



City of Fort Lupton

REGULAR MEETING AGENDA

Tuesday, January 19, 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. 01192021 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. 01052021 City Council Meeting Minutes

b. AM 2021-013 Approve a Resolution Ratifying the Appointment of Perry Buck as a Member of the Fort Lupton Urban Renewal Authority, to Serve as the Weld County Representative, for a Five-Year Term Expiring January 19, 2026

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 2021-015 Approve a Resolution Accepting the Willow Bend (F/K/A/ Fulton Ranch) Subdivision Preliminary Plat and Preliminary PUD Plan

Action Memorandum

a. AM 2021-014 Approve a Resolution Accepting an Annexation Petition for the Hagler Annexation Nos. 1-5 Submitted by Mandi Hagler and Lee Hagler and to Set a Public Hearing for March 2, 2021

Staff Reports

Mayor/Council Reports

Future City Events

- a. 01152021 Upcoming Events

Adjourn



City of Fort Lupton

Check Report

By Check Number

Date Range: 01/05/2021 - 01/19/2021

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						
000024	ACE HARDWARE OF FORT LUPTON	01/11/2021	Regular	0.00	20.68	84164
86760	Invoice	01/05/2021	GOLF-TEXTURE SPRAY-PRO SHOP	0.00	9.99	
86767	Invoice	01/05/2021	GOLF-FLTBAR,FASTENERS-PRO SHOP	0.00	10.69	
000044	AGFINITY INC	01/11/2021	Regular	0.00	663.70	84165
I53578	Invoice	01/05/2021	GOLF-NL 10% ETHANOL 156GALS-MAINT	0.00	395.52	
I53579	Invoice	01/05/2021	GOLF-PREMIUM 10%-MAINT	0.00	56.26	
I53580	Invoice	01/05/2021	GOLF-DYED #2 94GALS-MAINT	0.00	211.92	
000183	CALLAWAY GOLF SALES COMPANY	01/11/2021	Regular	0.00	25.17	84166
930170905	Invoice	12/18/2020	Callaway Golf	0.00	651.00	
930170908	Invoice	12/18/2020	Callaway Golf	0.00	13.40	
930170931	Invoice	12/18/2020	Callaway Golf	0.00	318.15	
930191377	Invoice	12/18/2020	Callaway Golf	0.00	1,141.95	
930198626	Invoice	12/18/2020	Callaway Golf	0.00	442.11	
930200682	Invoice	12/18/2020	Callaway Golf	0.00	1,010.65	
930205716	Invoice	12/18/2020	Callaway Golf	0.00	1,962.60	
930205718	Invoice	12/18/2020	Callaway Golf	0.00	272.25	
930222623	Invoice	12/18/2020	Callaway Golf	0.00	318.15	
930246326	Invoice	12/18/2020	Callaway Golf	0.00	914.56	
930456177	Invoice	12/18/2020	Callaway Golf	0.00	491.24	
930461028	Invoice	12/18/2020	Callaway Golf	0.00	383.14	
930462567	Invoice	12/18/2020	Callaway Golf	0.00	297.20	
930983544	Credit Memo	12/18/2020	Callaway Golf	0.00	-2,401.00	
930990475	Credit Memo	12/18/2020	Callaway Golf	0.00	-3,865.23	
930995093	Credit Memo	12/18/2020	Callaway Golf	0.00	-1,925.00	
000239	CITY OF FORT LUPTON	01/11/2021	Regular	0.00	17,796.83	84167
FIN2020125	Invoice	01/05/2021	GOLF-REIMBURSE COMCAST INV113507231 ...	0.00	288.89	
FIN2020127	Invoice	01/05/2021	GOLF-PAYROLL EXPENSES 12-12-12/25 PAID...	0.00	17,503.11	
FIN2021002	Invoice	01/05/2021	GOLF-EAP FOR JAN21-ADMIN	0.00	4.83	
000241	CITY OF FT LUPTON-UTIL INVOICE	01/11/2021	Regular	0.00	188.86	84168
110249001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-Golf	0.00	95.18	
110252101 DEC20	Invoice	01/06/2021	Water/Sewer Bill-Golf	0.00	61.26	
770214501 DEC20	Invoice	01/06/2021	Water/Sewer Bill-Golf	0.00	32.42	
001881	HALO BRANDED SOLUTIONS INC	01/11/2021	Regular	0.00	28.00	84169
4894335	Invoice	01/05/2021	GOLF-EMBROIDERY-PRO SHOP	0.00	28.00	
001895	TERMINIX	01/11/2021	Regular	0.00	137.00	84170
403485682	Invoice	01/05/2021	GOLF-PEST CONTROL-PRO SHOP	0.00	137.00	
000048	AIRGAS USA LLC	01/19/2021	Regular	0.00	12.85	84171
9976525929	Invoice	01/14/2021	GOLF-TANK RENTALS ACETYLENE/OXYGEN-...	0.00	12.85	
000239	CITY OF FORT LUPTON	01/19/2021	Regular	0.00	416.94	84172
FIN2021010	Invoice	12/04/2020	Golf ComData Purchases	0.00	416.94	
000307	COMCAST CABLE COMM, LLC	01/19/2021	Regular	0.00	246.71	84173
606460120790 JA...	Invoice	01/14/2021	GOLF-PHONE/INTERNET 1/6/21 - 2/5/21	0.00	246.71	
000461	FERRELLGAS LP	01/19/2021	Regular	0.00	2,106.03	84174
1113694541	Invoice	01/14/2021	GOLF-PROPANE 285GALS-MAINT	0.00	909.47	
1114009391	Invoice	01/14/2021	GOLF-PROPANE DELIVERY 358.1GALS-MAINT	0.00	1,196.56	

Check Report

Date Range: 01/05/2021 - 01/19/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
002668	KARCHER	01/19/2021	Regular	0.00	2,621.56	84175
5333927588	Invoice	12/31/2020	GOLF-HOTSY 555, 120V-MAINT	0.00	2,621.56	
000735	LL JOHNSON DISTRIBUTING	01/19/2021	Regular	0.00	19,601.85	84176
1846179-00	Invoice	12/31/2020	GC-AM2020-199 DEEPTINE AERATOR-MAINT	0.00	19,601.85	
000768	MASEK GOLF CAR OF COLORADO	01/19/2021	Regular	0.00	1,433.39	84177
1-64253	Invoice	12/31/2020	GOLF-SUN ROOF SUPPORT, SIDE PROTECTOR..	0.00	1,433.39	
000913	POTESTIO BROTHERS EQUIPMENT	01/19/2021	Regular	0.00	155.22	84178
65333C	Invoice	01/14/2021	GOLF-MOWER REEL-MAINT	0.00	453.01	
65356C	Credit Memo	12/04/2020	GOLF-MOWER REEL RETURN-MAINT	0.00	-297.79	
001137	UNITED POWER	01/19/2021	Regular	0.00	1,226.92	84179
1194602 JAN21	Invoice	01/14/2021	United Power	0.00	420.45	
1195001 JAN21	Invoice	01/14/2021	United Power	0.00	345.20	
1195701 JAN21	Invoice	01/14/2021	United Power	0.00	413.36	
19595600 JAN21	Invoice	01/14/2021	United Power	0.00	25.17	
6601202 JAN21	Invoice	01/14/2021	United Power	0.00	22.74	

Bank Code Golf Course Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	44	16	0.00	46,681.71
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	44	16	0.00	46,681.71

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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						
001930	HUMANA HEALTH PLAN INC	01/05/2021	Regular	0.00	91,918.35	68794
379450430	Invoice	01/01/2021	GF-JAN21 HUMANA HEALTH	0.00	91,918.35	
001820	BADGER METER	01/11/2021	Regular	0.00	103,938.72	68795
1407636	Invoice	01/06/2021	New Meters / Accessories	0.00	9,585.00	
1407887	Invoice	01/06/2021	New Meters / Accessories	0.00	4,072.00	
1407888	Invoice	01/05/2021	UF-MAGNETIC MOUNT & ANTENNA (2)-UB	0.00	226.00	
1407889	Invoice	01/06/2021	Replacement meters / Endpoints	0.00	63,772.04	
1407890	Invoice	01/06/2021	Replacement meters / Endpoints	0.00	26,130.50	
80065924	Invoice	01/05/2021	UF-BEACON MOBILE HOSTING UNIT-UB	0.00	153.18	
000233	CIRSA/PC	01/11/2021	Regular	0.00	308,415.03	68796
210035	Invoice	01/05/2021	GF-2021 CIRSA PROPERTY/CASUALTY INSUR...	0.00	305,176.01	
210344	Invoice	01/05/2021	GF-2021 EXCESS CRIME & VAMP-MISC	0.00	3,239.02	
000241	CITY OF FT LUPTON-UTIL INVOICE	01/11/2021	Regular	0.00	2,142.87	68797
110035001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
110221001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
110222001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
110251001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
330025001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
330031001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
330045001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	104.56	
330092001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
330166001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	56.54	
330920000 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
550055501 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	65.99	
550057001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	104.15	
550057601 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	895.04	
550057701 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
660092001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
770109501 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
770116501 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
770229001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
770229501 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
770229601 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
770231101 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
990004001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
990004101 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	51.25	
990005001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	133.89	
990006001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
990007001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
990008001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	34.65	
990132001 DEC20	Invoice	01/06/2021	Water/Sewer Bill-City	0.00	38.45	
000242	CIVICPLUS	01/11/2021	Regular	0.00	8,064.00	68798
206102	Invoice	01/16/2021	CivicPlus Annual Renewal	0.00	8,064.00	
000269	COLORADO ASPHALT SVCS	01/11/2021	Regular	0.00	1,750.00	68799
55942	Invoice	01/06/2021	SSTX-EZ ST COLD ASPHALT-STREETS	0.00	1,750.00	
000307	COMCAST CABLE COMM, LLC	01/11/2021	Regular	0.00	217.97	68800
606460116038 DE...	Invoice	01/05/2021	DEC20 INTERNET/MUSIC SERVICES	0.00	217.97	
001517	CORE&MAIN LP	01/11/2021	Regular	0.00	5,504.00	68801
N496178	Invoice	01/06/2021	UF-METER PIT, COPPER TUBE, LID-W LINES	0.00	2,888.00	
N498268	Invoice	01/06/2021	UF-YOKE, FULL PORT BALL VALVE-W LINES	0.00	2,616.00	
002556	DELUXE	01/11/2021	Regular	0.00	580.61	68802
2048656915	Invoice	01/05/2021	GF-CITY AP CHECKS & DEPOSIT BOOKS-FIN	0.00	580.61	
000455	FASTENAL COMPANY 01COFTL	01/11/2021	Regular	0.00	48.97	68803

Check Report

Date Range: 01/05/2021 - 01/19/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
COFTL172424	Invoice	01/05/2021	GF-REPAIR PARTS-PARKS	0.00	48.97	
000513	G & G EQUIPMENT	01/11/2021	Regular	0.00	177.12	68804
106667	Invoice	01/05/2021	GF-4CYCLE OIL-PARKS	0.00	177.12	
001881	HALO BRANDED SOLUTIONS INC	01/11/2021	Regular	0.00	1,116.05	68805
4901841	Invoice	01/06/2021	GF-BACKPACKS FOR REMOTE WORKING LAP...	0.00	1,116.05	
001851	IMA, INC	01/11/2021	Regular	0.00	12,727.00	68806
30974	Invoice	01/05/2021	GF-2021 CYBER LIABILITY RENEWAL-MISC	0.00	7,937.00	
30979	Invoice	01/05/2021	GF-BOILER & MACHINERY RENEWAL PREMI...	0.00	4,790.00	
002695	ION DEVELOPER	01/11/2021	Regular	0.00	508.76	68807
20FTL-00081-R	Invoice	01/06/2021	GF-BUILDING PERMIT FEES/USE TAX REFUND	0.00	508.76	
001799	MAC EQUIPMENT INC	01/11/2021	Regular	0.00	954.45	68808
328947	Invoice	01/05/2021	GF-BRUSH, FILTER & OIL-PARKS	0.00	954.45	
000835	NEOGOV	01/11/2021	Regular	0.00	6,975.99	68809
INV-17626	Invoice	01/06/2021	NEOGOV	0.00	6,975.99	
002243	NOCO MUNICIPAL CONSULTING LLC	01/11/2021	Regular	0.00	850.00	68810
12	Invoice	01/06/2021	GF-SHOOTING RANGE CONSULTING-MISC	0.00	850.00	
000847	NORMAN'S MEMORIALS INC.	01/11/2021	Regular	0.00	85.00	68811
BUCHER	Invoice	01/05/2021	CEM-ENGRAVING SERVICES BUCHER	0.00	85.00	
000865	OFFICE DEPOT	01/11/2021	Regular	0.00	126.64	68812
139244345001	Invoice	01/05/2021	GF-SALT FOR BREAK ROOM-ADMIN	0.00	12.99	
143284931001	Invoice	01/05/2021	GF-WIRELESS MOUSE & GLUESTICKS	0.00	17.68	
143317195001	Invoice	01/06/2021	GF-BATTERIES-ADMIN	0.00	4.72	
145109049001	Invoice	01/06/2021	GF-DISHWASHER DETERGENT-ADMIN	0.00	70.99	
145110483001	Invoice	01/06/2021	GF-COPPERTOP AA BATTERIES-ADMIN	0.00	20.26	
000862	O'REILLY AUTO PARTS	01/11/2021	Regular	0.00	53.47	68813
4489-260723	Invoice	01/05/2021	GF-MOTOROIL-PARKS	0.00	44.48	
4489-261304	Invoice	01/05/2021	GF-MAG PICK UP-PARKS	0.00	8.99	
000901	PLAINS EAST MECHANICAL SERVICES LLC	01/11/2021	Regular	0.00	255.00	68814
3054-1088	Invoice	01/05/2021	CPR-KITCHEN HVAC CHECK-COM CTR	0.00	85.00	
3055-1089	Invoice	01/05/2021	REC-LOCKER ROOMS HVAC CHECK	0.00	170.00	
002694	SYMMETRY ENERGY SOLUTIONS LLC	01/11/2021	Regular	0.00	8,864.69	68815
7699344	Invoice	01/06/2021	REC-NATURAL GAS DELIVERIES	0.00	879.24	
7995314	Invoice	01/06/2021	REC-NATURAL GAS DELIVERIES (232MMBTU)	0.00	916.07	
8249864	Invoice	01/06/2021	REC-NATURAL GAS DELIVERIES (223MMBTU)	0.00	893.68	
8482914	Invoice	01/06/2021	REC-NATURAL GAS DELIVERIES (234MMBTU)	0.00	954.46	
8724704	Invoice	01/06/2021	REC-NATURAL GAS DELIVERIES (262MMBTU)	0.00	1,227.96	
8971484	Invoice	01/06/2021	REC-NATURAL GAS DELIVERIES (388MMBTU)	0.00	1,713.41	
9132764	Invoice	01/06/2021	REC-NATURAL GAS DELIVERIES (425MMBTU)	0.00	2,279.87	
002659	TAIT & ASSOCIATES, INC.	01/11/2021	Regular	0.00	25,825.00	68816
136135	Invoice	01/06/2021	AM2020-193 Harrison Ave / 4th St Engineeri...	0.00	25,825.00	
001101	TODD HODGES DESIGN LLC	01/11/2021	Regular	0.00	7,475.00	68817
3283	Invoice	01/06/2021	GF-PLANNING SERVICES 12/21/20-01/03/21	0.00	7,475.00	
001120	TRUDILIGENCE LLC	01/11/2021	Regular	0.00	19.49	68818
39128	Invoice	01/05/2021	GF-PRE EMPLOYMENT SCREENINGS TEJADA...	0.00	19.49	
001156	VERIZON WIRELESS SVCS LLC	01/11/2021	Regular	0.00	4,337.67	68819
9870033301	Invoice	01/06/2021	Verizon Bill	0.00	4,337.67	
001174	WAGNER EQUIPMENT CO.	01/11/2021	Regular	0.00	198,900.00	68820
B3564301	Invoice	01/06/2021	GF-AM2020-195 140M3 MOTOR GRADER-S...	0.00	198,900.00	

Check Report

Date Range: 01/05/2021 - 01/19/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
001963	WASTE CONNECTIONS OF COLO, INC	01/11/2021	Regular	0.00	768.12	68821
1187327 JAN21	Invoice	12/31/2020	Waste Connections	0.00	106.94	
1187330 JAN21	Invoice	12/31/2020	Waste Connections	0.00	276.68	
31172871 JAN21	Invoice	12/31/2020	Waste Connections	0.00	251.08	
31174339 JAN21	Invoice	12/31/2020	Waste Connections	0.00	48.53	
31174340 JAN21	Invoice	12/31/2020	Waste Connections	0.00	84.89	
001183	WAXIE SANITARY SUPPLY	01/11/2021	Regular	0.00	4,998.06	68822
79592181	Invoice	01/06/2021	GF-DISINFECTING SPRAYER-MISC	0.00	714.85	
79636933	Invoice	01/06/2021	GF-BACKPACK DISINFECTANT SPRAYER-MISC	0.00	1,801.40	
79715711	Invoice	01/05/2021	GF-TRASH BAGS-PARKS	0.00	220.00	
79718608	Invoice	01/06/2021	GF-VACUUM CLEANER,SHAMPOOER-FAC	0.00	1,424.16	
79718609	Invoice	01/06/2021	GF-JANITOR CART/CLEANERS-FAC	0.00	837.65	
000197	CASELLE, INC.	01/14/2021	Regular	0.00	3,900.00	68823
106516	Invoice	01/13/2021	Caselle fees for access to application (Annual)	0.00	3,900.00	
001301	AAA AUTO PARTS INC	01/19/2021	Regular	0.00	349.75	68824
103202	Invoice	01/12/2021	GF-LITHIUM GREASE-PARKS	0.00	7.04	
103263	Invoice	01/12/2021	GF-FUEL FILTER, HI PWR V8-PARKS	0.00	32.46	
103325	Invoice	01/12/2021	GF-AIR/OIL FILTERS-PARKS	0.00	121.81	
103346	Invoice	01/12/2021	GF-20W50 OIL-PARKS	0.00	64.09	
103428	Invoice	01/13/2021	GF-OIL FILTER, OIL-PARKS	0.00	40.11	
103669	Invoice	01/13/2021	GF-OIL, AIR FILTERS, BELT, GASKET, OIL-PAR...	0.00	63.79	
103681	Invoice	01/13/2021	GF-VBELT AND GASKET-PARKS	0.00	20.45	
000023	ACE EQUIPMENT & SUPPLY	01/19/2021	Regular	0.00	354.00	68825
171212	Invoice	12/31/2020	SSTX-9' RUBBER SNOW BLADE-STREETS	0.00	354.00	
000025	ACKLAM INC	01/19/2021	Regular	0.00	1,402.50	68826
6110	Invoice	01/13/2021	GF-FLOOD PLAIN SURVEY-ENG	0.00	1,402.50	
000030	ADAMS COUNTY SHERIFF	01/19/2021	Regular	0.00	600.00	68827
362381	Invoice	12/31/2020	GF-2020 RANGE TRAINING-PD	0.00	600.00	
000031	ADAMSON POLICE PRODUCTS	01/19/2021	Regular	0.00	207.00	68828
INV336194	Invoice	12/31/2020	GF-VEST CARRIER FLYINGHAWK,PATCH BOT...	0.00	207.00	
000034	ADT SECURITY SYSTEM	01/19/2021	Regular	0.00	498.84	68829
DEC20	Invoice	12/31/2020	SECURITY MONITORING, AUG, OCT-DEC2020	0.00	498.84	
000037	ADVANCED URGENT CARE AND OCC MED	01/19/2021	Regular	0.00	105.00	68830
64743	Invoice	01/12/2021	GF-HEPB VACCINE ENGLISH-PD	0.00	105.00	
001820	BADGER METER	01/19/2021	Regular	0.00	7,719.61	68831
1407886	Invoice	01/14/2021	New water service materials	0.00	3,246.40	
1409279	Invoice	01/14/2021	UF-New water service materials-W LINES	0.00	2,850.01	
1409280	Invoice	01/14/2021	New water service materials	0.00	1,623.20	
000216	CHAMBER OF COMMERCE	01/19/2021	Regular	0.00	500.00	68832
JAN2021	Invoice	01/12/2021	GF-2021 FORT LUPTON CHAMBER DUES-LEG...	0.00	500.00	
000260	CO RURAL WATER ASSOC	01/19/2021	Regular	0.00	400.00	68833
18248	Invoice	01/13/2021	UF-2021 MEMBERSHIP-ADMIN	0.00	400.00	
002651	COLORADO COMMUNITY MEDIA	01/19/2021	Regular	0.00	248.20	68834
15111	Invoice	01/12/2021	GF-LEGAL PUBLICATIONS/NOTICES	0.00	248.20	
001614	COLORADO DEPARTMENT OF REVENUE	01/19/2021	Regular	0.00	960.00	68835
2020	Invoice	12/31/2020	GF-2020 PROCESSING FEES OJW/WARRANTS...	0.00	960.00	
000306	COMCAST BUSINESS	01/19/2021	Regular	0.00	2,226.72	68836
114361823	Invoice	01/14/2021	Comcast Acct 930000301	0.00	2,226.72	
000307	COMCAST CABLE COMM, LLC	01/19/2021	Regular	0.00	322.02	68837

