with associated landscape/common areas. The Property that is the subject of the PUD Final Plat 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).

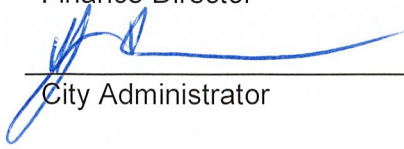
IV. Submitted by:


City Planner

V. Finance Reviewed

Finance Director

VI. Approved for Presentation:


City Administrator

VII. Attorney Reviewed

Approved

Pending Approval

VIII. Certification of Council Approval:

City Clerk

Date

IX. Detail of Issue/Request:

The applicants, Fred L. Croci and William "B.J." Johanningmeier, have applied for approval of a PUD Final Plat, known as the Lupton Village PUD Final Plat for the City Council's consideration. The proposed PUD Final Plat is for a multiuse subdivision that will include 3 commercial parcels, 3 multi-family parcels and 91 single family residential lots with associated landscape/common areas. The Property that is the subject of the PUD Final Plat 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 applicant submitted a concurrent rezoning request to PUD Planned Unit Development for this property that was reviewed by City Council at a separate public hearing. The PUD will include single-family residential lots, multi-family residential lots, and commercial lots.

X. Legal/Political Considerations:

This PUD final plat is being reviewed under the final plat provisions of the code in the Subdivision Regulations. Section 17-23 states that a final plat is to be reviewed by City Council, and does not require Planning Commission review. The Code requires that a subdivision improvements agreement be submitted by the applicant for review by the City Attorney and City Council. A subdivision improvements agreement has been addressed in the conditions of approval included on the proposed resolution.

This is the final step in the major subdivision process. The first step is approval of a PUD sketch plat (reviewed and approved on August 5, 2019), and the second step is approval of the PUD preliminary plat (reviewed and approved on January 5, 2021) concurrently with this request, as permitted under the Fort Lupton Municipal Code.

Notifications are not required for a final plat; however, referral agencies were provided with the submittal documents for review. All referral comments received are enclosed with this Action Memorandum.

XI. Alternatives/Options:

The City Council has the following three options for each request:

- a) Approve the proposed resolution.*
- b) Approve the proposed resolution with conditions.*
- c) Continue the hearing for additional information or further study.*
- d) Deny the proposed resolution.*

XII. Financial Considerations:

All applicable land use application fees have been paid and a fee deposit has been submitted to cover costs related to the application.

XIII. Staff Recommendation:

Staff recommends conditional approval of the Lupton Village PUD Final Plat.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE LUPTON VILLAGE PUD FINAL PLAT SUBMITTED BY Fred L. Croci and William “B.J.” JOHANNINGMEIER TO CREATE A MULTIUSE 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, Fred L. Croci and William “B.J.” Johanningmeier (“Applicants”) have applied for approval of the Lupton Village PUD Final Plat for a multiuse subdivision; and

WHEREAS, pursuant to Section 16-45(c)(3) of the Fort Lupton Zoning Regulations, PUD development plan applications shall be processed in the same manner as set forth in the Fort Lupton Subdivision Regulations; and

WHEREAS, the Fort Lupton City Council held a public hearing on January 5, 2021, for the purpose of reviewing the Lupton Village PUD Final Plat to subdivide the property for a multiuse subdivision to include 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 a PUD Final Plat, and consideration of staff comments, Applicant’s presentation, and any public input, the City Council finds that the PUD Final Plat is in conformance with the Colorado Revised Statutes, City codes and policies, and Comprehensive Plan adopted by the City; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, all referral comments and any citizen input in response to this application. Based upon review of the applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Subdivision and Zoning Regulations, an analysis of referral comments and facts presented on this date, the City Council hereby recommends approval of the Lupton Village PUD Final Plat 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 recording the PUD Final Plat:

- A. Any redline comments provided by City staff shall be made to the final plat.
- B. Applicant shall finalize a subdivision improvements agreement for review and approval by City Council.

- 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 acknowledgement of the comments from the Fort Lupton Fire Protection District.
- F. The approved lighting within the subdivision shall be included in the Construction Documents.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 5th DAY OF JANUARY, 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

**LUPTON VILLAGE PUD FINAL PLAT STAFF REPORT
LUP2020-0023 & PLAN NO. FPL2020-0005**

PROJECT DESCRIPTION

Project No.: LUP2020-0023 / Plan No.: FPL2020-005

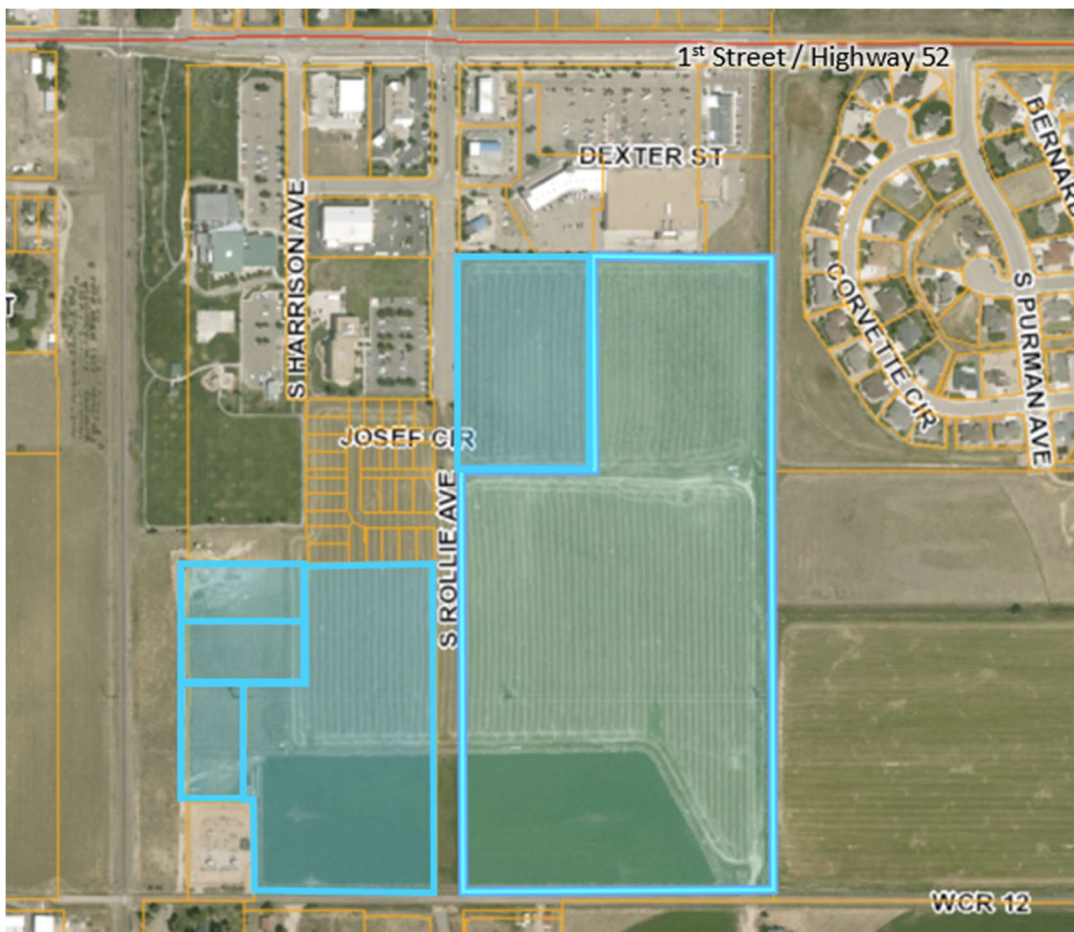
Project Name: Lupton Village PUD Final Plat

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

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

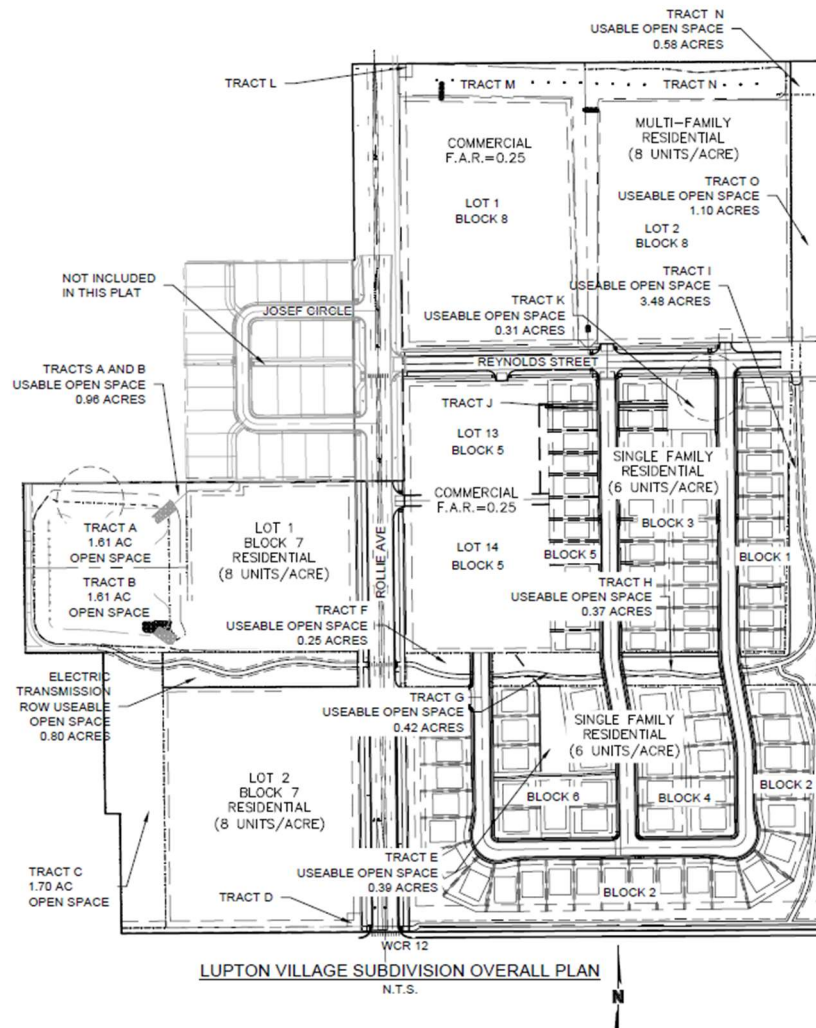
Location of Request:

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 request for a final PUD plat 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.



Site Size: 61.9 acres, more or less.

Zone District: 'PUD' Planned Unit Development (if the proposed concurrent request for a change of zone from the 'C-2' Heavy Commercial Zone District is approved by Planning Commission and City Council).

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, 2021 at 7:00 PM.

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 final plat for the Lupton Village PUD. Pursuant to Section 16-45(c)(3) of the Fort Lupton Municipal Code (FLMC), except as specifically provided in said Section, PUD plan applications shall be processed in the same manner as set forth in this Code for major subdivisions, including all preapplication conferences, sketch PUD plan, preliminary PUD plan and final PUD plan applications, public hearings and recording with the County Clerk and Recorder.

Section 17-23 states that a final plat is to be reviewed by City Council at a public meeting. A final plat does not require Planning Commission review. The Code requires that a subdivision improvements agreement be submitted by the applicant for review by the City Attorney and City Council. A subdivision improvements agreement has been addressed in the conditions of approval included on the proposed resolution.

This is the final step in the major subdivision process. The first step is approval of a sketch PUD plat (reviewed and approved on August 5, 2019), and the second step is approval of the preliminary PUD plat (reviewed and approved on January 5, 2021).

NOTIFICATION REQUIREMENTS

Notifications are not required for a final plat, however referral agencies were provided with the submittal documents for review. All referral comments received are enclosed with this Action Memorandum.

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 the City Council packet for the Lupton Village Preliminary Plan and Preliminary PUD Plan.

- (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 the 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 recommendation conditional approval of the Lupton Village PUD Final Plat. Conditions are listed under the proposed Resolution included with the packet.

***For more information on this development, please refer to the application materials 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

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

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 DESCRIPTION

Project 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.

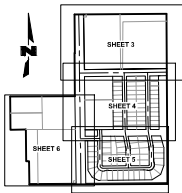
6.j. None of the 61.9-acre parcel's planned uses appear to pose any undue effects on the City's current cultural, archaeological or historic resources.

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.

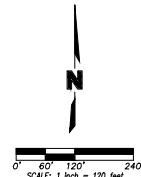
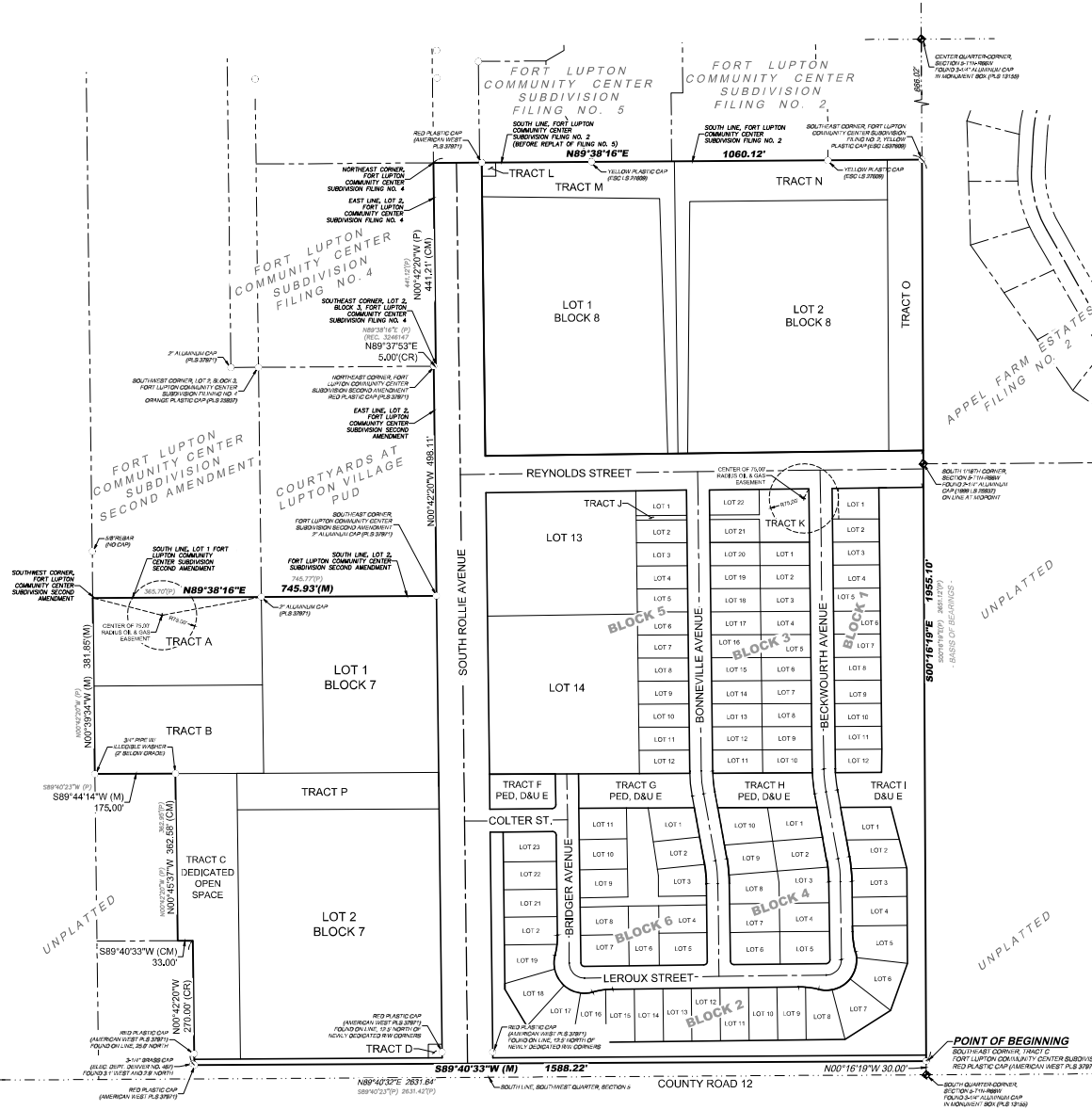
6.l. The site plan for the Project will include open areas within the detention/retention pond and with parts of the 75' Electric Transmission Line right-of-way. Dedication of public open space on the plat, including major trail systems will be taking place. An open space parcel where the detention/retention 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.

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)



0' 60' 120' 240'

SCALE: 1 inch = 120 feet

LEGEND

- Section Corner Monument
- Set Survey Monument (DOT Road w/ orange plastic cap marked "38699", unless otherwise noted)
- Found Survey Monument (As Noted)
- Right-of-Way
- A= Arc Length
- (M) Monumented
- (P) Platted
- (CM) Calculated from Found Monuments
- (CR) Calculated from Record
- BC Book
- PL Page
- REC Reception Number
- ESMT Easement
- Typ. Typical
- SF Square Feet
- AC Acres
- UTE Utility Easement *Calculated by this Plat*
- D/E Drainage Easement *Calculated by this Plat*
- Subdivision Exterior Boundary Line
- Proposed Right-of-Way Line
- Proposed Easement Line
- Existing Subdivision Exterior Line
- Existing Right-of-Way Line
- Existing Easement Line
- Section Line
- Not To Scale

GENERAL NOTES

- BASE 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 276647, said East line monumented as shown herein.
- 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 date:
 - Existing Tract B - Parcel Number: 147105030008 (Proposed Blocks 6 and 7, Tract A and Outlots A and B)
 - Deed of record: Rec. 1731274
 - Existing Tract C (part) - Parcel Number: 147105030008 (Proposed Block 1 and part of Collector Street)
 - Deed of record: Rec. 4184055
 - Existing Tract C (part) - Parcel Number: 147105030007 (Proposed Blocks 1, 2, 3, 4, 5, Outlot C and part of Collector Street)
 - Deed of record: Rec. 1731274
- See Sheets 3-4 for interior lot details.

olsson
1426 Delaigh Street
Suite 400
Denver, CO 80204
TEL: 303.237.2072
FAX: 303.237.2659
www.olsen.com

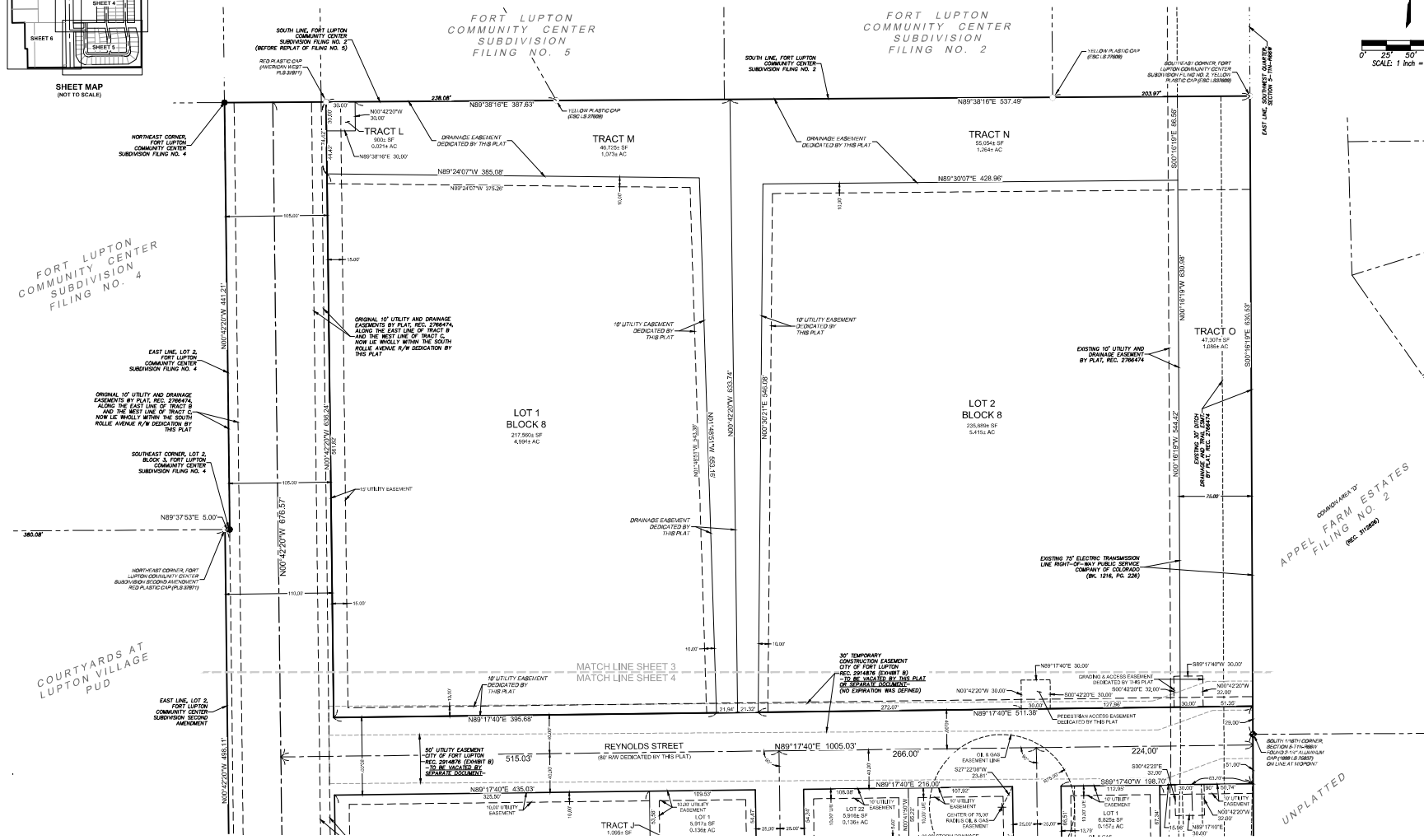
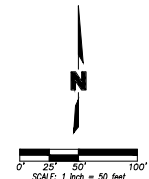
REVISIONS
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DESCRIPTION

drawn by: <u>DMW</u>
checked by: <u>NBS</u>
approved by: <u>NBS</u>
QA/QC by: <u>NBS</u>
project no: <u>1731274</u>
drawing no: <u>1731274</u>
date: <u>10/06/2020</u>

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



		LEGEND	
◆	Section Corner Monument	BC	Proposed Right-of-Way Line
◆	Sat Survey Monument	PC	Subdivision Exterior Boundary Line
◆	1/4" Neat w/ 2" aluminum cap marked "1802" unless otherwise noted	REC	Proposed Right-of-Way Line
◆	Found Survey Monument	REC	Proposed Easement Line
◆	Right-of-Way Monument	RT	Existing Subdivision Exterior Line
◆	Monumented	SC	Existing Right-of-Way Line
◆	Plotted	AC	Existing Easement Line
◆	Calculated from Found Monuments	UE	Existing Subdivision Line <i>Voided by this Plot</i>
◆	Calculated from Record	D/E	Section Line
			Not To Scale

[illegible]

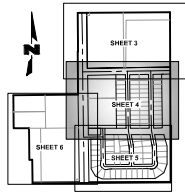
Final Plat LUPTON VILLAGE P.U.D.	2020
A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION SW 1/4, SEC. 5-T14N-R66W	
CITY OF FORT LUPTON, WELD COUNTY, COLORADO	

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

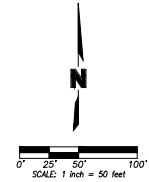
SHEET
3 of 6

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



SHEET MAP
(NOT TO SCALE)



LEGEND

- Section Corner Monument
- Set Survey Monument
- 6" x 6" Metal w/ 2" aluminum cap marked "18832" (where otherwise noted)
- Found Survey Monument
- Right-of-Way
- Monumented
- Platted
- Calculated from Found Monuments
- Calculated from Record
- Block
- Page
- REC. Reservation Number
- ESMT. Easement
- Typical
- SF Square Feet
- AC Acres
- Utility Easement Dedicatory by this Plat
- Drainage Easement Dedicatory by this Plat
- Subdivision Exterior Boundary Line
- Proposed Right-of-Way Line
- Proposed 1/4 or Line
- Existing Subdivision Exterior Line
- Existing Right-of-Way Line
- Existing Easement Line
- Existing Easement Line Validated by this Plat
- Section Line
- Not To Scale

LINE TABLE

LINE ID	DIRECTION	LENGTH (FT)
L1	N89°52'34"E	18.21
L2	N75°48'19"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'	136.29'	120°03'30"	S45°42'20"E	114.34'
C3	168.00'	24.05'	008°12'00"	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'	44.08'	015°01'31"	N83°11'35"W	43.93'
C7	66.00'	46.89'	042°31'38"	N16°53'25"E	47.87'
C8	168.00'	44.08'	015°01'31"	S89°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'
C11	325.00'	54.31'	009°34'29"	N05°29'34"W	54.25'
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"	S05°29'34"E	50.07'
C17	275.00'	45.95'	009°34'29"	S05°29'34"E	45.90'
C18	325.00'	54.31'	009°34'29"	S05°29'34"E	54.25'
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	203.00'	70.43'	019°41'09"	S18°04'40"W	70.09'
C24	405.00'	49.41'	008°09'25"	S04°44'23"W	49.38'
C25	203.00'	68.33'	019°09'18"	S08°09'15"E	68.22'
C26	25.00'	22.88'	052°28'45"	S44°05'21"E	22.09'
C27	15.00'	14.68'	056°04'55"	S42°16'16"E	14.10'
C28	103.00'	20.33'	011°18'45"	N61°19'12"E	20.30'
C29	100.00'	136.67'	078°18'14"	N36°37'12"E	126.28'
C30	113.00'	21.59'	011°14'36"	N08°09'13"W	21.65'
C31	130.00'	26.72'	011°46'32"	N07°53'15"W	26.67'

olsson
1425 Delahigh Street
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FAX 303.237.2659
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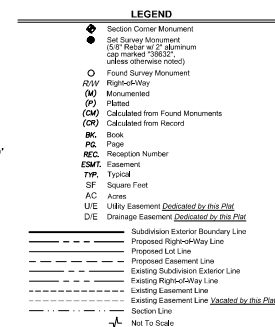
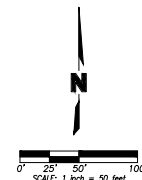
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Final Plat
LUPTON VILLAGE P.U.D.
A Replat of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
SW 1/4, SEC. 5-T1N-R66W
CITY OF FORT LUPTON, WELD COUNTY, COLORADO 2020

drawn by: [signature]
checked by: [signature]
approved by: [signature]
GACOC by: [signature]
printed on: [signature]
drawing no.: [signature]
date: [signature]

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



LOT CURVE TABLE					
CURVE ID	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	33.07	51.84	990°00'00"	S45°42'02"E	116.3
C6	66.00	138.29	120°00'01"	S45°42'02"E	44.4
C3	168.00	24.05	00°12'00"	N10°13'07"E	24.0
C4	168.00	28.66	00°46'30"	S79°09'24"W	28.6
C5	33.07	51.84	00°00'00"	N44°17'04"E	46.6
C6	168.00	44.06	01°09'13"	N63°11'52"W	43.9
C7	66.00	48.89	042°31'29"	N16°32'35"E	47.8
C8	168.00	44.06	01°01'31"	S08°13'05"E	43.9
G9	300.00	50.13	00°34'29"	N05°29'34"E	50.0
C10	275.00	45.95	00°34'29"	N05°29'34"E	45.9
C12	325.00	54.31	00°34'29"	N05°29'34"E	54.2
C13	300.00	50.13	00°34'29"	N05°29'34"E	50.0
C14	325.00	54.31	00°34'29"	S05°29'34"E	54.2
C15	275.00	45.95	00°34'29"	S05°29'34"E	45.9
C16	300.00	50.13	00°34'29"	N05°29'34"E	50.0
C16	275.00	45.95	00°34'29"	S05°29'34"E	45.9
C19	325.00	54.31	00°34'29"	S05°29'34"E	54.2
C20	300.00	50.13	00°34'29"	N05°29'34"E	50.0
C21	275.00	45.95	00°34'29"	N05°29'34"E	45.9
C22	325.00	54.31	00°34'29"	N05°29'34"E	54.2
C23	205.00	70.43	01°41'19"	S18°04'45"E	70.0
C24	405.00	46.41	00°59'22"	S04°42'37"W	46.3
C25	205.00	66.63	01°09'16"	S08°19'37"E	66.2
C26	25.00	22.88	052°26'45"	S44°05'12"E	22.8
C27	15.00	14.68	056°04'55"	S42°16'16"E	14.0
C28	105.00	20.33	01°19'05"	N81°19'12"E	20.3
C29	100.00	136.87	07°05'44"	N36°37'12"E	136.8
C30	110.00	21.59	01°14'36"	N08°09'13"W	21.5
C31	130.00	26.72	01°11'42"	N07°51'35"W	26.7

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

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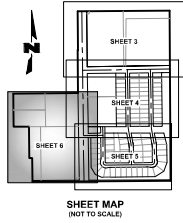
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Final Plat LUPTON VILLAGE P.U.D.	2020
A Regular of Part of Tracts B and C, FORT LUPTON COMMUNITY CENTER SUBDIVISION SW 1/4, SEC. 5-T1N-R66W	
CITY OF FORT LUPTON, WELD COUNTY, COLORADO	

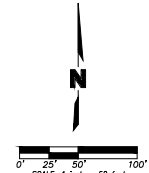
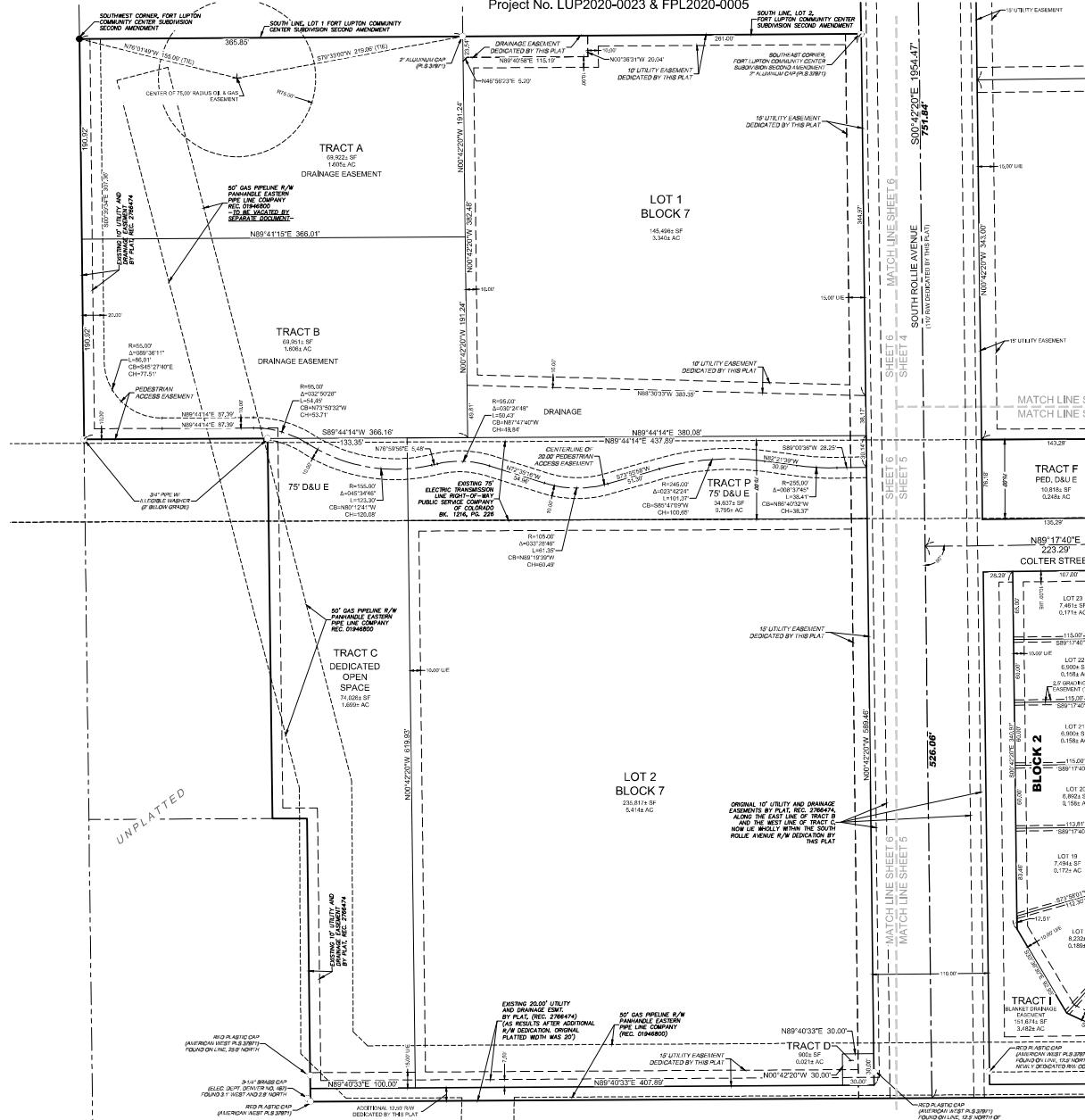
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checked by: NSS
approved by: NSS
QA/QC by: NSS
project no.: 018-1325
drawing no.: V PLAT 0181732
date: 10/06/2020

SHEET
5 of 6

DWS: C:\Users\mcd\OneDrive\27424\LUPTON VILLAGE P.U.D. 181732 SUBS.dwg USER: dm4
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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
 - Set Survey Monument
 - UTL: Utility Line
 - Found Survey Monument
 - Right-of-Way
 - Proposed Right-of-Way
 - Proposed Easement Line
 - Existing Subdivision Exterior Line
 - Existing Right-of-Way Line
 - Existing Easement Line
 - Existing Easement Line (Validated by this Plat)
 - Section Line
 - Not To Scale
- REVISIONS**
- | REV. | DATE | DESCRIPTION |
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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: NBS
approved by: NBS
QA/QC by: NBS
project no.: 181732
drawing no.: V_PLAT_001
date: 10/01/2020

SHEET
6 of 6



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

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.

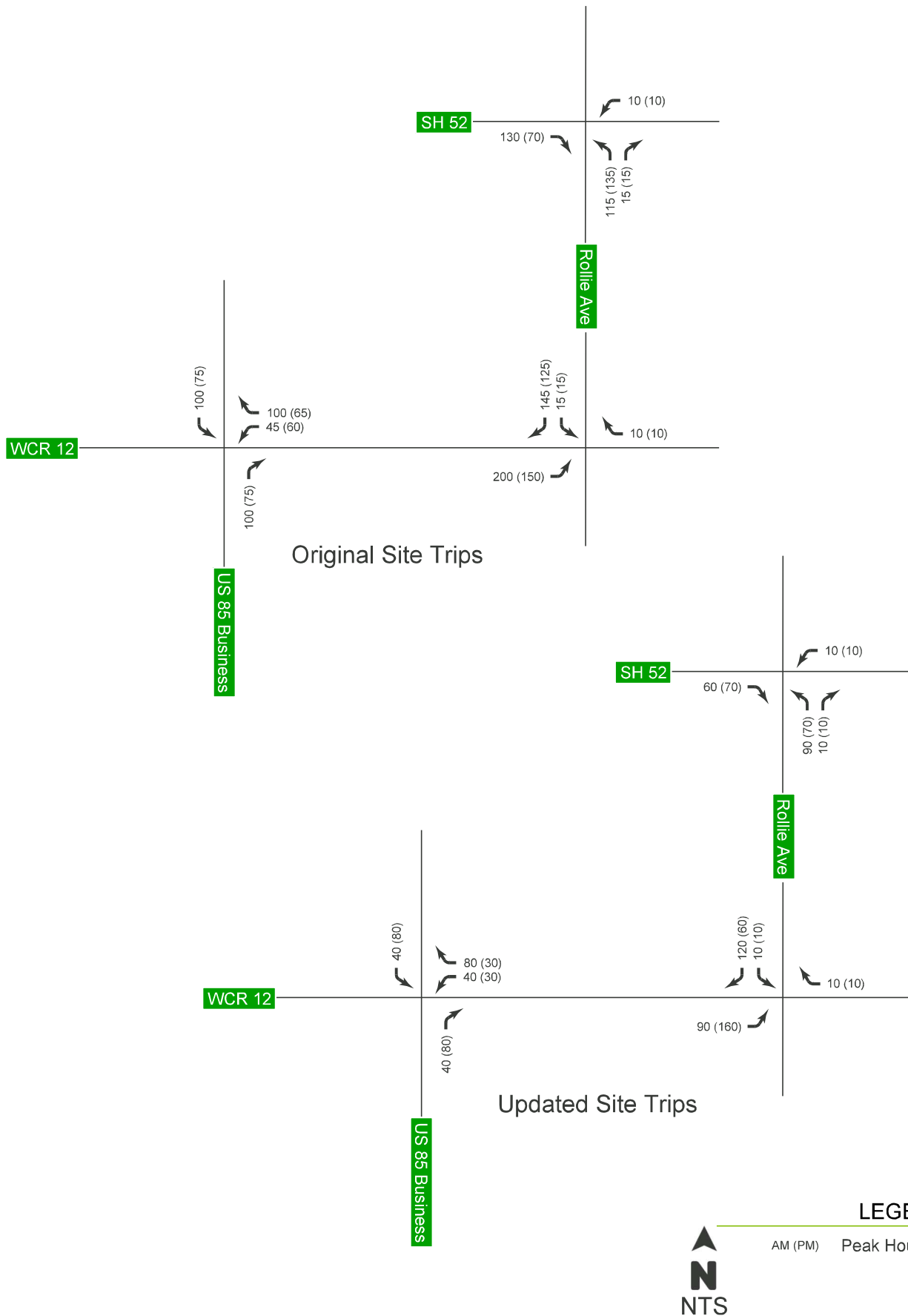
This update included modifying the trip generation and assignment and reexamining the long term study year (2038) to verify that the proposed street network has adequate capacity for the change in trips. Recommendations and conclusions have been updated as well.

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:

Lupton Village 110, LLP
1295 Main Street, #5
Windsor, CO 80550
Contact: Fred Croci
(970) 566-7300

Prepared by:

Olsson
1880 Fall River Drive, Suite 200
Loveland, CO 80538
Contact: Ryan Banning
(970) 461-7733

May 1, 2020

Olsson Project No. 018-1732



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APPENDICES

APPENDIX A: A.1 Project Vicinity Map

A.2 Soils Resource Report

A.3 Time Intensity Frequency Tabulation Table 502

A.4 Recommended Runoff Coefficients and Percent Impervious Table 602

A.5 Figure 603 Residential Housing Density vs. Impervious Area

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.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

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)

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 B12 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. 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	4915.43
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

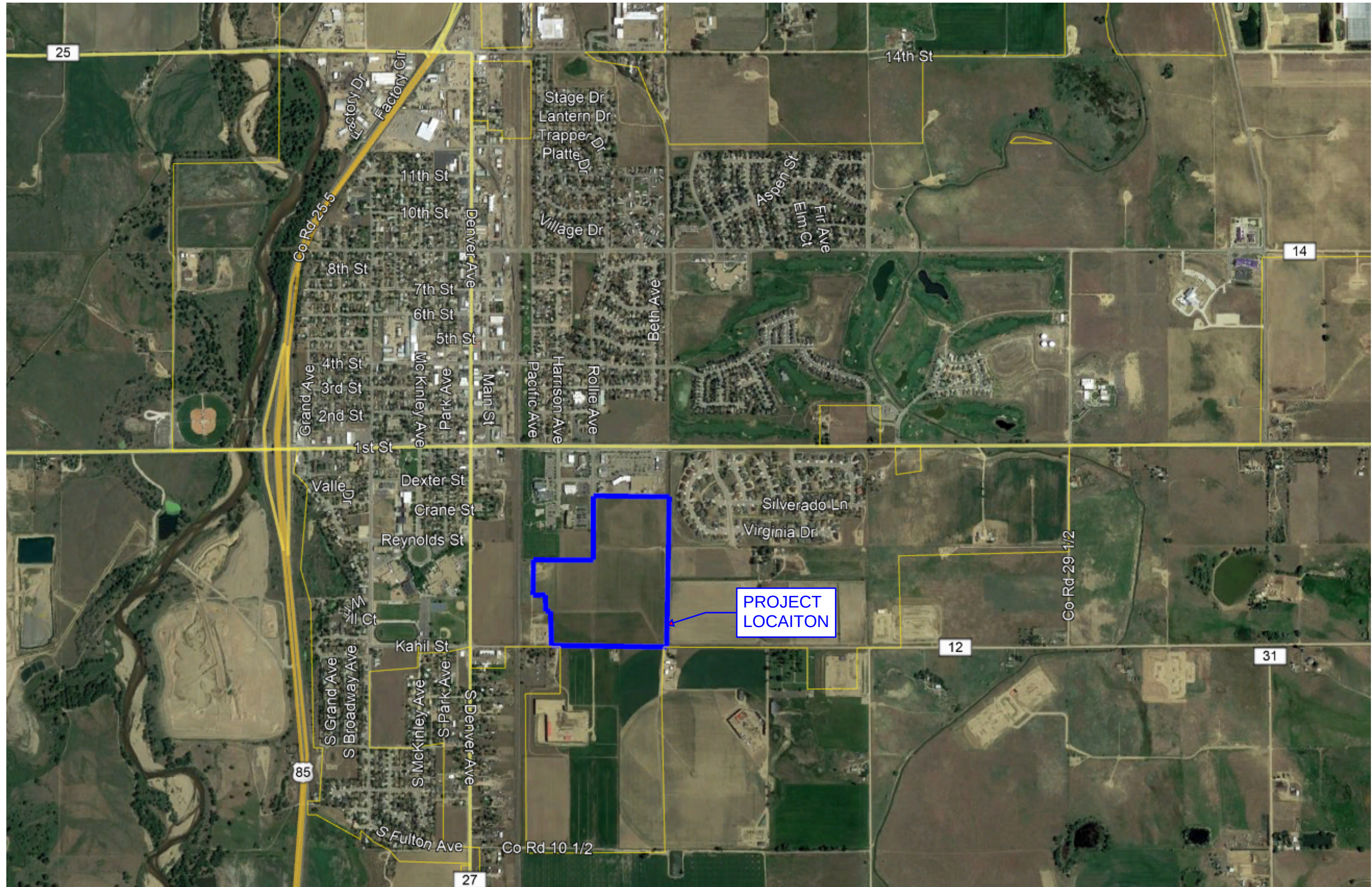
A.5 NOAA Atlas 14 Precipitation Estimates

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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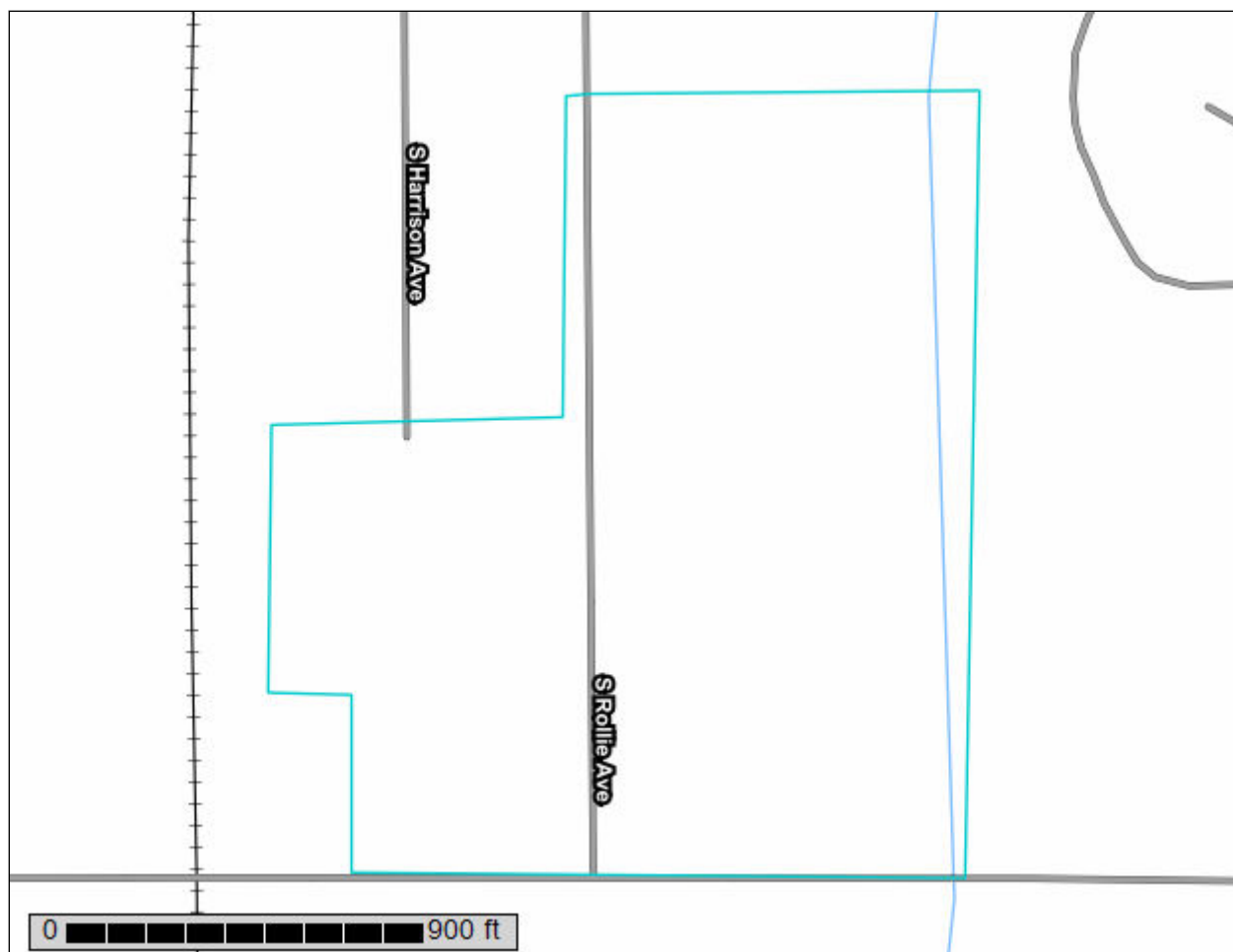
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

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.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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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

Custom Soil Resource Report

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
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		20.2
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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.

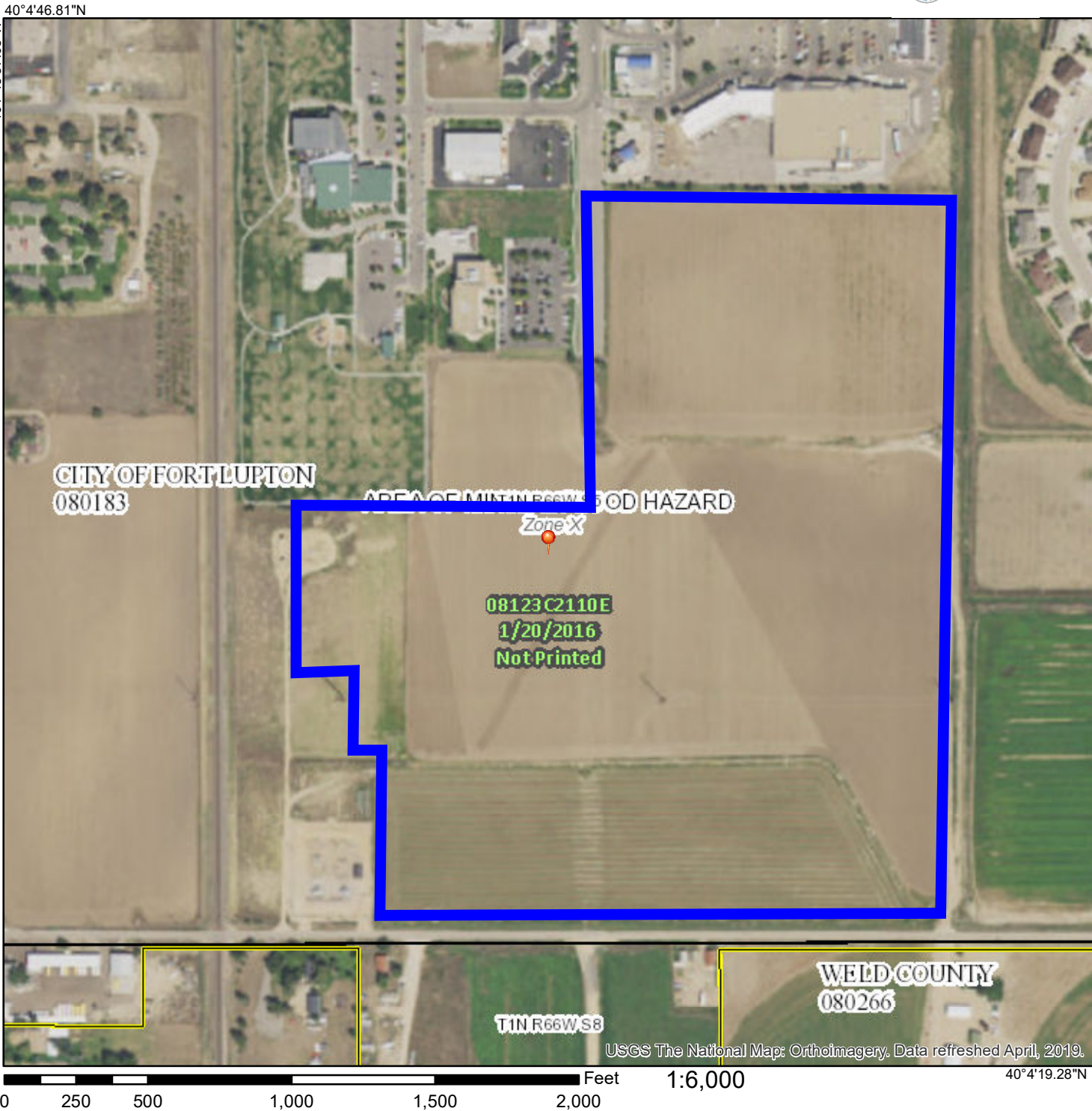


Table 502
Time-Intensity-Frequency Tabulation
for the Rational Method

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.

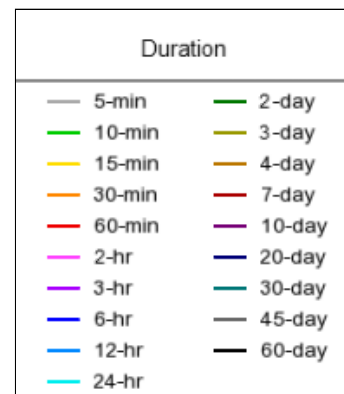
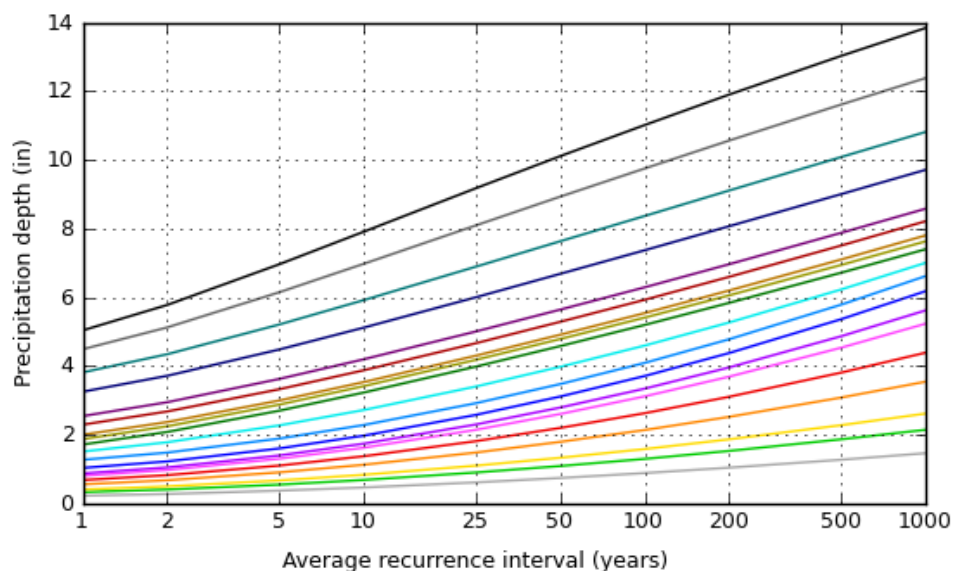
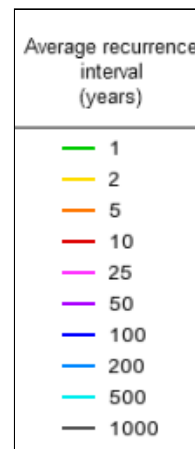
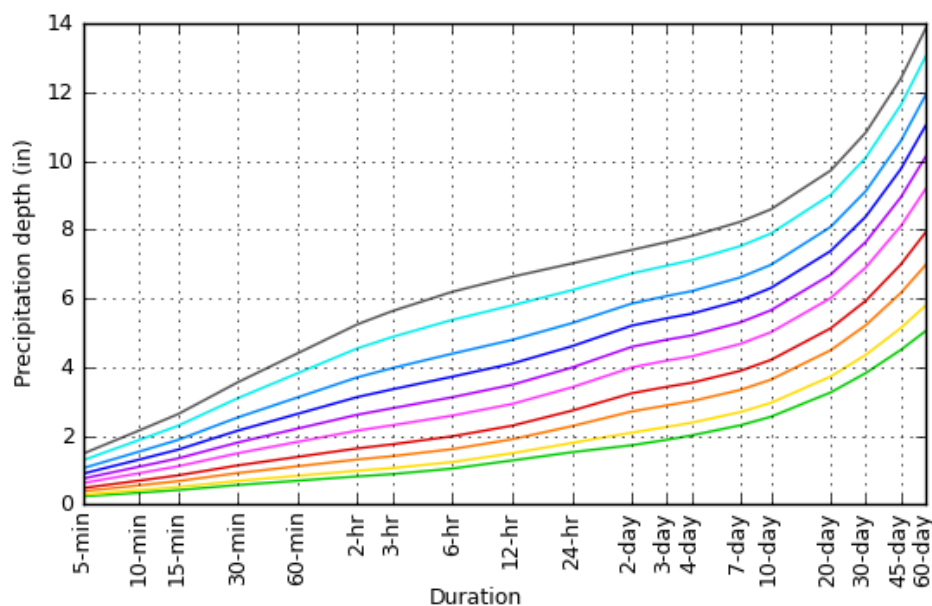
Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves

Latitude: 40.0667°, Longitude: -104.7833°



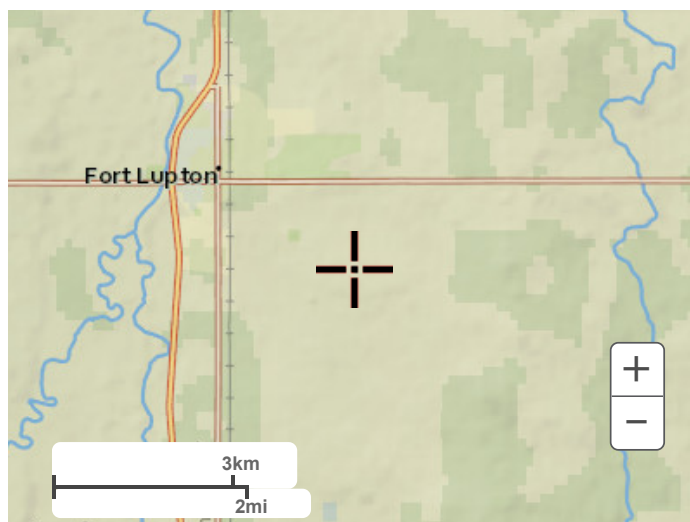
NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Tue Apr 7 17:29:21 2020

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Maps & aerials

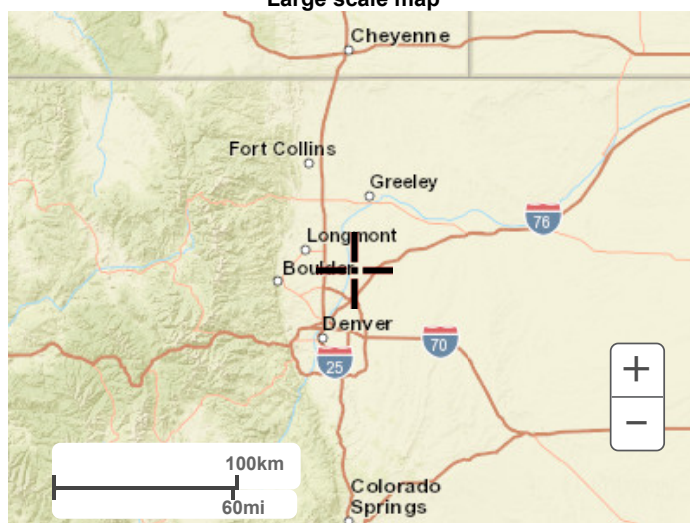
Small scale terrain



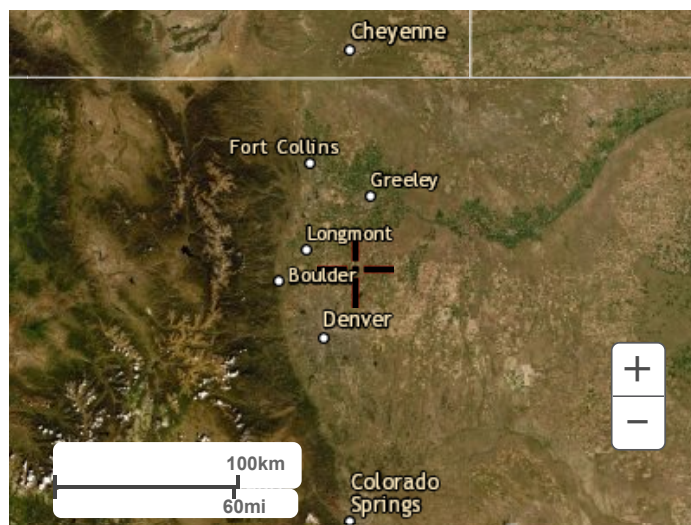
Large scale terrain



Large scale map



Large scale aerial



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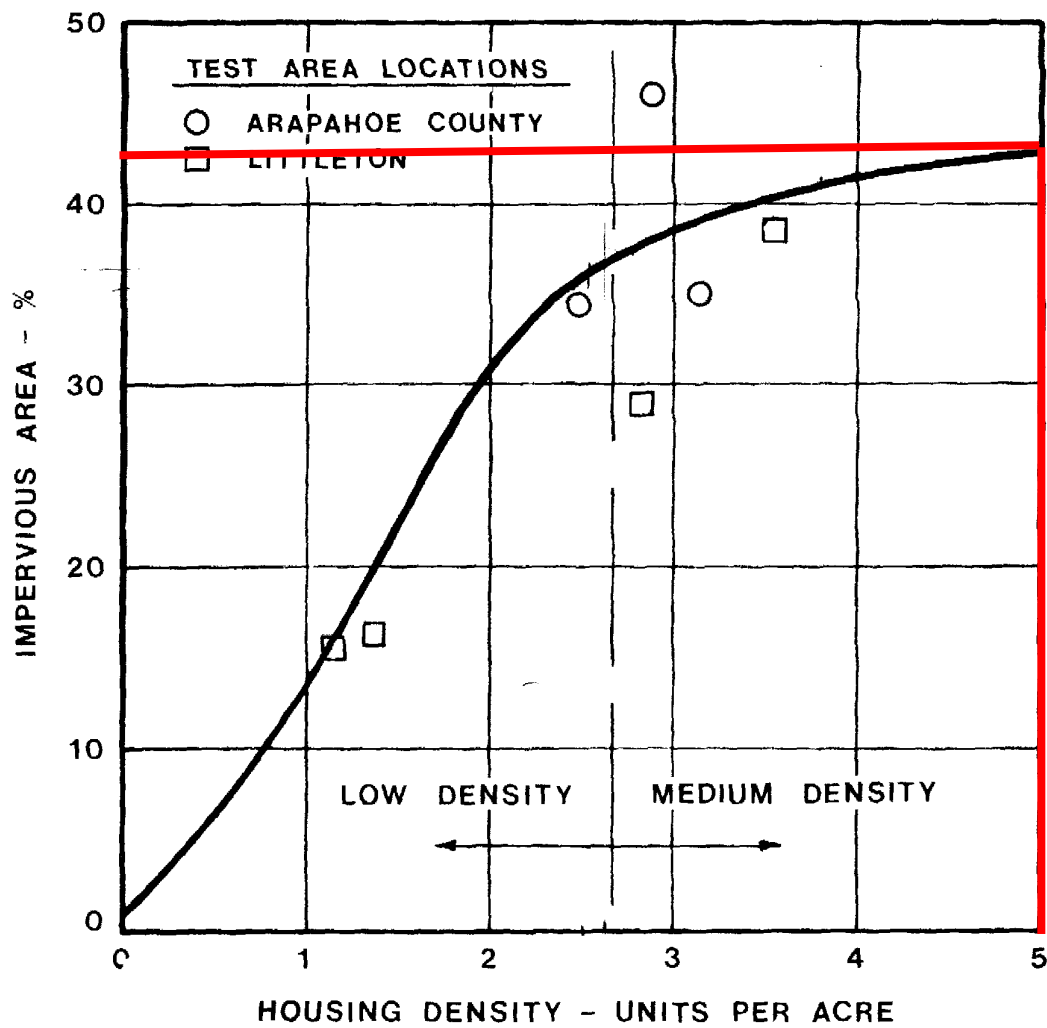
Table 602
Recommended Runoff Coefficients and Percent Impervious

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

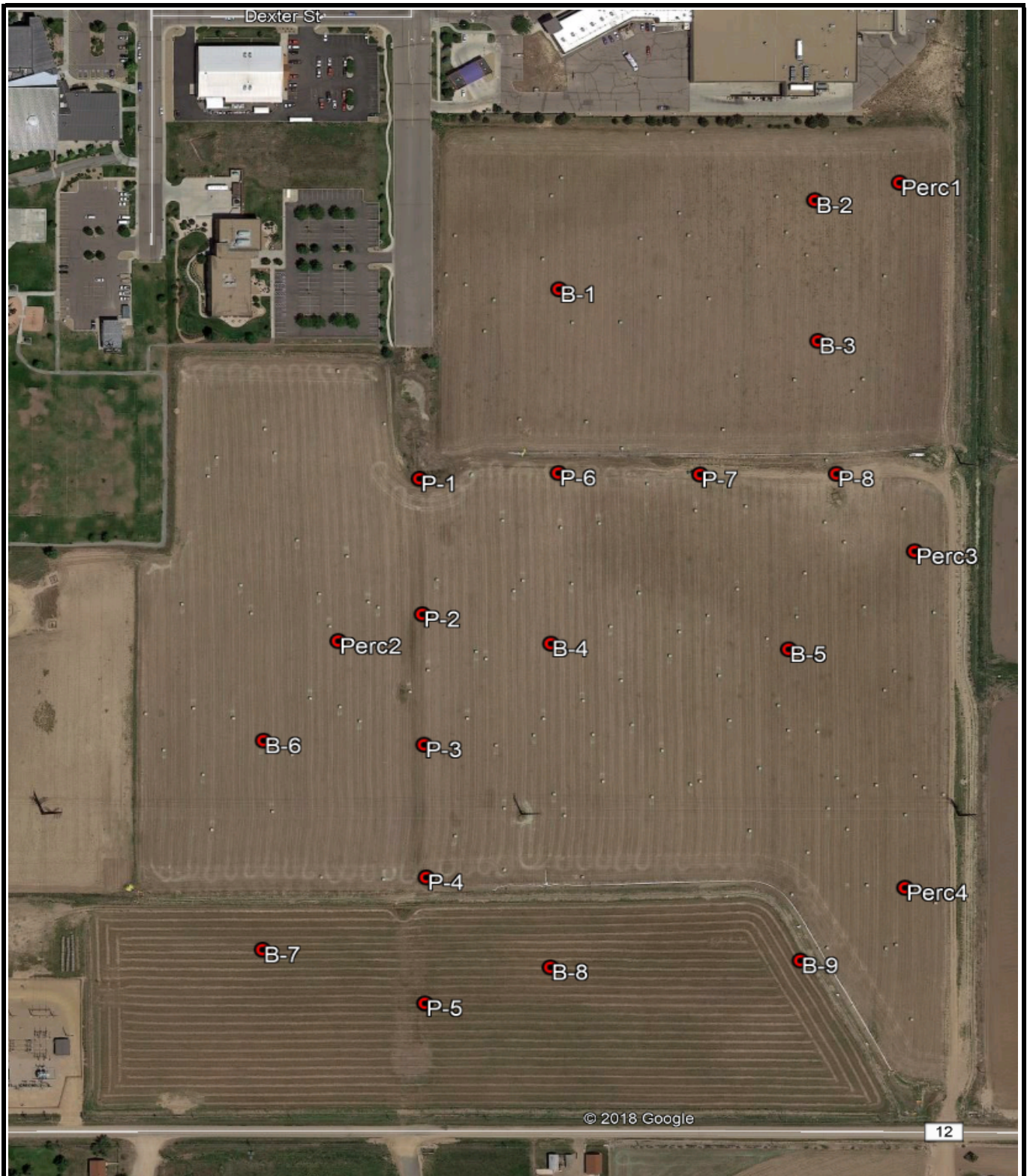
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Boring Location Plan



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.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%

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 Descrtiption	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

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.