Check Report

Date Range: 01/05/2021 - 01/19/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
606460124495 DE...	Invoice	12/31/2020	CPR-CABLE SERVICES 12/25-01/24/21-COM ...	0.00	151.07	
6460163725 DEC20	Invoice	12/31/2020	Comcast Acct 8497 60 646 0163725	0.00	170.95	
000407	DXP ENTERPRISES INC	01/19/2021	Regular	0.00	210.71	68838
51680510	Invoice	12/31/2020	GF-REPAIR PARTS FOR ICE SPREADER-STREE...	0.00	210.71	
000429	EMPIRE PORTABLE RESTROOMS	01/19/2021	Regular	0.00	708.15	68839
54578	Invoice	01/12/2021	GF-PORTABLE RESTROOMS 01/05/21-02/01...	0.00	583.00	
54680	Invoice	01/12/2021	GF-PORTABLE RESTROOM DOG PARK-PARKS	0.00	125.15	
002568	FORT LUPTON CAR WASH	01/19/2021	Regular	0.00	109.00	68840
163	Invoice	12/31/2020	GF-VEHICLE MAINTENACE-PD	0.00	109.00	
000488	FORT LUPTON PRESS	01/19/2021	Regular	0.00	80.00	68841
129511 2021	Invoice	01/13/2021	GF-2021 ANNUAL SUBSCRIPTON	0.00	80.00	
000491	FORT LUPTON VETERINARY	01/19/2021	Regular	0.00	600.00	68842
866813	Invoice	12/31/2020	GF-PET BOARDING SERVICES 11/26-12/28/2...	0.00	600.00	
000513	G & G EQUIPMENT	01/19/2021	Regular	0.00	3,208.67	68843
106738	Invoice	01/14/2021	GF-PLOW ATTACHMENT-PARKS	0.00	3,208.67	
001881	HALO BRANDED SOLUTIONS INC	01/19/2021	Regular	0.00	2,231.83	68844
4831111	Invoice	12/31/2020	GF-UNIFORM SHIRTS-PW SHOP	0.00	256.99	
4839983	Invoice	12/31/2020	GF-BASEBALL CAPS-FAC	0.00	1,048.26	
4868954	Invoice	12/31/2020	GF-UNIFORM SHIRTS	0.00	891.58	
4915039	Invoice	01/13/2021	REC-VEST FOR CRYSTAL ALEXANDER	0.00	35.00	
002166	JBS PIPELINE CONTRACTORS	01/19/2021	Regular	0.00	52,684.65	68845
JBS0243-1	Invoice	12/31/2020	SDF-KAHIL STORM DRAIN PROJECT-	0.00	52,684.65	
000698	L.G. EVERIST, INC	01/19/2021	Regular	0.00	280.40	68846
529552	Invoice	01/13/2021	UF-SQUEEGE	0.00	280.40	
002696	LAURIE GRAVES	01/19/2021	Regular	0.00	2,500.00	68847
10421	Invoice	12/31/2020	GF-PAY EQUITY ANALYSIS-MISC	0.00	2,500.00	
000820	MUNICODE	01/19/2021	Regular	0.00	1,065.00	68848
353469	Invoice	01/12/2021	GF-MYMUNICODE 2021-CITY CLK	0.00	1,065.00	
000865	OFFICE DEPOT	01/19/2021	Regular	0.00	135.26	68849
143315227001	Invoice	01/13/2021	GF-CALCULATOR BATTERY-PLAN	0.00	2.99	
145618174001	Invoice	01/13/2021	GF-WALL CALENDARS, CALENDARS, PLANNE...	0.00	99.29	
145623434001	Invoice	01/13/2021	GF-WALL SUPPLIES-ADMIN	0.00	17.99	
145623435001	Invoice	01/13/2021	GF-WALL CALENDAR-ADMIN	0.00	14.99	
000869	OPERATIONS MANAGEMENT INT	01/19/2021	Regular	0.00	120,324.80	68850
351230-22-02	Invoice	02/01/2021	UF-OMI MONTHLY BILLING FEB20	0.00	120,324.80	
000862	O'REILLY AUTO PARTS	01/19/2021	Regular	0.00	35.35	68851
4489-262868	Invoice	01/12/2021	GF-MINI BULBS, WIPER FLUID-PARKS	0.00	15.37	
4489-263649	Invoice	01/13/2021	GF-TOWELS, DISINFECTANT-PARKS	0.00	19.98	
000893	PETROCK FENDEL POZNANOVIC PC	01/19/2021	Regular	0.00	1,197.00	68852
31912	Invoice	12/31/2020	SWTX-DEC20 LEGAL WATER-WTP	0.00	1,197.00	
000896	PETTY CASH-FINANCE	01/19/2021	Regular	0.00	232.01	68853
DEC20	Invoice	12/31/2020	GF-PETTY CASH REIMBURSEMENT	0.00	232.01	
002265	QUADIENT FINANCE USA INC	01/19/2021	Regular	0.00	539.51	68854
JAN21	Invoice	01/14/2021	GF-DEC20 POSTAGE	0.00	483.00	
JAN21 FEES	Invoice	01/14/2021	GF-LATE FEES	0.00	56.51	
000956	ROCKY MOUNTAIN LOW VOLTAGE	01/19/2021	Regular	0.00	135.00	68855
20210099	Invoice	01/13/2021	REC-QUARTERLY MONITORING ELEVATOR	0.00	135.00	

Check Report

Date Range: 01/05/2021 - 01/19/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
002118	RUBY FORD	01/19/2021	Regular	0.00	85.56	68856
DEC20	Invoice	12/31/2020	GF-TRIPS TO Foothills Animal Shelter-C...	0.00	85.56	
000997	SESAC, INC.	01/19/2021	Regular	0.00	483.00	68857
10446399	Invoice	01/13/2021	REC-ANNUAL MUSIC PERFORMANCE LICENSE	0.00	483.00	
001006	SHI INTERNATIONAL CORP	01/19/2021	Regular	0.00	5,922.00	68858
B12835085	Invoice	01/14/2021	48 Port Switches	0.00	5,922.00	
001008	SHRED-IT USA LLC	01/19/2021	Regular	0.00	30.00	68859
8181211121	Invoice	01/13/2021	GF-SHREDDING SERVICES-CITY CLK	0.00	30.00	
001126	TYLER TECHNOLOGIES	01/19/2021	Regular	0.00	157.80	68860
25-319812	Invoice	12/31/2020	GF-CREDIT CARD FEES-COURT	0.00	45.00	
25-320224	Invoice	12/31/2020	GF-COURT NOTIFICATIONS-COURT	0.00	112.80	
001147	USA BLUE BOOK	01/19/2021	Regular	0.00	2,418.69	68861
459080	Invoice	12/31/2020	UF-ROOTX SUPPLIES, JET FOAM DEGREASER...	0.00	2,418.69	
001183	WAXIE SANITARY SUPPLY	01/19/2021	Regular	0.00	80.00	68862
79726749	Invoice	01/13/2021	GF-DOGGIE WASTE BAG DISPENSER-PARKS	0.00	80.00	
001189	WELD COUNTY ACCTG DEPART	01/19/2021	Regular	0.00	4,221.25	68863
DEC20	Invoice	12/31/2020	GF-DEC20 FUEL PURCHASES	0.00	4,221.25	
001212	WILLIAMS AND WEISS CONSULTING	01/19/2021	Regular	0.00	3,842.50	68864
1454	Invoice	12/31/2020	2020 Water Resource Plan & Decree Account..	0.00	1,087.50	
1454-2	Invoice	12/31/2020	UF-2020 DECREE ACCOUNTING-WTP	0.00	2,755.00	
001217	WOHNRADE CIVIL ENGINEERS INC	01/19/2021	Regular	0.00	7,794.91	68865
2102	Invoice	01/14/2021	GF- 9th Street Design- Streets	0.00	7,794.91	
000309	COMDATA BUSINESSLINK	01/06/2021	Bank Draft	0.00	10,719.74	DFT0001515
DEC20	Invoice	01/06/2021	GF-DEC20 COMDATA CREDIT CARD CHARGES	0.00	10,719.74	
000119	BANK OF COLORADO	01/15/2021	Bank Draft	0.00	6,185.80	DFT0001521
INV0000921	Invoice	01/15/2021	HSA DISTRIBUTION	0.00	6,185.80	
000119	BANK OF COLORADO	01/15/2021	Bank Draft	0.00	401.45	DFT0001522
INV0000922	Invoice	01/15/2021	HSA DISTRIBUTION	0.00	401.45	
001416	VALIC_1	01/15/2021	Bank Draft	0.00	29,585.46	DFT0001523
INV0000923	Invoice	01/15/2021	VALIC - 457(b) \$ Contributions	0.00	29,585.46	
001265	IRS	01/15/2021	Bank Draft	0.00	46,181.08	DFT0001524
INV0000924	Invoice	01/15/2021	Federal Withholding	0.00	46,181.08	
001418	CO DEPARTMENT OF REVENUE	01/15/2021	Bank Draft	0.00	7,543.33	DFT0001525
INV0000925	Invoice	01/15/2021	CO Withholding	0.00	7,543.33	
000301	COLORADO STATE TREASURER	01/11/2021	Bank Draft	0.00	4,595.73	DFT0001526

Check Report

Date Range: 01/05/2021 - 01/19/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
2020 4th QTR	Invoice	01/11/2021	GF-2020 4TH QTR SUTA PAYMENT	0.00	4,595.73	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	147	72	0.00	1,028,704.72
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	7	7	0.00	105,212.59
EFT's	0	0	0.00	0.00
	154	79	0.00	1,133,917.31

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	191	88	0.00	1,075,386.43
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	7	7	0.00	105,212.59
EFT's	0	0	0.00	0.00
	198	95	0.00	1,180,599.02

Fund Summary

Fund	Name	Period	Amount
600	GOLF ENTERPRISE FUND	1/2021	46,681.71
999	POOLED CASH/CONSOLIDATED CASH	1/2021	1,133,917.31
			1,180,599.02

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 5, 2021

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, January 5, 2021. 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, Councilmembers Chris Ceretto 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 City Planner Maria Lancto participated remotely through GoToWebinar.

Mayor Stieber read the general advisement for connected meetings.

PERSONS TO ADDRESS COUNCIL

There was no one to address the public.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the January 5, 2021 payables; there were no questions or comments from the Mayor or Council.

APPROVAL OF AGENDA

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

CONSENT AGENDA

It was moved by Bruce Fitzgerald and seconded by Chris Ceretto to approve the Consent Agenda as presented with the following items: 12152020 City Council Meeting Minutes, Approving Resolution 2021R001 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 (AM 2021-001), Approving Resolution 2021R002 ALLOWING THE CITY ADMINISTRATOR TO SUBMIT AN APPLICATION AND/OR DOCUMENTS TO CONVERT TWENTY-TWO (22) TEMPORARY COLORADO BIG-THOMPSON (CBT)

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 5, 2021

PERMIT TO A PERMANENT PERMIT PER NORTHERN COLORADO WATER CONSERVANCY DISTRICT (NCWCD) REQUIREMENTS (AM 2021-003), Approving Resolution 2021R003 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 (AM 2021-004), Approve Resolution 2020R004 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, (AM 2021-006), Approve Resolution 2021R005 A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE CITY OF FORT LUPTON THREE MILE AREA PLAN (AM 2021-005), 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 (AM 2021-008), Approving Common Interest, Joint Defense and Confidentiality Agreement with Payment to Northern Integrated Supply Project (NISP) Water Activity Enterprise (AM 2021-009).

Mayor Stieber asked for clarification of on the amounts listed for AM 2021-008. The City Administrator Chris Cross explained that \$29,888 was for work related to the pump in 2020 for the 2020 budget; the amount of \$19,630 is the completion of the pump for the 2021 budget.

Motion passed unanimously on roll call vote.

PUBLIC HEARINGS

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

Mayor Stieber read the following advisement to Ryan Banning, the applicant's representative: You understand that members of the City Council may be appearing tonight via a virtual connection and may not be appearing in person? You consent to the applicable member voting on your submittal even though said member is not present in person? You understand that the Applicant has a right to continue this public hearing to such a date to allow a full in person public hearing? You have agreed to voluntarily waive that right on behalf of the Applicant by proceeding tonight electronically, is that correct? On behalf of the Applicant, you have voluntarily signed and submitted the written waiver and consent to proceed electronically tonight, correct? Therefore, on behalf of the Applicant, you waive Applicant's right to proceed in an in person public hearing and have consented to proceed forward voluntarily tonight in this virtual City Council meeting, is that correct? Mr. Banning replied yes, to all questions.

Mayor Stieber opened the public hearing at 7:11 p.m. and asked for a brief description of the proposal.

The City Planner, Maria Lancto, stated that Fred L. Croci and William "B.J." Johanningmeier, have submitted a request for a change of zone for land identified in Exhibit A to the proposed

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 5, 2021

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 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.

Councilmember Tommy Holton questioned the road running from east and west and asked if there would be a connection to Purman Street in Appel Farms.

Mr. Banning stated that a minor collector road, Reynolds Avenue, could connect to Purman Street.

The Public Works Director, Roy Vestal, added that in this subdivision, Reynolds dead-ends, but if the property to the east were to develop, he would be in favor of connecting Reynolds Street east to Purman.

Councilmember Tommy stated that Council would get chance to revisit this.

Mr. Banning provided a presentation that included the surrounding properties, site plan, and rezoning for a mix of uses. The current zoning is C-2 Heavy Commercial while the change of zone to PUD will allow to cluster the lots and provide additional open space and volume. The site plan exhibited 10 acres of usable open space, 14 acres total open space, and direct access to the community center park. Other highlights included a higher quality landscape design including down lighting at the request of the Planning Commission and a commercial area along South Rollie Avenue, plus walkability to commercial areas. Mr. Banning stated that residents would be able to shop without getting into a car. The mixed density included 16-unit max density per acres provided in three parcels, single-family density provided with 56% of lots (98 lots) backing to or adjacent to open space. Rollie Avenue would extend south to County Road 12.

Discussion occurred over the surface of the trails. The Public Works Director, Roy Vestal, stated that the surface would be concrete which is consistent with other subdivision. Mr. Vestal also added that Rollie Avenue will be 2 lanes both directions with one turning lane in the middle.

Discussion continued over the connection of Reynolds Street to Purman Street in Appel Farms and whether Council would be able to discuss at a later date. The Planning Director, Todd Hodges stated that the east/west road has ability to connect to Purman and that this is the preliminary and final plat with no further discussion unless the discussion is continued discussion on an adjoining property. Mr. Vestal added that the intent is to have the street connect to the east.

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 5, 2021

Mayor Stieber asked if anyone from the public wished to speak for or against the proposal however there was no public.

Councilmember Chris Ceretto asked that staff keep in mind that the railroad crossing on County Road 12 be updated to include the crossing arms due to increased traffic from development.

Discussion occurred over the surface of trails? Mr. Vestal stated that the Trails Master Plan states that trail surfaces must be concrete or asphalt. All projects currently under development contain trails with concrete surface.

Councilmember Tommy Holton asked if a traffic study was concluded and Mr. Vestal answered yes.

Mayor Stieber asked all Councilmembers participating remotely if they were able to hear and see the entire presentation. Councilmembers Shannon Rhoda, Tommy Holton, David Crespin and Michael Sanchez answered 'yes'.

Mayor Stieber read the following advisement to Mr. Banning: Have you had a full and fair opportunity to present all facts, submittals, documents, testimony and presentations in support of the Applicant's application before the City Council tonight? Mr. Banning responded 'yes'. Has there been anything that you or the Applicant would have liked to have presented in support of Applicant's application that you feel you were prevented from doing so? Mr. Banning responded 'no'.

Mayor Stieber closed the public hearing at 7:34 p.m.

It was moved by Bruce Fitzgerald and seconded by Tommy Holton to ADOPT ORDINANCE 2021-1103 REZONING LAND LEGALLY DESCRIBED IN EXHIBIT A, AND KNOWN AS THE LUPTON VILLAGE REZONING, TO THE PUD PLANNED UNIT DEVELOPMENT ZONE DISTRICT. Motion passed unanimously on roll call vote.

AM 2021-011 Approve a Resolution Accepting the Lupton Village PUD Development Plan and PUD Preliminary Plat

Mayor Stieber read the following advisement to Ryan Banning, the applicant's representative: You understand that members of the City Council may be appearing tonight via a virtual connection and may not be appearing in person? You consent to the applicable member voting on your submittal even though said member is not present in person? You understand that the Applicant has a right to continue this public hearing to such a date to allow a full in person public hearing? You have agreed to voluntarily waive that right on behalf of the Applicant by proceeding tonight electronically, is that correct? On behalf of the Applicant, you have voluntarily signed and submitted the written waiver and consent to proceed electronically tonight, correct? Therefore, on behalf of the Applicant, you waive Applicant's right to proceed in an in person public hearing and have consented to proceed forward voluntarily tonight in this virtual City Council meeting, is that correct? Mr. Banning replied yes, to all questions.

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 5, 2021

Mayor Stieber opened the public hearing at 7:37 p.m.

The City Planner, Maria Lancto, stated the applicants have applied for approval of a PUD Development Plan and PUD Preliminary Plat, known as the Lupton Village PUD Development Plan and PUD Preliminary Plat for the City Council's consideration. All notification requirements have been met including posting and mailing notices to surrounding property owners.

Ms. Lancto indicated that aside from the previous information provided, if this proposal is approved, development of the Single Family Residential lots can begin right away, however the commercial and multifamily residential lots would be brought back before Council once the details are available. Conditions on the resolution indicated that the lighting will be addressed.

Mayor Stieber asked if anyone from the public wished to speak for or against the proposal however there was no public.

Mayor Stieber asked Mr. Banning if he had further details or information on the proposal. Mr. Banning stated that he had nothing further.

Mayor Stieber read the following advisement to Mr. Banning: Have you had a full and fair opportunity to present all facts, submittals, documents, testimony and presentations in support of the Applicant's application before the City Council tonight? Mr. Banning responded 'yes'. Has there been anything that you or the Applicant would have liked to have presented in support of Applicant's application that you feel you were prevented from doing so? Mr. Banning responded 'no'.

Mayor Stieber closed the public hearing at 7:40

It was moved by Chris Ceretto and seconded by Tommy Holton to approve Resolution 2021R006 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. Motion passed unanimously on roll call vote.

ACTION AGENDA

AM 2021-012 Approve a Resolution Accepting the Lupton Village PUD Final Plat

The City Planner, Maria Lancto stated that the Lupton Village PUD Final Plat is associated with the two previous submittals and there were no notification requirements.

No further discussion occurred.

It was moved by David Crespin and seconded by Michael Sanchez to approve Resolution 2021R007 A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE LUPTON VILLAGE PUD FINAL PLAT SUBMITTED BY FRED L. CROCI AND WILLIAM

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 5, 2021**

“B.J.” JOHANNINGMEIER TO CREATE A MULTIUSE SUBDIVISION. Motion passed unanimously on roll call vote.

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

The Planning Director, Todd Hodges stated that 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. 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. Approving the Resolution will accept the annexation petition and set the public hearing for February 16, 2021. Mr. Hodges stated that the annexation would include County Road 19 south of County Road 10.

It was moved by Bruce Fitzgerald and seconded by Tommy Holton to approve Resolution 2021R008 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. Motion passed unanimously on roll call vote.

AM 2021-002 Service Plan Extension for Cottonwood Greens Metropolitan District No. 1

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 have been 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 asked for an additional extension to the date of August 31, 2021.

The City Council agreed that that this extension be the final extension.

It was moved by Bruce Fitzgerald and seconded by David Crespín to approve the final extension of the Cottonwood Greens Metropolitan District No. 1 Service Plan to August 31, 2021. Motion passed unanimously on roll call vote.

INFORMATION MEMORANDUM

IM 2021-001 Feral Cat Fertility Mitigation Project

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

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 5, 2021

agreement allocates \$40 per cat collected and NCCF 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.

Councilmember Shannon Rhoda asked the City Attorney, Andy Aumus, for direction on what she can and cannot do as she is interested in helping with fundraising for this cause. The City Attorney stated he would discuss the details with Councilmember Rhoda personally.

STAFF

The Assistant City Administrator, Glenda Aretxuloeta, stated that all COVID-19 expenditure grants have been expended. The City was reimbursed \$389,165.52. The programs were a great success and she thanked all volunteers for their hard work.

The Public Works Director stated that a leak was detected at the raw water vault at the water treatment plant. The vault has been drained for repairs leaving the City with approximately three (3) days worth of water. Repairs are set to be completed tomorrow. Mr. Vestal also stated that the bridge on College Avenue (County Road 29 ½) has been upgraded to a concrete culvert. Lastly, Kahil Street is under construction and Burns and McDonnell has completed the design plans plus details which will be presented at the next Town Hall meeting.

MAYOR/COUNCIL REPORTS

Mayor Stieber stated that she feels well and has been donating plasma in Greeley. She recommends the public donate as there is a need for more plasma.

FUTURE CITY 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.

ADJOURNMENT

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 5, 2021**

Mayor Stieber adjourned the meeting at 8:01 p.m.

Respectfully Submitted,

Maricela Peña, City Clerk

Approved by City Council

Zo Stieber, Mayor

DRAFT

CITY OF FORT LUPTON CITY COUNCIL



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

Zo Stieber, Mayor, Mayor

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

AM 2021-013

APPROVE A RESOLUTION RATIFYING THE APPOINTMENT OF PERRY BUCK AS A MEMBER OF THE FORT LUPTON URBAN RENEWAL AUTHORITY, TO SERVE AS THE WELD COUNTY REPRESENTATIVE, FOR A FIVE-YEAR TERM EXPIRING JANUARY 19, 2026.

I. **Agenda Date:** Council Meeting – January 19, 2021

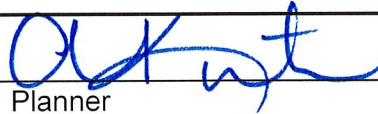
II. **Attachments:**

- a. Proposed Resolution.
- b. Application.
- c. Recommendation Letter

III. **Summary Statement:**

Pursuant to the bylaws of the Fort Lupton Urban Renewal Authority (Authority), the Authority may consist of nine (9) members and one (1) alternate who shall be appointed by the Mayor, with the consent of City Council. One member shall be appointed by agreement of the board of county commissioners. Commissioner Perry Buck has expressed interest in serving as the Weld County representative to FLURA. Commissioner Buck's application, as well as recommendation letter from the County Commissioners has been submitted for consideration.

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:

Pursuant to the bylaws of the Fort Lupton Urban Renewal Authority (Authority), the Authority may consist of nine (9) members and one (1) alternate who shall be appointed by the Mayor, with the consent of City Council. One member shall be appointed by agreement of the board of county commissioners. Commissioner Perry Buck has expressed interest in serving as the Weld County representative to FLURA. Commissioner Buck's application, as well as recommendation letter from the County Commissioners has been submitted for consideration.

X. Legal/Political Considerations:

Not applicable.

XI. Alternatives/Options:

- 1) Approve the Proposed Resolution Appointing Commissioner Buck to FLURA;*
- 2) Do not Approve the Proposed Resolution Appointing Commissioner Buck to FLURA.*

XII. Financial Considerations:

Not applicable.

XIII. Staff Recommendation:

Staff recommends approval of Commissioner Perry Buck's appointment to the Fort Lupton Urban Renewal Authority for a five-year term expiring on January 19, 2026.