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	
		21.00	EA	
Gravel Drywells				
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	
			EA	
Gravel Drywells		13.00		
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	
4,914.00	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	
4,915.17	59,959.03	28884.7	190477	*Required Volume=190,477 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

Weir Report

West Retention Pond Spillway - Peak Runoff

Trapezoidal Weir

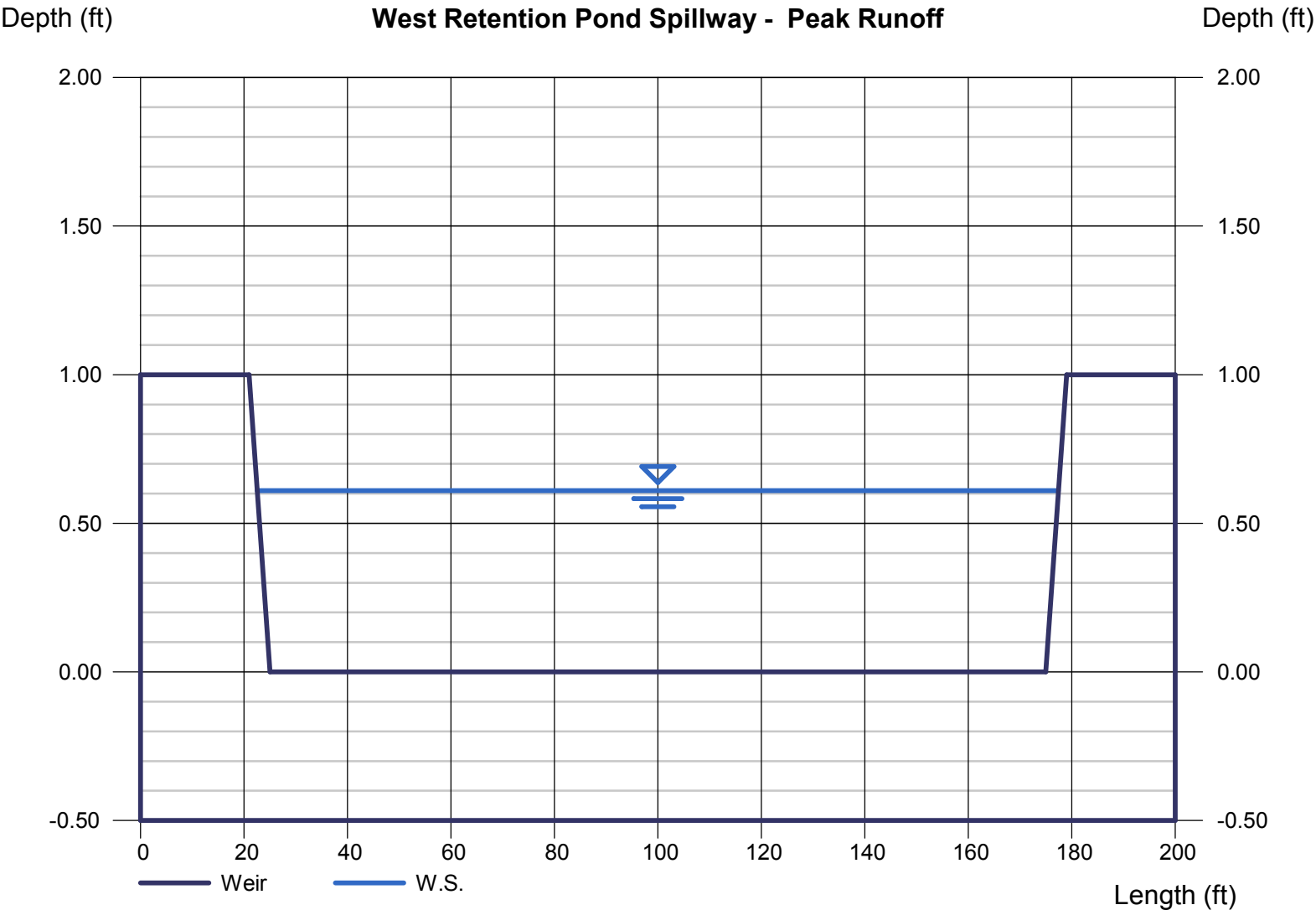
Crest = Sharp
Bottom Length (ft) = 150.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

Highlighted

Depth (ft) = 0.61
Q (cfs) = 219.89
Area (sqft) = 92.99
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

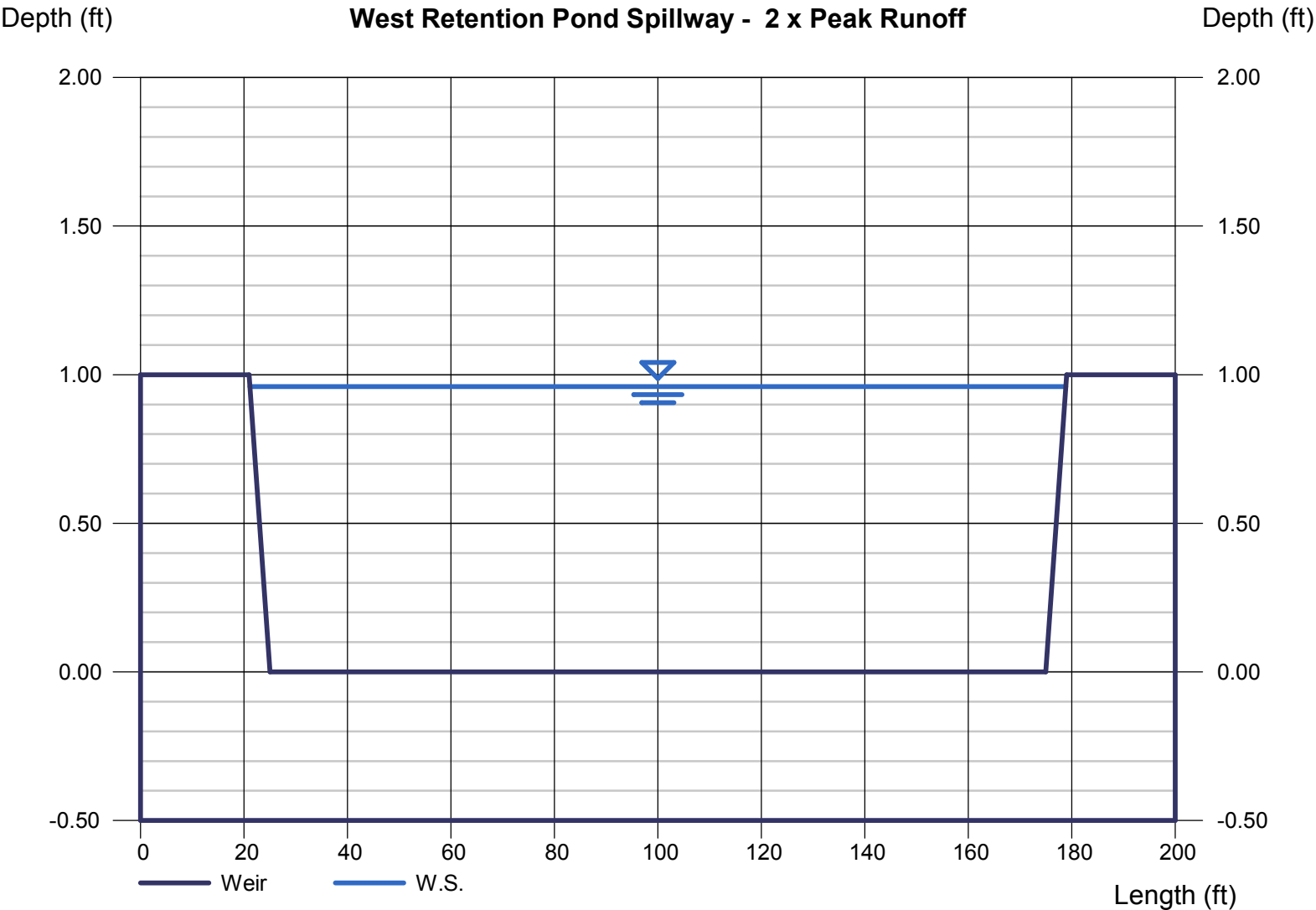
Crest = Sharp
Bottom Length (ft) = 150.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

Highlighted

Depth (ft) = 0.96
Q (cfs) = 439.78
Area (sqft) = 147.69
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

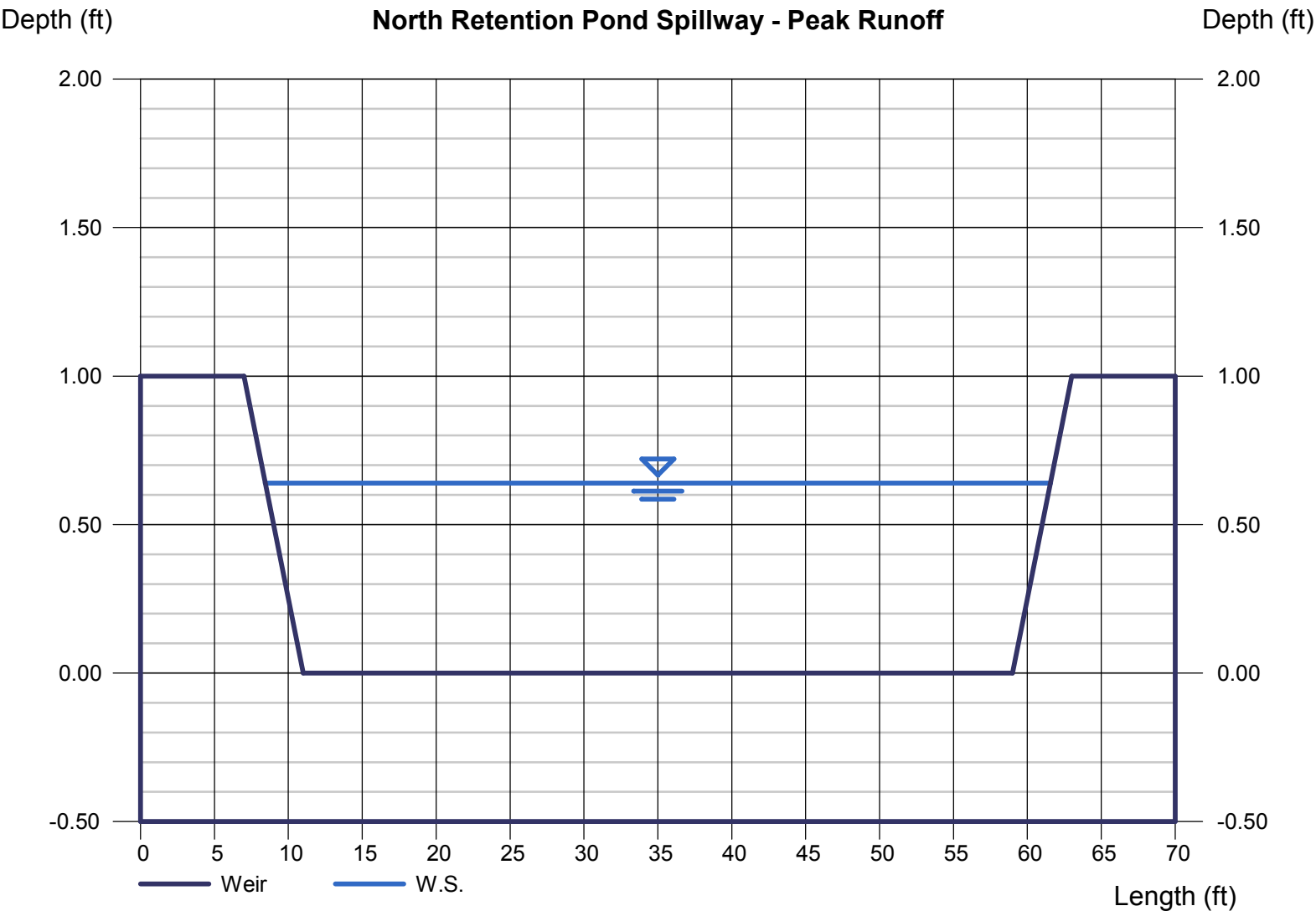
Crest = Sharp
Bottom Length (ft) = 48.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

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

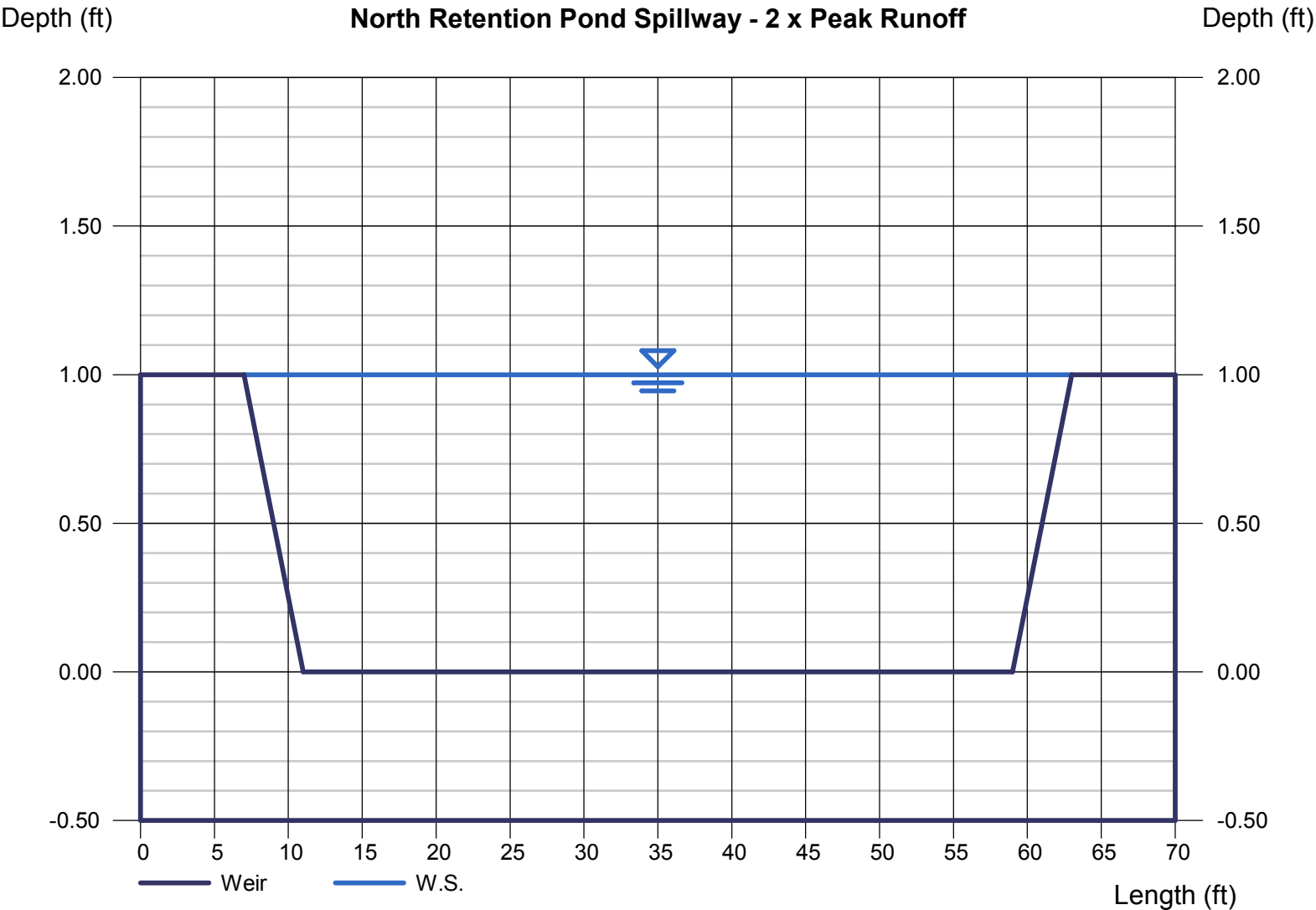
Crest = Sharp
Bottom Length (ft) = 48.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

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)

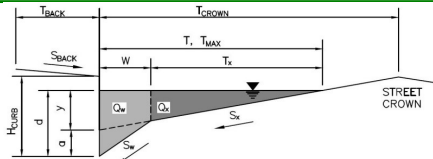
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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

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

$Q_{allow} =$

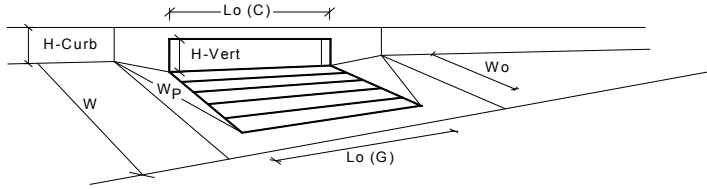
Minor Storm	Major Storm

 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
		$Q_{PEAK REQUIRED}$ =	2.5	6.7	cfs

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

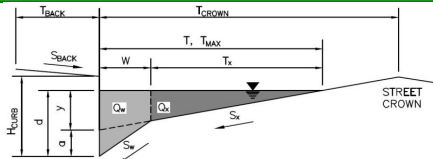
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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
 $S_D = 0.000$ 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
	☐	☐	

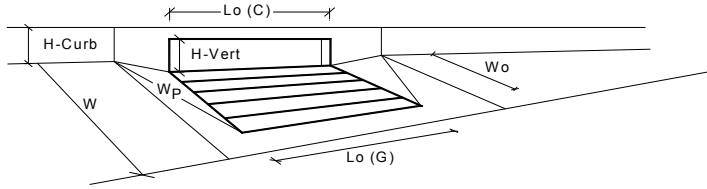
MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM** Allowable Capacity is based on Depth Criterion

	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_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)

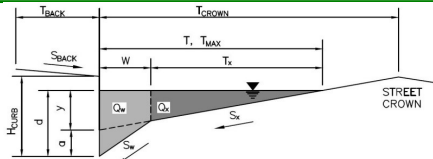
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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)

$T_{BACK} = 4.0$ 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

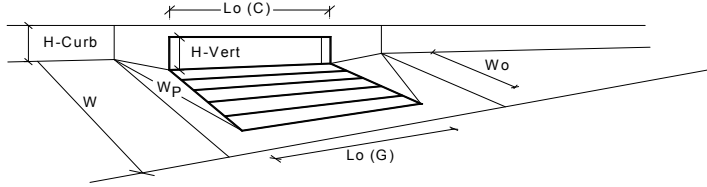
MAJOR STORM Allowable Capacity is based on Depth Criterion

	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 =	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	
		$Q_{PEAK REQUIRED}$ =	2.3	6.1	cfs	

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

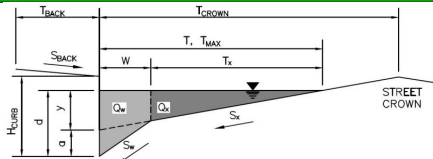
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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)

$T_{BACK} = 4.0$ 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

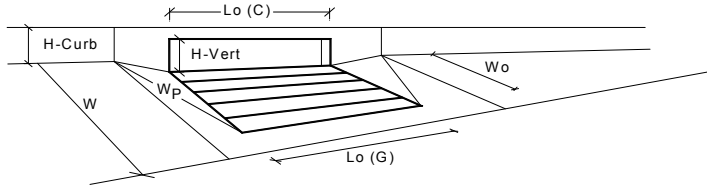
$Q_{allow} =$

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)		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		$L_o (G)$ =	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} =	0.25	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)

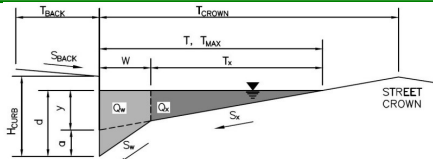
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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
 $S_D = 0.000$ 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**

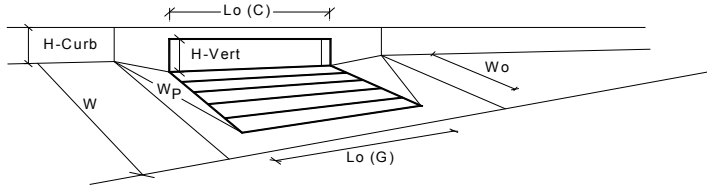
$Q_{allow} =$

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_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)		$C_f (G)$ =	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)		$C_f (C)$ =	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)

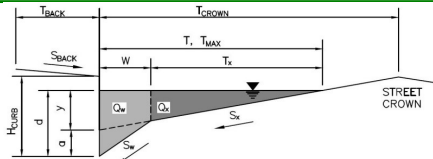
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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)

$T_{BACK} = 4.0$ 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

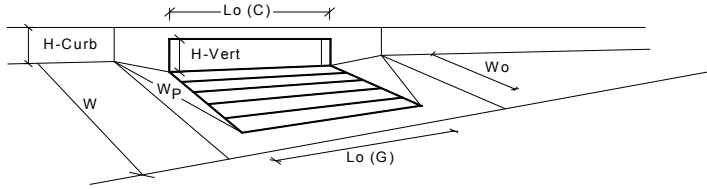
MAJOR STORM Allowable Capacity is based on Depth Criterion

	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_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)

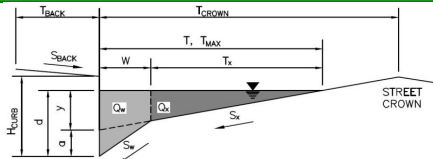
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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
	☐	☐	

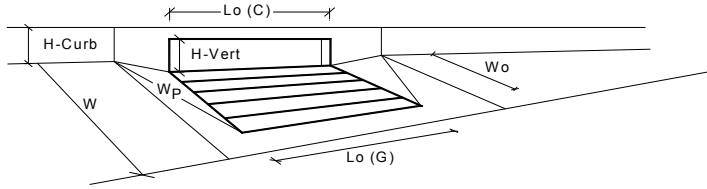
MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM Allowable Capacity is based on Depth Criterion**

	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)		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		$L_o (G)$ =	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} =	0.25	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)

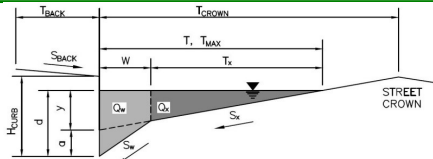
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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)

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

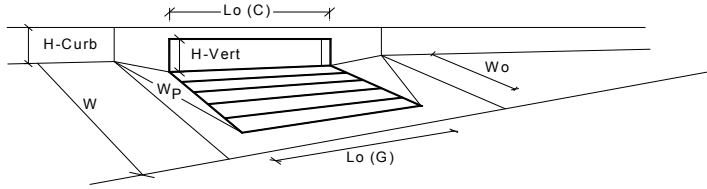


	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

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 =	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	
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)

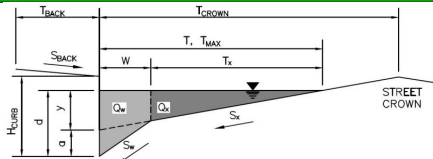
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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
	☐	☐	

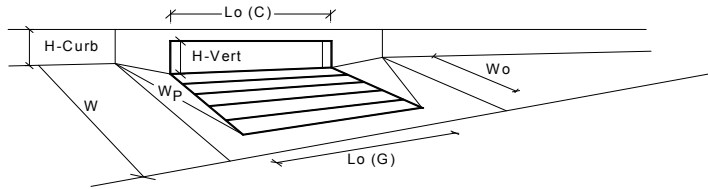
MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM** Allowable Capacity is based on Depth Criterion

	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)		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	
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)

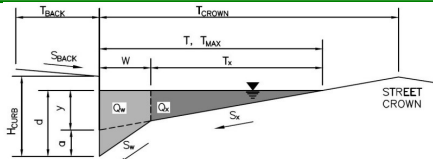
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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

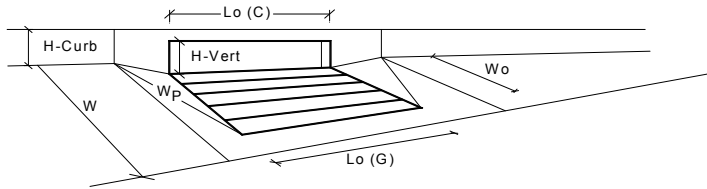
$Q_{allow} =$

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)

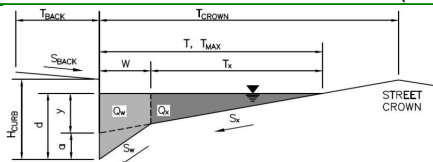
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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
 $n_{BACK} = 0.013$

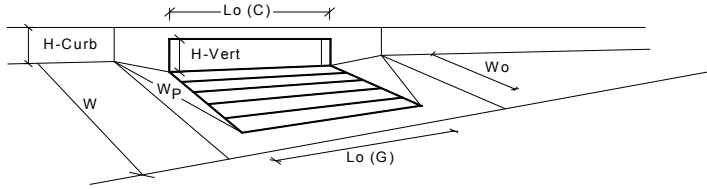
$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 29.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.015$

	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)

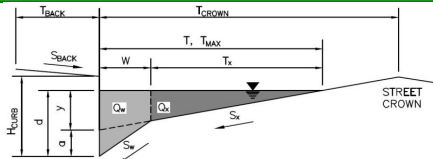
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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
 $n_{BACK} = 0.013$

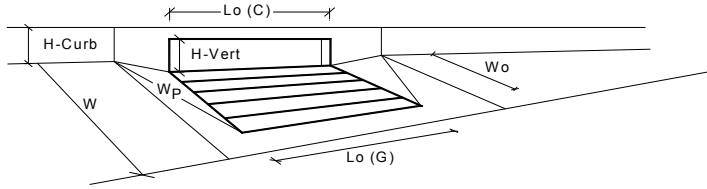
$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 29.0$ ft
 $W = 2.00$ ft
 $S_x = 0.020$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.015$

	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)		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 =	6.0	8.5	inches	
Grate Information						☐ 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						
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)						
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)						
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)

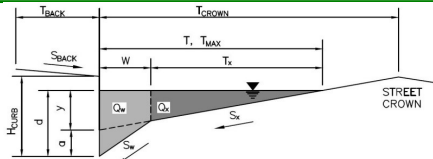
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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
 $n_{BACK} = 0.013$

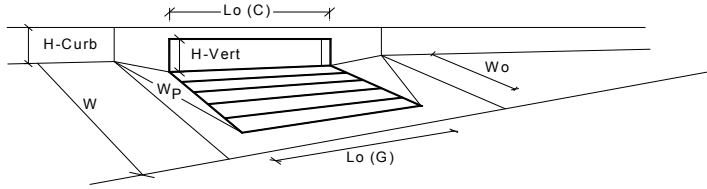
$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 17.0$ ft
 $W = 2.00$ ft
 $S_X = 0.020$ ft/ft
 $S_W = 0.083$ ft/ft
 $S_D = 0.000$ ft/ft
 $n_{STREET} = 0.015$