RESOLUTION 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE APPOINTMENT OF PERRY BUCK AS A MEMBER OF THE FORT LUPTON URBAN RENEWAL AUTHORITY, TO SERVE AS THE WELD COUNTY REPRESENTATIVE, FOR A FIVE-YEAR TERM EXPIRING JANUARY 19, 2026

WHEREAS, Perry Buck has expressed interest to serve on the Fort Lupton Urban Renewal Authority; and

WHEREAS, the Mayor, with consent of City Council, appoints members to the Board pursuant to Bylaws of the Fort Lupton Urban Renewal Authority and Colorado Urban Renewal Law; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council appoint Perry Buck for a five-year term expiring on January 19, 2026 to the Fort Lupton Urban Renewal Authority as the Weld County Representative.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 19th 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



Buck
Weld Representative

APPLICATION FOR BOARD APPOINTMENT

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: 303-857-6694). The City Clerk will submit your application to the Mayor for review. Thank you for your interest!

Date: 1-7-2020

City of Fort Lupton Resident? Yes ☐ No ☒

Name:

Perry L. Buck

Home Phone:

Address:

[Redacted Address]

Cell Phone:

[Redacted Cell Phone]

Work Phone:

[Redacted Work Phone]

Occupation:

Commissioner

e-mail:

[Redacted e-mail]

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

Fort Lupton Urban Renewal Authority

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.)

Weld County Council, Weld County Comp Plan
State Office of Econ. Dev. State Legislature for 8 yrs

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

Small business Lic, College degree

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

Learning more about Weld County, Fort Lupton
and Urban renewal

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

Signature of Applicant:

Perry L. Buck



OFFICE OF BOARD OF COMMISSIONERS

PHONE: 970-336-7204

FAX: 970-336-7233

1150 O STREET

P.O. BOX 758

GREELEY, COLORADO 80632

January 7, 2021

Chris Cross, Executive Director
Fort Lupton Urban Renewal Authority
130 South McKinley Avenue
Fort Lupton, CO 80621
Via Email: ccross@fortluptonco.gov

RE: Weld County Representative

Dear Executive Director Cross,

This letter is to recommend Weld County Commissioner Perry Buck to replace Commissioner Barbara Kirkmeyer on the Fort Lupton Urban Renewal Authority. Her term ended 12/31/2020.

If you need anything other than this letter to serve as our recommendation, please let us know.

Sincerely,

BOARD OF COUNTY COMMISSIONERS

Steve Moreno, Chair

CITY OF
Fort Lupton
EST. 1836

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

AM 2021-015

**APPROVE A RESOLUTION ACCEPTING THE WILLOW BEND (F/K/A/ FULTON RANCH)
SUBDIVISION PRELIMINARY PLAT AND PRELIMINARY PUD PLAN**

- I. **Agenda Date:** Council Meeting – January 19, 2021
- II. **Attachments:**
- a. Proposed Resolution 2021Rxxx
- b. Prior submittals from December 1, 2020 are incorporated by this reference
- III. **Summary Statement:**

The Applicant, Sun Land Development, has applied for approval of Preliminary Plat and Preliminary PUD Plan for the City Council's consideration for the Willow Bend Subdivision (f/k/a Fulton Ranch). A public hearing for this application was held before the Planning Commission on November 12, 2020 and Planning Commission recommended approval to City Council of the Preliminary Plat and Preliminary PUD Plan. On December 1, 2020, a Public Hearing was held for the Willow Bend Subdivision Preliminary Plat and Preliminary PUD Plan. The motion to approve the Resolution failed on a vote of 3 'yes' votes and 4 'no' votes. On December 15, 2020 the City Council approved a Motion to Reconsider the application and the matter was re-noticed for January 19, 2021.

- IV. Submitted by: Todd C. Hodges
Todd Hodges, Planning Director

V. Finance Reviewed Sean P. Prino
Finance Director

VI. Approved for Presentation: [Signature]
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

VIII. Certification of Council Approval:

City Clerk

Date _____

IX. Detail of Issue/Request:

The Applicant, Sun Land Development has applied for approval of Preliminary Plat and Preliminary PUD Plan for the City Council's consideration for the Willow Bend Subdivision (f/k/a Fulton Ranch). A public hearing for this application was held before the Planning Commission on November 12, 2020, and Planning Commission recommended approval to City Council of the Preliminary Plat and Preliminary PUD Plan. On December 1, 2020, a Public Hearing was held for the Willow Bend Subdivision Preliminary Plat and Preliminary PUD Plan. The motion to approve the Resolution failed on a vote of 3 'yes' votes and 4 'no' votes. On December 15, 2020 the City Council approved a Motion to Reconsider the application and the matter was re-noticed for January 19, 2021.

X. Legal/Political Considerations:

XI. Alternatives/Options:

XII. Financial Considerations:

XIII. Staff Recommendation:

Staff recommends conditional approval of the Willow Bend Subdivision Preliminary Plat and Preliminary PUD Plan.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE WILLOW BEND (F/K/A FULTON RANCH) SUBDIVISION PRELIMINARY PLAT AND PRELIMINARY PUD PLAN TO CREATE A SINGLE LOT RESIDENTIAL SUBDIVISION LOCATED EAST AND ADJACENT TO COUNTY ROAD 29, AND SOUTH AND ADJACENT TO 14TH STREET IN A PART OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on November 12, 2020, for the purpose of reviewing the Willow Bend (f/k/a Fulton Ranch) Subdivision Preliminary Plat and Preliminary PUD Plan (Willow Bend Preliminary Plat and PUD Plan) submitted by Sun Land Development; and

WHEREAS, the Willow Bend Preliminary Plat and PUD Plan proposes to develop the property for a single lot residential subdivision with 449 lease spaces, and associated amenities that will include an amenity center, pocket parks and interconnecting trails; and

WHEREAS, after review of the application for the Willow Bend Preliminary Plat and PUD Plan, and consideration of staff comments, applicant's presentation, and any public input, Planning Commission recommended approval of the Willow Bend Preliminary Plat and PUD Plan; 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 the Willow Bend Preliminary Plat and PUD Plan on December 1, 2020; 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 Willow Bend Subdivision Preliminary Plat and Preliminary PUD Plan located in a part of Section 33, Township 2 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado with the following conditions:

I. Prior to submittal of a Final Plat and Final PUD Plan:

- A. The title of the map shall be updated to include the Project No. LUP2020-0031 & Plan No. PPL2020-0004.

- B. Any redline comments provided by City staff shall be made to the preliminary plat and preliminary PUD plan.
- C. Referral comments that impact the layout of the preliminary plat shall be incorporated into the preliminary plat, including providing easements as required by utility companies, as well as comments from Public Works that affect layouts shown.
- D. Applicant shall submit a pre-application meeting request with City staff to determine requirements of the final plat and final PUD plan submittal.

II. As a part of the Final Plat and Final PUD Plan submittal:

- A. Applicant shall provide an update on the status of obtaining access permit(s) from CDOT.
- B. Applicant shall adequately address the referral comments from the Fort Lupton Fire Protection District.
- C. Applicant shall adequately address the referral comments from the Public Works Director.
- D. Applicant shall adequately address the referral comments from the Superintendent of Weld County School District RE-8.
- E. Applicant shall adequately address the referral comments from the Colorado Department of Transportation.
- F. Applicant shall begin the process of dedicating right of way requested by the Public Works Director.
- G. Applicant shall adequately address the referral comments from United Power.
- H. Applicant shall work with City staff to finalize proposed street names.
- I. Applicant shall work with City staff to incorporate the results of the tree inventory study into the final plat and final PUD plan.
- J. Applicant shall provide City staff with any updates on the status of addressing the Colorado Parks and Wildlife comments received during the sketch plat review.
- K. Applicant shall adequately address the referral comments from Xcel Energy (Public Service Company).

- L. Applicant shall provide updated information concerning any existing surface use agreements and provide details on how the agreements have been addressed on the design of the development, and how any oil and gas easements are being addressed.
- M. Applicant shall provide final recommendations on how high ground water on the site will be addressed and how it affects proposed site layout.

VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 19th DAY OF JANUARY 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

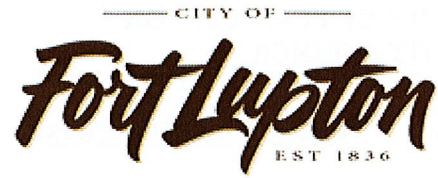
Attest:

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
Michael Sanchez, Ward 3

Zo Stieber, Mayor

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

AM 2020-202

**APPROVE A RESOLUTION ACCEPTING THE WILLOW BEND (F/K/A FULTON RANCH)
SUBDIVISION PRELIMINARY PLAT AND PRELIMINARY PUD PLAN**

I. **Agenda Date:** Council Meeting – December 1, 2020

II. **Attachments:**

- a. Proposed Resolution
- b. Planning Commission Resolution, Minutes & Staff Report
- c. Land Use Application & Project Description
- d. Willow Bend Subdivision Preliminary Plat & Preliminary PUD Plan
- e. Development Reports & Construction Documents
- f. Referral Responses
- g. Legal Notifications

III. **Summary Statement:**

The applicant, Sun Land Development, has applied for approval Preliminary Plat and Preliminary PUD Plan for the City Council's consideration for the Willow Bend Subdivision (f/k/a Fulton Ranch). A public hearing for this application was held before the Planning Commission on November 12, 2020, and Planning Commission recommended approval to City Council of the Preliminary Plat and Preliminary PUD Plan.

IV. **Submitted by:**

Maria Laneto
City Planner

V. **Finance Reviewed**

Sean Perino
Finance Director

VI. **Approved for Presentation:**

[Signature]
City Administrator

VII. **Attorney Reviewed**

Approved

Pending Approval

VIII. **Certification of Council Approval:**

City Clerk

Date

*Motion failed
3 yes 4 no*

IX. Detail of Issue/Request:

The applicant, Sun Land Development, has applied for approval Preliminary Plat and Preliminary PUD Plan for the City Council's consideration for the Willow Bend Subdivision (f/k/a Fulton Ranch). A public hearing for this application was held before the Planning Commission on November 12, 2020, and Planning Commission recommended approval to City Council of the Preliminary Plat and Preliminary PUD Plan.

The site that is the subject of the Preliminary Plat and PUD Plan is located east and adjacent to County Road 29 (also known as Northrup Avenue), and south and adjacent to 14th Street right of way in Fort Lupton (the "Property"). The Preliminary Plat and PUD Plan is for a residential subdivision that will include one parcel of land with 449 lease spaces for single-family manufactured homes on approximately 127.52 acres, more or less. The proposed development will include an amenity center, pocket parks, and interconnecting trails. The planned density for the subdivision is four dwelling units per acre.

On March 3, 2020, the Fort Lupton City Council approved the Sketch Plat for this project as part of the City's major subdivision process. The Preliminary Plat and Preliminary PUD Plan are the next phase of the subdivision process and zoning process for a planned unit development.

Additional information on this application can be found in the attached Staff Report and other supportive documents. Other submittal documents may not be included with this packet, but can be available for review upon request.

X. Legal/Political Considerations:

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 October 28, 2020.

Notice of the public hearings were posted on the Property on October 28, 2020, 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 neighbor within 500 feet of the Property, and owners and lessees of mineral interests on October 28, 2020.

The subdivision is currently zoned PUD Planned Unit Development. The zoning permits residential uses within the R-1, R-1A, R-2 and R-3 portion of the Municipal Code. The Comprehensive Plan designates this area as Single Family Detached. The proposed use complies with the current zoning and comprehensive plan designation.

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 Willow Bend Subdivision Preliminary Plat and Preliminary PUD Plan.

**WILLOW BEND (F/K/A FULTON VILLAGE) PRELIMINARY PLAT & PRELIMINARY PUD PLAN
STAFF REPORT
LUP2020-0031 & PPL2020-0004**

PROJECT DESCRIPTION

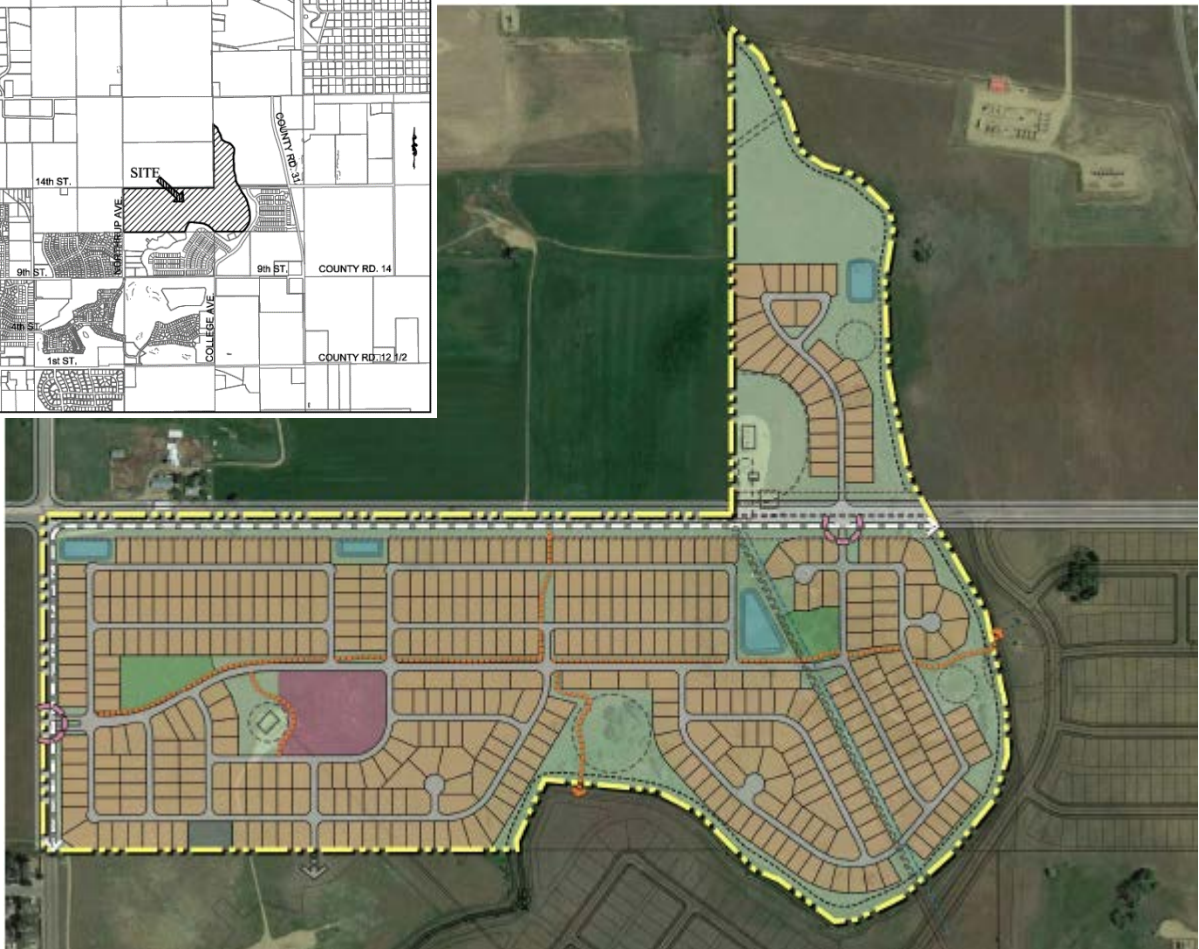
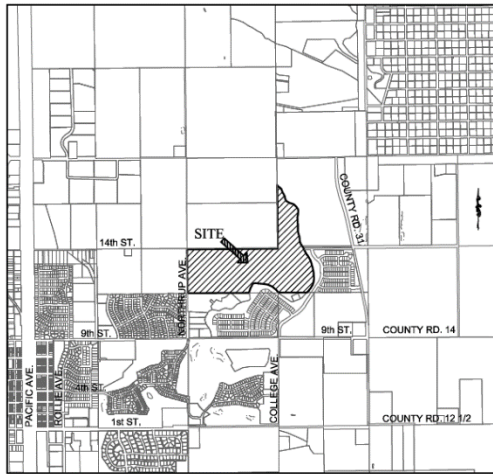
Project Nos.: LUP2020-0031 & PPL2020-0004

Project Name: Willow Bend (f/k/a Fulton Village) Preliminary Plat & Preliminary PUD Plan

Applicant's Name: Sun Land Development ("Applicant")

Location of Request:

The site consists of a parcel of land located east and adjacent to County Road 29 (also known as Northrup Avenue), and south and adjacent to 14th Street right of way in Fort Lupton (the "Property"). The Property is located in a Part of Section 33, Township 2 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a request for a preliminary plat and preliminary PUD plan for a residential subdivision that will include one parcel of land with 449 lease spaces for single-family manufactured homes. Associated amenities will include an amenity center, pocket parks, and interconnecting trails.

Site Size: 127.52 acres, more or less.

Zone District: PUD Planned Unit Development.

Proposed Use: A single parcel residential subdivision that will provide 466 lease spaces for single-family manufactured homes.

Existing Use: Vacant/agricultural.

Hearing Dates: Planning Commission – November 12, 2020 at 6:00 PM; and
City Council – December 1, 2020 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

On March 3, 2020, the Fort Lupton City Council approved the Sketch Plat for this project as part of the City's major subdivision process. The Preliminary Plat and Preliminary PUD Plan are the next phase of the subdivision process and zoning process for a planned unit development.

APPLICATION PROCESS

The Applicant is requesting approval of a preliminary PUD plan for a residential subdivision that will include one parcel of land with 449 lease spaces for single-family manufactured homes on approximately 127.52 acres. References to the Preliminary PUD Plan establishes the unique regulations and standards for development on the Property. This includes, but is not limited to, any deviations from the City's Zoning Regulations, Residential Design Standards and Specification for Design and Construction of Public Improvements and Zoning Regulations.

The proposed PUD Plan review process is set forth in the Municipal Code. PUD plan applications are to be processed in the same manner as set forth in the Code for major subdivisions. After required public notice of the preliminary PUD plat, 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 City Council shall then conduct a public hearing and evaluate the preliminary plat and preliminary PUD plan, referral agency comments, Planning Commission recommendation and any public testimony. City Council 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 October 28, 2020.

Notice of the public hearings were posted on the Property on October 28, 2020, 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 neighbor within 500 feet of the Property, and owners and lessees of mineral interests on October 28, 2020.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The area is zoned PUD Planned Unit Development with R-1, R-1A, R-2, and R-3 uses. The objective of a 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 Preliminary Plat and Preliminary PUD Plan is for a residential subdivision that will include one parcel of land with 449 lease spaces for single-family manufactured homes on approximately 127.52 acres. The street names and layout have been initially reviewed by the Design Review Team, including representatives from the Fire District, Engineering, Public Works and Planning. Some of the proposed street names will require changes to ensure they are not duplicative of existing streets and staff will work with the Applicant to finalize names prior to submittal of the Final Plat and Final PUD Plan.

The Applicant has submitted the required documents pursuant to the Code. The City Engineer has provided comments related to the construction plans, and the proposed resolution includes conditions of approval to ensure that any concerns are addressed as part of the final plat review process.

Approval of an PUD Plan is being reviewed concurrently with the Preliminary Plat. All development within a PUD zone district must be in accordance with a PUD plan. PUD plans shall contain unique district regulations that apply to the PUD zone district. All provisions of the City's Code and adopted standards and specifications shall apply within PUD zone districts, unless specifically modified in the PUD plan. Deviations from the City's standards are noted on the Preliminary Plat and Preliminary PUD Plan map.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area as the Single Family Detached land use type. This designations allows for neighborhoods of predominately single family detached homes on individual lots. This can consist of a variety of development types, including higher density homes within the City's urban core and planned subdivisions within residential growth areas. In addition to single family units, these neighborhoods may include scattered single family attached and multi-family housing options, as well as public and semi-public uses. Given market demand, single family neighborhoods are

likely to remain the primary residential designation within Fort Lupton and should see considerable growth in the future.

The proposed development provides for small lots, which allows for a higher density of housing. The Comprehensive Plan states that a variety of development types, including higher density homes may be included within certain Single Family Detached areas within the City, specifically within the urban core. Although the Property is currently undeveloped, it is adjacent to current development, including residential to the west, and residential and golf course to the south. An industrial development is located northeast of the Property. Because of its proximity to these developments, staff finds that the proposed development is appropriate at this location as set forth in the Comprehensive Plan. The permitted density of the development will be 4 dwelling units per acre.

The proposal also complies with the Parks and Trails Master Plan, which identifies the Fort Lupton Trail as running along the eastern boundary of the property. The proposal includes plans for development of this trail.

REFERRALS

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

Buildings/Grounds Manager	City Attorney	Police Chief
Recreation Manager	Public Works Director	Building Inspector
GIS Specialist	Golf Course Manager	Wastewater Plant Manager
CDOT	Finance Director	Fort Lupton Fire Protection District
Comcast	Army Corp of Engineers	Colorado Parks and Wildlife
Postmaster	CenturyLink	United Power
Fulton Ditch Company	Weld County School District RE-8	Xcel Energy
Weld County Department of Planning	NCWCD	

***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.***

RESOLUTION NO. P2020-024

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE WILLOW BEND (F/K/A FULTON RANCH) SUBDIVISION PRELIMINARY PLAT AND PRELIMINARY PUD PLAN TO CREATE A SINGLE LOT RESIDENTIAL SUBDIVISION LOCATED IN A PART OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on November 12, 2020, for the purpose of reviewing the Willow Bend (f/k/a Fulton Ranch) Subdivision Preliminary Plat and Preliminary PUD Plan; and

WHEREAS, the Willow Bend Preliminary Plat and Preliminary PUD Plan proposes to develop a property for a single lot residential development with 449 lease spaces, and associated amenities that will include an amenity center, pocket parks and interconnecting trails; and

WHEREAS, after review of the application for the Willow Bend 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 Willow Bend 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 Willow Bend Preliminary Plat and Preliminary PUD Plan located in a part of Section 33, Township 2 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 submittal of a Final Plat and Final PUD Plan:

- A. The title of the map shall be updated to include the Project No. LUP2020-0031 & Plan No. PPL2020-0004.
- B. Any redline comments provided by City staff shall be made to the preliminary plat and preliminary PUD plan.
- C. Referral comments that impact the layout of the preliminary plat shall be incorporated into the preliminary plat, including providing easements as required by utility companies, as well as comments from Public Works that affect layouts shown.

- D. Applicant shall submit a pre-application meeting request with City staff to determine requirements of the final plat and final PUD plan submittal.

II. As a part of the Final Plat and Final PUD Plan submittal:

- A. Applicant shall provide an update on the status of obtaining access permit(s) from CDOT.
- B. Applicant shall adequately address the referral comments from the Fort Lupton Fire Protection District.
- C. Applicant shall adequately address the referral comments from the Public Works Director.
- D. Applicant shall adequately address the referral comments from the Superintendent of Weld County School District RE-8.
- E. Applicant shall adequately address the referral comments from the Colorado Department of Transportation.
- F. Applicant shall begin the process of dedicating right of way requested by the Public Works Director.
- G. Applicant shall adequately address the referral comments from United Power.
- H. Applicant shall work with City staff to finalize proposed street names.
- I. Applicant shall work with City staff to incorporate the results of the tree inventory study into the final plat and final PUD plan.
- J. Applicant shall provide City staff with any updates on the status of addressing the Colorado Parks and Wildlife comments received during the sketch plat review.
- K. Applicant shall adequately address the referral comments from Xcel Energy (Public Service Company).
- L. Applicant shall provide updated information concerning any existing surface use agreements and provide details on how the agreements have been addressed on the design of the development, and how any oil and gas easements are being addressed.
- M. Applicant shall provide final recommendations on how high ground water on the site will be addressed and how it affects proposed site layout.

**DONE THIS 12TH DAY OF NOVEMBER, 2020 BY THE PLANNING COMMISSION FOR
THE CITY OF FORT LUPTON, COLORADO.**



Vice-Chairman

ATTEST:

Digitally signed by Todd A. Hodges
DN: cn=Todd A. Hodges, o, ou, email=thodges@fortluptonco.gov, c=US
Date: 2020.11.25 09:31:48 -07'00'

Planning Director

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 12, 2020**

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

City Attorney Andy Ausmus gave the following advisement:

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

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

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

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

ROLL CALL

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

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

PUBLIC COMMENT

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 12, 2020**

ACTION ITEMS

Willow Bend Subdivision Preliminary Plat & Preliminary PUD Plan

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

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

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

Mr. McLaren stated yes.

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

Mr. McLaren stated yes.

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

Mr. McLaren stated yes.

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

Mr. McLaren stated yes.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 12, 2020**

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

Mr. McLaren stated yes.

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

Mr. McLaren stated yes.

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

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

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

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 12, 2020**

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

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

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

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

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

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

Mr. McLaren stated yes.

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

Mr. McLaren stated no.

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

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

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 12, 2020**

Member Kathy Kvasnicka asked who was responsible for maintenance.

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

Member Mark Grajeda asked when construction would begin.

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

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

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

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

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

Motion carried by unanimous roll call vote.

McDonald's Restaurant Site Plan

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 12, 2020**

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

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

Mr. Palmer stated yes.

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

Mr. Palmer stated yes.

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

Mr. Palmer stated yes.

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

Mr. Palmer stated yes.

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

Mr. Palmer stated yes.

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 12, 2020**

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

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

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

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

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

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

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

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

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

Ms. Knutson stated that staff was recommended conditional approval.

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

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

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

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 12, 2020**

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

Member Paul Weber asked who would be maintaining the alley.

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

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

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

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

Mr. Palmer stated yes.

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

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

Motion carried by unanimous roll call vote

DISCUSSION ITEMS

Review of Meeting Discussion

A review of meeting discussions took place.

Development Code Update

A discussion of the Development Code Update took place.

FUTURE BUSINESS

Next Meeting of the Planning Commission

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 12, 2020**

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

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

ADJOURNMENT

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

Motion carried unanimously by voice vote.

Maria Lancto, Planner I

Approved by Planning Commission

Mike Simone, Chair



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Project No. ~~LUP2019-0000~~ LUP2020-0031

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: Coyote Creek North, LLC
 Company: N/A
 Phone: 770-339-8841 Email: bleino@fullerre.com
 Address: 5300 DTC Parkway, Ste 100, Greenwood Village, CO 80111
 Preferred method of contact? Email: Phone: Mail:
- 2) Representative Name: Nikki Jeffries
 Company: Sun Land Development
 Phone: 248-892-0889 cell Email: njeffries@sunlanddev.com
 Address: c/o Atwell, Two Towne Square, Ste 700, Southfield, MI 48034
 Preferred method of contact? Email: ☒ Phone: Mail:
- 3) Billing Contact (where invoices should be directed to): Nikki Jeffries
 Billing Company: Sun Communities, Inc.
 Phone: 248-892-0889 Email: njeffries@sunlanddev.com
 Address: 27777 Franklin Road, Ste 200, Southfield, MI 48034

B. SITE DESCRIPTION

Site Address: Southeast corner of 14th Street & Northrup Avenue
 Parcel Number: 130933000043
 Existing Zone Classification: PUD Proposed Zone Classification: PUD
 Water Type: Municipal Name: City of Fort Lupton
 Sewage Type: Municipal District Name or Location Hauled to: City of Fort Lupton

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

D. PROJECT DESCRIPTIONProject Name: Willow Bend

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

Willow Bend is a proposed 449 unit manufactured home community in the City of Fort
Lupton, Colorado. The community will have a clubhouse, pool, amenity center, and privately
maintained parks along with an internal trail system. The project will have private internal
roadways and utilities, which will connect to the City's existing public water & sewer systems

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: 7/14/2020
 Nicole A. Jeffries

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:  Date: 7/14/2020
 Robert R. Leino, Managing Member ~ Coyote Creek, LLC

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 <https://www.fortluptonco.gov/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@fortluptonco.gov.

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

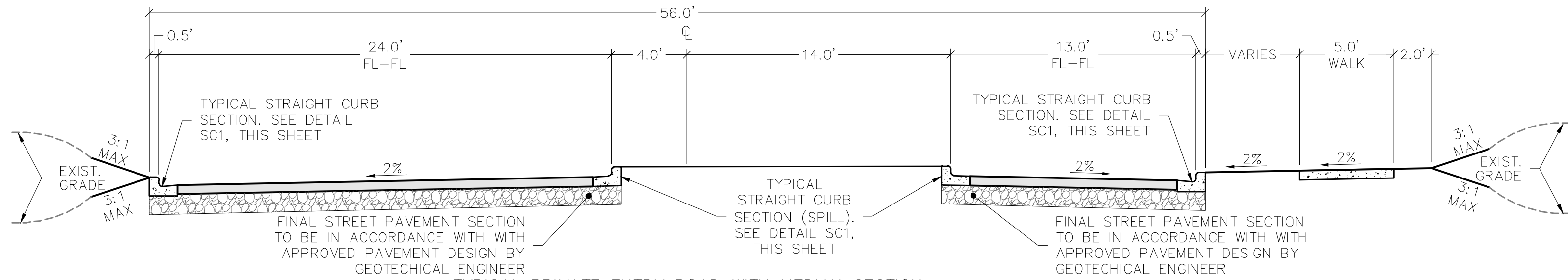
Required documents will be discussed during the pre-application meeting with the Planning Department. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

F. CERTIFICATIONS

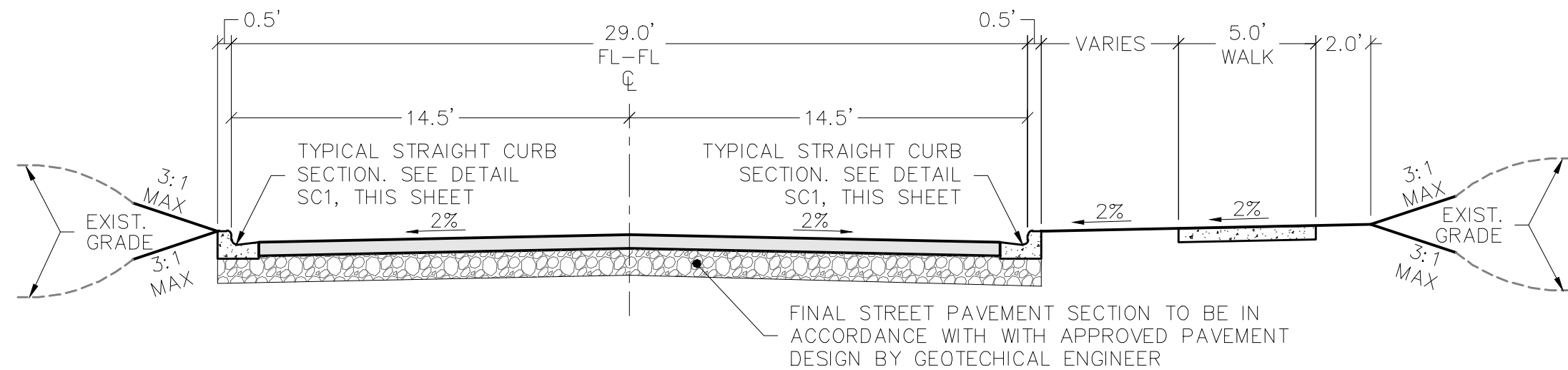
Representative Certification. Provide the signature of all authorized representatives in this section.

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

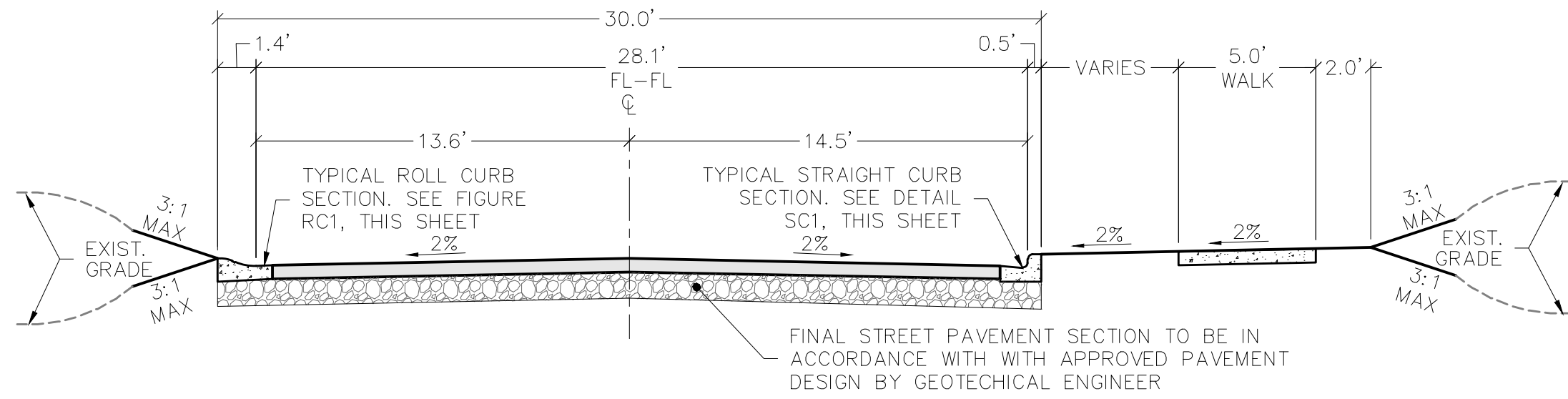
For any other questions, please contact the Planning Department at 303.857.6694 or planningdept@fortluptonco.gov.



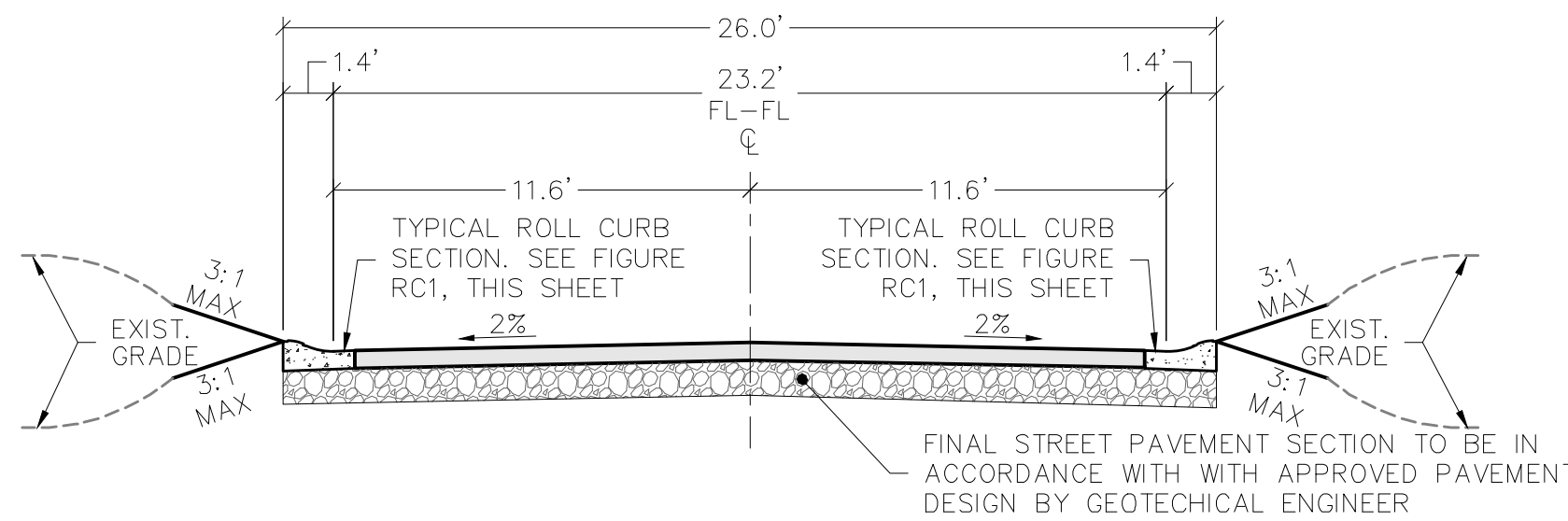
TYPICAL PRIVATE ENTRY ROAD WITH MEDIAN SECTION
1:5 HOR.



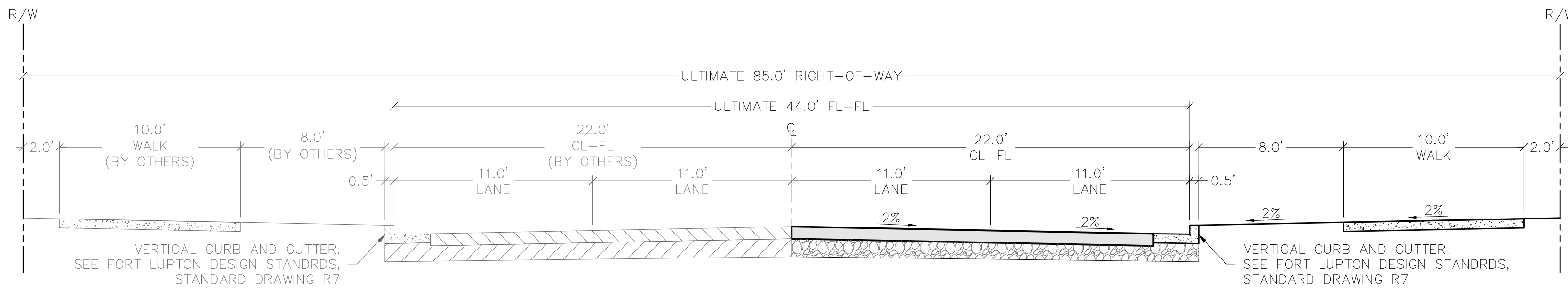
TYPICAL PRIVATE ENTRY ROAD WITHOUT MEDIAN SECTION 1
1:5 HOR.



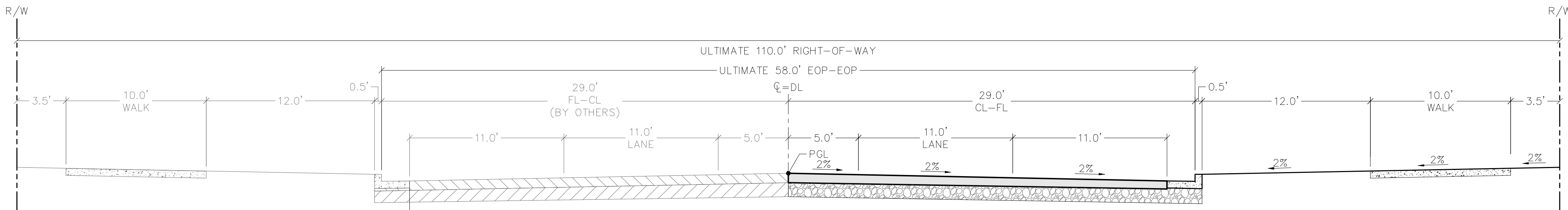
TYPICAL PRIVATE ENTRY ROAD WITHOUT MEDIAN SECTION 2
1:5 HOR.



TYPICAL PRIVATE ROAD SECTION
1:5 HOR.



PUBLIC ROADWAY SECTION (NORTHROP AVENUE)
1:5 HOR.



PUBLIC ROADWAY SECTION (14TH STREET/CR 14½)
1:5 HOR.

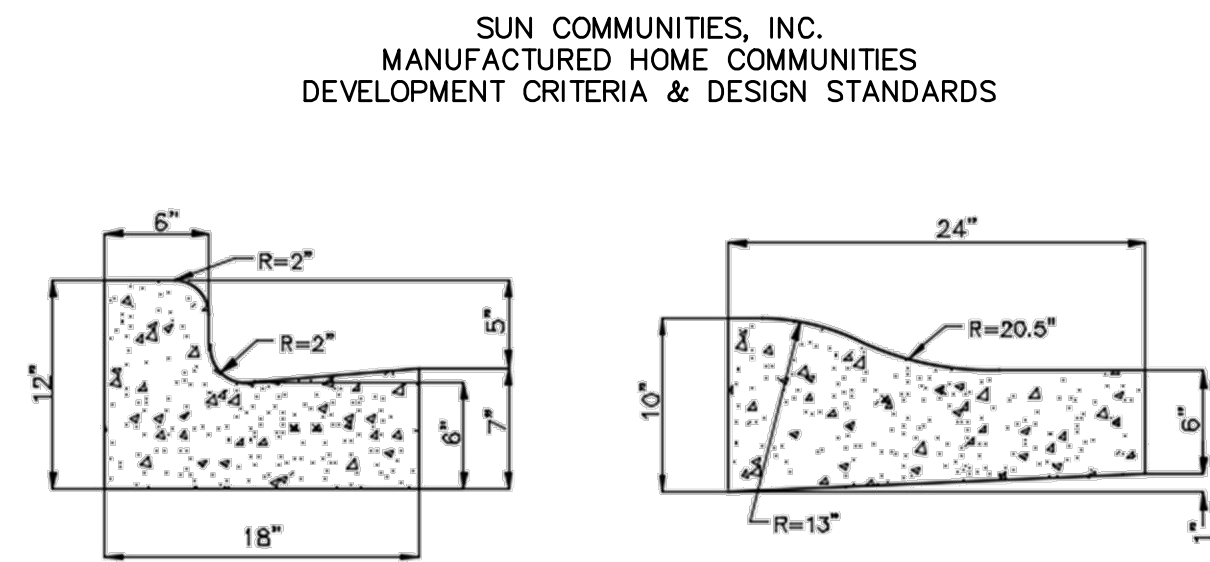


FIGURE SC1
Typical Straight Curb Section

FIGURE RC1
Typical Roll Curb Section

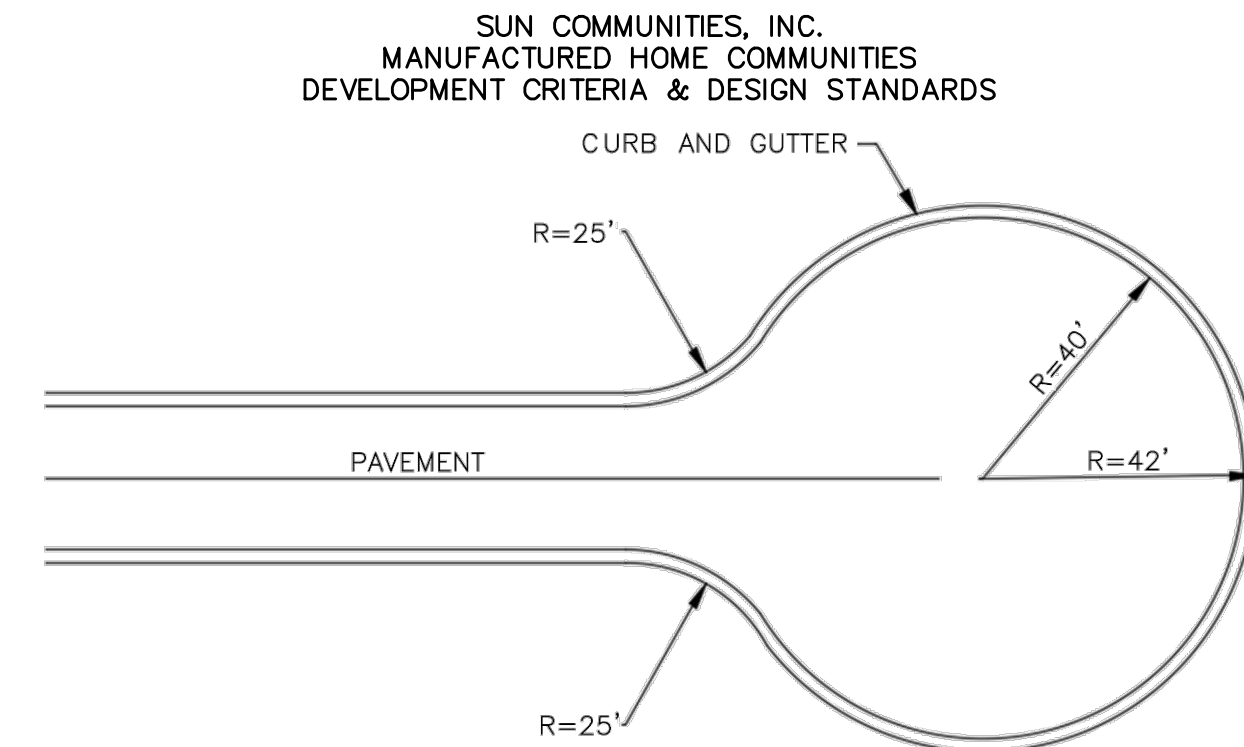
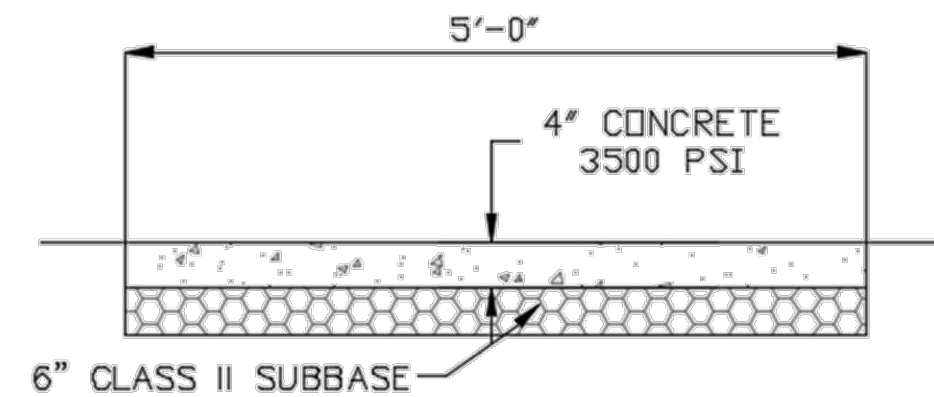