	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		
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)

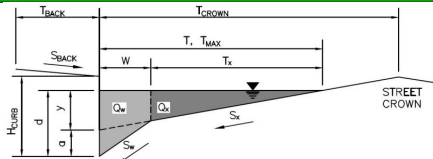
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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
 $n_{BACK} = 0.013$

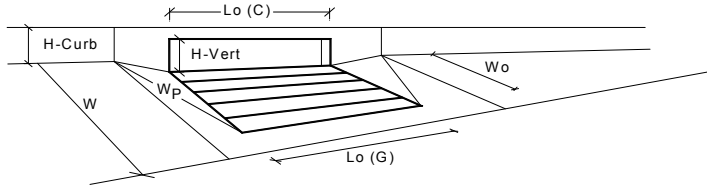
$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 17.0$ ft
 $W = 2.00$ ft
 $S_X = 0.020$ ft/ft
 $S_W = 0.083$ ft/ft
 $S_D = 0.000$ ft/ft
 $n_{STREET} = 0.015$

	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		
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

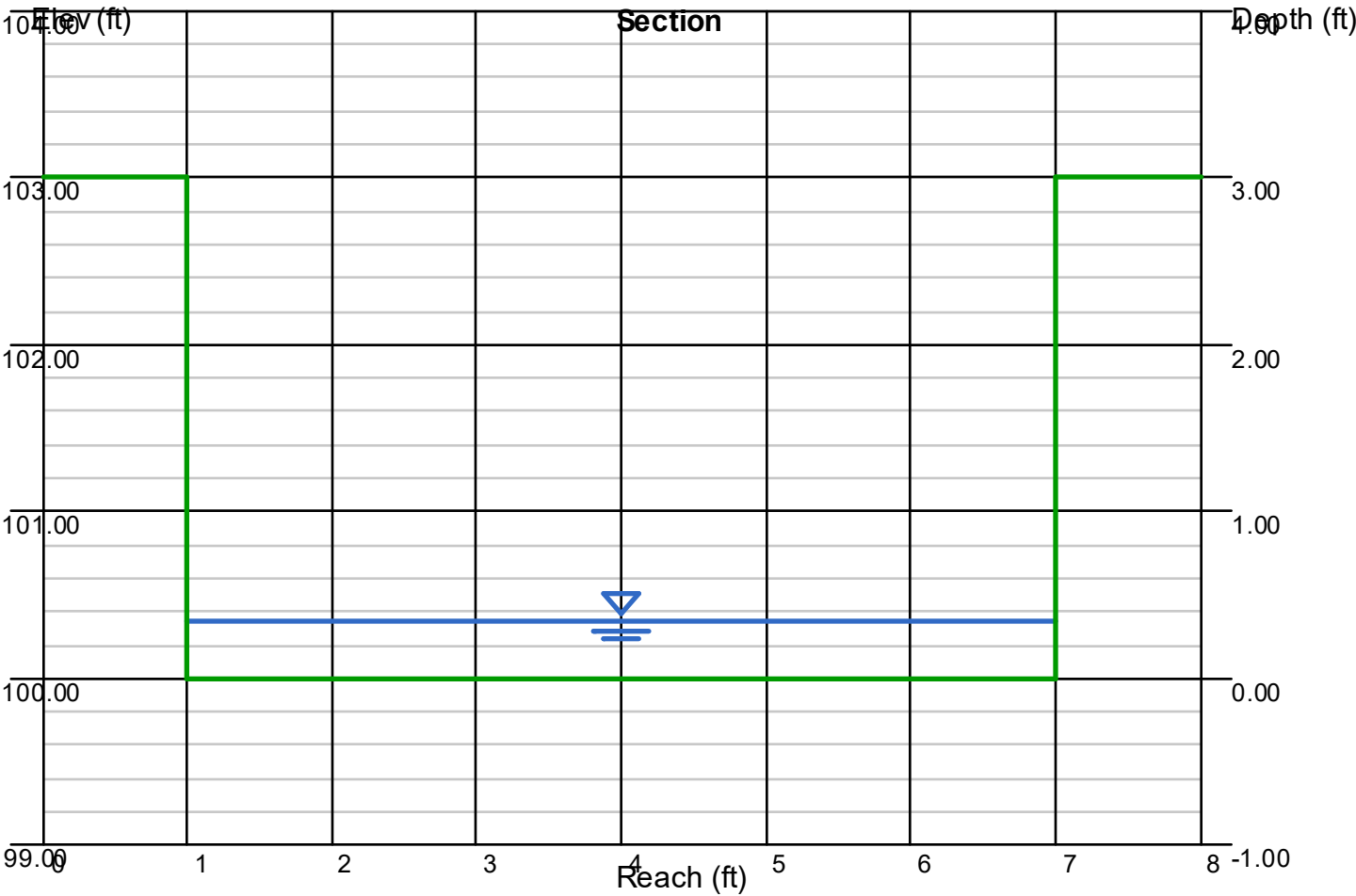
Invert Elev (ft) = 100.00
Slope (%) = 0.50
N-Value = 0.013

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



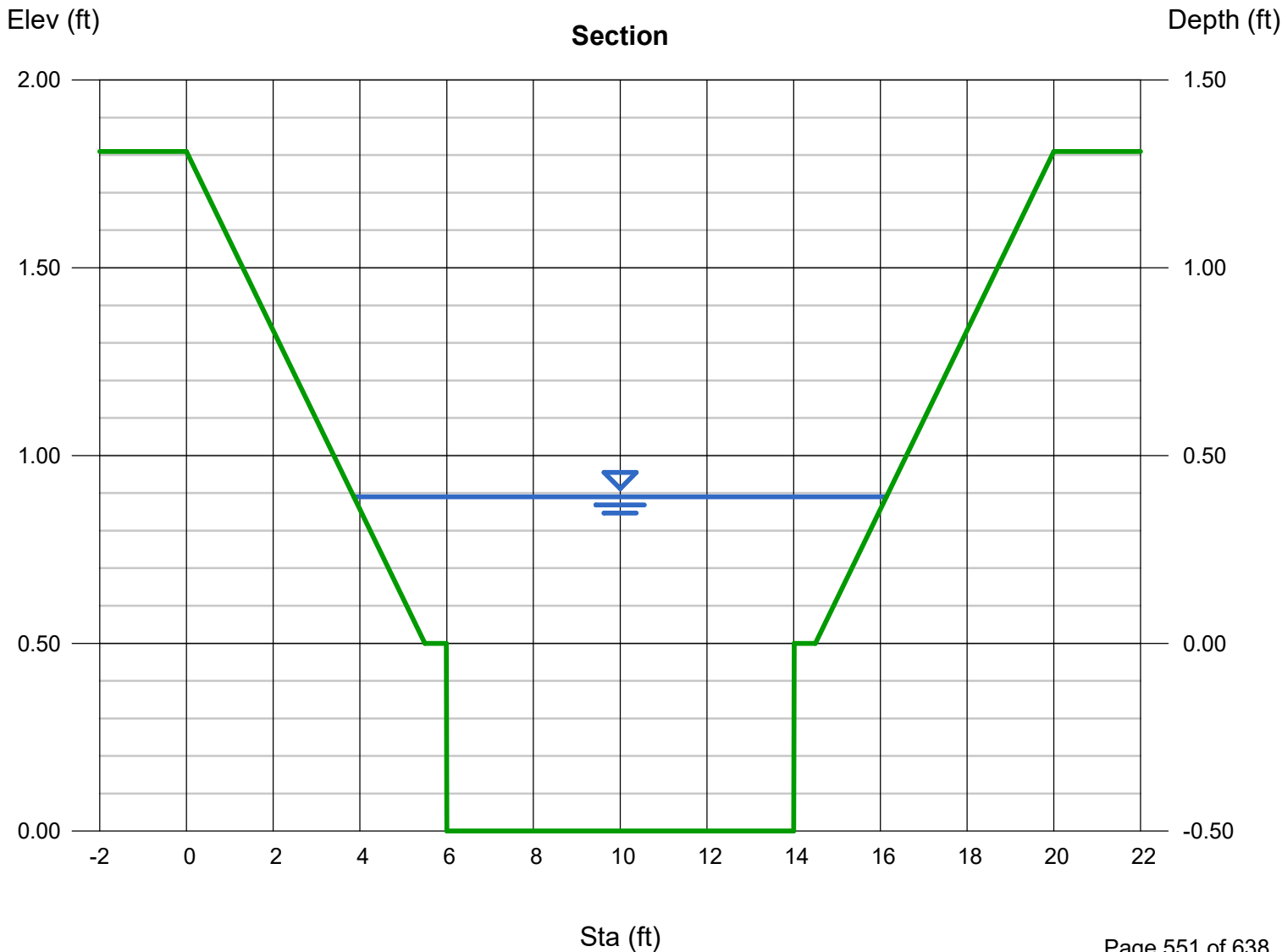
Channel Report

Tract J - Overflow Channel

User-defined		Highlighted	
Invert Elev (ft)	= 0.50	Depth (ft)	= 0.39
Slope (%)	= 0.50	Q (cfs)	= 34.28
N-Value	= 0.018	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

(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

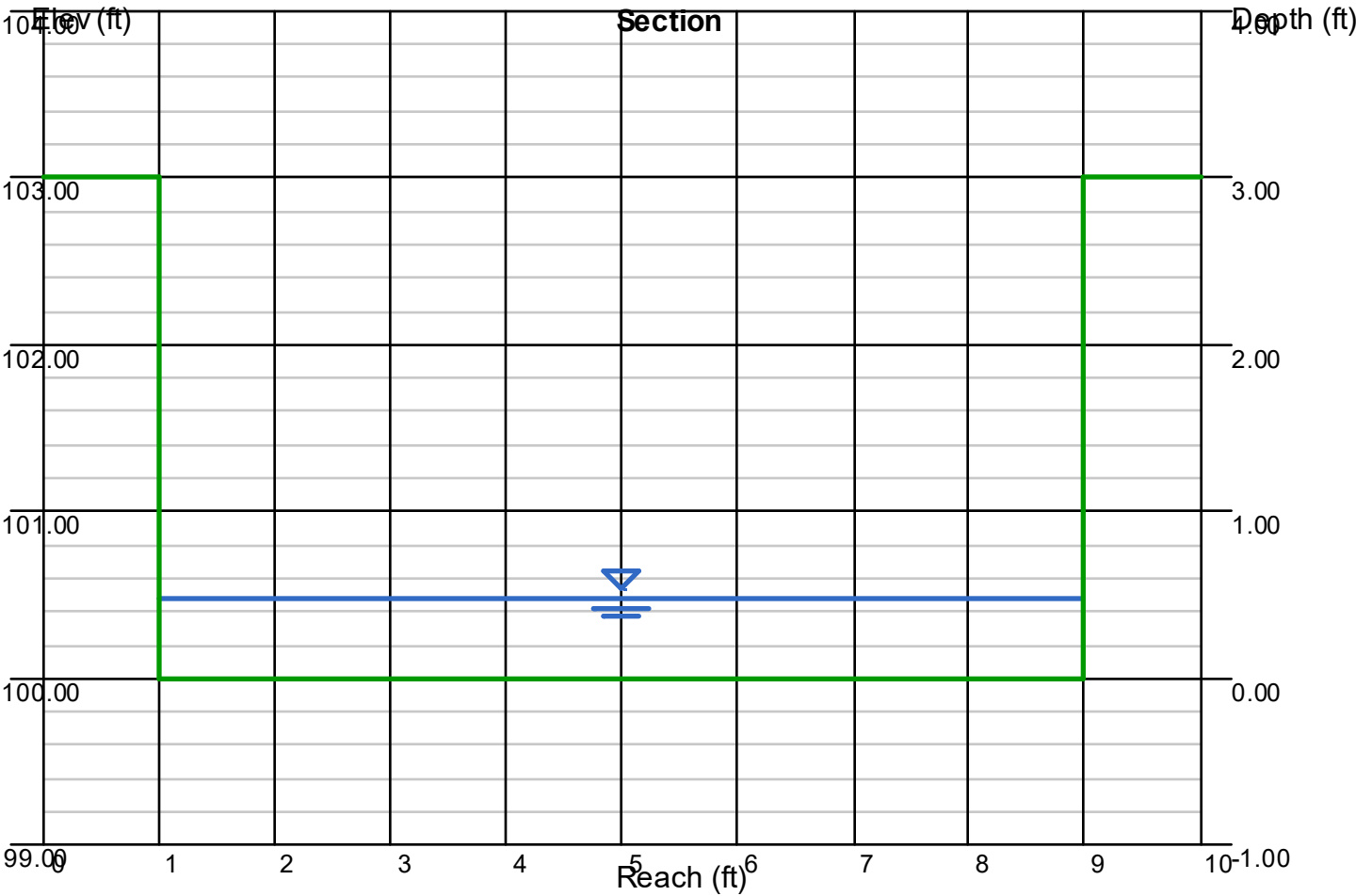
Invert Elev (ft) = 100.00
Slope (%) = 0.50
N-Value = 0.013

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

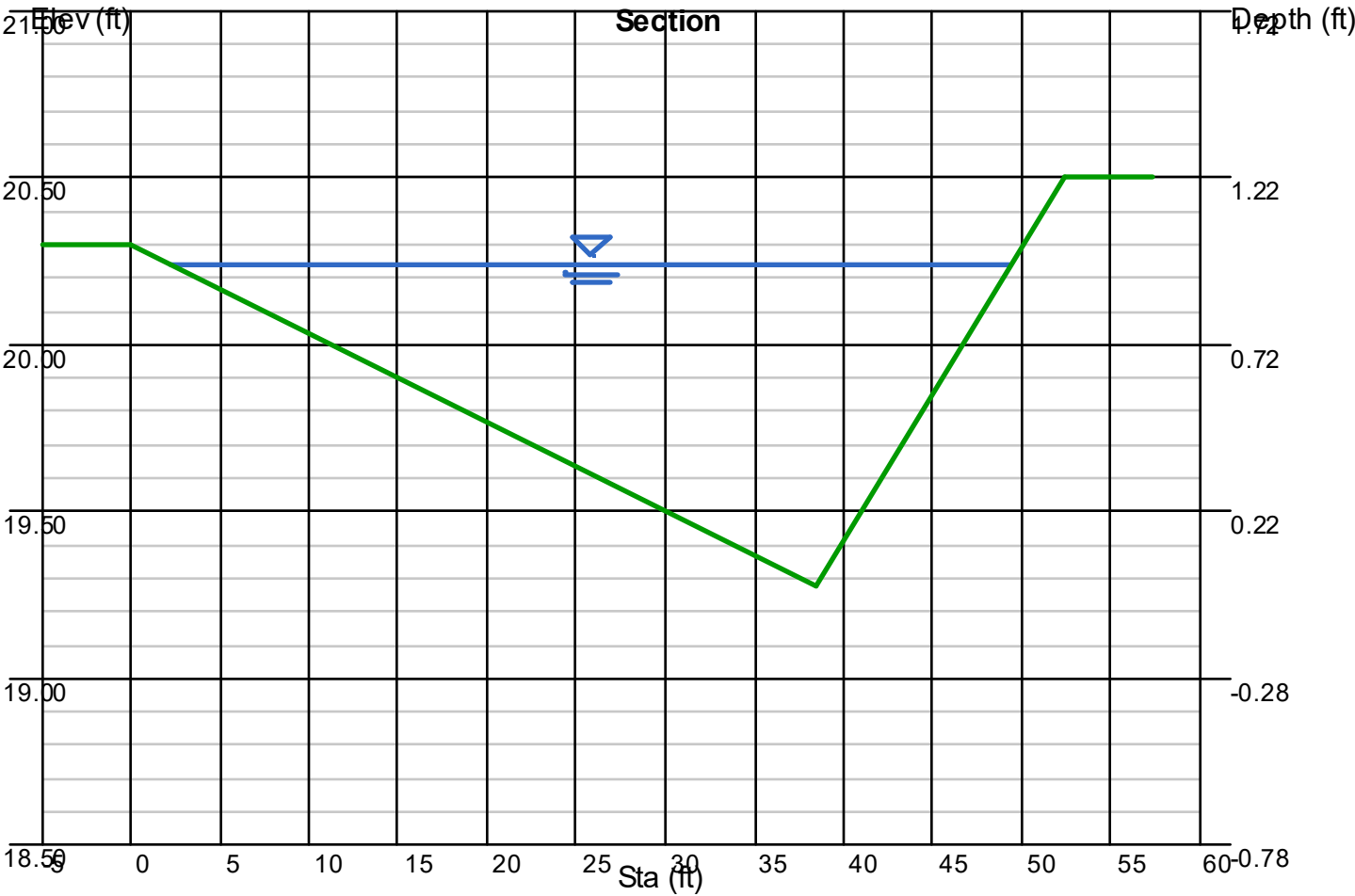
Compute by: Known Q
Known Q (cfs) = 35.32

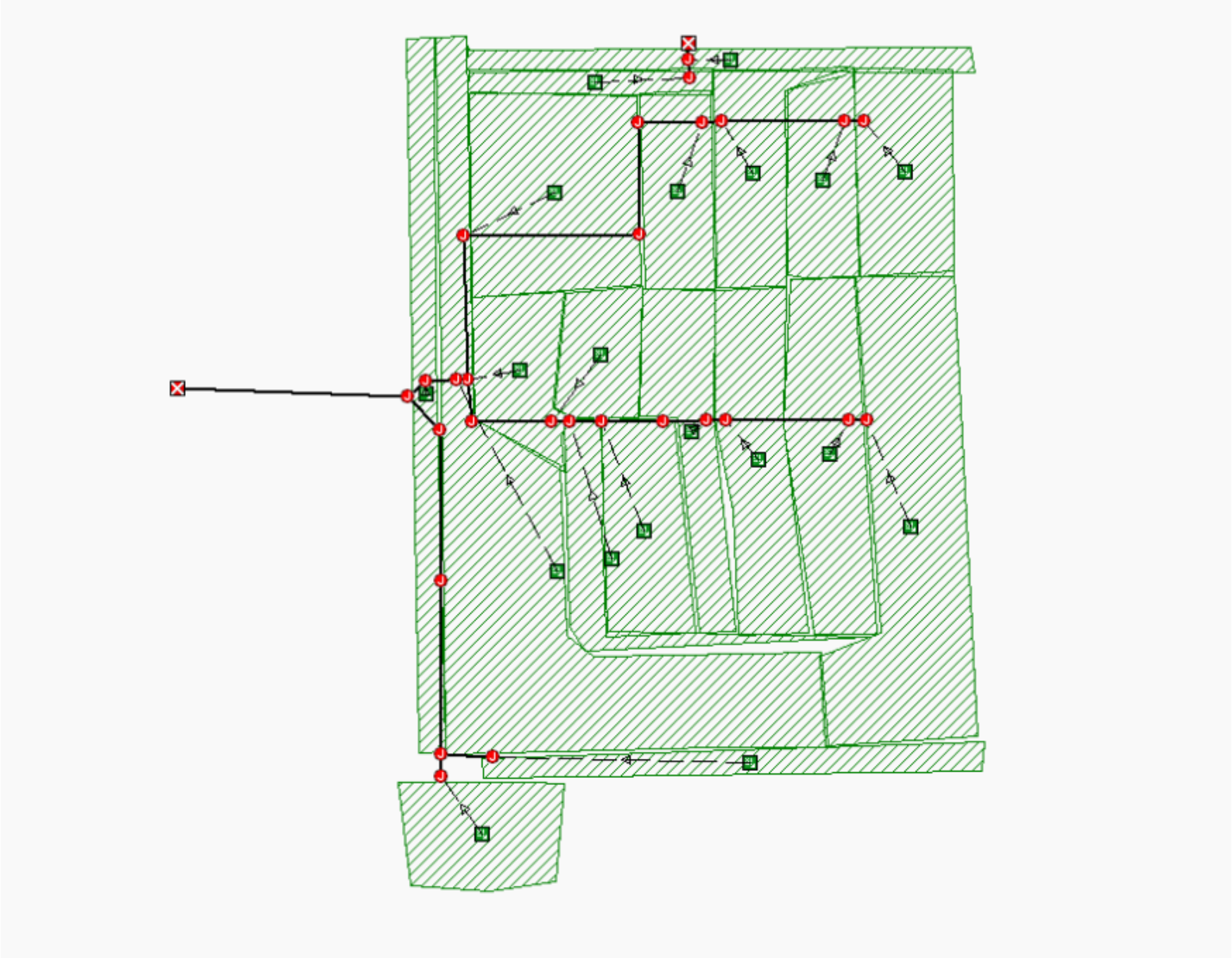
Highlighted

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)





Subbasin Summary

SN Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1 B10.1	0.88	0.6000	0.59	0.35	0.31	2.08	0 00:09:00
2 B10.2	0.43	0.6000	0.52	0.31	0.13	1.10	0 00:07:18
3 B3.1	3.17	0.8700	0.67	0.58	1.84	10.04	0 00:11:03
4 B3.2(E)	0.76	0.8700	0.61	0.53	0.40	2.58	0 00:09:15
5 B3.2(W)	0.76	0.7200	0.61	0.44	0.33	2.13	0 00:09:15
6 B4.1	1.25	0.5000	0.61	0.30	0.38	2.43	0 00:09:15
7 B4.2	1.38	0.5500	0.62	0.34	0.47	2.88	0 00:09:52
8 B4.3	1.18	0.5100	0.64	0.33	0.39	2.25	0 00:10:19
9 B4.4	1.79	0.5400	0.81	0.44	0.78	3.13	0 00:15:01
10 B5.1	1.89	0.5000	0.69	0.34	0.65	3.39	0 00:11:30
11 B5.2	2.75	0.4600	0.71	0.33	0.89	4.47	0 00:11:57
12 B5.3	1.87	0.5000	0.85	0.43	0.80	2.85	0 00:16:52
13 B5.4	3.61	0.4600	0.87	0.40	1.45	4.93	0 00:17:41
14 B5.5	1.69	0.4200	0.99	0.42	0.70	1.83	0 00:23:07
15 B5.6	0.77	0.5000	0.66	0.33	0.25	1.41	0 00:10:53
16 B5.7+B9.2	4.69	0.5300	1.05	0.56	2.61	6.01	0 00:25:57
17 B5.8+OFFSITE	5.19	0.7000	0.81	0.57	2.94	11.77	0 00:15:00
18 B9.1	1.71	0.5600	0.81	0.45	0.77	3.12	0 00:14:48
19 OS-2	9.61	0.7000	0.81	0.57	5.45	21.80	0 00:15:00

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 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
3 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
4 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
5 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
6 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
7 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
8 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
9 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
10 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
11 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
12 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
13 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
14 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
15 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
16 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
17 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
18 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
19 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
20 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
21 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
22 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
23 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
24 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
25 REYNOLDS S	Junction	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
26 ROLLIE E	Junction	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
27 ROLLIE W	Junction	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
28 Out-1P-1 (15)	Outfall	4912.89					2.95	4913.25					
29 Out-1P-1 (5)	Outfall	4909.62					64.42	4912.14					

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	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Reported Surcharged	Condition
				(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)		(min)	
1 P-1 (1)	Pipe	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
2 P-1 (11)	Pipe	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
3 P-1 (14)	Pipe	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
4 P-1 (15)	Pipe	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
5 P-1 (16)	Pipe	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
6 P-1 (17)	Pipe	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
7 P-1 (17) (1)	Pipe	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
8 P-1 (18)	Pipe	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
9 P-1 (19)	Pipe	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
10 P-1 (2)	Pipe	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
11 P-1 (20)	Pipe	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
12 P-1 (21)	Pipe	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
13 P-1 (22)	Pipe	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
14 P-1 (23)	Pipe	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
15 P-1 (26)	Pipe	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
16 P-1 (29)	Pipe	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
17 P-1 (3) (1)	Pipe	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
18 P-1 (30)	Pipe	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
19 P-1 (31)	Pipe	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
20 P-1 (32)	Pipe	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
21 P-1 (32) (1)	Pipe	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
22 P-1 (38)	Pipe	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
23 P-1 (4)	Pipe	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
24 P-1 (5)	Pipe	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
25 P-1 (8)	Pipe	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
26 P-1 (9)	Pipe	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
27 P-1 (9) (1)	Pipe	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

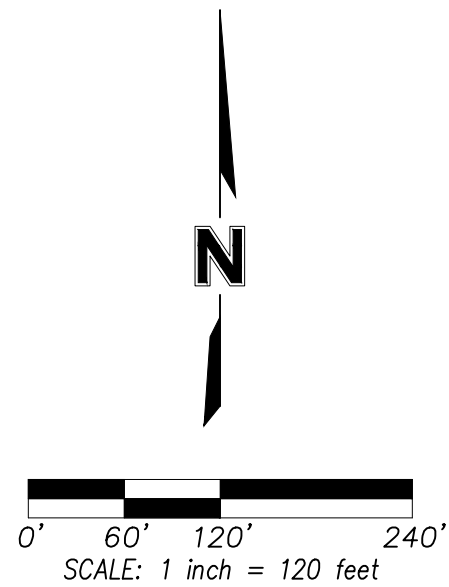
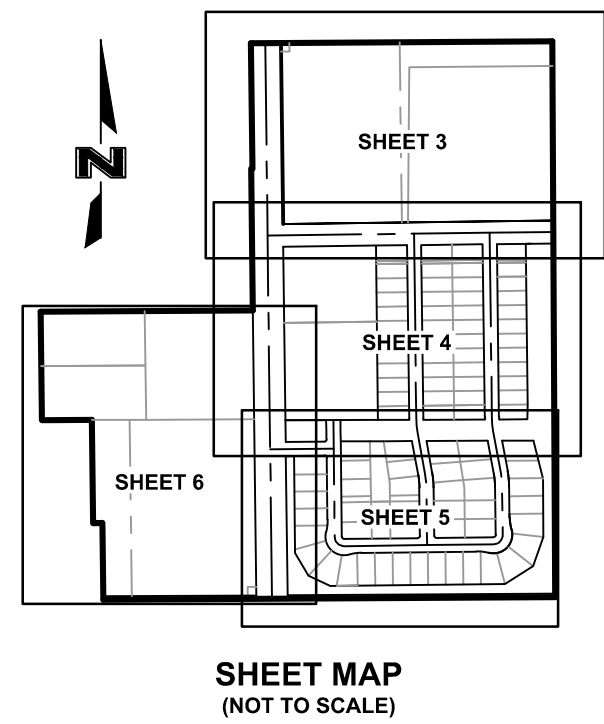
APPENDIX C

C.1 Lupton Village Final Plat

C.2 Drainage Map

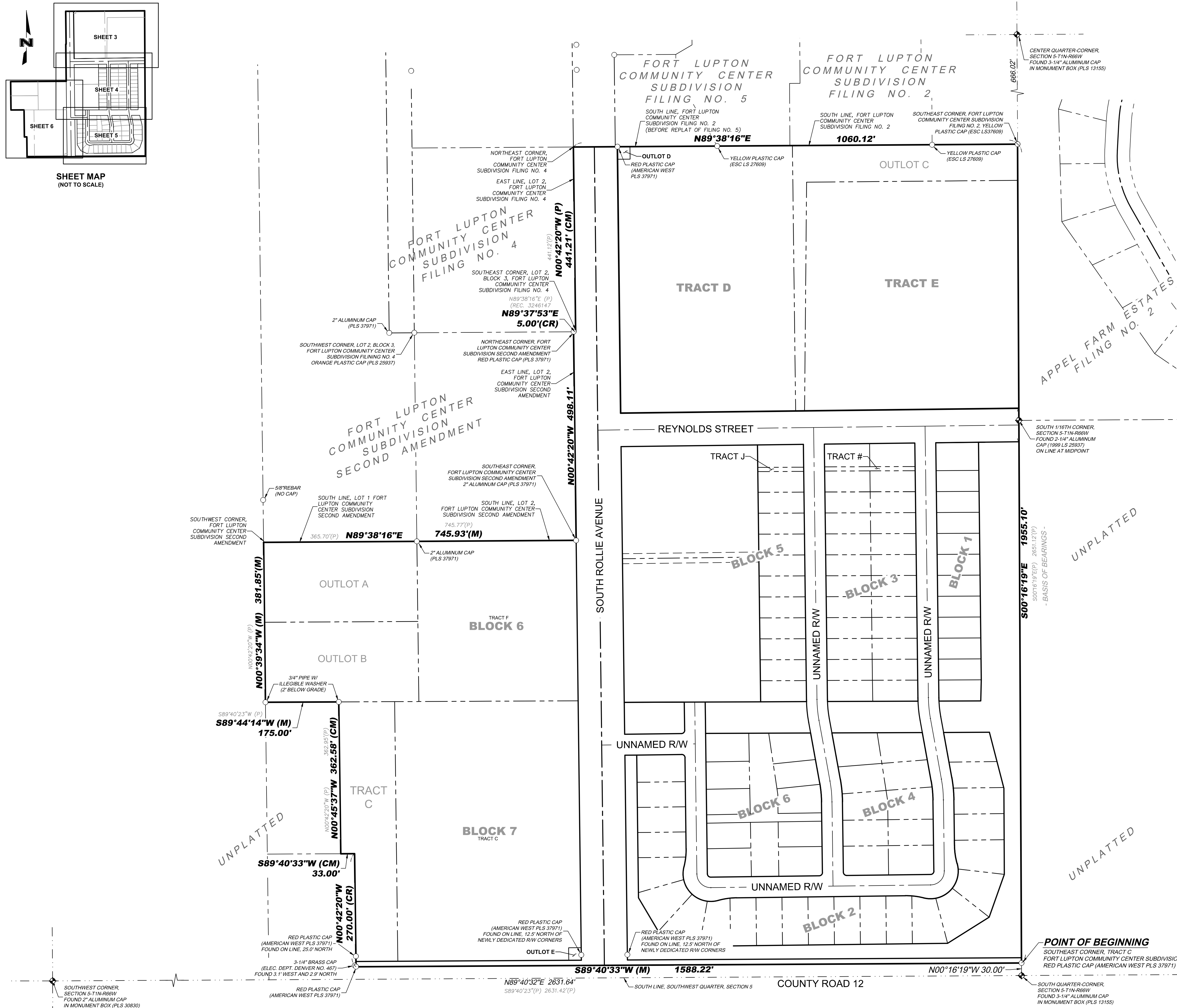
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DATE: May 01, 2020 12:52pm XREFS: V:\BDDP_0181732_SUBD C:\PROP_81732

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_PLAT_0181732
date: _____ 04/17/2020

SHEET
2 of 6

LUPTON VILLAGE

Fort Lupton, CO

May 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 Cresp
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.