FIGURE CDS
Cul-De-Sac Plan View Standard



NOTES:
1. CONSTRUCTION SHALL BE TO LOCAL SPECIFICATIONS
2. ALL CONCRETE SHALL HAVE A 2% MAXIMUM CROSS SLOPE

FIGURE CW1
Concrete Walk Detail

SUN COMMUNITIES, INC.
MANUFACTURED HOME COMMUNITIES
DEVELOPMENT CRITERIA & DESIGN STANDARDS

SUN COMMUNITIES, INC.
MANUFACTURED HOME COMMUNITIES
DEVELOPMENT CRITERIA & DESIGN STANDARDS

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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DEVELOPER
27777 FRANKLIN ROAD
SUITE 200
SOUTHFIELD, MI 48114
(248) 208-2556
JOHN B. MCLAREN

SUN COMMUNITIES
WILLOW BEND SUBDIVISION
FORT LUTON, COLORADO
PRELIMINARY PLAT/PUD
TYPICAL ROAD SECTIONS & DETAILS

CLIENT
SUN
DATE 5/15/2020

REVISIONS

DR. TN CH. JP/SB
P.M. RW
JOB 19001956
SHEET NO. 3

PROJECT NO.: LUP2019-0039 &
PLAN NO.: SPL2019-0005

PHASING NOTES

PHASE 1

217 MANUFACTURED HOME SITES
AMENITY CENTER (INCLUDES CLUBHOUSE, POOL, PLAYGROUND, SPORTS COURTS & MAINTENANCE BUILDING)
WESTERN DETENTION POND AREA
NORTHURP AVENUE PAVING FROM THE WILLOW BEND MAIN ENTRANCE GOING SOUTH
ENTRANCE BOULEVARD WITH ENTRY SIGNAGE
EMERGENCY ACCESS TO NORTHURP AVENUE
PRIVATE STREETS A - F, H, I, K & L IN THEIR ENTIRETY
PRIVATE STREETS G, J & M TO PHASE LINE
UTILITIES

SANITARY AS NEEDED TO SERVE SITES WITHIN PHASE.
CONNECT TO EXISTING MANHOLE IN 14TH STREET.
WATER 8" PUBLIC WATERMAIN IN NORTHURP AVENUE FROM CONNECTION POINT AT THE SOUTH PROPERTY LINE TO ENTRANCE BOULEVARD AND ALL INTERIOR PRIVATE WATERLINES AND APPURTENANCES NEEDED TO PROVIDE FIRE PROTECTION AND POTABLE WATER SERVICE TO THE PHASE 1 UNITS AND AMENITY CENTER.
STORM AS NEEDED TO SERVE SITES WITHIN PHASE.
ELECTRIC AS NEEDED TO SERVE SITES WITHIN PHASE.
GAS AS NEEDED TO SERVE SITES WITHIN PHASE.
TRAILWAYS SHOWN AS PART OF PHASE 1
LANDSCAPING WITHIN PHASE 1

PHASE 2

124 MH SITES
COMMUNITY PARK (INCLUDES SHADE STRUCTURE, TOT LOT, OPEN PLAY AREA & DOG PARK)
POCKET PARK ON SE PORTION OF SITE
PRIVATE STREETS N, O, P & T IN THEIR ENTIRETY
PRIVATE STREETS G, J, M & Q TO PHASE LINE(S)
UTILITIES

SANITARY AS NEEDED TO SERVE SITES WITHIN PHASE.
CONNECTION TO EXISTING SEWER TRAVERSING SITE, OTHER PORTIONS CONNECT TO SEWER WITHIN PHASE 1.
WATER 12" PUBLIC WATERMAIN IN 14TH/ STREET FROM CONNECTION POINT AT EAST PROPERTY LINE WITH 12" WATERMAIN CONSTRUCTED BY COTTONWOOD GREENS, TO THE POINT WHERE IT ENTERS THE WILLOW BEND SITE IN THE NORTHEAST CORNER OF THE PROPERTY AND ALL INTERIOR PRIVATE WATERLINES AND APPURTENANCES NEEDED, INCLUDING WATERLINES WITHIN PHASE 3, TO PROVIDE FIRE PROTECTION AND POTABLE WATER SERVICE TO THE PHASE 2 UNITS.

STORM AS NEEDED TO SERVE SITES WITHIN PHASE.
ELECTRIC AS NEEDED TO SERVE SITES WITHIN PHASE.
GAS AS NEEDED TO SERVE SITES WITHIN PHASE.
TRAILWAYS SHOWN AS PART OF PHASE 2 INCLUDING SOUTHERN FULTON DITCH TRAIL CONNECTION
LANDSCAPING WITHIN PHASE 2

PHASE 3

79 MH SITES
PRIVATE STREETS R & S
PRIVATE STREETS J, M & Q TO PHASE LINE
UTILITIES

SANITARY AS NEEDED TO SERVE SITES WITHIN PHASE.
CONNECTION TO EXISTING SEWER TRAVERSING SITE, OTHER PORTIONS CONNECT SEWER WITHIN PHASE 2.
WATER ALL INTERIOR PRIVATE WATERLINES AND APPURTENANCES NEEDED TO PROVIDE FIRE PROTECTION AND POTABLE WATER SERVICE TO THE PHASE 3 UNITS.
STORM AS NEEDED TO SERVE SITES WITHIN PHASE.
ELECTRIC AS NEEDED TO SERVE SITES WITHIN PHASE.
GAS AS NEEDED TO SERVE SITES WITHIN PHASE.
TRAIL CONNECTION TO EAST OVER FULTON DITCH
LANDSCAPING WITHIN PHASE 3

PHASE 4

29 MH SITES
NORTHERN POCKET PARK (INCLUDES SHADE STRUCTURE & OPEN PLAY AREA)
14TH/ STREET CONSTRUCTION (IF EASEMENTS HAVE BEEN SECURED)
NORTHURP AVENUE CONSTRUCTION FROM MAIN ENTRANCE TO INTERSECTION AT 14TH/ STREET (IF EASEMENTS HAVE BEEN SECURED)
FULTON DITCH REGIONAL TRAIL
UTILITIES

SANITARY AS NEEDED TO SERVE SITES WITHIN PHASE.
CONNECTION TO SEWER WITHIN PHASE 3.
WATER ALL INTERIOR PRIVATE WATERLINES AND APPURTENANCES NEEDED TO PROVIDE FIRE PROTECTION AND POTABLE WATER SERVICE TO THE PHASE 4 UNITS. REMAINING PORTIONS OF PUBLIC 8" AND 12" WATERMANS IN NORTHURP AVENUE AND 14TH/ STREET WILL BE COMPLETED IF NECESSARY EASEMENTS HAVE BEEN SECURED.
STORM AS NEEDED TO SERVE SITES WITHIN PHASE.
ELECTRIC AS NEEDED TO SERVE SITES WITHIN PHASE.
GAS AS NEEDED TO SERVE SITES WITHIN PHASE.
LANDSCAPING WITHIN PHASE 4

OWNER: ELIZABETH A. CARTER
CLIFFORD D. CARTER
ZONING: AGRICULTURAL

OWNER: JAMES A. DOKTER SR. TRUST
LA LANI F. DOKTER TRUST
ZONING: AGRICULTURAL

OWNER: WELD COUNTY SCHOOL DISTRICT
ZONING: EXEMPT

OWNER: RENNOX CORPORATION
ZONING: AGRICULTURAL

OWNER: THERMO-FARMS
ZONING: AGRICULTURAL

OWNER: CONNER FAMILY TRUST
ZONING: AGRICULTURAL

(IN FEET)
1 inch = 150 ft.

OWNER: THERMO-FARMS
ZONING: AGRICULTURAL

FUTURE TRAIL CONNECTION
OVER FULTON DITCH TO
CONNECT WITH REGIONAL
TRAIL WITHIN COTTONWOOD
GREEN SUBDIVISION

PROJECT NO.: LUP2019-0039 &
PLAN NO.: SPL2019-0005



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(248) 208-2556
JOHN B. McLAREN

SUN COMMUNITIES

WILLOW BEND SUBDIVISION
FORT LUTON, COLORADO
PRELIMINARY PLAT/PUD
PHASING PLAN

CLIENT



DATE 5/15/2020

REVISIONS

DR. TN CH. JP/SB

P.M. RW

JOB 19001956

SHEET NO.

4



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WILLOW BEND SUBDIVISION

WILLOW BEND SUBDIVISION
FORT LUPTON, COLORADO

PRELIMINARY PLAT/PUD

TYPICAL SITE DETAILS

CLIENT



DATE 5/15/2020

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REVISION

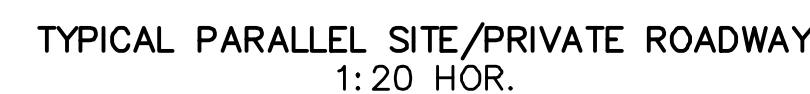
DR.	TN	CH. JP/SE
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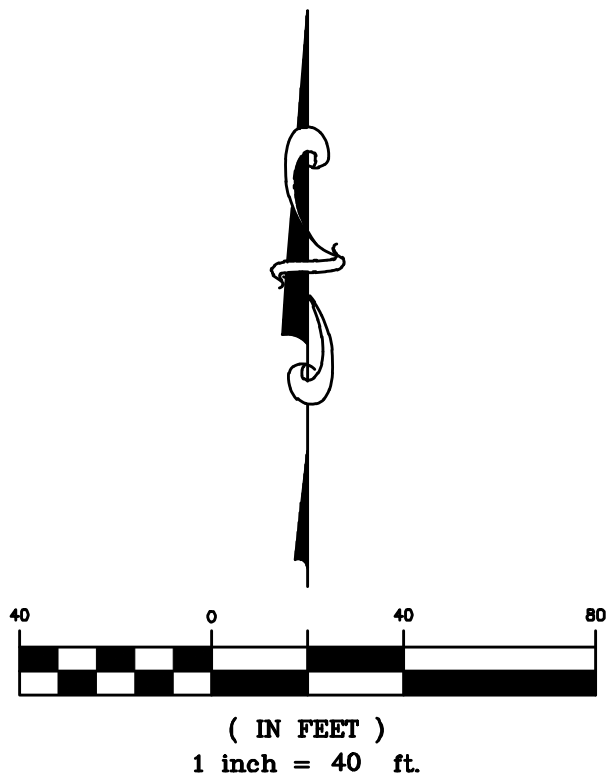
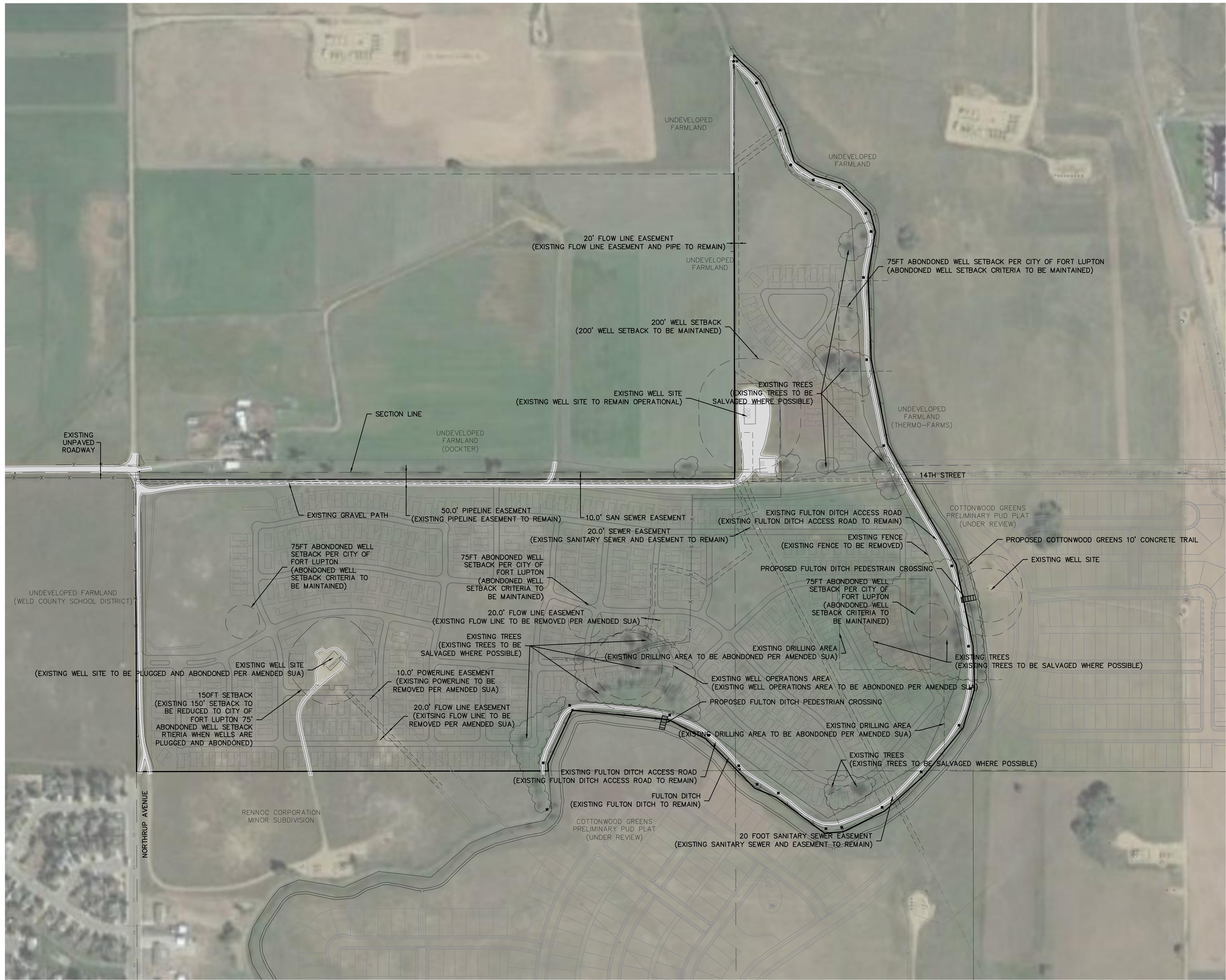
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JOB	19001956
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5





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SUN COMMUNITIES
WILLOW BEND SUBDIVISION FORT LUTON, COLORADO PRELIMINARY PLAT/PUD ##### EXISTING CONDITIONS MAP



DATE 5/15/2020

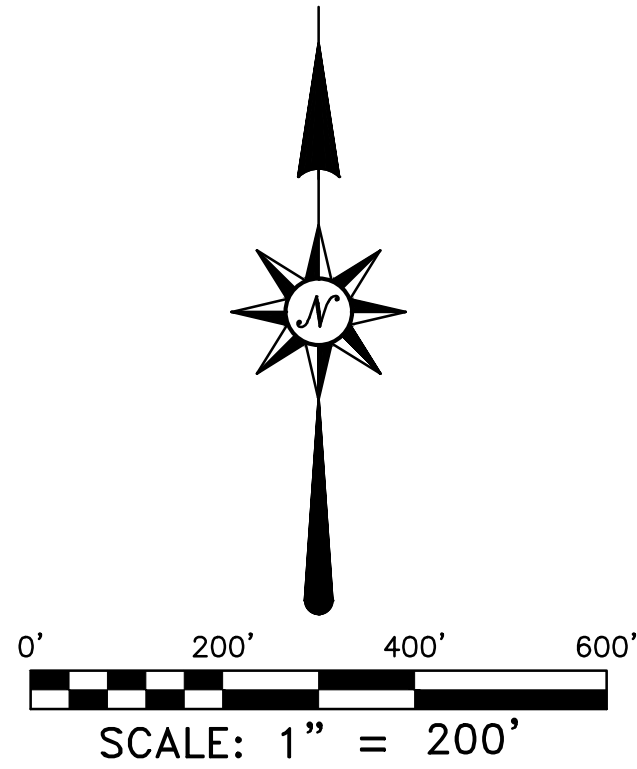
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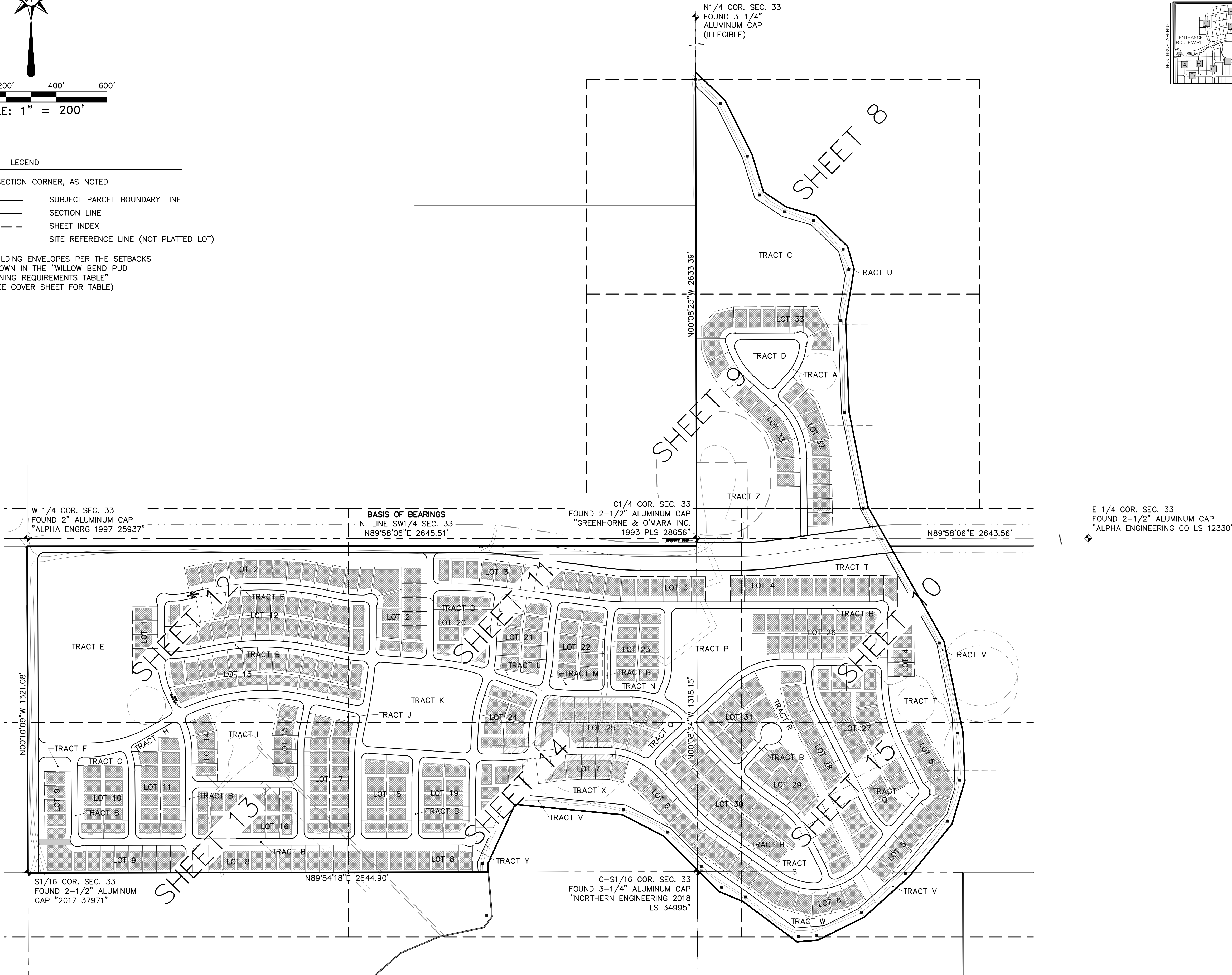
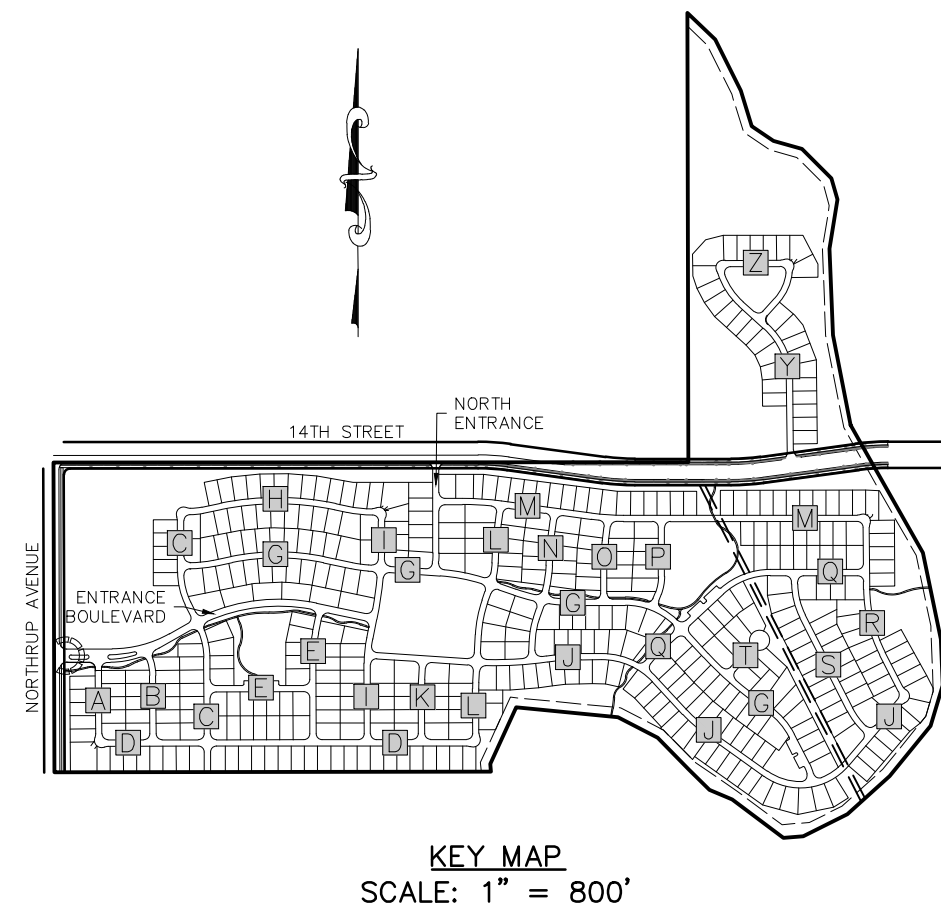
PROJECT NO.: LUP2019-0039 &
PLAN NO.: SPL2019-0005