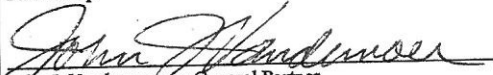
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, 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 as General Partner

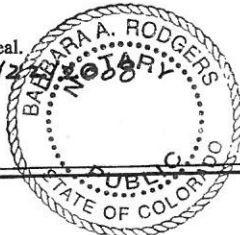
STATE OF COLORADO
COUNTY OF Weld

}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


Notary Public

Witness my hand and official seal.
My Commission expires: 06/27/2008



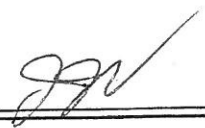
3475172 05/11/2007 10:18A Weld County, CO
2 of 2 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

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;
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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;
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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





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 Documents & PDFs/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

BLOCK 5

BLOCK 3

BLOCK 1

BONNEVILLE AVENUE

BECKWORTH AVENUE

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

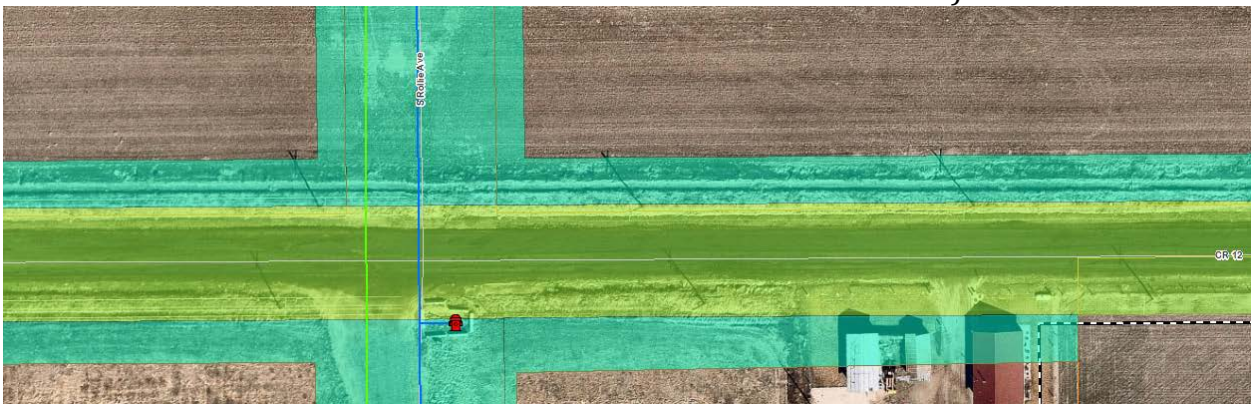
Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat submittal. Be advised, review of construction drawings is for general compliance with city standards. There may be additional concerns as this design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

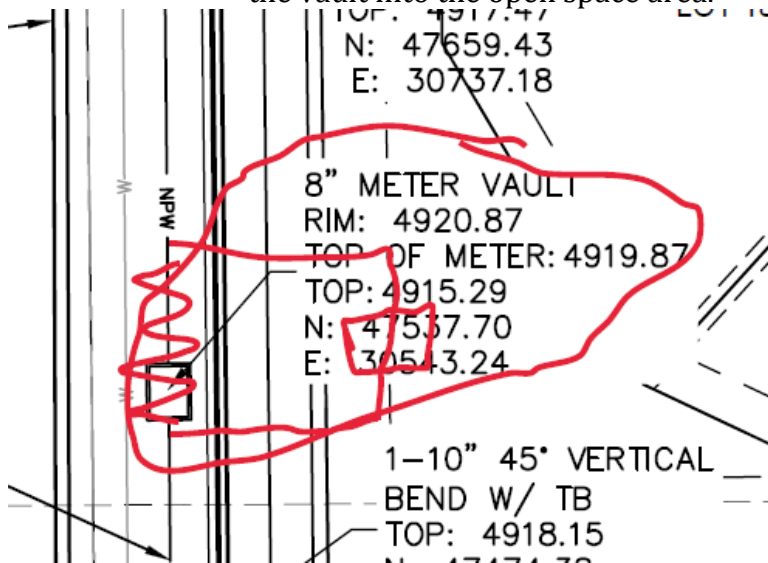
- a. Verify what the existing ROW is along CR 12. It appears there is existing ROW dedicated by deed north of the existing property line here. Also the original 60-ft ROW overlaps the southern property line of the property legal description The additional 12.5-ft dedication is not from property line. 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.



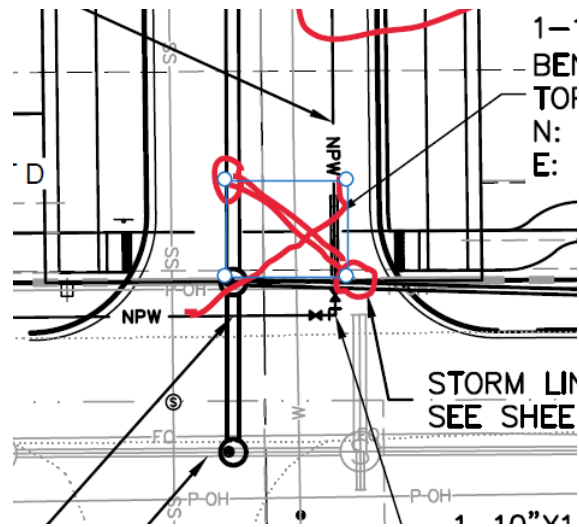
b. Storm Sewer - Chapter 5

- 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

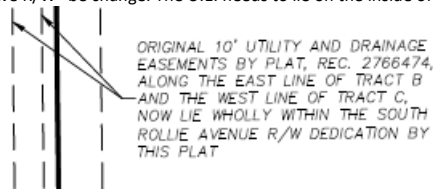
City of Fort Lupton Planning Department
130 South McKinley Ave.
Fort Lupton, CO 80621

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

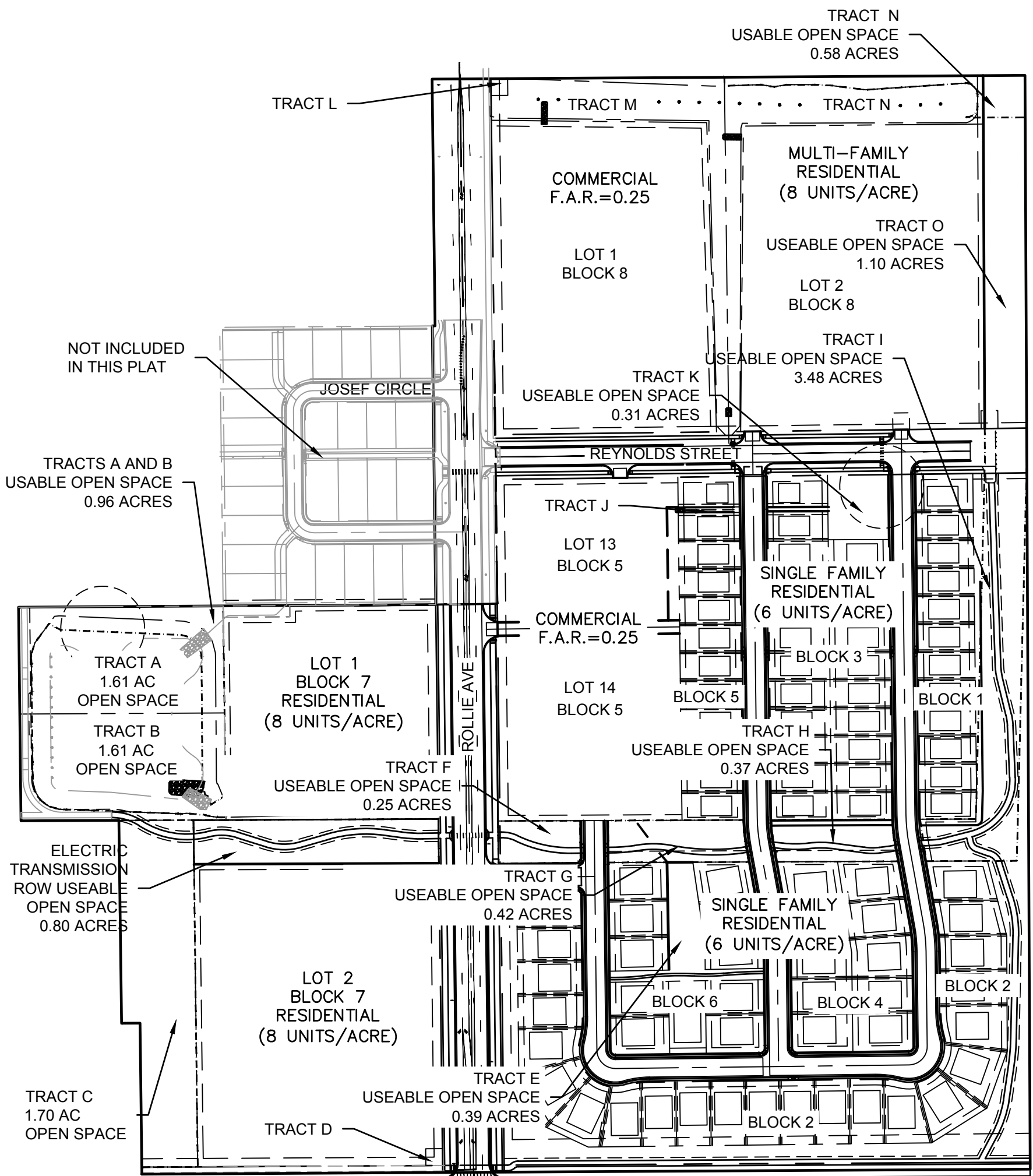
LAND USE SUMMARY TABLE						
LAND USE	AREA (AC)	NO. OF BLOCKS	MAX. LOT SIZE	MIN. LOT SIZE	DENSITY	
SINGLE FAMILY RESIDENTIAL	28.01	5	10,000 SF	5,000 SF	6 DU/AC	
MULTI-FAMILY RESIDENTIAL	9.69	3	N/A	N/A	8 DU/AC	
COMMERCIAL	9.57	2	N/A	2,000 AC	0.25 F.A.R.	
TRACTS/PARKS AND OPEN SPACE	14.42	PUBLIC LAND DEDICATION				
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



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

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:
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.

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
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EXISTING UTILITIES SHOWN ON
THIS DRAWING HAVE BEEN
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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



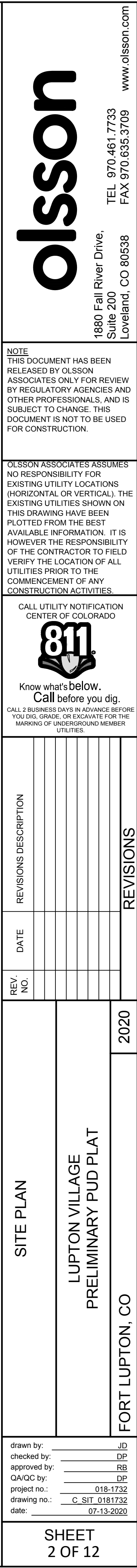
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER
UTILITIES.

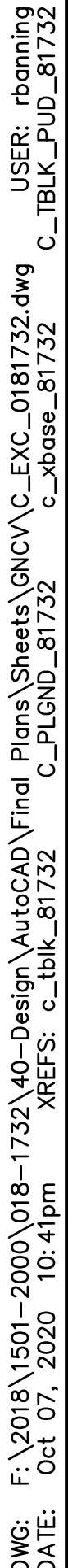
REVISIONS DESCRIPTION		DATE		REV. NO.	

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

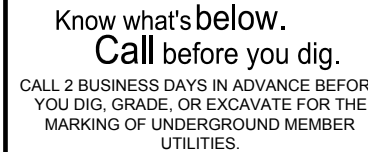
ROCK

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

NOTE
THIS DOCUMENT HAS BEEN
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ASSOCIATES ONLY FOR REVIEW
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OTHER PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
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FOR CONSTRUCTION.

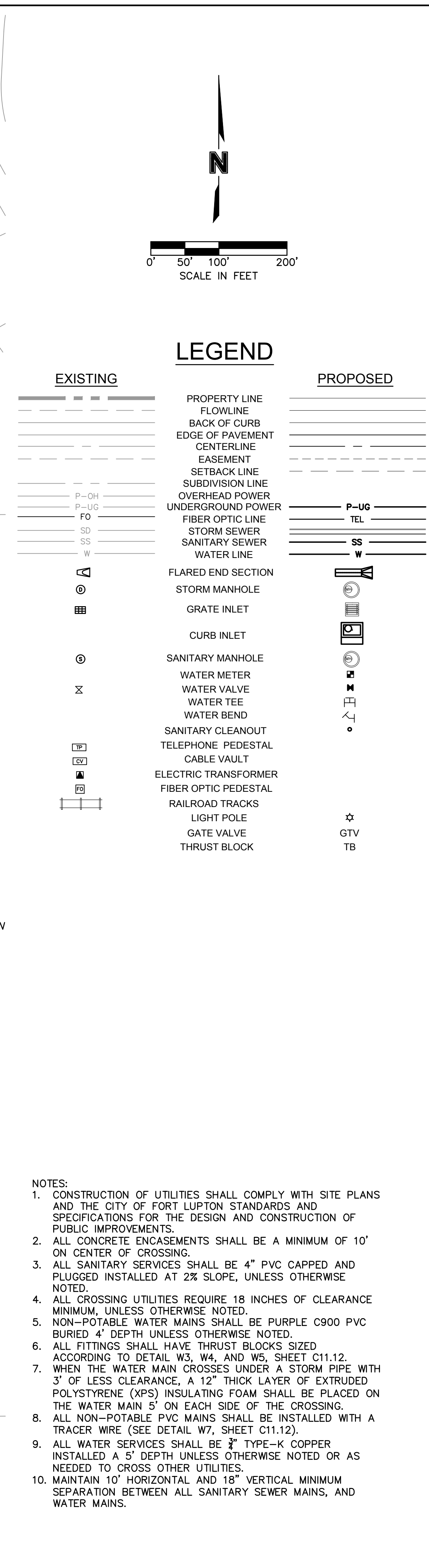
OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR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

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

[illegible]

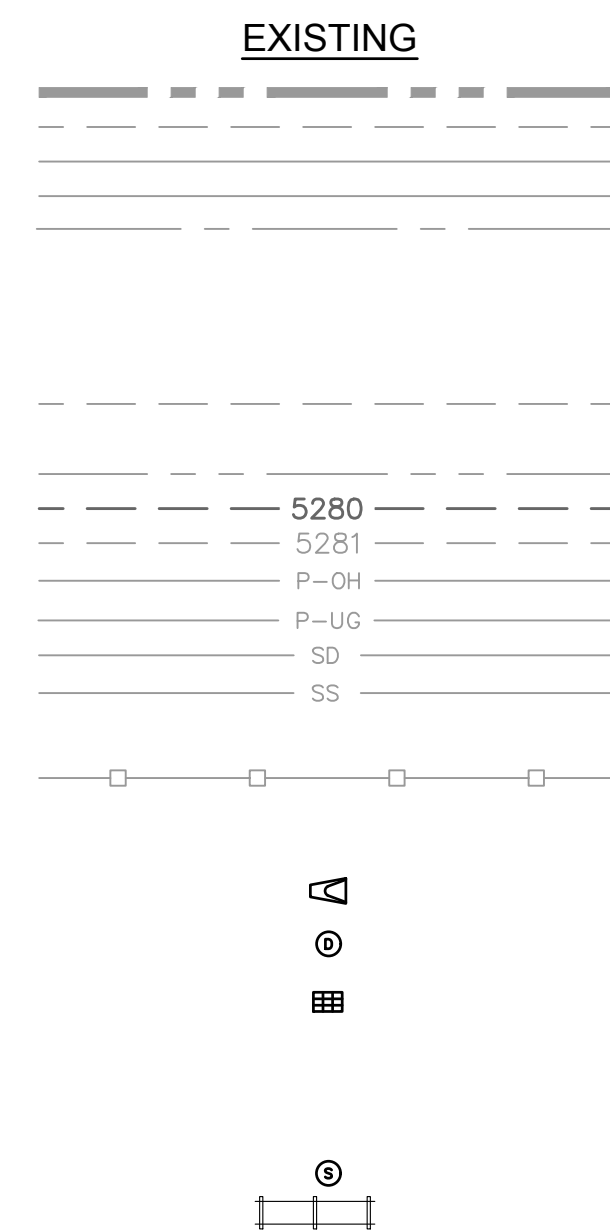
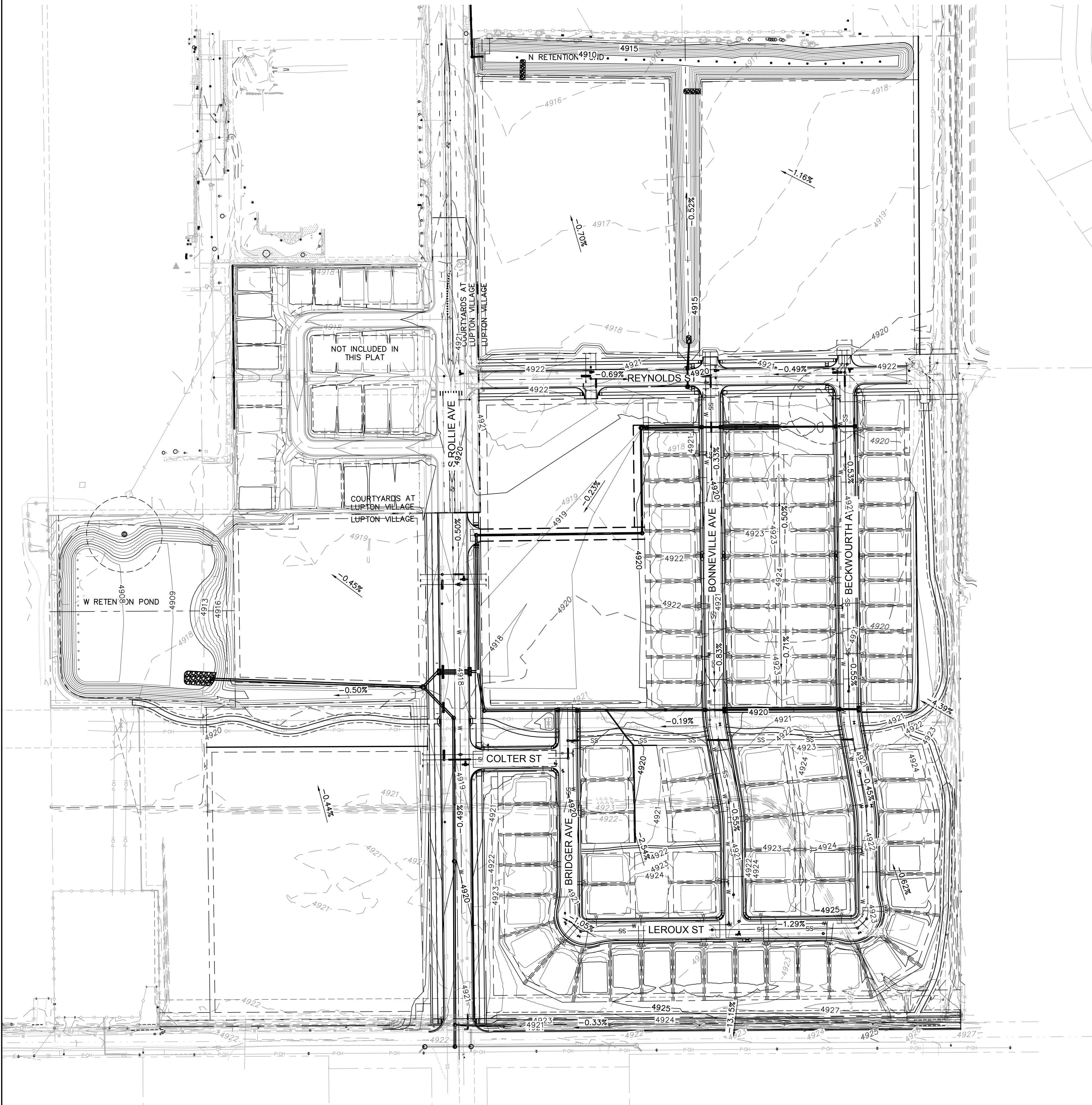
EXISTING CONDITIONS PLAN	LUPTON VILLAGE PRELIMINARY PUD PLAT	2020
		CO

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



NOTES:

1. 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.
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 ¾" 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.

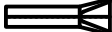


LEGEND

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
FLARED END SECTION
STORM MANHOLE
GRATE INLET
CURB INLET
SANITARY MANHOLE
RAILROAD TRACKS
SPOT ELEVATION
STORM WATER FLOW
DIRECTION

PROPOSED

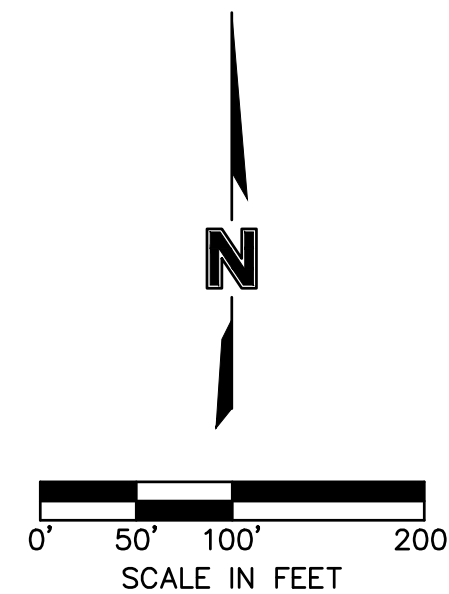
5280
5281
P-OH
P-UG
SS
W
X







← 4933.50
2.8%



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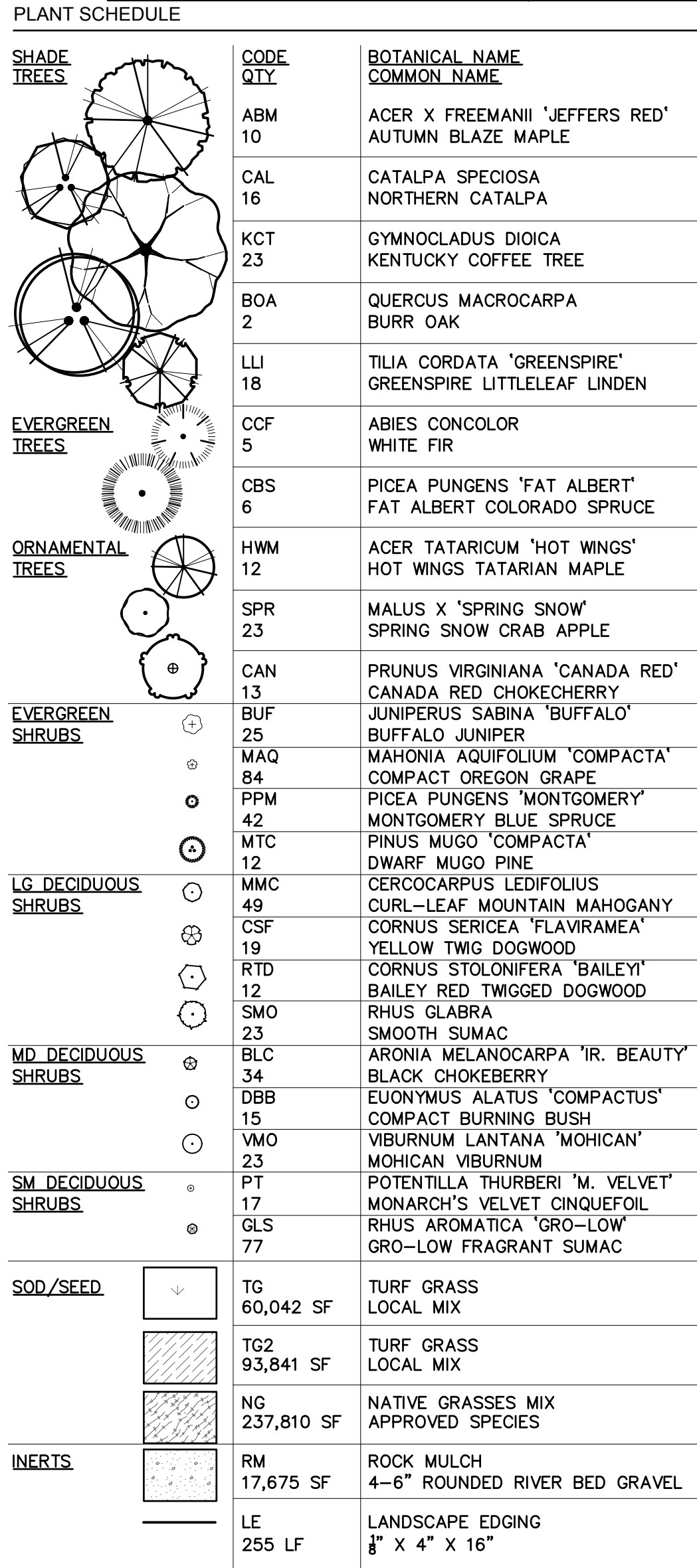
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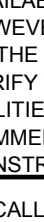
GRADING PLAN	
LUPTON VILLAGE PRELIMINARY PUD PLAT	
FORT LUPTON, CO	2020