WILLOW BEND SUBDIVISION
PRELIMINARY PLAT/PUD

SITUATED IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



- LEGEND
- SECTION CORNER, AS NOTED
 - SUBJECT PARCEL BOUNDARY LINE
 - SECTION LINE
 - SHEET INDEX
 - SITE REFERENCE LINE (NOT PLATTED LOT)
 - BUILDING ENVELOPES PER THE SETBACKS SHOWN IN THE "WILLOW BEND PUD ZONING REQUIREMENTS TABLE" (SEE COVER SHEET FOR TABLE)



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WILLOW BEND SUBDIVISION
FORT LUPTON, COLORADO
PRELIMINARY PLAT/PUD
PRELIMINARY PLAT
OVERALL

DATE 5/15/2020

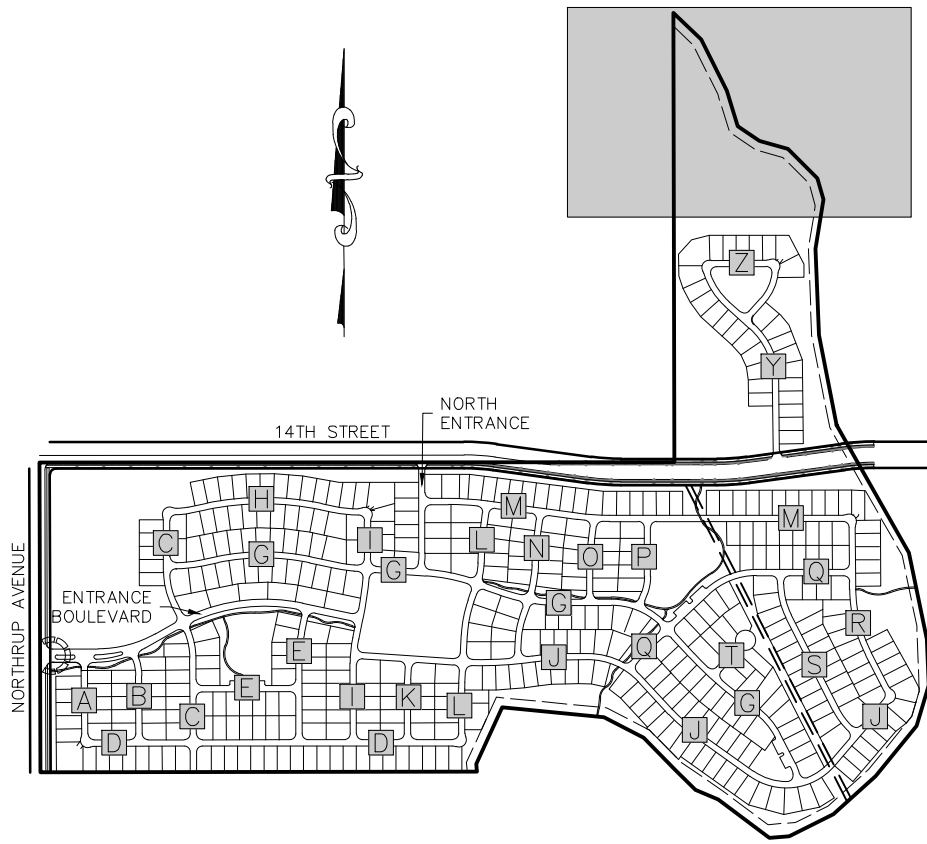
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P.M. RW
JOB 19001956
SHEET NO. 7

PROJECT NO.: LUP2019-0039 &
PLAN NO.: SPL2019-0005

WILLOW BEND SUBDIVISION
PRELIMINARY PLAT/PUD

SITUATED IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



KEY MAP
SCALE: 1" = 800'

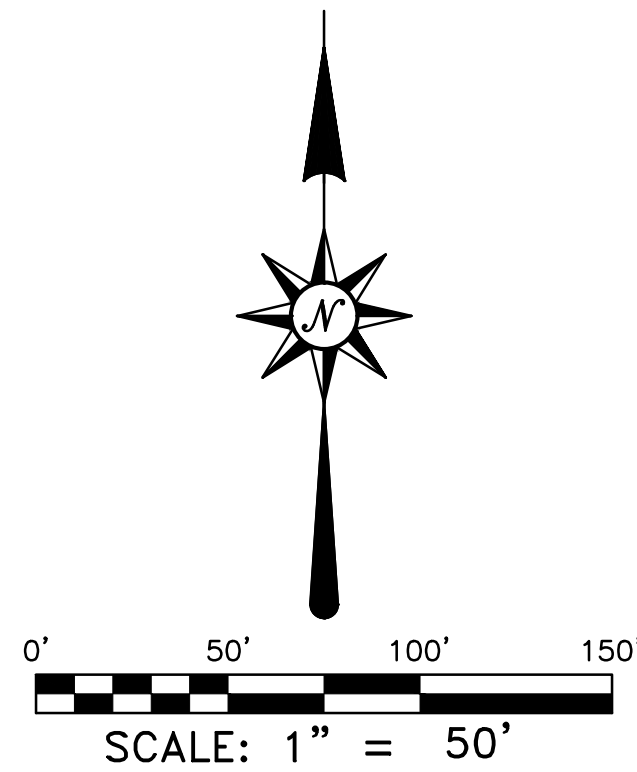
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- LEGEND
- SECTION CORNER, AS NOTED
 - SUBJECT PARCEL BOUNDARY LINE
 - SECTION LINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - FOUND 2" ALUMINUM CAP
PLS 25378 AS 20' OFFSET
REFERENCE MONUMENT
 - (A) EASEMENT FOR UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE COMMUNICATIONS SERVICES
 - (B) EASEMENT FOR PUBLIC WATER AND SEWER FACILITIES
 - (C) EASEMENT FOR PRIVATE ACCESS, PEDESTRIAN ACCESS, AND EMERGENCY SERVICE ACCESS
 - (D) EASEMENT FOR ELECTRIC SERVICE FACILITIES

OWNER: ELIZABETH A. CARTER
CLIFFORD D. CARTER
ZONING: AGRICULTURAL
NOT INCLUDED IN THIS PLAT.

NW1/4
SEC. 33

NE1/4
SEC. 33

OWNER: THERMO-FARMS
ZONING: AGRICULTURAL
NOT INCLUDED IN THIS PLAT.

OWNER: JAMES D. DOLTER SR. TRUST
LA LANI F. DOKTER TRUST
ZONING: AGRICULTURAL
NOT INCLUDED IN THIS PLAT.

SEE SHEET 9

PROJECT NO.: LUP2019-0039 &
PLAN NO.: SPL2019-0005



DATE 5/15/2020

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P.M. RW

JOB 19001956

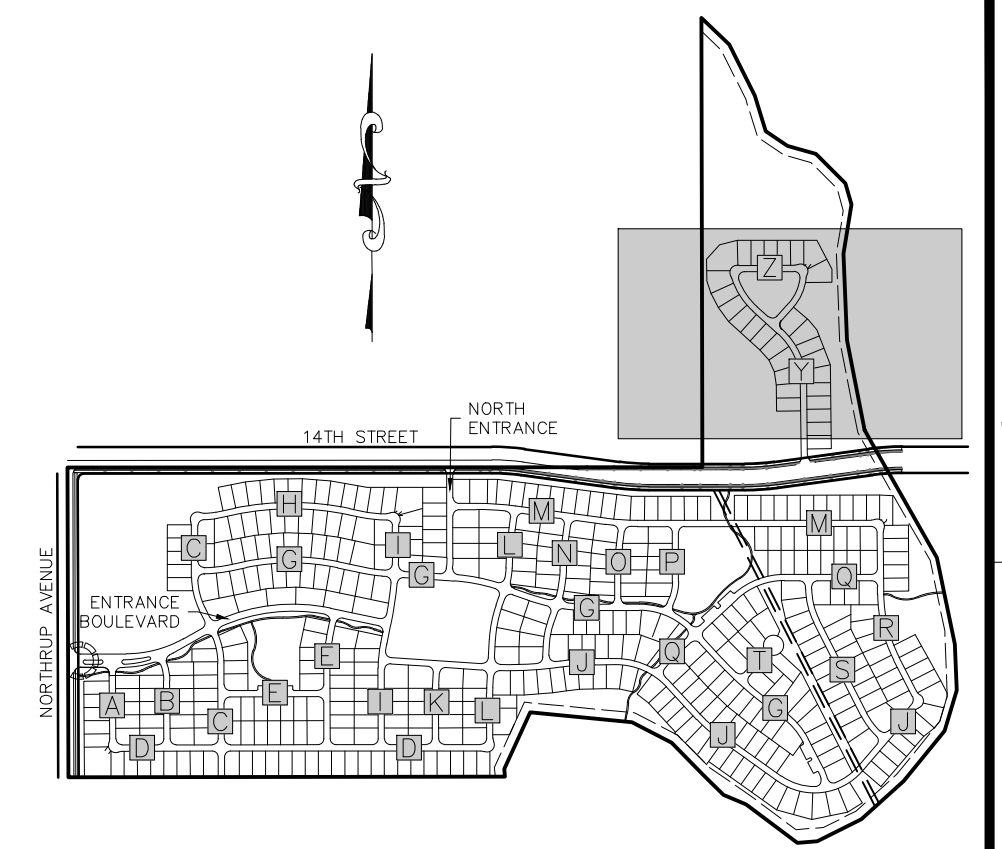
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CAD FILE: 19001956-PRELIM PLAT.DWG

WILLOW BEND SUBDIVISION
PRELIMINARY PLAT/PUD

SITUATED IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



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(248) 208-2556
JOHN B. MCLAREN

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5/15/2020

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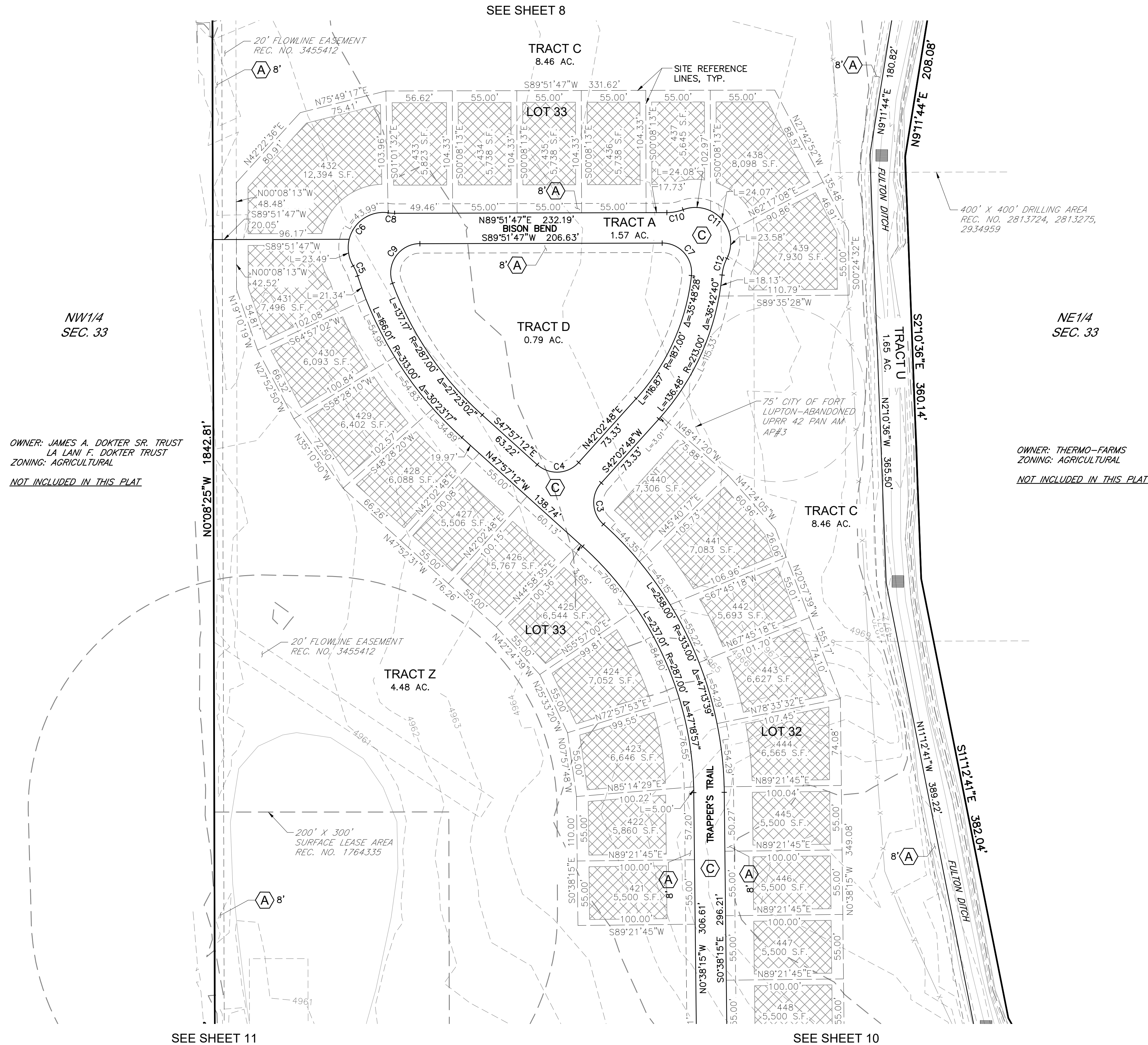
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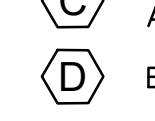
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Page 60 of 100

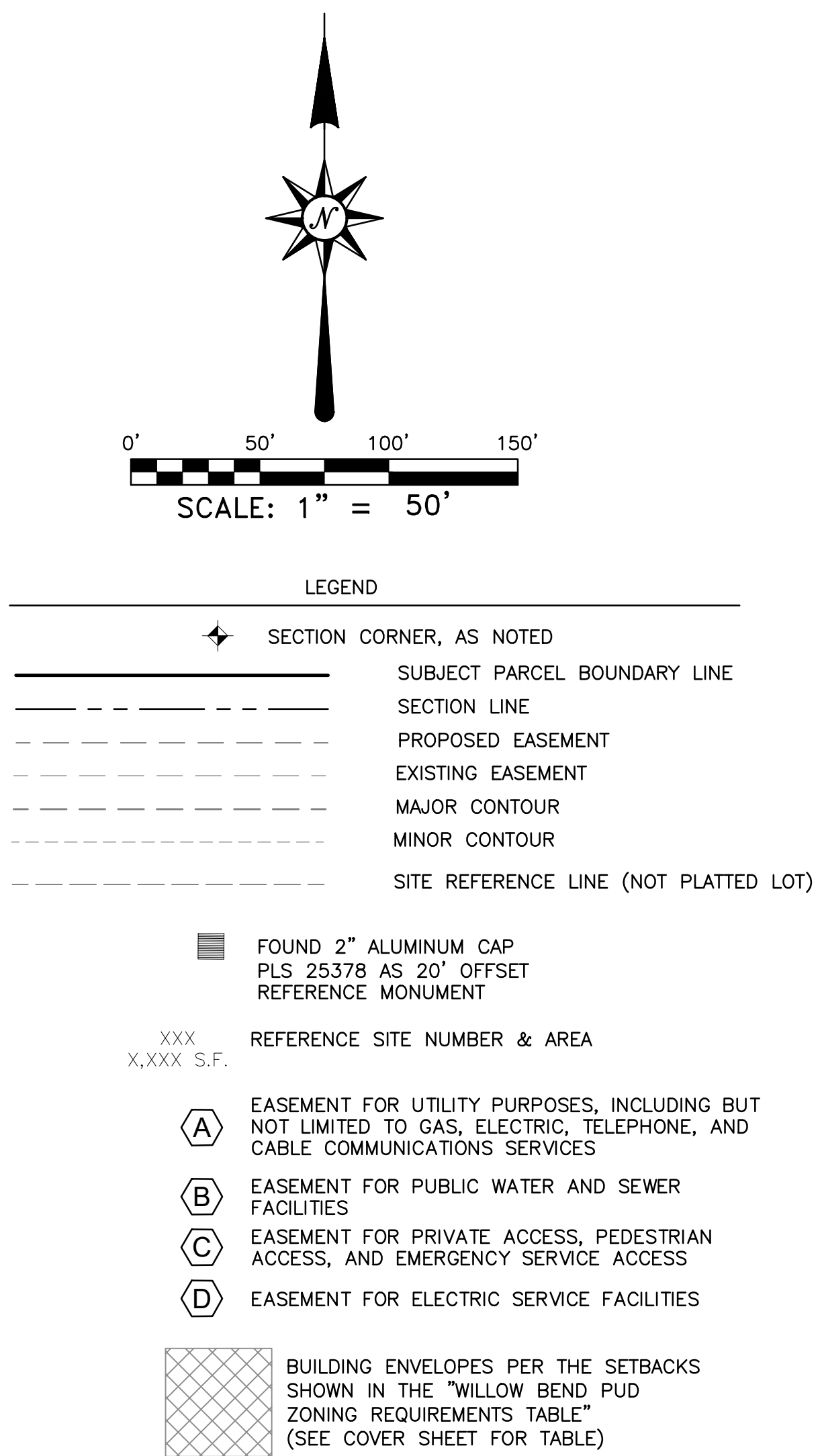
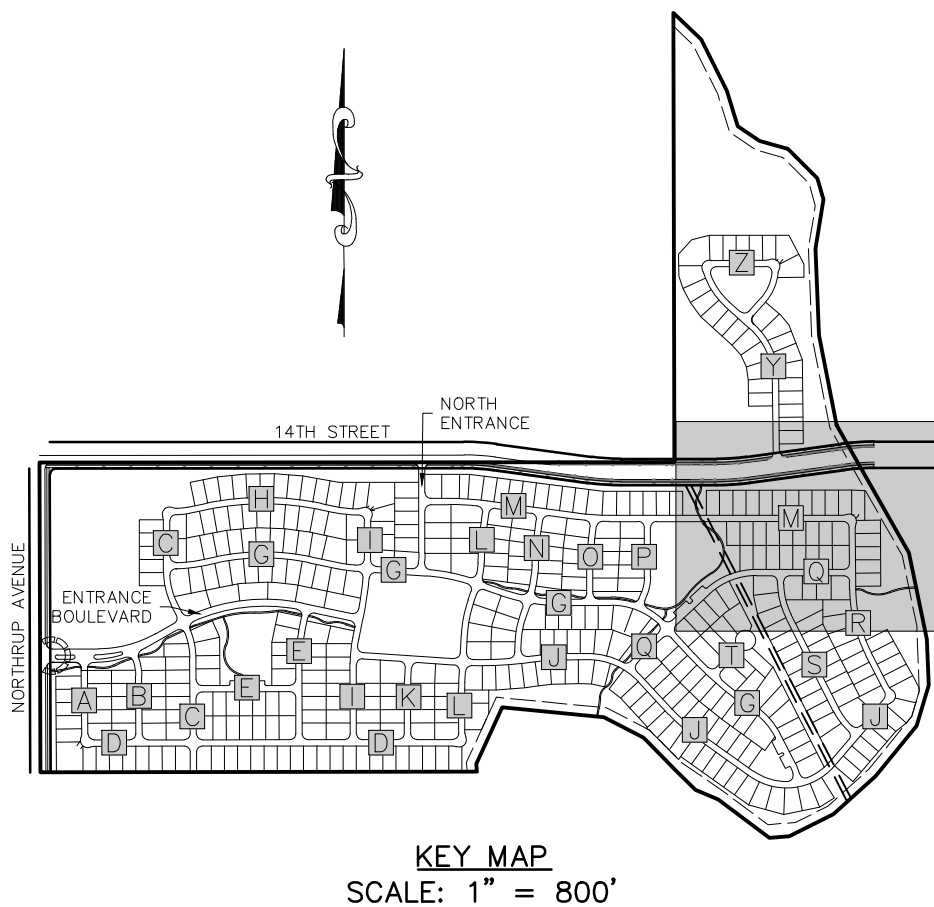
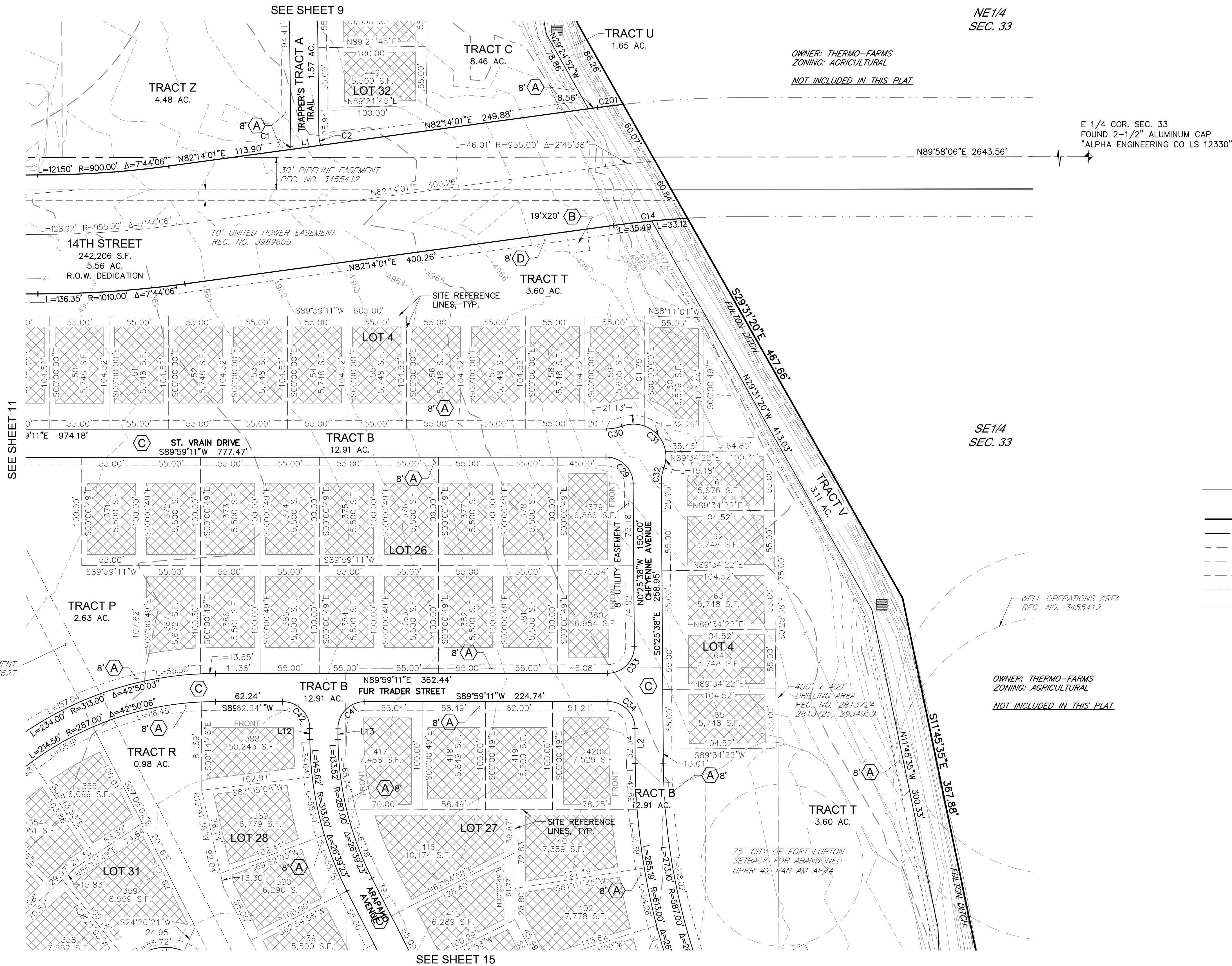