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

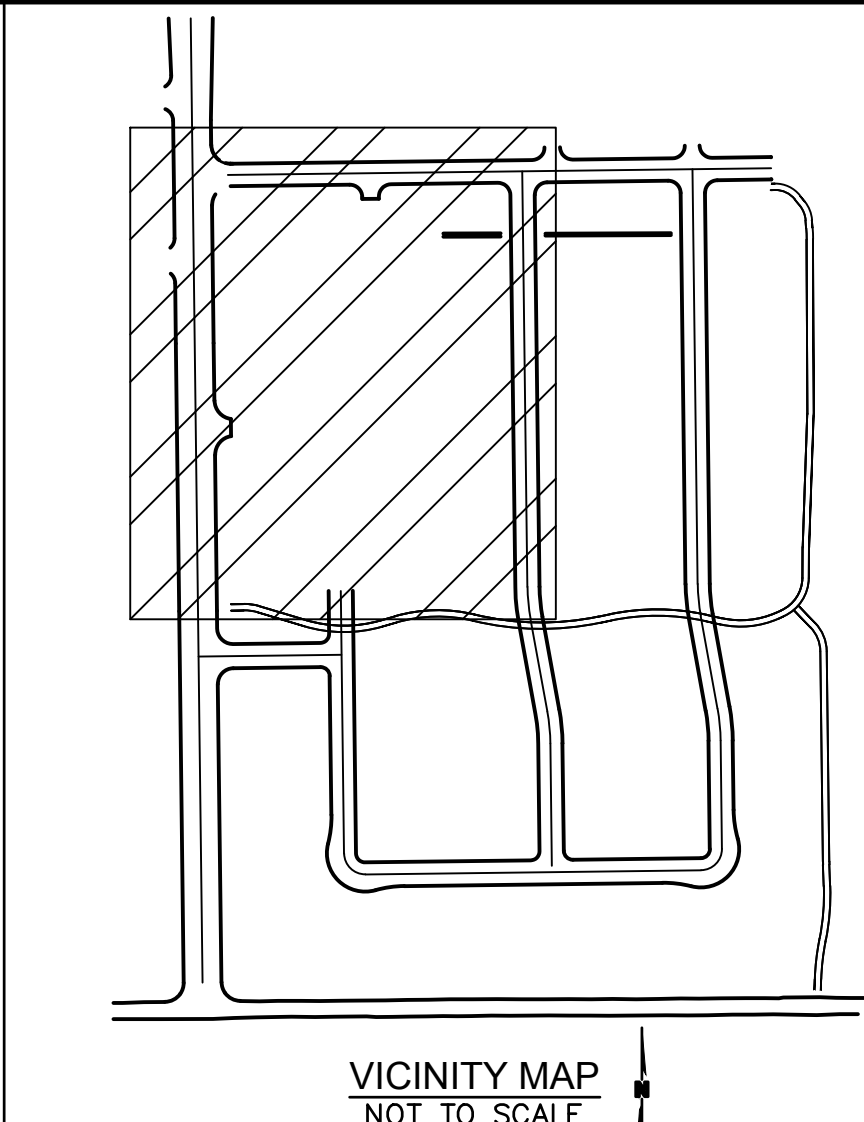
SHEET
5 OF 12

MATCHLINE GG- SEE SHEET L1.4



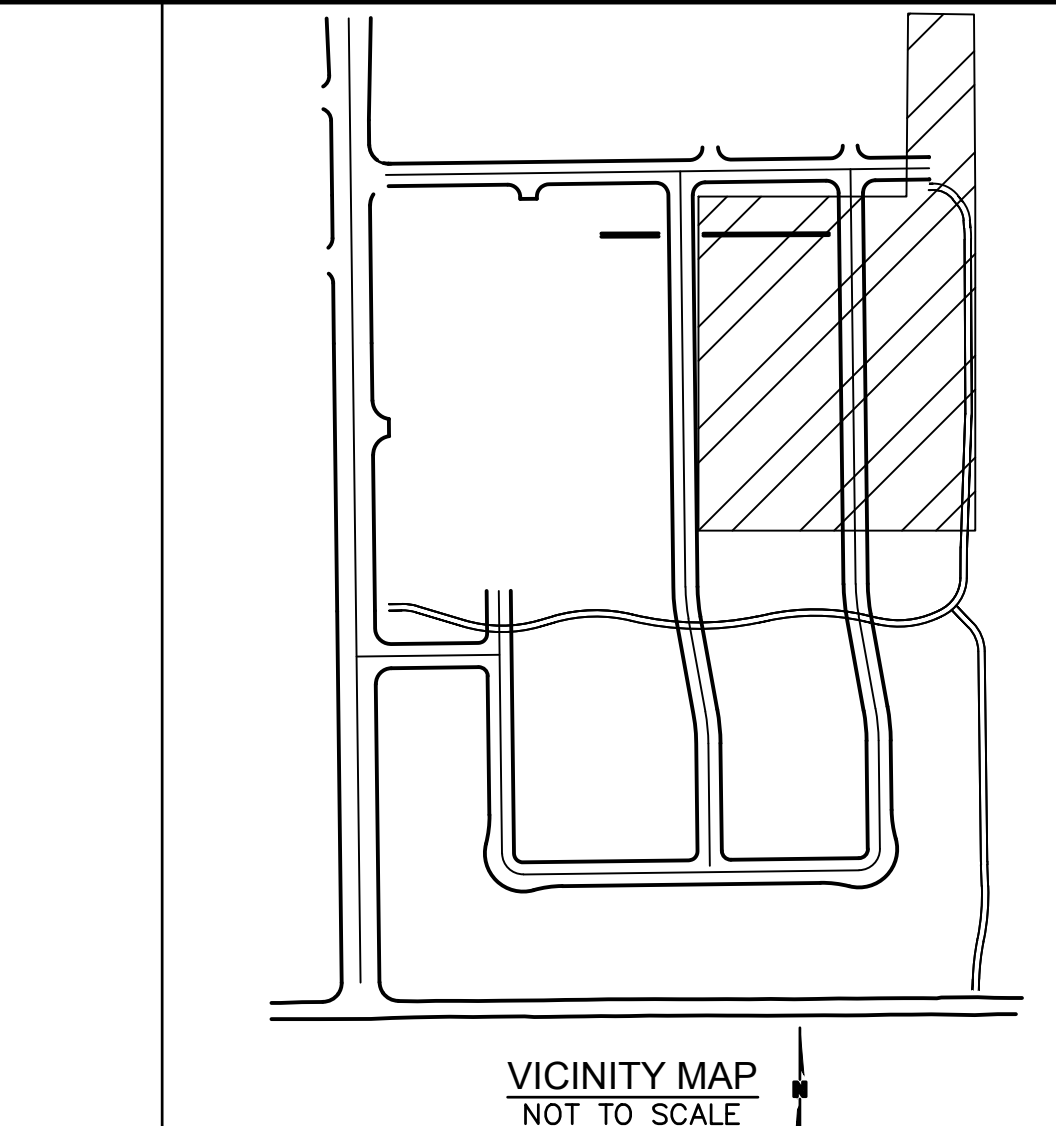
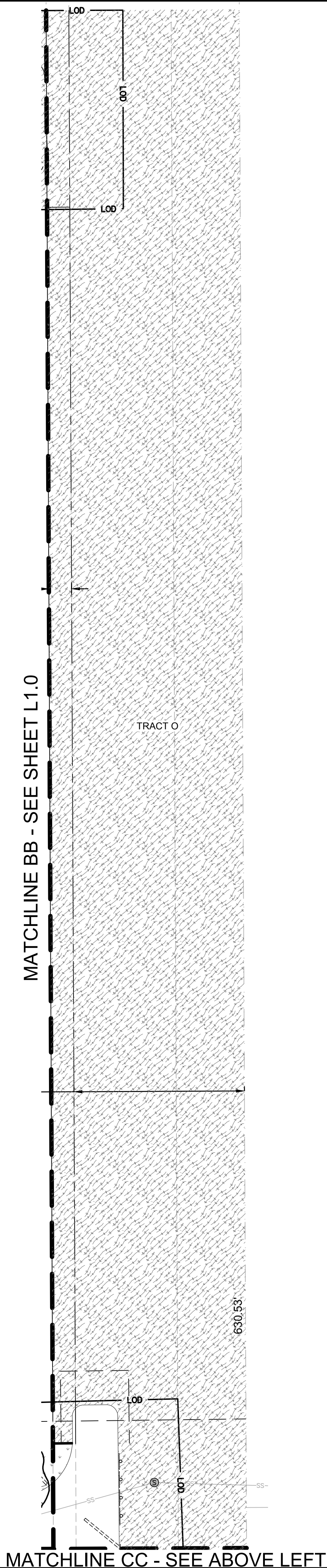
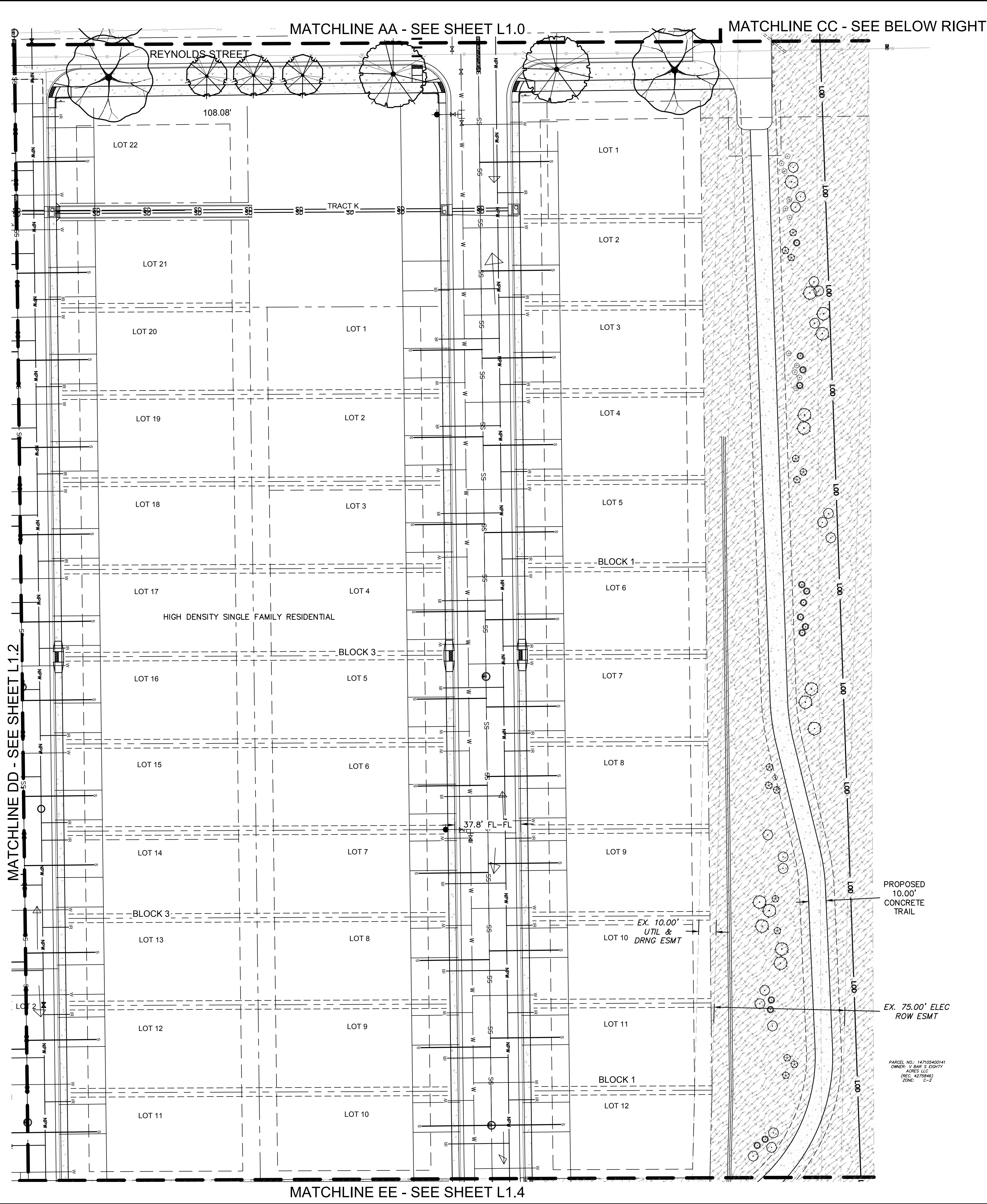
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REVISIONS DESCRIPTION	DATE
REV. NO.	
LANDSCAPE PLAN	
LUPTON VILLAGE PRELIMINARY PUD PLAT	
FORT LUPTON, CO	
2020	
drawn by: _____ JD checked by: _____ DFB approved by: _____ RBH OACOC by: _____ DP project no.: _____ 018-1732 drawing no.: _____ L LSC 0181732 date: _____ 07-13-2020	
SHEET X OF 12	

MATCHLINE DD - SEE SHEET L1.1



old
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Suite 200
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drawn by:



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
	MTC 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"

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LANDSCAPE PLAN

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

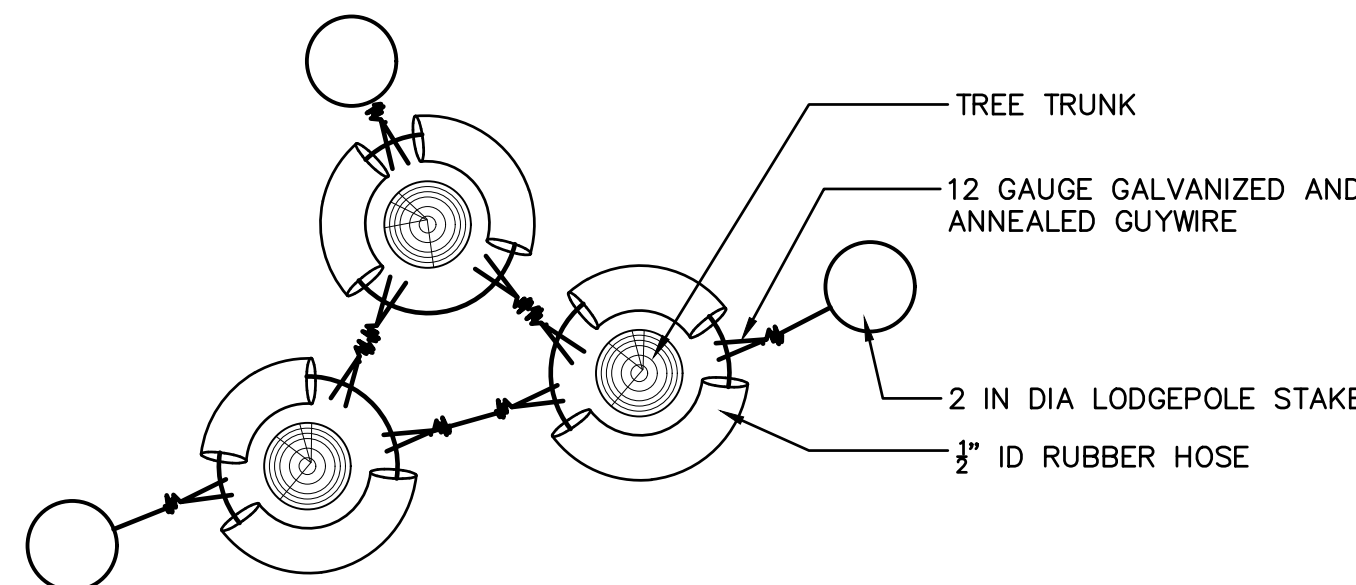
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checked by: DP
approved by: RB
QA/QC by: DP
project no.: 018-1732
drawing no.: L LSC_0181732
date: 07-13-2020

2020

SHEET
X OF 12

Page 600 of 638

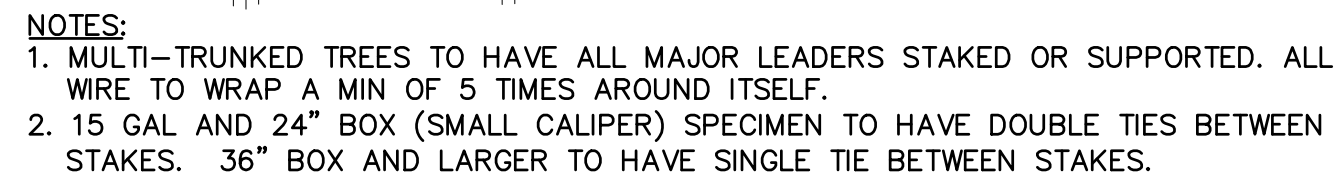
- THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION(S) OF THE COUNTY STANDARDS AND THE CITY ADDENDUMS TO THOSE STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS 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.



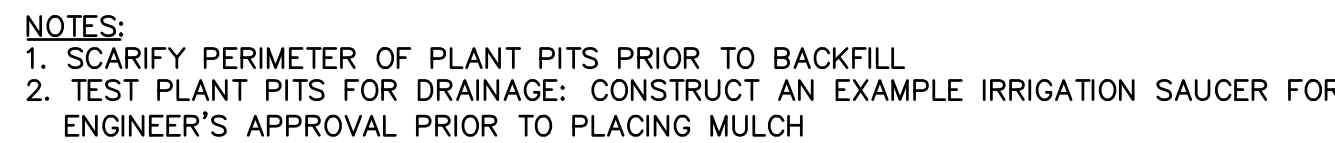
4 TREE STAKING - PLAN VIEW



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



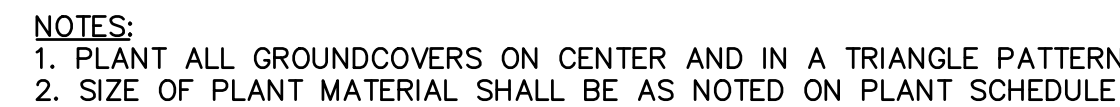
2 MULTI-TRUNK TREE PLANTING



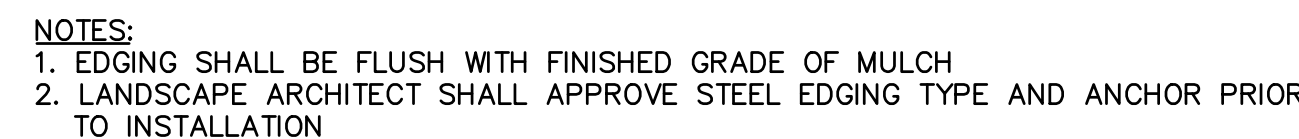
5 SHRUB PLANTING



8 MULCH APPLICATION



6 GROUND COVER SPACING



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

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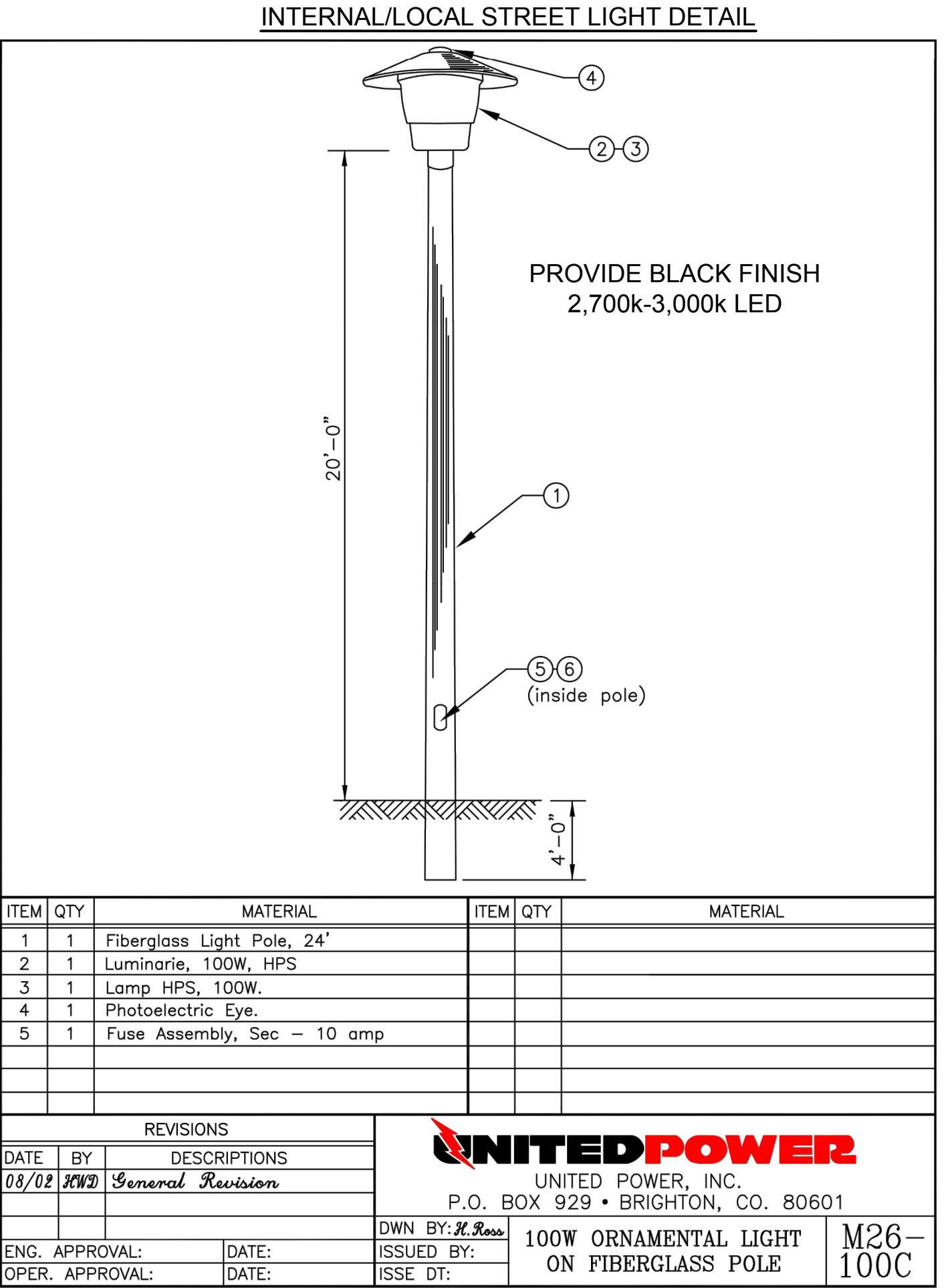
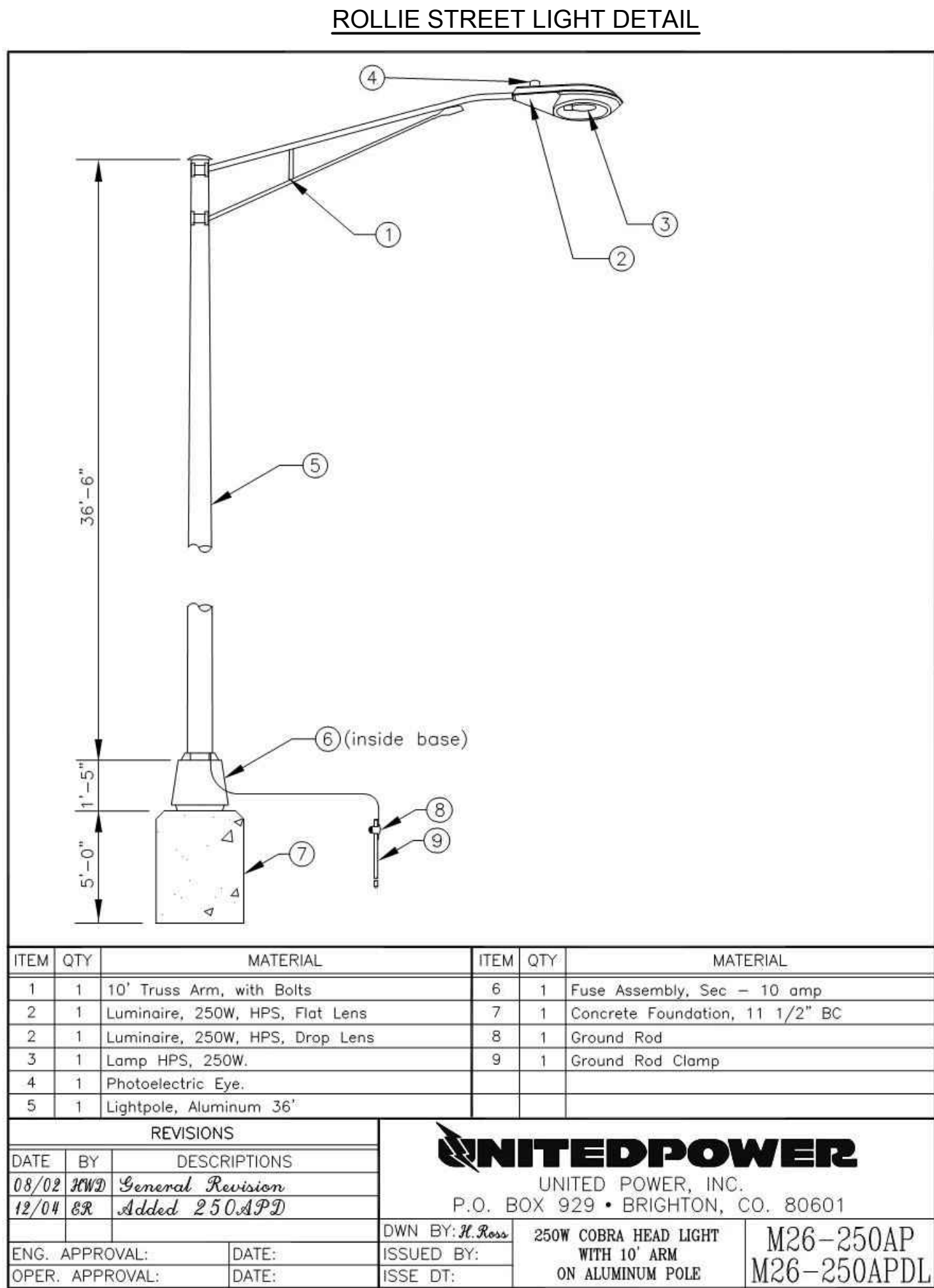
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[illegible]

FORT LUPTON. CO

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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



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LANDSCAPE DETAILS

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

REV. NO.

DATE

REVISIONS DESCRIPTION

2020

REVISIONS

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

Page 603 of 638

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
Total Acreage: 62.049 Acres

SURVEYOR'S NOTES

1. **LIMITED SCOPE OF RESPONSIBILITY STATEMENT:** This survey does not constitute a title search by Olsson to determine ownership or easements of record. For all information regarding easements, public road Right-of-Way and deed of record, Olsson relied upon the title commitment prepared by _____ as Order Number _____ with an effective date of _____ and provided by client, or other documents obtained by this surveyor due to discovered information that prompted a search for and acquisition of (if possible) said other documents. If any other easements, Right-of-Ways, vacations, court decrees or other encumbrances affect this property, their existence is unknown to this surveyor and therefore not shown.
2. **CERTIFICATION DEFINED:** The use of the word "certification" is a statement that the surveying services addressed have been performed by the professional land surveyor or under the professional land surveyor in responsible charge, and does not constitute a warranty or guarantee, either expressed or implied.
3. **NOTICE:** Pursuant to Colorado Revised Statutes Title 13, Article 80, Section 105 (C.R.S. 13-80-105) - You must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
4. See the map on sheet 2 for General Notes with the boundary details.

FLOOD ZONE

The subject property lies within Flood Zone "X" (Area of minimal flood hazard), as shown on a National Flood Hazard Layer FIRMette, obtained online from the authoritative NFHL web services provided by FEMA and acquired by this firm on July 8, 2019. (See Note 1 below)

Map Number: 08123C2110E
Date: June 20,2016

Note 1: The above reference Federal Insurance Rate Map was not available for viewing. The FIRMette states the map is "Not Printed".

Note 2: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced FIRMette.

SUBDIVISION BOUNDARY 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 3248147 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.

DEDICATION

Know All Men By These Presents, that we, Fort Lupton 110, a general partnership, and Ju Shin, LLC, Colorado limited liability company, being the sole owner(s) of the land described herein, have caused said land to be laid out and platted under the name of "LUPTON VILLAGE SUBDIVISION", and do hereby dedicate to the City of Fort Lupton and its licensees for public use forever all streets, alleys and utility easements as indicated hereon. In compliance with the City of Fort Lupton Subdivision Regulations and by contractual agreement, the landowner(s) shall bear all expenses involved in improvements.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 20____.

Ju Shin, LLC
(Owner of Block 1 and part of Collector Street)

Fort Lupton 110
(Owner of Blocks 2, 3, 4, 5, 6, 7, Tract A, Outlots A, B and C and part of Collector Street)

by _____,
State of _____)
County of _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Ju Shin, LLC, a Colorado limited liability company.

Witness my hand and official seal:

My commission expires: _____

Notary Public

by _____,
State of _____)
County of _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Lupton 110, a general partnership.

Witness my hand and official seal:

My commission expires: _____

Notary Public

OWNER'S APPROVAL

Know All Men By These Presents, that we, Fort Lupton 110, a general partnership, and Ju Shin, LLC, Colorado limited liability company, being the sole owner(s) of the land described herein, and are all of the mortgagees and holders of liens upon the property, and each and all hereby consent to the Plat and join the conveyance and dedication of all streets, roads, alleys, easements, public ways and places shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 20____.

Ju Shin, LLC
(Owner of Block 1 and part of Collector Street)

Fort Lupton 110
(Owner of Blocks 2, 3, 4, 5, 6, 7, Tract A, Outlots A, B and C and part of Collector Street)

by _____,
State of _____)
County of _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Ju Shin, LLC, a Colorado limited liability company.

Witness my hand and official seal:

My commission expires: _____

Notary Public

by _____,
State of _____)
County of _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Lupton 110, a general partnership.

Witness my hand and official seal:

My commission expires: _____

Notary Public

APPROVALS

CITY ENGINEER'S APPROVAL:

Approved this _____ day of _____, 20____.

City Engineer

PLANNING COMMISSION RECOMMENDATION:

Recommended this _____ day of _____, 20____.

Chairperson, Fort Lupton Planning Commission

CITY ADMINISTRATOR'S APPROVAL:

Approved this _____ day of _____, 20____.

City Administrator

CITY WATER AND SEWER DEPARTMENT:

Approved this _____ day of _____, 20____.

Director of Public Works

MAYOR'S CERTIFICATE

This is to certify that the plat of the above-described property was approved by Resolution No. _____ of the City of Fort Lupton passed and adopted on the _____ day of _____ A.D. 20____ and that the mayor and the City of Fort Lupton, as authorized by Resolution No. _____ on behalf of the City of Fort Lupton, hereby acknowledges and adopts the said plat upon which this certificate is endorsed for all purposes indicated thereon.

Attest:

City Clerk _____ Mayor _____
(Seal)

SURVEYOR'S IMPROVEMENT CERTIFICATION

I, Nicholas S. Schrader, a duly registered land surveyor in the State of Colorado, do hereby certify that, on the field date shown, a field survey was conducted under my supervision of the above described property, and that all building improvements, easements and rights-of-way in evidence or known to be are correctly shown on the accompanying plat. I further certify that there are no encroachments by and/or on this property, unless otherwise noted.

On behalf of Olsson,

(See Title Block for seal and signature)

Nicholas S. Schrader
Professional Land Surveyor
Colorado Registration Number: 38693

SURVEYOR CERTIFICATION

I, Nicholas S. Schrader, a duly registered land surveyor in the State of Colorado, do hereby certify that this Plat of LUPTON VILLAGE SUBDIVISION was performed by me or under my direct supervision, and that this Plat has been prepared in compliance with all applicable laws of the State of Colorado at the time of this survey and within my control, and is accurate to the best of my knowledge, information and belief.

On behalf of Olsson,

(See Title Block for seal and signature)

Nicholas S. Schrader
Professional Land Surveyor
Colorado Registration Number: 38693

olsson

1525 Raleigh Street
Suite 400
Denver, CO 80204

TEL 303.237.2072
FAX 303.237.2659
www.olsson.com

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

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: 10/05/2020

SHEET
1 of 6

Areas 9-30-20

C_PSURF_181732

c_pbpose_81732

C_PPPOP_81732

C_PUTIL_81732

USER: dwolf

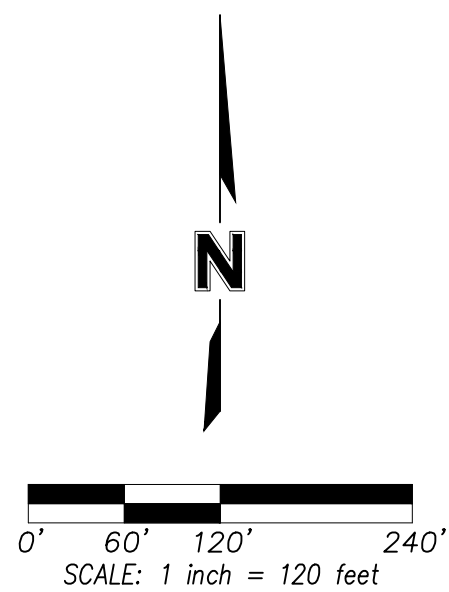
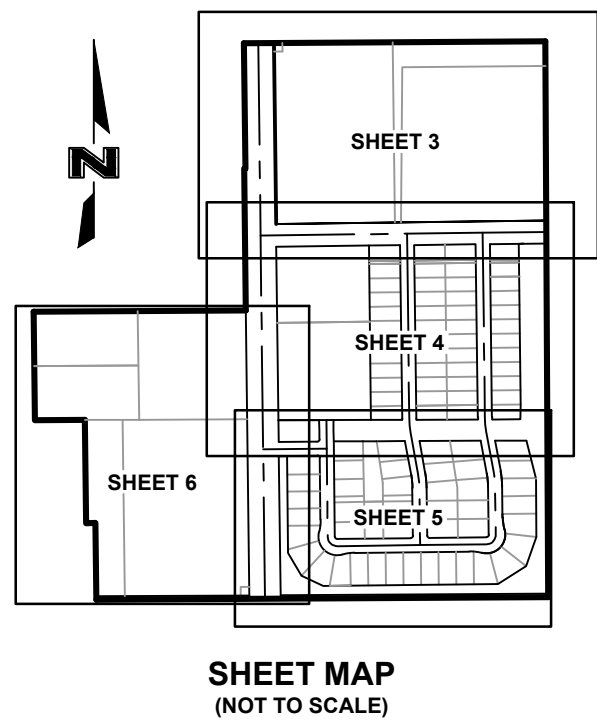
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Page 604 of 638

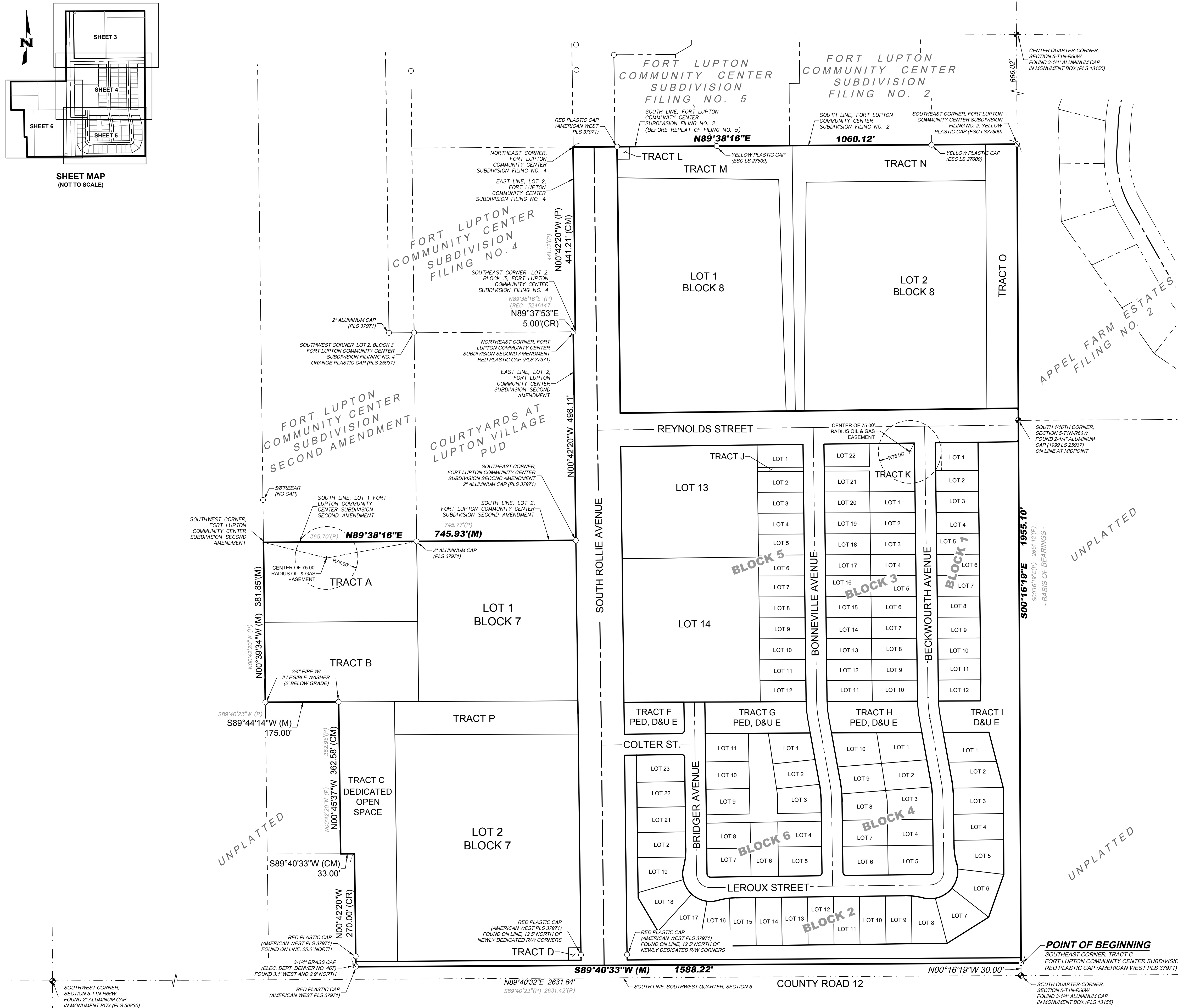
Final Plat
LUPTON VILLAGE P.U.D.

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.



olsson

1525 Raleigh Street
Suite 400
Denver, CO 80204

TEL 303.237.2072
FAX 303.237.2659
www.olsoson.com

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

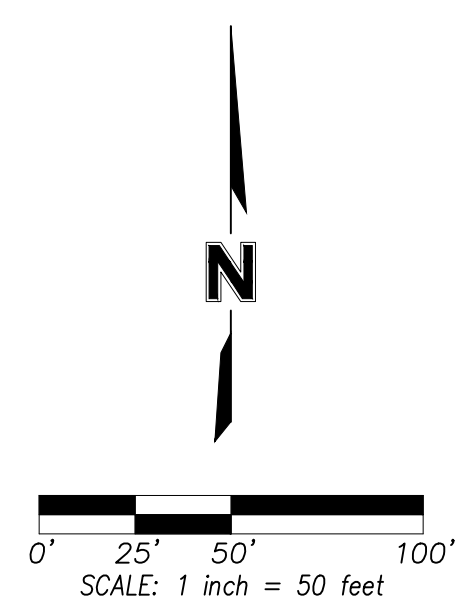
REVISIONS

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



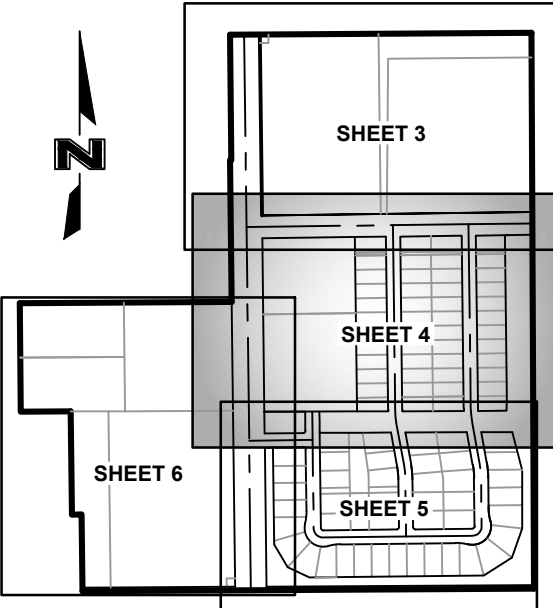
BK	Book	-----	Subdivision Exterior Boundary Line
PG	Page	-----	Proposed Right-of-Way Line
REC	Reception Number	-----	Proposed Lot Line
ESMT	Easement	-----	Proposed Easement Line
TYP	Typical	-----	Existing Subdivision Exterior Line
SF	Square Feet	-----	Existing Right-of-Way Line
AC	Acres	-----	Existing Easement Line
U/E	Utility Easement <u>Dedicated by this Plat</u>	-----	Existing Easement Line <u>Vacated by this Plat</u>
D/E	Drainage Easement <u>Dedicated by this Plat</u>	-----	Section Line
			Not To Scale

Final Plat LUPTON VILLAGE P.U.D.	2020
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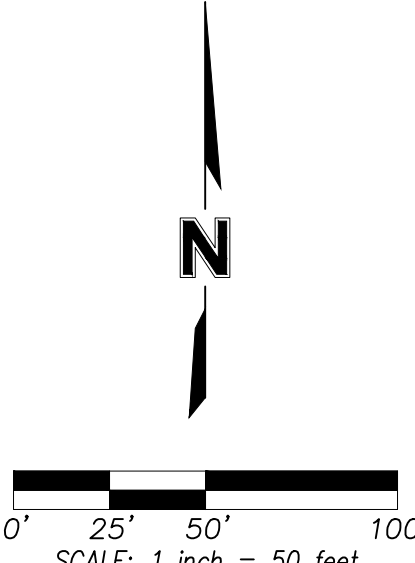
drawn by: _____ DMW
checked by: _____ NSS
approved by: _____ NSS
QA/QC by: _____ NSS
project no.: _____ 018-1325
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LUPTON VILLAGE P.U.D.

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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



SHEET MAIN
(NOT TO SCALE)



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
- (GR) Calculated from Record
- BK Book
- P Page
- REC Reception Number
- SMT Easement
- TYP Typical
- SF Square Feet
- AC Acres
- U/E Utility Easement *Dedicated by this Plat*
- D/E Drainage Easement *Dedicated by this Plat*

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

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'
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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.

REVISIONS DESCRIPTION

7 of 63

SHEET
4 of

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: _____
drawing no.: V PPLAT _____
date: _____ 10

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

REVISIONS

REVISIONS DESCRIPTION

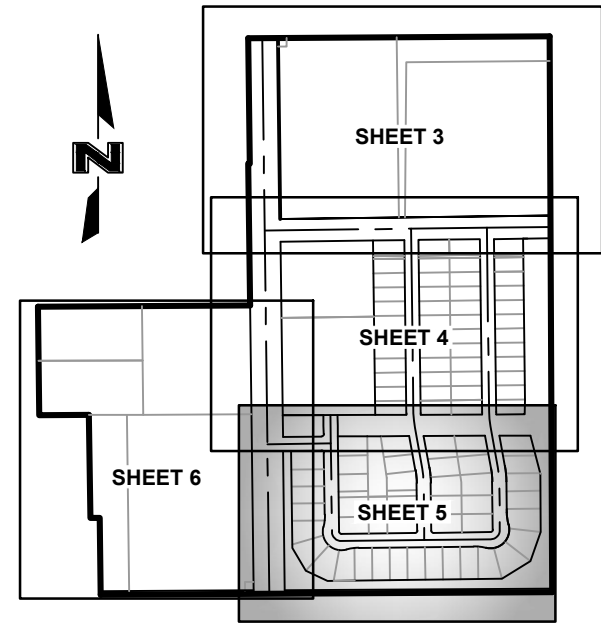
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o
1525 Raleigh Street
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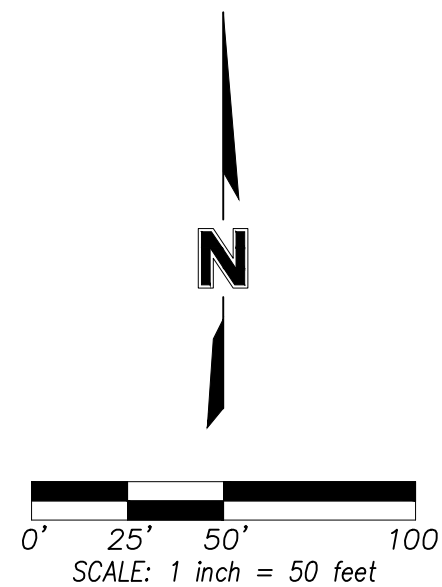
FAX 303.237.2659 www.olsson.com

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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- Section Line
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LOT CURVE TABLE

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FAX 303.237.2659
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Final Plat
LUPTON VILLAGE P.U.D.

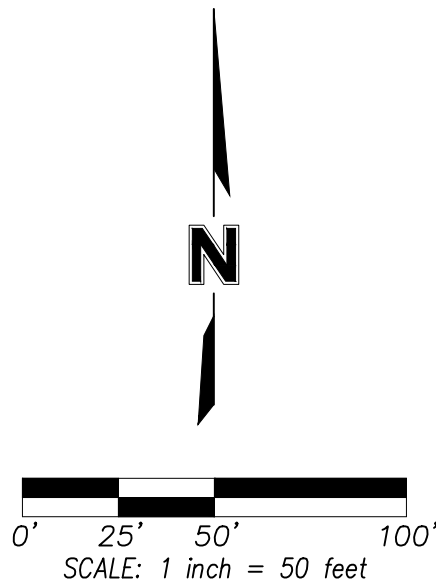
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SW 1/4, SEC. 5-T1N-R66W

CITY OF FORT LUPTON, WELD COUNTY, COLORADO 2020

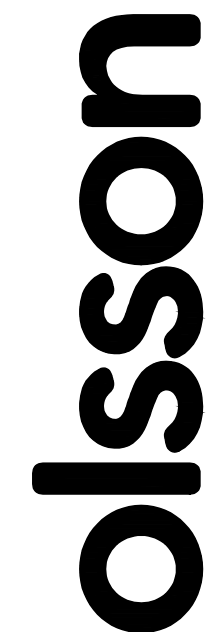
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checked by: NSS
approved by: NSS
QA/QC by: NSS
project no.: 018-1325
drawing no.: V_PLPLAT_0181732
date: 10/06/2020

SHEET
5 of 6

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Project No. LUP2020-0023 & FPL2020-0005



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 USER: dwolf
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 C_PPSURF_181732
 Areas 9-30-20



1525 Raleigh Street
Suite 400
Denver, CO 80204
TEL 303.237.2072
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Final Plat
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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:	10/06/2020

CITY OF FORT LUPTON CITY COUNCIL



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-007

APPROVE A RESOLUTION ACCEPTING AN ANNEXATION PETITION FOR THE BEEN ANNEXATION NOS. 1 – 4 SUBMITTED BY SHERYL BEEN AND TO SET A PUBLIC HEARING DATE FOR FEBRUARY 16, 2021.

I. **Agenda Date:** Council Meeting – January 5, 2021

II. **Attachments:**

- a. Resolution
- b. Land Use Application
- c. Annexation Petition
- d. Annexation Map

III. **Summary Statement:**

Sheryl Been (the "Applicant") has submitted an annexation petition to initiate annexation proceedings for one parcel of land. The parcel is located west and adjacent to County Road 19 and approximately 0.29 miles south from County Road 10 (Parcel No. 146916100006). The annexation is considered a flagpole annexation and includes County Road 19 right of way beginning at County Road 10 and continuing south to reach the property being annexed. This proposed annexation, known as the Been Annexation Nos. 1 – 4, consists of a total of 18.40 acres, more or less. The resolution is to accept the annexation petition and initiate the two-month (60 day) review process that involves staff, referral agencies, Planning Commission and City Council. Approval of the resolution does not constitute approval of the annexation request. Approval of the resolution simply means that there is an interest in considering the annexation, with the final decision to be made by City Council at a public hearing on February 16, 2021.

IV. **Submitted by:** _____
Planner

V. **Finance Reviewed** _____
Finance Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____
City Clerk _____ Date _____

IX. Detail of Issue/Request:

Sheryl Been (the "Applicant") has submitted an annexation petition to initiate annexation proceedings for one parcel of land. The parcel is located west and adjacent to County Road 19 and approximately 0.29 miles south from County Road 10 (Parcel No. 146916100006). The annexation is considered a flagpole annexation and includes County Road 19 right of way beginning at County Road 10 and continuing south to reach the property being annexed. This proposed annexation, known as the Been Annexation Nos. 1 – 4, consists of a total of 18.40 acres, more or less. The resolution is to accept the annexation petition and initiate the two-month (60 day) review process that involves staff, referral agencies, Planning Commission and City Council. Approval of the resolution does not constitute approval of the annexation request. Approval of the resolution simply means that there is an interest in considering the annexation, with the final decision to be made by City Council at a public hearing on February 16, 2021. The application includes an initial zoning request to Agriculture.

The initiating resolution is the first step in the annexation process and is to accept the annexation petition and initiate the two-month (60 day) review process that involves staff, referral agencies, Planning Commission and City Council. The resolution also sets the public hearing date to consider the annexation. If Council adopts the resolution to accept the petition, the petitioners will move on to the next step, which is the review of the proposed annexation, initial zoning, and submitted application documents by the Development Review Team (DRT). Step three is a review and public hearing on January 28, 2021 by the Planning Commission who will provide Council with a recommendation. City Council is then required to act upon the request by ordinance at the public hearing, which is proposed to be set for February 16, 2021, which is the final step in the process.

X. Legal/Political Considerations:

State law and the Fort Lupton Municipal Code require the City Council to set a hearing date for the annexation request (Municipal Code Chapter 15). The Council hearing date must not be less than 30 days nor more than 60 days from the date of the resolution of substantial compliance, unless stipulated by the applicant. The proposed City Council public hearing date of February 16, 2021 complies with this requirement.

According to State annexation law, if the City Council finds the annexation petition and the annexation map in substantial conformance with Section 31-12-107 C.R.S. a resolution may be adopted to initiate annexation proceedings. Section 31-12-107 outlines the requirements for a proper annexation petition and the supporting annexation map. It is the opinion of staff that the petition and annexation map meet the requirements of Section 31-12-107 C.R.S. A finding of substantial conformance does not imply that Council agrees that the property should be annexed; however, a finding that the petition and map do not conform to the requirements is effectively a denial. Staff believes that the petition and annexation map are in substantial conformance with such requirements.

XI. Alternatives/Options:

The City Council has the following three options:

- a) Approve the resolution accepting the annexation petition and initiating the annexation proceedings; or*

- b) Reject the annexation petition at which time the annexation request will not move forward;
or*
- c) Delay action on the resolution to gather more information.*

XII. Financial Considerations:

Applicable application fees and fee deposits have been submitted by the applicant.

XIII. Staff Recommendation:

Staff recommends approval of the Resolution accepting the annexation petition and initiating annexation proceedings for the Morrison Annexation and set the public hearing for February 16, 2021.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE BEEN ANNEXATION NOS. 1 – 4 AND SETTING THE PUBLIC HEARING FOR FEBRUARY 16, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Sheryl Been for 18.40 acres, more or less, and known as the Been Annexation Nos. 1 – 4; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceedings for the Been Annexation Nos. 1 – 4 and sets the hearing date for February 16, 2021, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 5th DAY OF JANUARY 2021.

City of Fort Lupton, Colorado

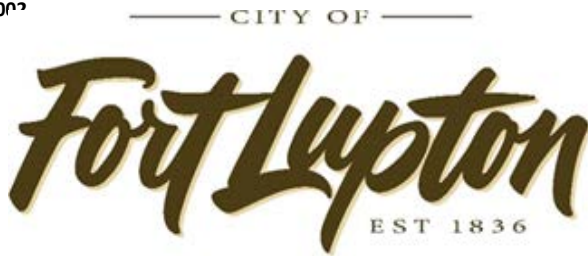
Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: BEEN SHERYL A
 Company: N/A
 Phone: 303-902-9262 Email: wereafrog@yahoo.com
 Address: 3647 County Road 19, Fort Lupton, CO 806218408
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: CHADWIN F. COX
 Company: Western Engineering Consultants, inc. LLC
 Phone: 720-685-9951 Email: chadwin.cox@westerneci.com
 Address: 127 South Denver Ave. Fort Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☒ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): BEEN SHERYL A.
 Billing Company: N/A
 Phone: 303-902-9262 Email: wereafrog@yahoo.com
 Address: PO BOX 375, Fort Lupton, CO 80621

B. SITE DESCRIPTION

Site Address: 3647 County Road 19, Fort Lupton, CO 806218408
 Parcel Number: 146916100006
 Existing Zone Classification: AG Proposed Zone Classification: AG
 Water Type: Municipal Name: Central Weld County Water District
 Sewage Type: Septic system District Name or Location Hauled to: N/A

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 DESCRIPTION

Project No. _____

Project Name: BEEN RV PARK

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

Been RV Park will be constructed over multiple phases on an approximate 10 acre site. Up to 2 (two) employees are expected at buildout to run day to day operations. The hours of operations are intended to be from 6:00 am to 10:00pm. Quiet hours are anticipated from 10:00pm to 6am. The number of overnight or long term RV vehicles will be based on the sewer system capacity. Initially 120 with OWTS and a total of 161 when connection to the future City sewer line is available.

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 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: Sheryl A. Bann Date: 8/5/2020

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: _____

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

We, the undersigned landowners, in accordance with Colorado law, hereby petition the City of Fort Lupton and its City Council for annexation to the City of Fort Lupton of the unincorporated territory, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Weld and the State of Colorado, and to be known as the SHERYL BEEN Annexation to the City of Fort Lupton.

As part of this petition, your petitioners further state to the City Council that:

1. It is desirable and necessary that the territory described in Exhibit A be annexed to the City of Fort Lupton.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met in that:
 - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fort Lupton or will be contiguous with the City of Fort Lupton within such time as required by Section 31-12-104.
 - b. A community of interest exists between the area proposed to be annexed and the City of Fort Lupton.
 - c. The area proposed to be annexed is urban or will be urbanized in the near future.
 - d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fort Lupton.
 - e. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road, or other public way.
 - f. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprises twenty acres or more, and, together with the buildings and improvements situated thereon, has an assessed value in excess of two hundred thousand dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.
 - g. No annexation proceedings have been commenced for any portion of the area proposed to be annexed for the annexation of such area to another municipality. The area proposed to be annexed is not part of any incorporated city, city and county, or town.

- h. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Fort Lupton was held within the twelve months preceding the filing of this petition.
 - i. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
 - j. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
 - k. The territory to be annexed is 18.40 acres, more or less, in total area.
 - l. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.
 - m. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
 - n. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..
3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.
4. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of an annexation map shall be submitted to the City, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information:
- a. The date of preparation, the scale and a symbol designating true north.
 - b. The name of the annexation.
 - c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation map.
 - d. The legal description.
 - e. Distinction of the boundary that is contiguous to the City and the length of same.
 - f. Lot and block numbers if the area is already platted.
 - g. Existing and proposed easements and rights-of-way.

- h. Existing and requested zoning and acreage of each requested zone.
 - i. Ownership of all parcels within and adjacent to the annexation.
 - j. Appropriate certification blocks as directed by the Planning Department.
- 5. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of a master plan shall be submitted to the City of Fort Lupton, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information.
 - a. The date of preparation, the scale and a symbol designating true north.
 - b. The name of the annexation.
 - c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the master plan.
 - d. Existing and proposed easements and rights-of-way.
 - e. Block numbers and lot numbers with approximate dimensions.
 - f. Proposed gross and net residential density.
 - g. Existing watercourses with adequate easements for flood control.
 - h. Designation of all public sites to be reserved and dedicated.
 - i. Existing two-foot contours.
 - j. Appropriate certification blocks as directed by the Planning Department.
- 6. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of five (5) copies of all required supportive information shall be submitted to the City of Fort Lupton which shall include the following:
 - a. Soils description and limitation.
 - b. Preliminary utility plan.
 - c. Mailing addresses of all property owners within five hundred (500) feet of the annexation.
 - d. Affidavit concerning the amount and historical use of all water rights owned.
 - e. Vicinity map with one and one-half (1 ½) mile radius, at a minimum scale of one (1) inch represents two thousand (2,000) feet.
 - f. Statement on community need for proposed annexation and zoning.
 - g. For all annexations in excess of ten (10) acres, the applicant shall obtain from the school district governing the area to be annexed a statement of the effect of the annexation upon the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.
- 7. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.

8. The zoning classification requested for the area proposed to be annexed is 'A' Agricultural, as shown on the annexation map attached hereto and incorporated herein.
9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.
10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.
11. The non-refundable annexation application fee of \$1,134.40 is tendered herewith.

THEREFORE, the undersigned respectfully petition(s) the City Council of the City of Fort Lupton, to annex the territory described and referred to in Exhibit A to the City of Fort Lupton in accordance with and pursuant to the statutes of the State of Colorado.

<u>Land Owner(s) Name(s) and Signature(s)</u>	<u>Mailing Address</u>	<u>Date of Signing</u>
<u>Sheryl Been Sheryl Been</u>	<u>2222 NW - 8th St</u> <u>Docu Refun #1 33486</u>	

EM

Florida
~~State of Colorado~~)
) ss
~~County of Weld~~)
Palm Beach

The foregoing instrument was acknowledged before me this 21st day of October, 2020 by Sheryl Been, Land Owner.

[Signature]
 Notary Signature

Seal



Land Owned

Lot A of Recorded Exemption No. 1469-16-1 RE-4223, recorded November 23, 2005 at Reception No. 3342371, being a part of the South Half of the Northeast Quarter of Section 16, Township 1 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

Sheryl Been, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

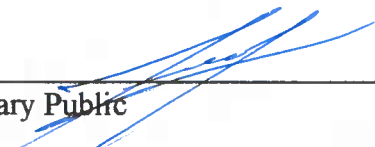

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 21st day of October, 2020, by Sheryl Been.

Witness my hand and official seal.

My commission expires on 12-1-23.

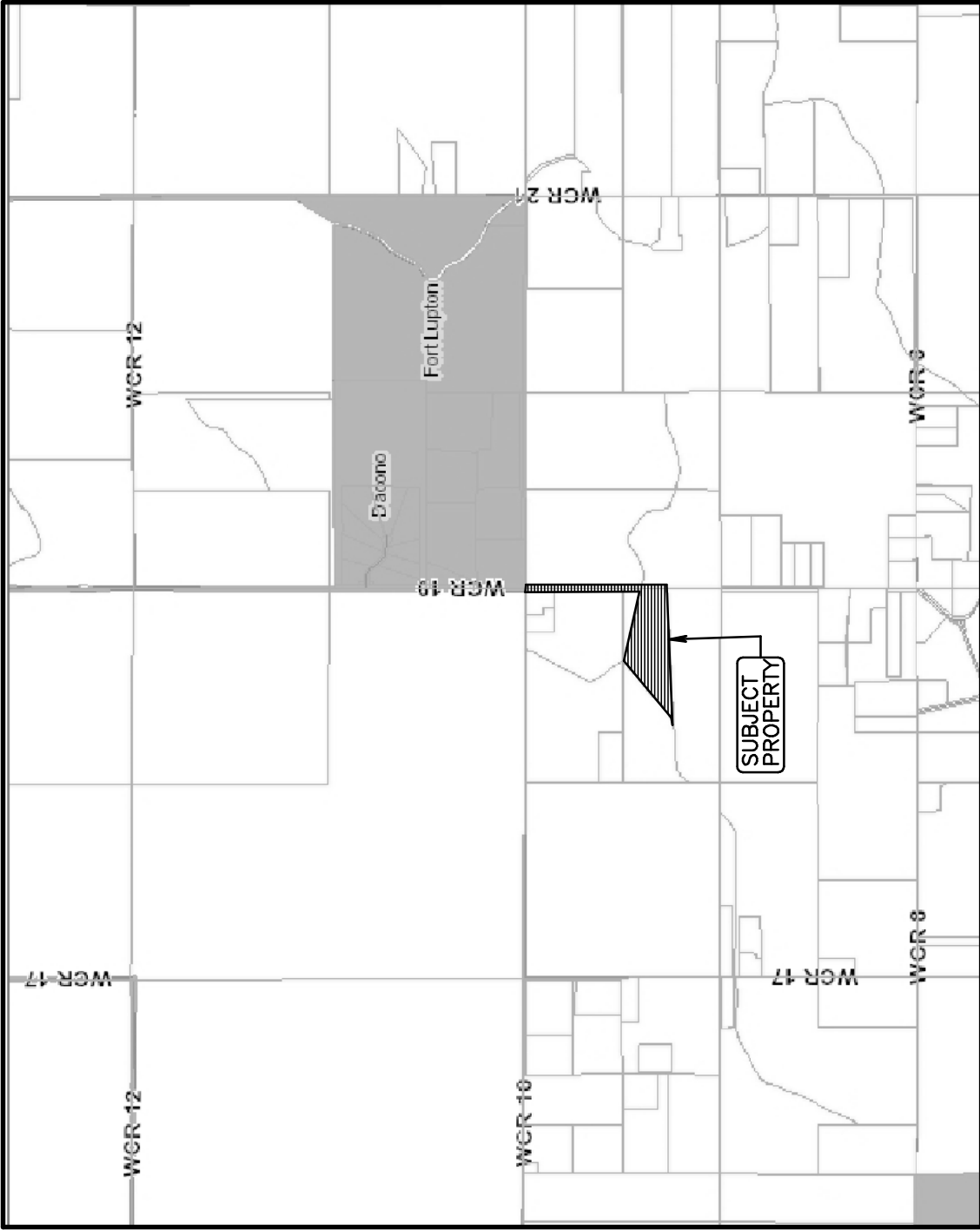



Notary Public

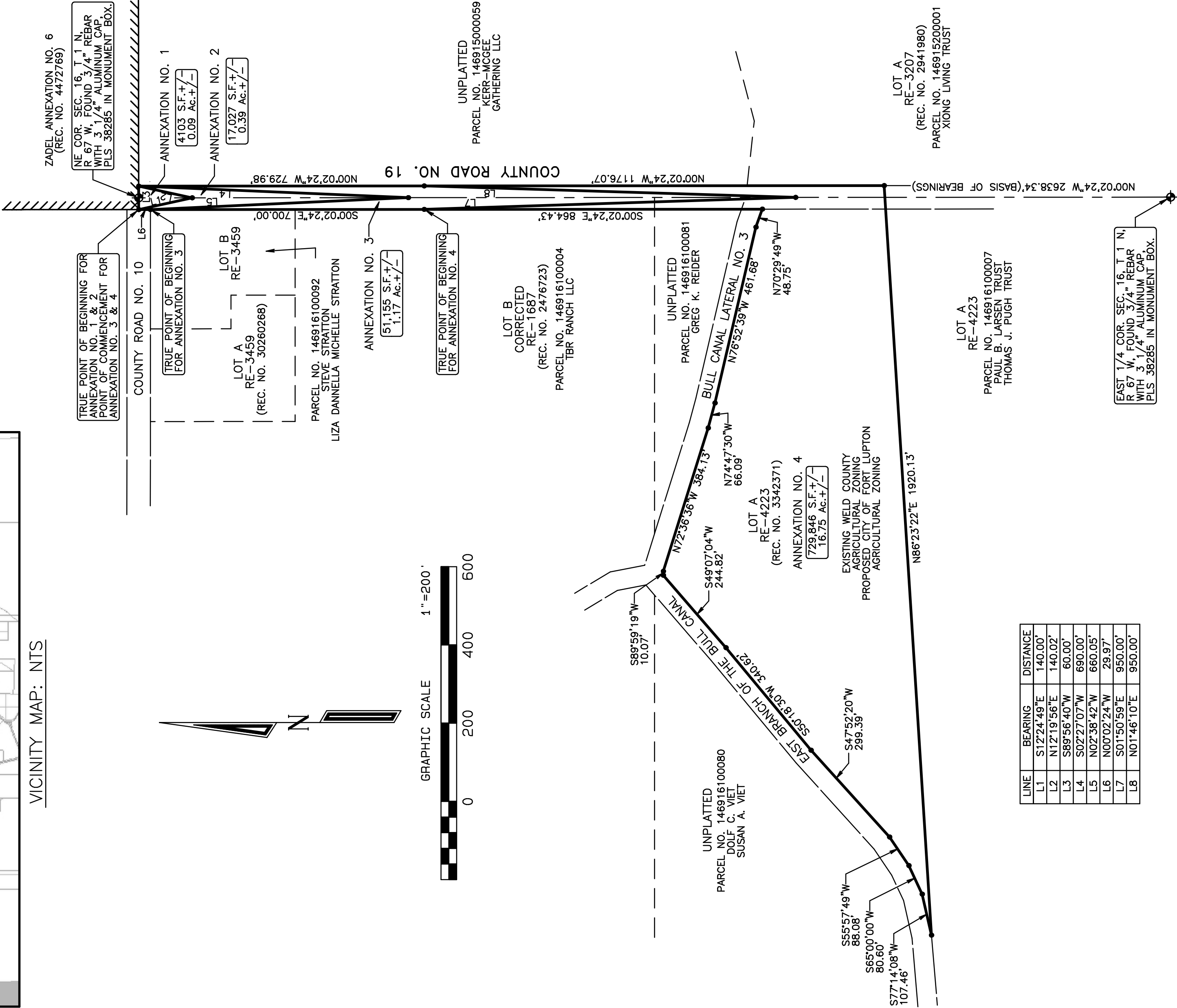
BEEN ANNEXATION NO. 1, 2, 3, & 4 TO THE CITY OF FORT LUPTON

Part of the Northwest 1/4 of Section 15, and the Northeast 1/4 of Section 16, Township 1 North, Range 67 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado

Sheet 1 of 1



VICINITY MAP: NTS



LINE	BEARING	DISTANCE
L1	S127°44'49"E	140.00'
L2	N121°51'56"E	140.00'
L3	S89°58'40"W	60.00'
L4	S02°27'07"W	690.00'
L5	N02°38'42"W	660.05'
L6	N00°02'24"W	29.97'
L7	S01°50'59"E	950.00'
L8	N01°46'10"E	950.00'

DESCRIPTION OF ANNEXATION NO. 1:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
BEGINNING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472768 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 127°44'49" EAST, A DISTANCE OF 140.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16; THENCE NORTH 121°51'56" EAST, A DISTANCE OF 140.00 FEET TO THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON; THENCE SOUTH 02°27'07" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4103 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

DESCRIPTION OF ANNEXATION NO. 2:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472768 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 127°44'49" EAST, A DISTANCE OF 140.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16; THENCE NORTH 121°51'56" EAST, A DISTANCE OF 140.00 FEET TO THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON; THENCE SOUTH 02°27'07" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17,027 SQUARE FEET OR 0.39 ACRES, MORE OR LESS.