LEGEND	
	SECTION CORNER, AS NOTED
	SUBJECT PARCEL BOUNDARY LINE
	SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	MAJOR CONTOUR
	MINOR CONTOUR
	SITE REFERENCE LINE (NOT PLATTED LOT)
	FOUND 2" ALUMINUM CAP PLS 35378 AS 20' OFFSET REFERENCE MONUMENT
	REFERENCE SITE NUMBER & AREA
	EASEMENT FOR UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE COMMUNICATIONS SERVICES
	EASEMENT FOR PUBLIC WATER AND SEWER FACILITIES
	EASEMENT FOR PRIVATE ACCESS, PEDESTRIAN ACCESS, AND EMERGENCY SERVICE ACCESS
	EASEMENT FOR ELECTRIC SERVICE FACILITIES
	BUILDING ENVELOPES PER THE SETBACKS SHOWN IN THE "WILLOW BEND PUD ZONING REQUIREMENTS TABLE" (SEE COVER SHEET FOR TABLE)

PROJECT NO.: LUP2019-0039 &
PLAN NO.: SPL2019-0005

WILLOW BEND SUBDIVISION
PRELIMINARY PLAT/PUD

SITUATED IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



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SUN COMMUNITIES
WILLOW BEND SUBDIVISION
FORT LUPTON, COLORADO
PRELIMINARY PLAT/PUD
PRELIMINARY PLAT
PLAN VIEW 3

SUN
DATE 5/15/2020

DR. TN	CH. JP/SB
P.M. RW	
JOB 19001956	
SHEET NO.	10

PROJECT NO.: LUP2019-0039 &
PLAN NO.: SPL2019-0005

WILLOW BEND SUBDIVISION
PRELIMINARY PLAT/PUD

SITUATED IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

LEGEND

SECTION CORNER, AS NOTED

SUBJECT PARCEL BOUNDARY LINE

SECTION LINE

PROPOSED EASEMENT

EXISTING EASEMENT

MAJOR CONTOUR

MINOR CONTOUR

SITE REFERENCE LINE (NOT PLATTED LOT)

(A) EASEMENT FOR UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE COMMUNICATIONS SERVICES

(B) EASEMENT FOR PUBLIC WATER AND SEWER FACILITIES

(C) EASEMENT FOR PRIVATE ACCESS, PEDESTRIAN ACCESS, AND EMERGENCY SERVICE ACCESS

(D) EASEMENT FOR ELECTRIC SERVICE FACILITIES

FOUND 2" ALUMINUM CAP
PLS 25378 AS 20' OFFSET
REFERENCE MONUMENT

XXX
X,XXX S.F.
REFERENCE SITE NUMBER & AREA

BUILDING ENVELOPES PER THE SETBACKS
SHOWN IN THE "WILLOW BEND PUD
ZONING REQUIREMENTS TABLE"
(SEE COVER SHEET FOR TABLE)

OWNER: JAMES A. DOKTER SR. TRUST
LA LANI F. DOKTER TRUST
ZONING: AGRICULTURAL

NOT INCLUDED IN THIS PLAT

BASIS OF BEARINGS
N. LINE SW1/4 SEC. 33
N89°58'06"E 2645.51'

NW1/4
SEC. 33

KEY MAP
SCALE: 1" = 800'

NE1/4
SEC. 33
TRACT Z
4.48 AC.

C1/4 COR. SEC. 33
FOUND 2-1/2" ALUMINUM CAP
"GREENHORNE & O'MARA INC.
1993 PLS 28656"

N0°08'34"W 30.00'

N89°58'06"E 177.49'

N89°58'06"E 2645.50'

591.15'

14TH STREET
242,206 S.F.
5.56 AC.
R.O.W. DEDICATION

SW1/4
SEC. 33

SE1/4
SEC. 33

TRACT T
5.45 AC.

20' SEWER EASEMENT
REC. NO. 1975627

20' FLOWLINE EASEMENT
REC. NO. 3455412

TRACT P
2.63 AC.

TRACT B
12.91 AC.

TRACT B
12.91 AC.

TRACT B
12.91 AC.

TRACT B
12.91 AC.

TRACT B
12.91 AC.

TRACT B
12.91 AC.

TRACT B
12.91 AC.

TRACT B
12.91 AC.

TRACT B
12.91 AC.

TRACT B
12.91 AC.

TRACT B
12.91 AC.

SEE SHEET 14

"AT RISK" MANUFACTURED HOME
SITES DUE TO PROPOSED WELL
OPERATIONS AREA REC. NO. 3455412

PROJECT NO.: LUP2019-0039 &
PLAN NO.: SPL2019-0005



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FORT LUPTON, COLORADO
PRELIMINARY PLAT/PUD
PRELIMINARY PLAT
PLAN VIEW 4

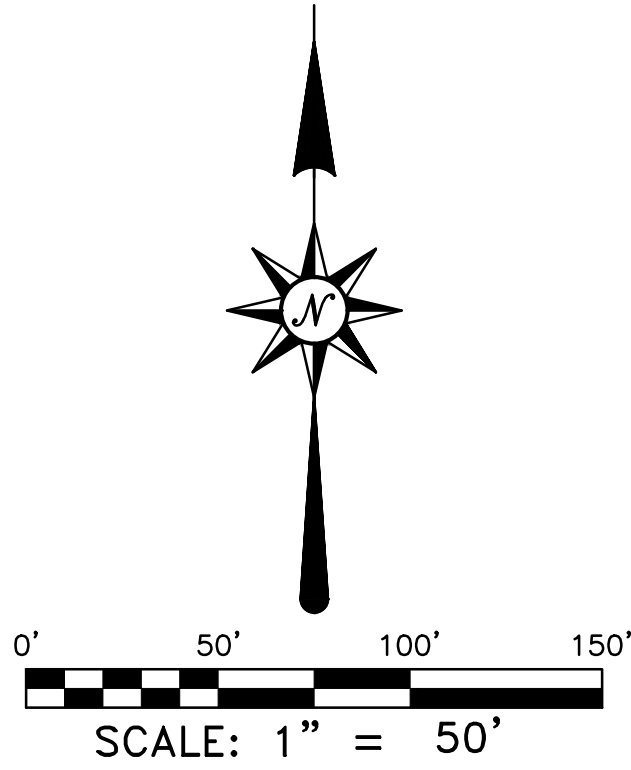
CLIENT
DATE 5/15/2020

REVISIONS

DR. TN CH. JP/SB
P.M. RW
JOB 19001956
SHEET NO. 11

WILLOW BEND SUBDIVISION
PRELIMINARY PLAT/PUD

SITUATED IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

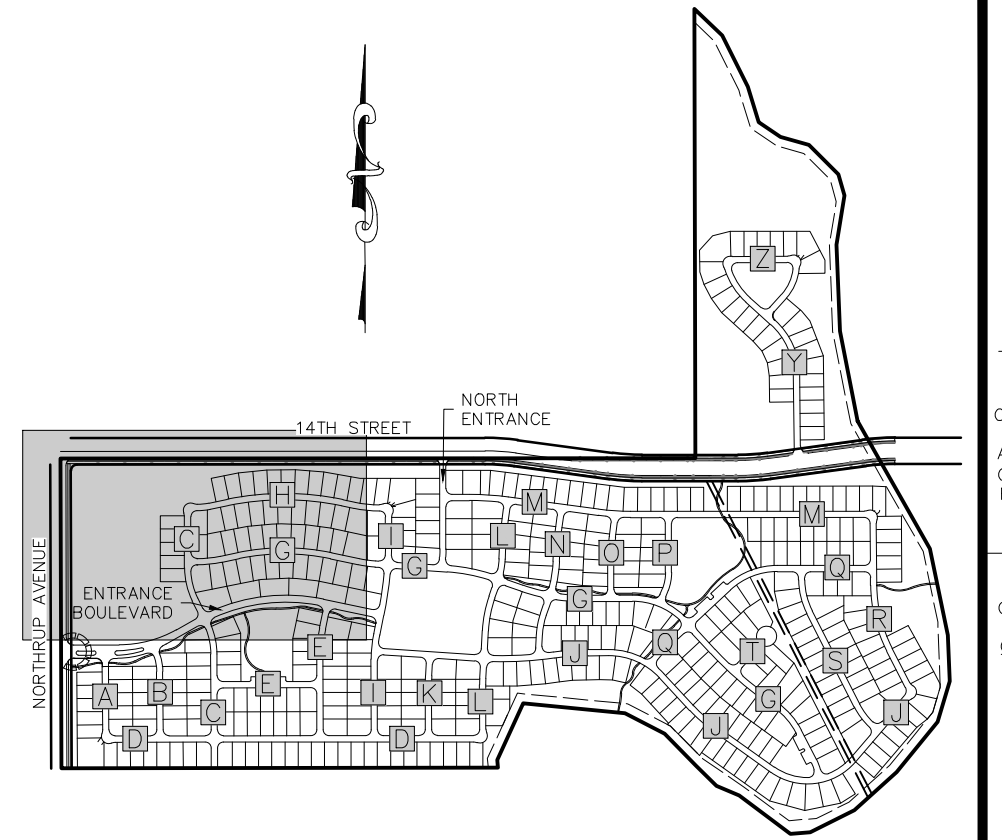


LEGEND	
	SECTION CORNER, AS NOTED
	SUBJECT PARCEL BOUNDARY LINE
	SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	MAJOR CONTOUR
	MINOR CONTOUR
	SITE REFERENCE LINE (NOT PLATTED LOT)
	FOUND 2" ALUMINUM CAP PLS 25378 AS 20' OFFSET REFERENCE MONUMENT
	XXX X,XXX S.F. REFERENCE SITE NUMBER & AREA

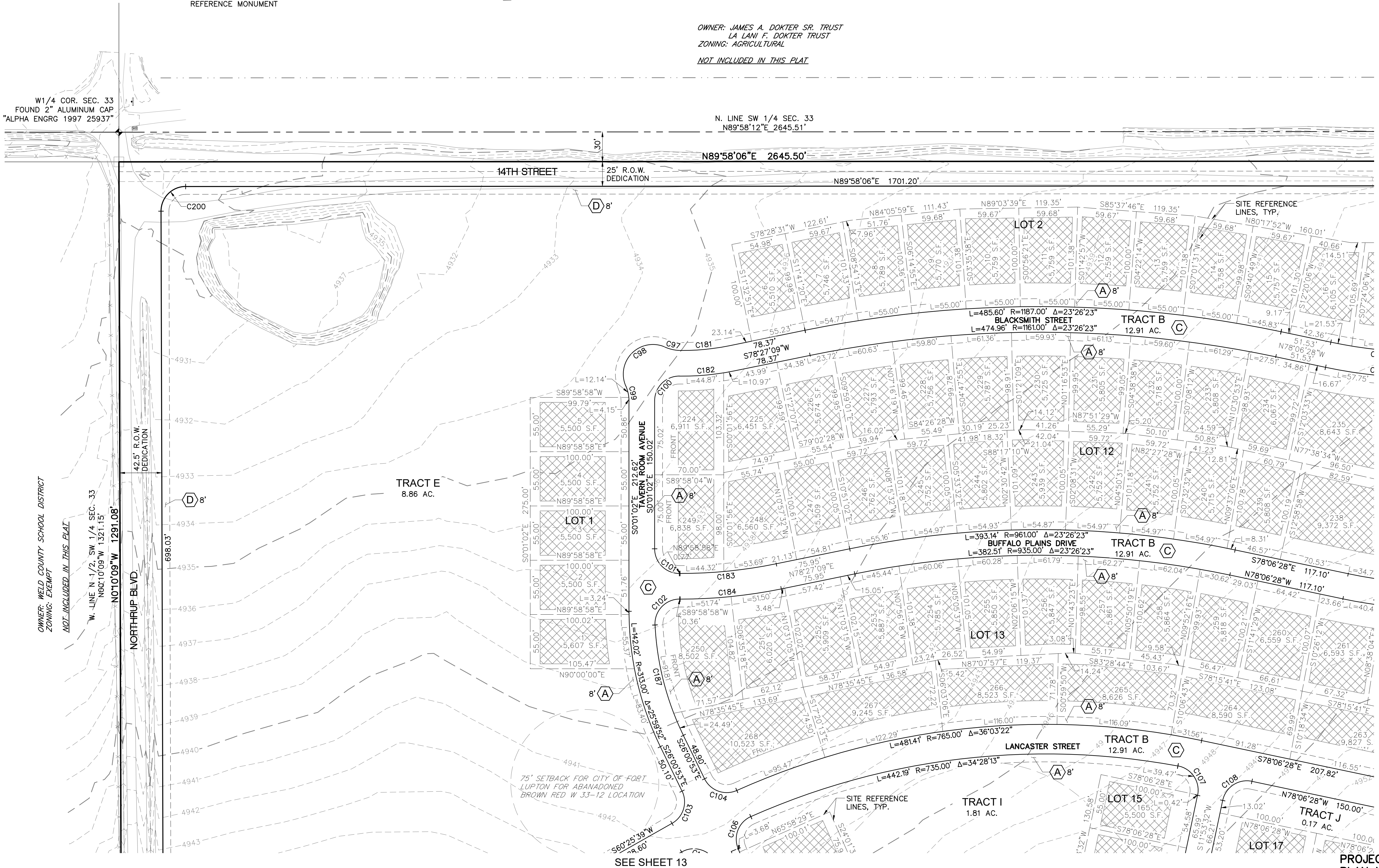
	BUILDING ENVELOPES PER THE SETBACKS SHOWN IN THE "WILLOW BEND PUD ZONING REQUIREMENTS TABLE" (SEE COVER SHEET FOR TABLE)
	EASEMENT FOR UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE COMMUNICATIONS SERVICES
	EASEMENT FOR PUBLIC WATER AND SEWER FACILITIES
	EASEMENT FOR PRIVATE ACCESS, PEDESTRIAN ACCESS, AND EMERGENCY SERVICE ACCESS
	EASEMENT FOR ELECTRIC SERVICE FACILITIES

OWNER: JAMES A. DOKTER SR. TRUST
LA LANI F. DOKTER TRUST
ZONING: AGRICULTURAL

NOT INCLUDED IN THIS PLAT



KEY MAP
SCALE: 1" = 800'



THE LOCATIONS OF EXISTING
UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY
ONLY AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE
OWNER OR ITS REPRESENTATIVE.
THE CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES BEFORE
COMMENCING WORK, AND AGREE TO
BE FULLY RESPONSIBLE FOR ANY
AND ALL DAMAGES WHICH MIGHT BE
OCCASIONED BY THE CONTRACTOR'S
FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL
UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR. NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
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SUITE 200
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(248) 208-2556
JOHN B. MCLAREN

SUN COMMUNITIES
WILLOW BEND SUBDIVISION
FORT LUPTON, COLORADO
PRELIMINARY PLAT/PUD
PRELIMINARY PLAT
PLAN VIEW 5

CLIENT
SUN

DATE 5/15/2020

REVISIONS

DR. TN CH. JP/SB

P.M. RW

JOB 19001956

SHEET NO. 12

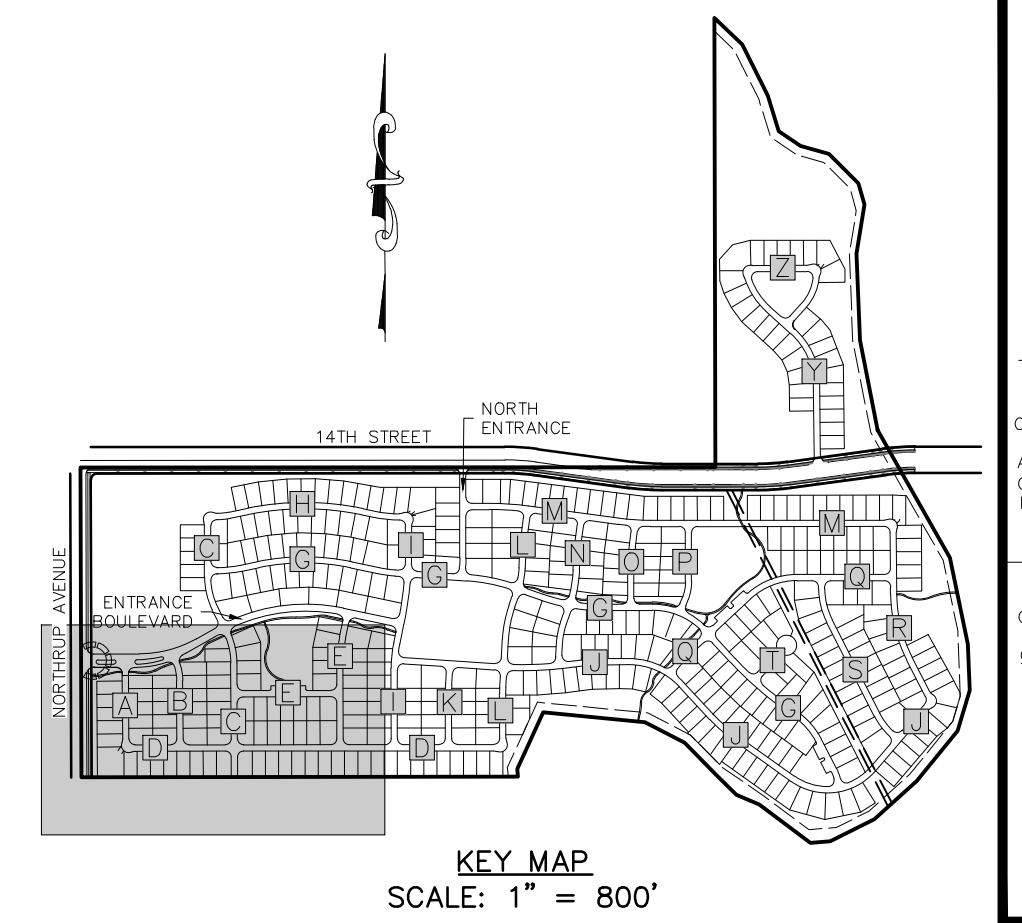
CAD FILE: 19001956-PRELIM PLAT.DWG

**Know what's below.
Call before you dig.**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ON THIS MAP AND ARE NOT INDEPENDENTLY VERIFIED BY THE CONTRACTOR. REPRESENTATIVE THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE ANY COMMENCING WORK, AND AGREE TO INDEMNIFY AND HOLD THE OWNER AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THE CONTRACTOR'S FAILURE TO TAKE THE NECESSARY PRECAUTIONS TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OF ANY OTHER PERSONS.