DESCRIPTION OF ANNEXATION NO. 3:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472768 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 127°44'49" EAST, A DISTANCE OF 140.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16; THENCE NORTH 121°51'56" EAST, A DISTANCE OF 140.00 FEET TO THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON; THENCE SOUTH 02°27'07" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 51,155 SQUARE FEET OR 1.17 ACRES, MORE OR LESS.

DESCRIPTION OF ANNEXATION NO. 4:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472768 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 127°44'49" EAST, A DISTANCE OF 140.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16; THENCE NORTH 121°51'56" EAST, A DISTANCE OF 140.00 FEET TO THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON; THENCE SOUTH 02°27'07" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.

- 1) NORTH 702°9'49" WEST, A DISTANCE OF 48.75 FEET;
- 2) NORTH 76°52'39" WEST, A DISTANCE OF 481.68 FEET;
- 3) NORTH 72°36'36" WEST, A DISTANCE OF 384.13 FEET;
- 4) NORTH 72°36'36" WEST, A DISTANCE OF 384.13 FEET;
- 5) SOUTH 89°59'19" WEST, A DISTANCE OF 10.07 FEET;
- 6) SOUTH 50°16'30" WEST, A DISTANCE OF 340.62 FEET;
- 7) SOUTH 50°16'30" WEST, A DISTANCE OF 340.62 FEET;
- 8) SOUTH 47°52'20" WEST, A DISTANCE OF 299.39 FEET;
- 9) SOUTH 50°16'30" WEST, A DISTANCE OF 340.62 FEET;
- 10) SOUTH 89°59'19" WEST, A DISTANCE OF 10.07 FEET;
- 11) SOUTH 77°14'08" WEST, A DISTANCE OF 107.46 FEET TO THE SOUTHWEST CORNER OF SAID ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472768 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE CONTINUING SOUTH 00°02'24" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 864.43 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 01°46'10" EAST, A DISTANCE OF 950.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 729,846 SQUARE FEET OR 16.75 ACRES, MORE OR LESS.

ANNEXATION TABLE NO. 1:

TOTAL PERIMETER: 340.02 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER: 56.67 FEET
CONTIGUOUS BOUNDARY: 60.00 FEET

ANNEXATION TABLE NO. 2:

TOTAL PERIMETER: 1660.04 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER: 276.67 FEET
CONTIGUOUS BOUNDARY: 280.02 FEET

ANNEXATION TABLE NO. 3:

TOTAL PERIMETER: 4680.03 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER: 780.01 FEET
CONTIGUOUS BOUNDARY: 1350.05 FEET

ANNEXATION TABLE NO. 4:

TOTAL PERIMETER: 7992.32 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER: 1332.05 FEET
CONTIGUOUS BOUNDARY: 1900.00 FEET

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT SHERYL A. BEEN, BEING SOLE OWNER OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF BEEN ANNEXATION NO. 1, 2, 3, & 4, TO THE CITY OF FORT LUPTON.

OWNER — SHERYL A. BEEN
STATE OF COLORADO } SS
COUNTY OF WELD
MY COMMISSION EXPIRES _____ DAY OF _____, 20____
WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

PLANNING COMMISSION RECOMMENDATION

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____
RECOMMENDED THIS _____ DAY OF _____, 20____

CHAIRPERSON, FORT LUPTON PLANNING COMMISSION

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.
APPROVED THIS _____ DAY OF _____, 20____

ATTEST: CITY CLERK

SURVEYOR'S STATEMENT

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP. FURTHERMORE, THIS CERTIFIES THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE MUNICIPAL BOUNDARY OF THE CITY OF FORT LUPTON, COLORADO.

CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

NOTES

- 1) BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M. IN WELD COUNTY, COLORADO, TO BEAR NORTH 00°02'24" WEST, BEING MONUMENTED ON THE NORTH AND SOUTH LINES OF SAID SECTION 16, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO, AND WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING, IMPLIES THAT THE SURVEYOR HAS CONDUCTED A REASONABLE SEARCH OF THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER THE DEFECT. ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY MUST BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- 6) ALL DISTANCES SHOWN HEREON ARE MEASURED GROUND DISTANCES REPORTED IN U.S. SURVEY FEET.

LEGEND:

- ◆ = ALIQUOT MONUMENT, AS NOTED.
- = CHANGE IN DIRECTION.
- ===== = EXISTING MUNICIPAL BOUNDARY, AS NOTED.

American West
Land Surveying Co.
A Colorado Corporation

PO Box 129, Brighton, CO 80601 • P-303-659-1532 F-303-655-0575 • amwestllc.com

SCALE: 1" = 200' | DRAWN BY: CHH | CHECKED BY: MJH | DATE: DEC. 8, 2020

REVISIONS:
JOB NO.: 20-____ | FILE: F:\SURVEYS\11-2\N\TIN_R67W\S16\LOT_A_RE-4223_ANNEX_1.dwg

DESCRIPTION OF BEEN ANNEXATION NO. 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472769 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 12°24'49" EAST, A DISTANCE OF 140.00 FEET TO THE EAST LINE OF THE NORTH- EAST 1/4 OF SAID SECTION 16; THENCE NORTH 12°19'56" EAST, A DISTANCE OF 140.02 FEET TO THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON; THENCE SOUTH 89°56'40" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4103 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

DESCRIPTION OF BEEN ANNEXATION NO. 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472769 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 12°24'49" EAST, A DISTANCE OF 140.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 12°19'56" EAST, A DISTANCE OF 140.02 FEET TO THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON; THENCE SOUTH 02°27'07" WEST, A DISTANCE OF 690.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 02°38'42" WEST, A DISTANCE OF 660.05 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 10 AND THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19; THENCE NORTH N00°02'24" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 10, A DISTANCE OF 29.97 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17,027 SQUARE FEET OR 0.39 ACRES, MORE OR LESS.

DESCRIPTION OF BEEN ANNEXATION NO. 3

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472769 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 00°02'24" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19, A DISTANCE OF 29.97 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 10 AND THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°02'24" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 700.00 FEET; THENCE S01°50'59" EAST, A DISTANCE OF 950.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; TENCE NORTH 01°46'10" EAST, A DISTANCE OF 950.00 FEET TO THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. 19; THENCE NORTH 00°02'24" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 729.98 FEET TO THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6; THENCE SOUTH 02°27'07" WEST, A DISTANCE OF 690.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 02°38'42" WEST, A DISTANCE OF 660.05 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 51,155 SQUARE FEET OR 1.17 ACRES, MORE OR LESS.

DESCRIPTION OF BEEN ANNEXATION NO. 4

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472769 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 00°02'24" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19, A DISTANCE OF 729.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°02'24" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 864.43 FEET TO THE NORTH LINE OF LOT A, RECORDED EXEMPTION NO. RE-4223 AS SHOWN ON THE PLAT RECORDED NOVEMBER 23, 2005 AS RECEPTION NO. 3342371 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE COINCIDENT WITH SAID NORTH LINE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1) NORTH 70°29'49" WEST, A DISTANCE OF 48.75 FEET;
- 2) NORTH 76°52'39" WEST, A DISTANCE OF 461.68 FEET;
- 3) NORTH 74°47'30" WEST, A DISTANCE OF 66.09 FEET;
- 4) NORTH 72°36'36" WEST, A DISTANCE OF 384.13 FEET;
- 5) SOUTH 89°59'19" WEST, A DISTANCE OF 10.07 FEET;
- 6) SOUTH 49°07'04" WEST, A DISTANCE OF 244.82 FEET;
- 7) SOUTH 50°18'30" EAST, A DISTANCE OF 340.62 FEET;
- 8) SOUTH 47°52'20" WEST, A DISTANCE OF 299.39 FEET;
- 9) SOUTH 55°57'49" WEST, A DISTANCE OF 88.08 FEET;
- 10) SOUTH 65°00'00" WEST, A DISTANCE OF 80.60 FEET;
- 11) SOUTH 77°14'08" WEST, A DISTANCE OF 107.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT A; THENCE NORTH 86°23'22" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 1920.13 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19; THENCE NORTH 00°02'24" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1176.07 FEET; THENCE SOUTH 01°46'10" WEST, A DISTANCE OF 950.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 01°50'59" WEST, A DISTANCE OF 950.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 729,846 SQUARE FEET OR 16.75 ACRES, MORE OR LESS.

CITY OF FORT LUPTON CITY COUNCIL



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespin, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

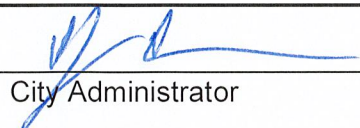
AM 2021-002

SERVICE PLAN EXTENSION FOR COTTONWOOD GREENS METROPOLITAN DISTRICT NO. 1

- I. **Agenda Date:** Council Meeting – January 5, 2021
- II. **Attachments:**
- a. Letter dated December 16, 2020
 - b. Map and Legal Description
- III. **Summary Statement:**

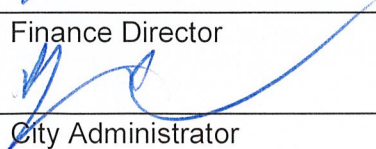
On October 7, 2019, the City Council approved an extension for the Cottonwood Greens Metropolitan District No. 1 (the "District"), for the purpose of updating its service plan amendment that would be due August 1, 2020. The updating group asked for the first extension of the August 1, 2020, date to December 31, 2020 to allow for completions of outdated information with the District documents to satisfactory levels. On December 14, 2020 the updating group is now asking for an additional extension to the date of August 31, 2021.

IV. **Submitted by:**



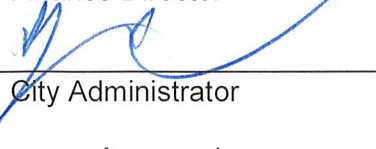
City Administrator

V. **Finance Reviewed**



Finance Director

VI. **Approved for Presentation:**



City Administrator

VII. **Attorney Reviewed**

Approved

Pending Approval

VIII. **Certification of Council Approval:**

City Clerk

Date

IX. Detail of Issue/Request:

On October 7, 2019, the City Council approved an extension for the Cottonwood Greens Metropolitan District No. 1 (the "District"), for the purpose of updating its service plan amendment that would be due August 1, 2020. The updating group asked for the first extension of the August 1, 2020, date to December 31, 2020 to allow for completions of outdated information with the District documents to satisfactory levels. On December 14, 2020 the updating group is now asking for an additional extension to the date of August 31, 2021.

The attached request letter and map provide more detail on the request and provide the Districts metro area for reference.

X. Legal/Political Considerations:

None noted.

XI. Alternatives/Options:

- Not grant the extension
- Grant a different timeline of extension

XII. Financial Considerations:

Not applicable.

XIII. Staff Recommendation:

Staff seeks direction.



SHAREHOLDERS
Paul R. Cockrel
James P. Collins
Robert G. Cole
Timothy J. Flynn
Evan D. Ela
Linda M. Glesne
David A. Greher
Kathryn G. Winn
Allison C. Ulmer
Matthew P. Ruhland

ASSOCIATES
Joseph W. Norris
Bart W. Miller
Ayshan E. Ibrahim

303.218.7212
mruhland@cccfirm.com

December 16, 2020

VIA E-MAIL

Jennifer Gruber Tanaka, Esq.
White Bear Ankele Tanaka & Waldron
2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122

**Re: Service Plan Amendment - Cottonwood Greens Metropolitan District
No. 1**

Dear Jennifer:

As you are aware, we represent the Cottonwood Greens Metropolitan District No. 1 (the “**District**”) in the City of Fort Lupton (the “**City**”). The City has extended the District’s deadline to submit a service plan amendment to the City to December 31, 2020 (the “**Deadline**”). As discussed, the property within the District’s boundaries is currently under contract and the prospective purchaser (the “**Purchaser**”) is currently working with the City on development approvals related to the property.

The District’s current service plan was drafted and approved contemplating development in accordance with a development plan that was never approved by the City. If we were to adhere to the Deadline, the service plan amendment would be based off the Purchaser’s anticipated development approvals, which may or may not be accurate to what will ultimately be approved by the City and may result in the need for an additional service plan amendment once the development plans are approved. If desired, the service plan amendment could be processed simultaneously with the development approvals or we can submit once such development approvals are complete.

As previously discussed and agreed to, instead of a path forward that may result in two service plan amendments within a short period of time, we are requesting that the District’s Deadline be extended to August 31, 2021. We are hopeful this will provide adequate time for the service plan amendment to be submitted and considered by the City, while incorporating the Purchaser’s updated development plans for the subject property.

{00795084.DOCX / }



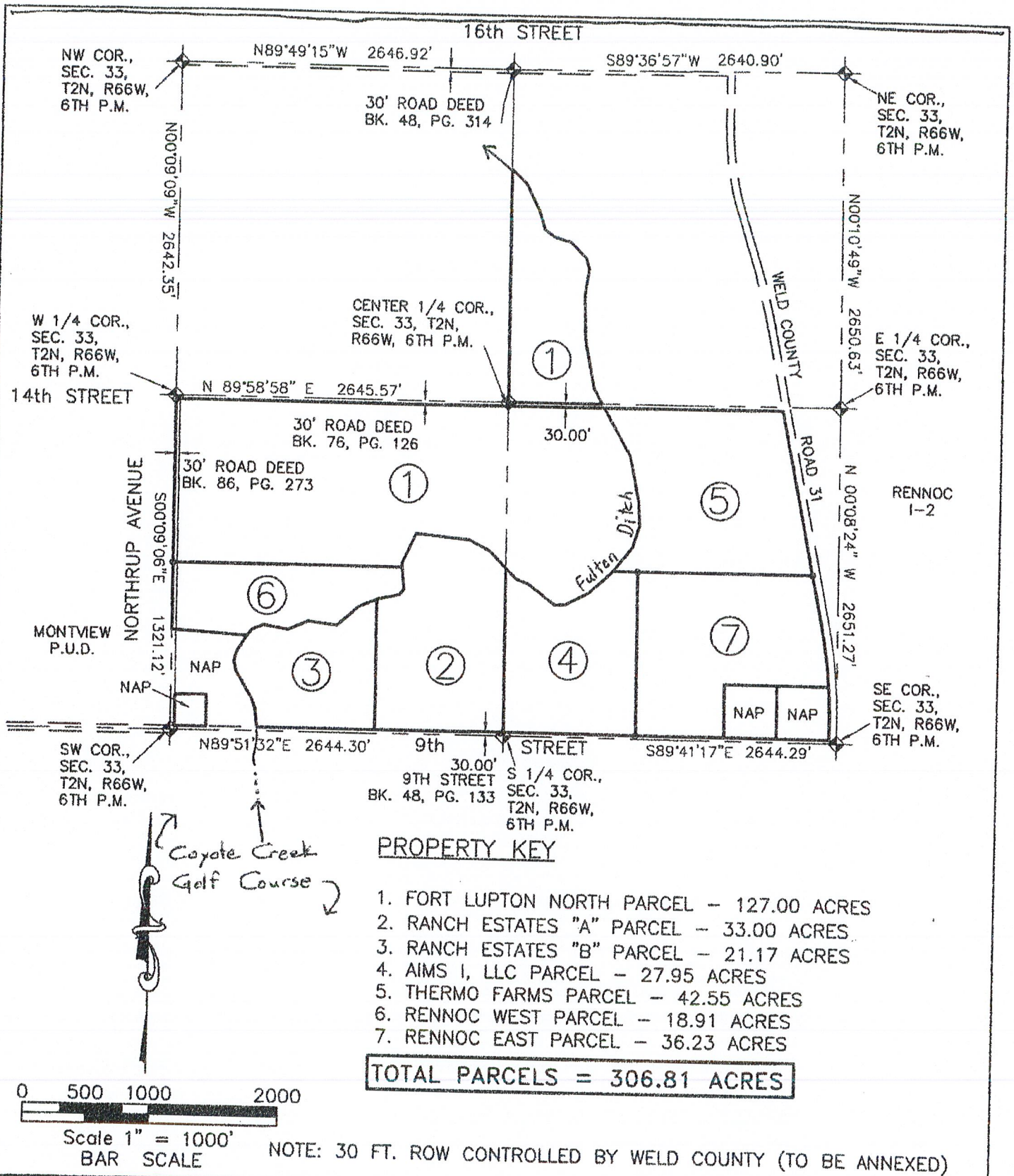
Please confirm the City's consent to extending the Deadline to August 31, 2021 and let me know if you require any additional information or if my attendance at a future City Council meeting will be beneficial.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Ruhland", is positioned above the printed name.

Matthew P. Ruhland

cc: Chris Cross
Todd Hodges
Andy Ausmus
Karl Kasch
Robert Leino

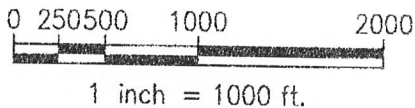
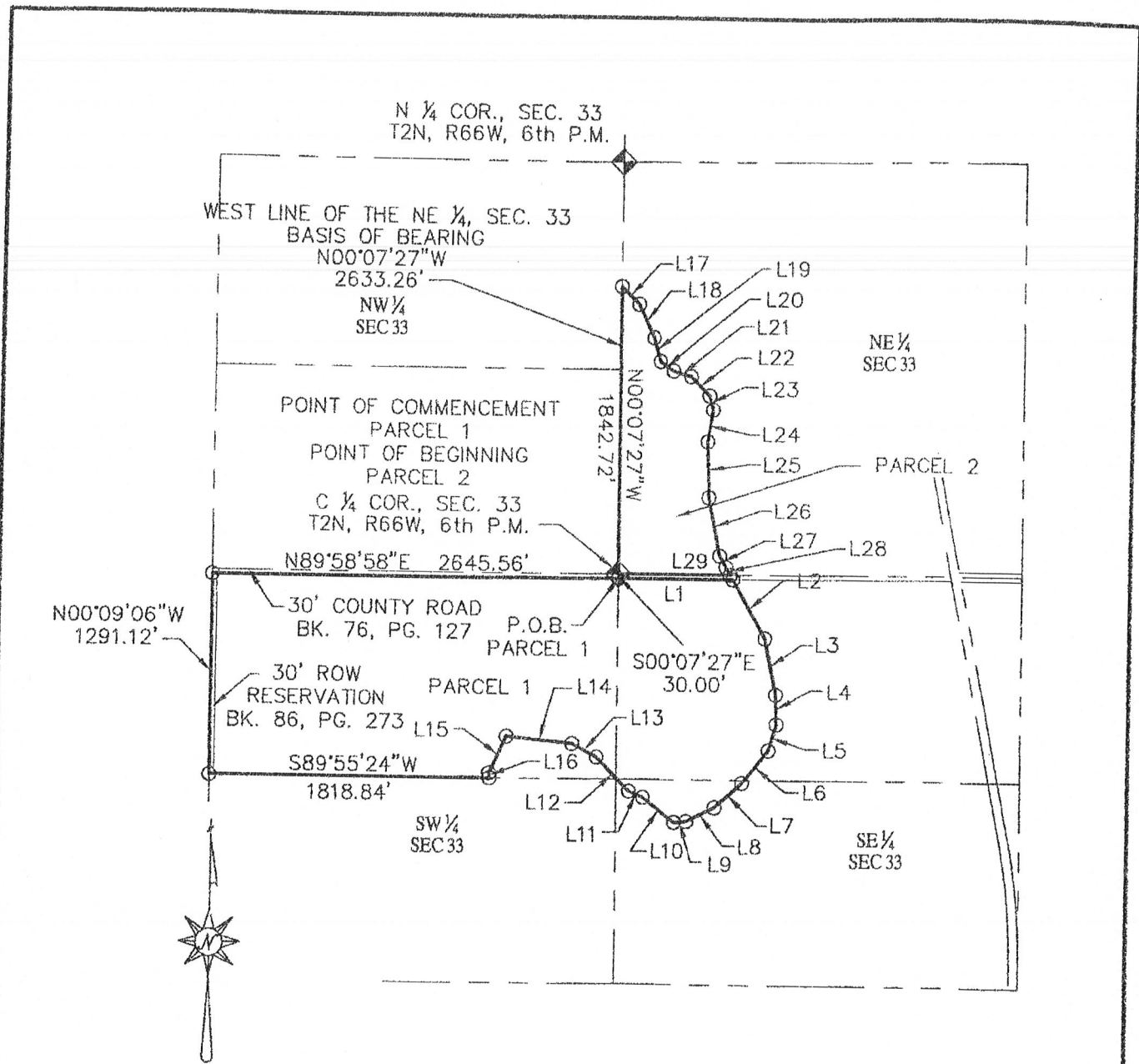


WELD COUNTY, COLORADO

COTTONWOOD GREENS P.U.D.

DRAWN BY:	NLD	SCALE:	1"=1000'	R.O.W. FILE NUMBER
CHECKED BY:	NLD	DATE:	01-31-05	JOB NUMBER:
				18014172

PROPERTY EXHIBIT
SITUATED IN SEC. 33, T2N,
R66W, 6th P.M., WELD COUNTY, COLORADO



PARCEL 1 CONTAINING
4,632,679 sq. ft. OR 106.352 ACRES
PARCEL 2 CONTAINING
899,577 sq. ft. OR 20.651 ACRES
TOTAL AREA
127.003 ACRES ±

THIS EXHIBIT DOES NOT REPRESENT
A MONUMENTED LAND SURVEY. IT IS
INTENDED ONLY TO REPRESENT THE
ATTACHED PROPERTY DESCRIPTION.

MERRICK PROJECT NO.		18014172	
CLIENT PROJECT NO.			
RECORD DESCRIPTION			
DRAWN	BY	DATE	05-16-09
MERRICK Engineers & Architects		SCALE: 1"=1000' 2450 S. Peoria St., Aurora, Co. 80014 Phone: 303-751-0741	

FT. LUPTON NORTH PROPERTIES NE 1/4 & S1/2, SEC. 33 T2N, R66W, 6th P.M.	
TITLE: COYOTE CREEK NORTH PARCEL EXHIBIT	
DRAWING NO. PLMP PARCEL EXHIBIT (LOCAL SURVEY) COYOTE NORTH DITCH	SHEET NO. 3 of 4

FLNP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°59'33"E	763.26
L2	S29°30'23"E	433.96
L3	S11°44'38"E	367.91
L4	S02°12'23"E	191.55
L5	S16°43'32"W	177.03
L6	S39°07'20"W	270.10
L7	S47°57'25"W	237.38
L8	S63°34'45"W	205.14
L9	S85°20'22"W	82.20
L10	N53°16'08"W	266.98
L11	N67°18'03"W	103.00
L12	N44°48'03"W	306.62
L13	N62°30'08"W	185.25
L14	N84°26'58"W	426.35
L15	S24°35'52"W	259.75
L16	S04°38'28"E	31.95
L17	S46°07'25"E	161.55
L18	S26°34'05"E	237.68
L19	S17°04'55"E	155.48
L20	S56°15'25"E	109.68
L21	S74°00'07"E	122.26
L22	S45°23'07"E	173.34
L23	S15°59'13"E	92.72
L24	S09°12'24"W	208.15
L25	S02°08'23"E	360.18
L26	S11°11'43"E	382.01
L27	S29°30'23"E	84.81
L28	S29°10'04"E	57.26
L29	S89°59'33"W	746.09

MERRICK PROJECT NO. 18014172
 CLIENT PROJECT NO.
 REVISION DESCRIPTION

DRAWN BYN DATE WHEN SCALE N/A



MERRICK

Engineers & Architects

2450 S. Peoria St., Aurora, Co. 80014 Phone: 303-751-0741

FT. LUPTON NORTH PROPERTIES
 NE 1/4 & S1/2, SEC. 33
 T2N, R66W, 6th P.M.

COYOTE CREEK NORTH
 PARCEL EXHIBIT

DRAWING NO. FLNP PARCEL DWS

DATE FORWARDED TO COUNTY/CITY

SHEET NO.

4 of 4



Exhibit "A"
(5 pages)

Merrick & Company
2450 S. Peoria Street
Aurora, CO 80014-5472

Phone 303-751-0741 / Fax 303-751-2581
www.merrick.com

**FT. LUPTON NORTH PROPERTIES
PROPERTY DESCRIPTION**

TWO PARCELS OF LAND LOCATED IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 33 WHENCE THE NORTH QUARTER CORNER OF SAID SECTION BEARS N00°07'27"W A DISTANCE OF 2633.26 FEET;

THENCE S00°07'27"E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THAT COUNTY ROAD DESCRIBED IN BOOK 76 AT PAGE 127 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°59'33"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 763.26 FEET;

THENCE S29°30'23"E, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 433.96 FEET;

THENCE S11°44'38"E A DISTANCE OF 367.91 FEET;

THENCE S02°12'23"E A DISTANCE OF 191.55 FEET;

THENCE S16°43'32"W A DISTANCE OF 177.03 FEET;

THENCE S39°07'20"W A DISTANCE OF 270.10 FEET;

THENCE S47°57'25"W A DISTANCE OF 237.38 FEET;

THENCE S63°34'45"W A DISTANCE OF 205.14 FEET;

THENCE S85°20'22"W A DISTANCE OF 82.20 FEET;

THENCE N53°16'08"W A DISTANCE OF 266.98 FEET;

THENCE N67°18'03"W A DISTANCE OF 103.00 FEET;

THENCE N44°48'03"W A DISTANCE OF 306.62 FEET;

THENCE N62°30'08"W A DISTANCE OF 185.25 FEET;

THENCE N84°26'58"W A DISTANCE OF 426.35 FEET;

THENCE S24°35'52"W A DISTANCE OF 259.75 FEET;

THENCE S04°38'28"E A DISTANCE OF 31.95 FEET;

THENCE S89°55'24"W A DISTANCE OF 1818.84 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°09'06"W, ALONG SAID WEST LINE A DISTANCE OF 1291.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD;

THENCE N89°58'58"E A DISTANCE OF 2645.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 1 CONTAINING 4,632,679 SQUARE FEET OR 106.352 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 33, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION BEARS N00°07'27"W A DISTANCE OF 2633.26 FEET;

THENCE N00°07'27"W, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 1842.72 FEET;

THENCE S46°07'25"E, DEPARTING SAID WEST LINE, A DISTANCE OF 161.55 FEET;

THENCE S26°34'05"E A DISTANCE OF 237.68 FEET;

THENCE S17°04'55"E A DISTANCE OF 155.48 FEET;

THENCE S56°15'25"E A DISTANCE OF 109.68 FEET;

THENCE S74°00'07"E A DISTANCE OF 122.26 FEET;

THENCE S45°23'07"E A DISTANCE OF 173.34 FEET;

THENCE S15°59'13"E A DISTANCE OF 92.72 FEET;

THENCE S09°12'24"W A DISTANCE OF 208.15 FEET;

THENCE S02°08'23"E A DISTANCE OF 360.18 FEET;

THENCE S11°11'43"E A DISTANCE OF 382.01 FEET;

THENCE S29°30'23"E A DISTANCE OF 84.81 FEET;

THENCE S29°10'04"E A DISTANCE OF 57.26 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE S89°59'33"W, ALONG SAID SOUTH LINE, A DISTANCE OF 746.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 2 CONTAINING 899,577 SQUARE FEET OR 20.651 ACRES MORE OR LESS.

PARCELS 1 AND 2 CONTAINING A COMBINED AREA OF 127.003 ACRES MORE OR LESS.

NOTE: THIS DESCRIPTION DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO REPRESENT THE ATTACHED EASEMENT DESCRIPTION.

David R. Franzen

DAVID R. FRANZEN, P.L.S. NO. 29036

FOR AND ON BEHALF OF
MERRICK & COMPANY

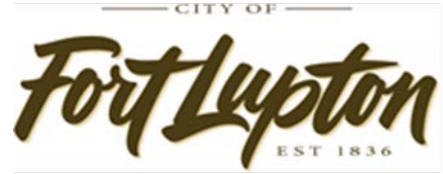
JN: 18014172

DATE: _____

5-19-0



CITY OF FORT LUPTON CITY COUNCIL



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Mike Sanchez, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

IM 2021-001

FERAL CAT FERTILITY MITIGATION PROJECT

I. **Agenda Date:** January 5, 2021

II. **Attachments:** a. Flyer

III. **Issue/Request:**

The Police Department has reached an agreement with Northern Colorado Friends of Ferals to participate in a feral cat fertility mitigation project in February 2021. As a foundation for that project, the Police Department has allocated \$1000 from the Police Programs budget line. The agreement allocates \$40 per cat collected and NCFF routinely sends 80-100 cats per event to veterinarian support. This could result in a \$4000 total invoice. The Police Department will be seeking funding assistance.

The Police Department will also be seeking assistance in locating "catch" locations to insure the best catch results.

IV. **Legal/Political Considerations:**

None

V. **Alternatives/Options:**

1. Nothing

VI. **Financial Considerations:**

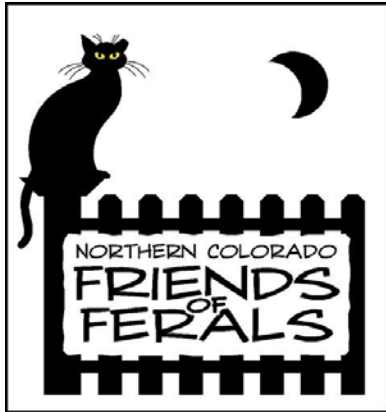
The Police Department will allocate \$1000 from Police Programs to support this project.

VII. **Submitted by:**

Chief of Police

VIII. **Approved for Presentation:**

City Administrator



CALLING ALL UNALTERED FT LUPTON CATS!

TRAP, NEUTER AND RETURN PROGRAM

Let's get the community cats in Fort Lupton fixed and humanely cut down on the cat population! Life will be better for the cats and the residents.

Northern Colorado Friends of Ferals in Fort Collins is offering free spay/neuter clinics for feral and outdoor tame cats this spring and summer. If you are feeding feral cats or strays and want them to be spayed/neutered, please call the number at the bottom of the page. Our volunteers are available to help you trap cats.

Spay/Neuter is free and includes vaccinations for distemper and rabies.

Time and space are limited and cats will be taken by appointment on a first come, first served basis.

Call Leslie at 970-224-1467, or email sidwiggy7717@gmail.com



Upcoming Events

January 1, 2021	City Offices Closed in Observance of New Year's Day
January 5, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
January 12, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
January 18, 2021	City Offices Closed in Observance of Martin Luther King Day
January 19, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
January 26, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.