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KEY MAP
SCALE: 1" = 800'



OWNER: RENNOG CORPORATION
ZONING: AGRICULTURAL
NOT INCLUDED IN THIS PLAT

- | | |
|---|---|
|  | <p>BUILDING ENVELOPES PER THE SETBACKS SHOWN IN THE "WILLOW BEND PUD ZONING REQUIREMENTS TABLE" (SEE COVER SHEET FOR TABLE)</p> |
|  | EASEMENT FOR UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE COMMUNICATIONS SERVICES |
|  | EASEMENT FOR PUBLIC WATER AND SEWER FACILITIES |
|  | EASEMENT FOR PRIVATE ACCESS, PEDESTRIAN ACCESS, AND EMERGENCY SERVICE ACCESS |
|  | EASEMENT FOR ELECTRIC SERVICE FACILITIES |

PROJECT NO.: LUP2019-0039 &
PLAN NO.: SPL2019-0005

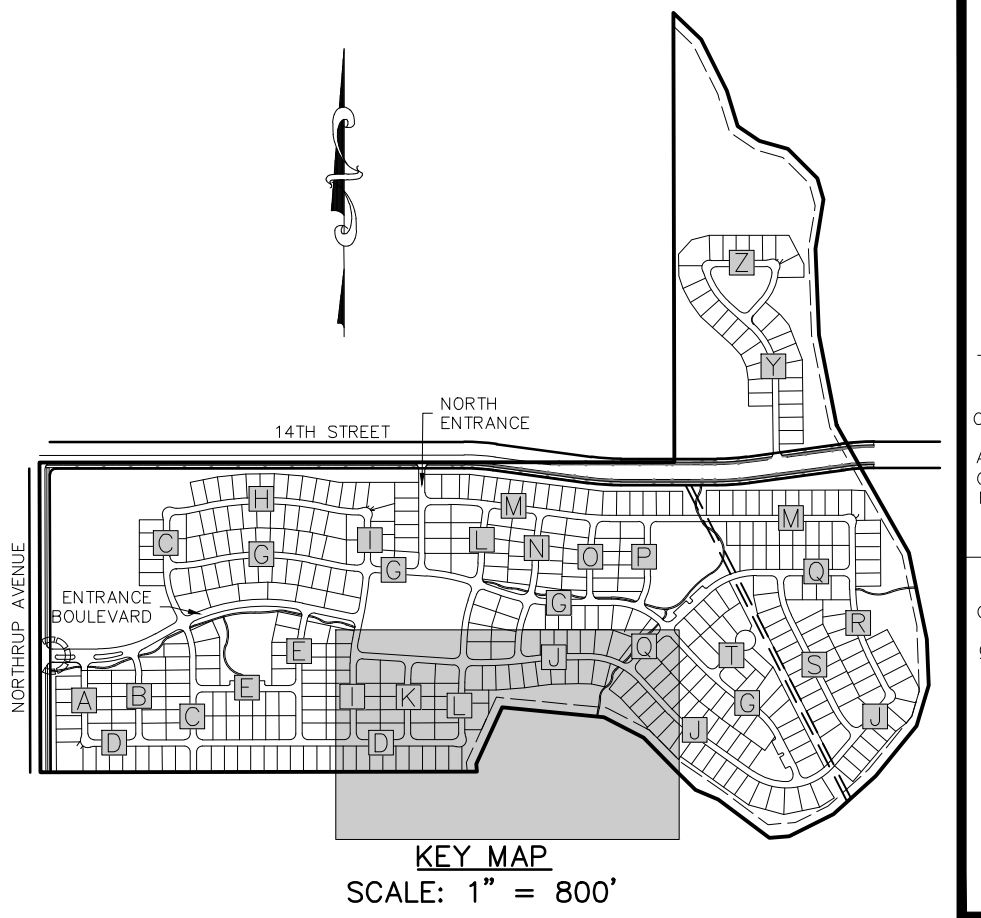
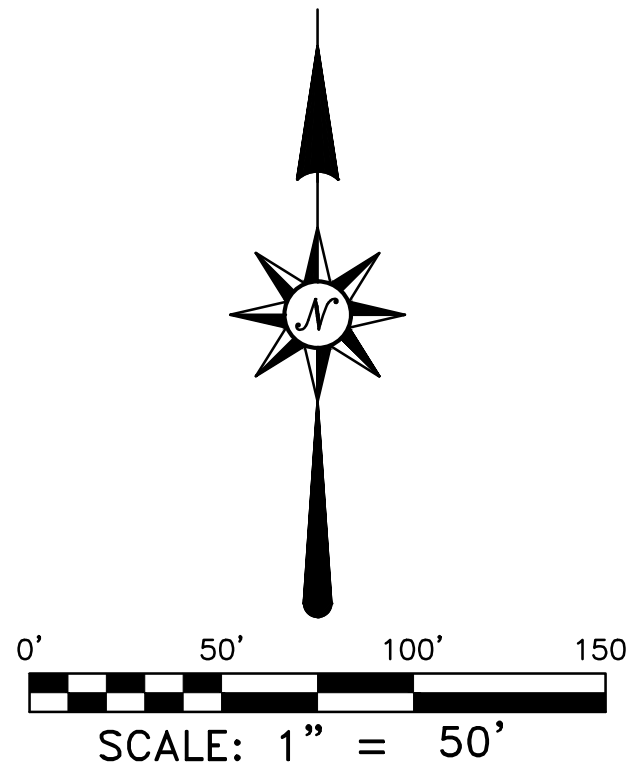
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(248) 208-2556
JOHN B. MCLAREN

**SUN COMMUNITIES
LOW BEND SUBDIVISION
PORT LUPTON, COLORADO
PRELIMINARY PLAT/PUD
PRELIMINARY PLAT
PLAN VIEW 6**

SUN
SUN COMMUNITIES, INC.

REVISONS	
OR. TN	CH. JP/SB
P.M. RW	
OF	19001956
SHEET NO.	
13	

WILLOW BEND SUBDIVISION
PRELIMINARY PLAT/PUD
SITUATED IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



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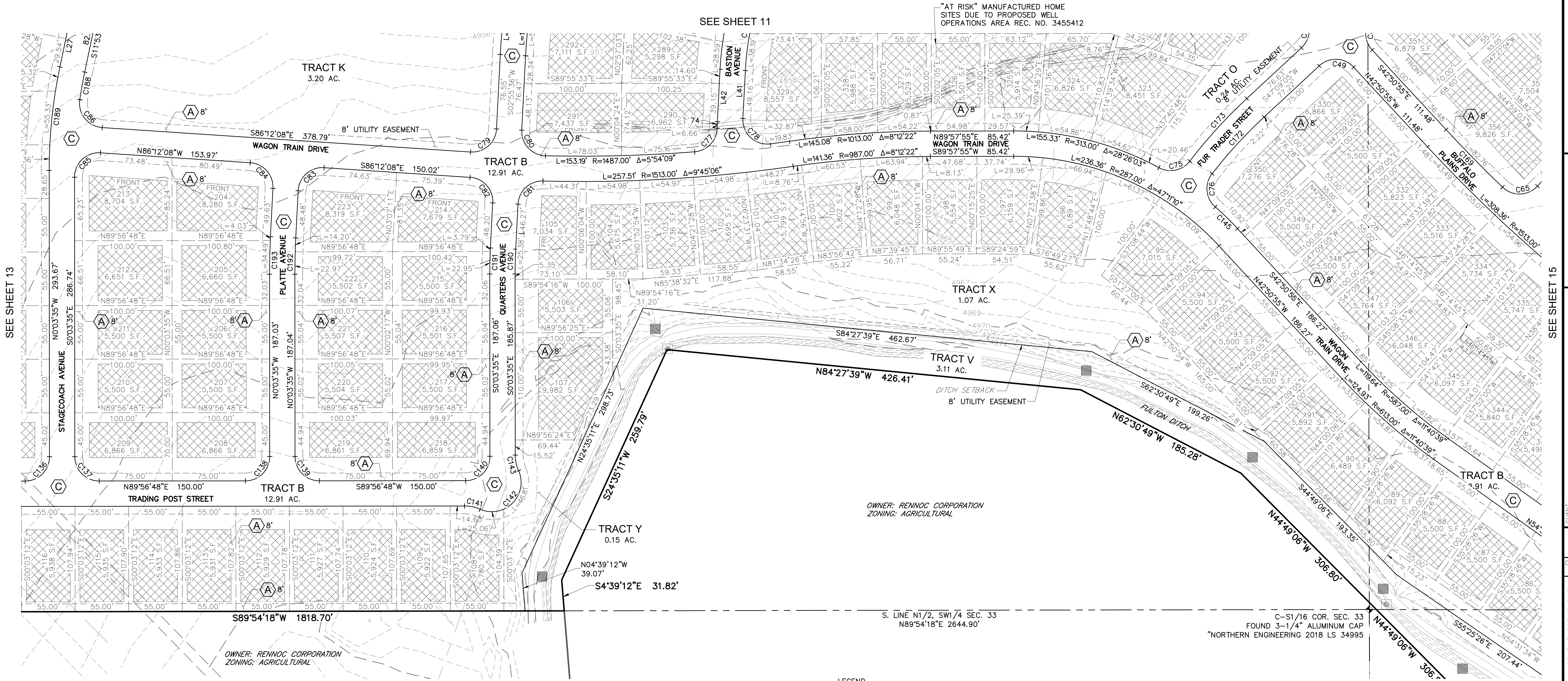
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SUITE 200
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(248) 208-2556
JOHN B. MCCLAREN

SUN COMMUNITIES
WILLOW BEND SUBDIVISION
FORT LUPTON, COLORADO
PRELIMINARY PLAT/PUD
PRELIMINARY PLAT
PLAN VIEW 7

CLIENT
SUN
DATE 5/15/2020

REVISIONS

DR. TN CH. JP/SB
P.M. RW
JOB 19001956
SHEET NO. 14

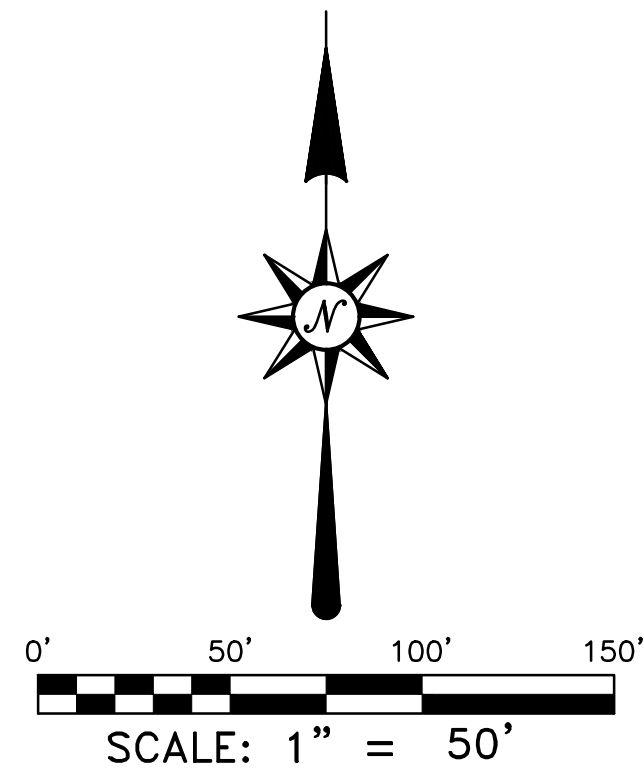
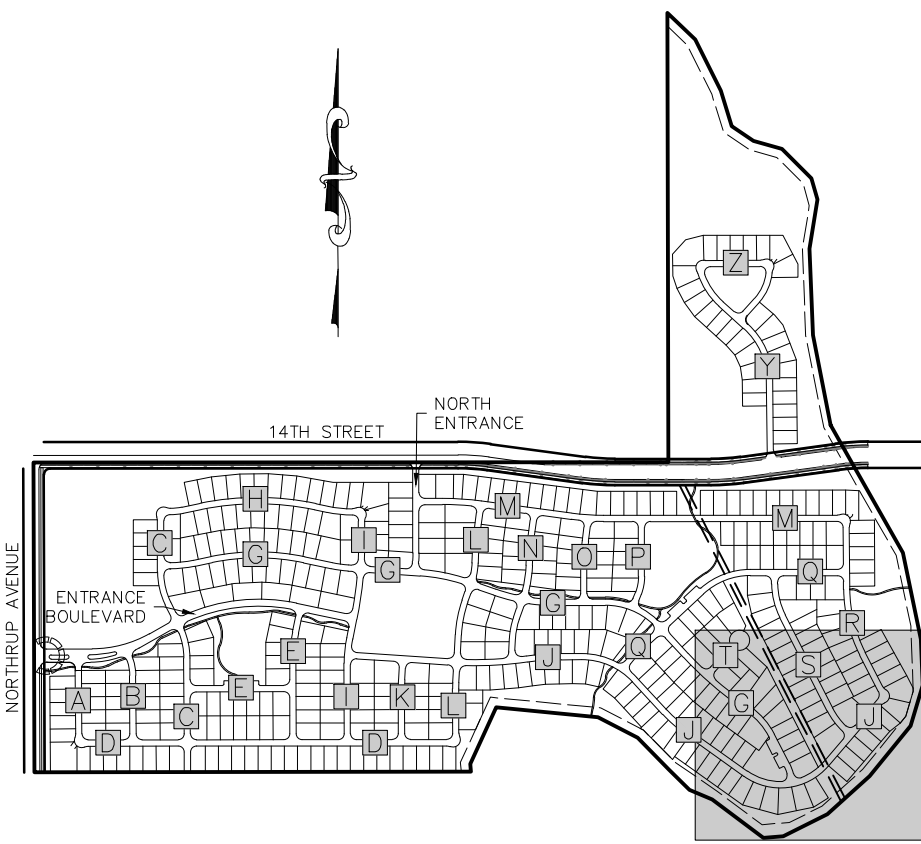
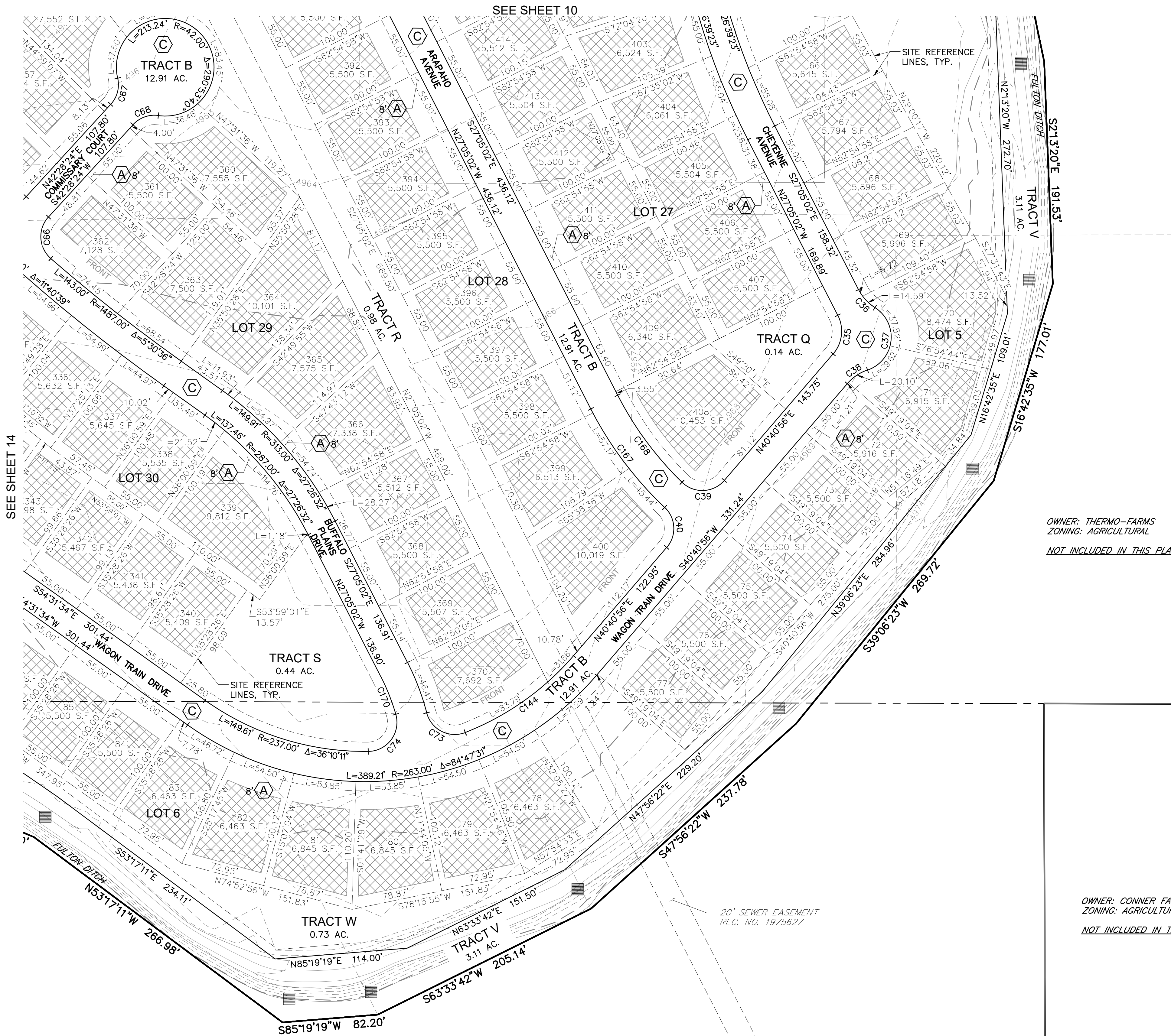


- SECTION CORNER, AS NOTED
- SUBJECT PARCEL BOUNDARY LINE
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- SITE REFERENCE LINE (NOT PLATTED LOT)
- FOUND 2" ALUMINUM CAP
PLS 25378 AS 20' OFFSET
REFERENCE MONUMENT
- XXX
X,XXX S.F. REFERENCE SITE NUMBER & AREA
- A EASEMENT FOR UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE COMMUNICATIONS SERVICES
- B EASEMENT FOR PUBLIC WATER AND SEWER FACILITIES
- C EASEMENT FOR PRIVATE ACCESS, PEDESTRIAN ACCESS, AND EMERGENCY SERVICE ACCESS
- D EASEMENT FOR ELECTRIC SERVICE FACILITIES
- BUILDING ENVELOPES PER THE SETBACKS SHOWN IN THE "WILLOW BEND PUD ZONING REQUIREMENTS TABLE" (SEE COVER SHEET FOR TABLE)

PROJECT NO.: LUP2019-0039 &
PLAN NO.: SPL2019-0005

WILLOW BEND SUBDIVISION
PRELIMINARY PLAT/PUD

SITUATED IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



- LEGEND
- SECTION CORNER, AS NOTED
 - SUBJECT PARCEL BOUNDARY LINE
 - SECTION LINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - SITE REFERENCE LINE (NOT PLATTED LOT)
 - FOUND 2" ALUMINUM CAP
PLS 25378 AS 20' OFFSET
REFERENCE MONUMENT
 - XXX
X,XXX S.F.
 - EASEMENT FOR UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE COMMUNICATIONS SERVICES
 - EASEMENT FOR PUBLIC WATER AND SEWER FACILITIES
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 - EASEMENT FOR ELECTRIC SERVICE FACILITIES
 - BUILDING ENVELOPES PER THE SETBACKS SHOWN IN THE "WILLOW BEND PUD ZONING REQUIREMENTS TABLE" (SEE COVER SHEET FOR TABLE)

OWNER: THERMO-FARMS
ZONING: AGRICULTURAL
NOT INCLUDED IN THIS PLAT

OWNER: CONNER FAMILY TRUST
ZONING: AGRICULTURAL
NOT INCLUDED IN THIS PLAT

OWNER: AIMS I
ZONING: AGRICULTURAL
NOT INCLUDED IN THIS PLAT

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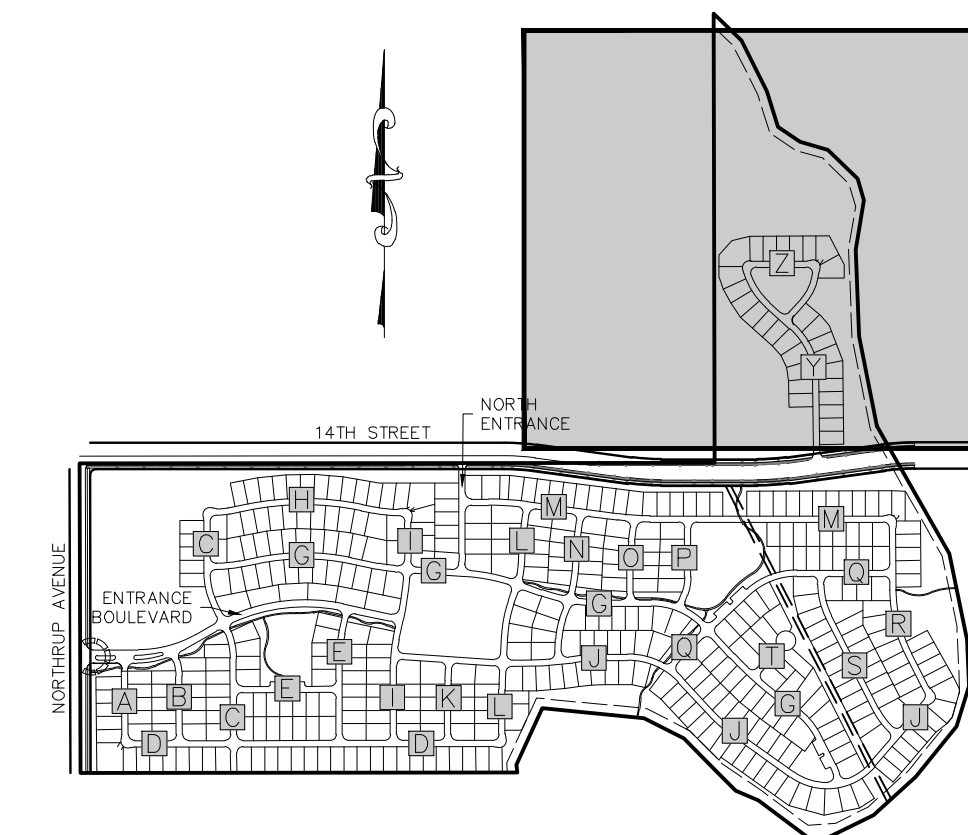
DEVELOPER
27777 FRANKLIN ROAD
SUITE 200
SOUTHFIELD, MI 48114
(248) 208-2556
JOHN B. MCLAREN

SUN COMMUNITIES
WILLOW BEND SUBDIVISION
FORT LUPTON, COLORADO
PRELIMINARY PLAT/PUD
PRELIMINARY PLAT
PLAN VIEW 8

CLIENT
SUN
DATE 5/15/2020

REVISIONS
DR. TN CH. JP/SB
P.M. RW
JOB 19001956
SHEET NO. 15

PROJECT NO.: LUP2019-0039 &
PLAN NO.: SPL2019-0005



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NOR THE ENGINEER SHALL BE
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THE WORK, OF PERSONS ENGAGED
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JOHN B. MCLAREN

SUN COMMUNITIES
WILLOW BEND SUBDIVISION
PORT LUPTON, COLORADO
PRELIMINARY PLAT/PLAT
OVERALL UTILITY PLAT
AREA 3



DATE 5/15/2020

REVISIONS

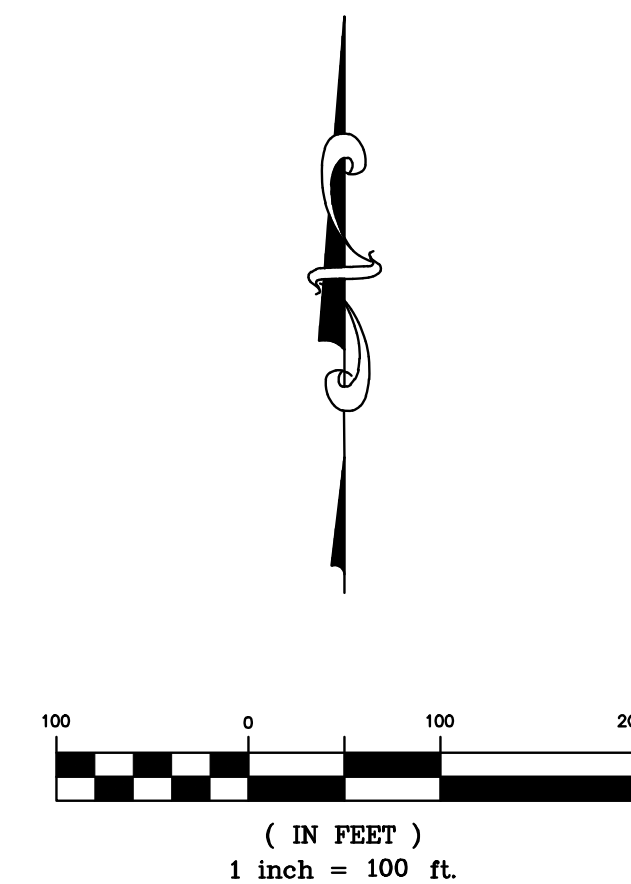
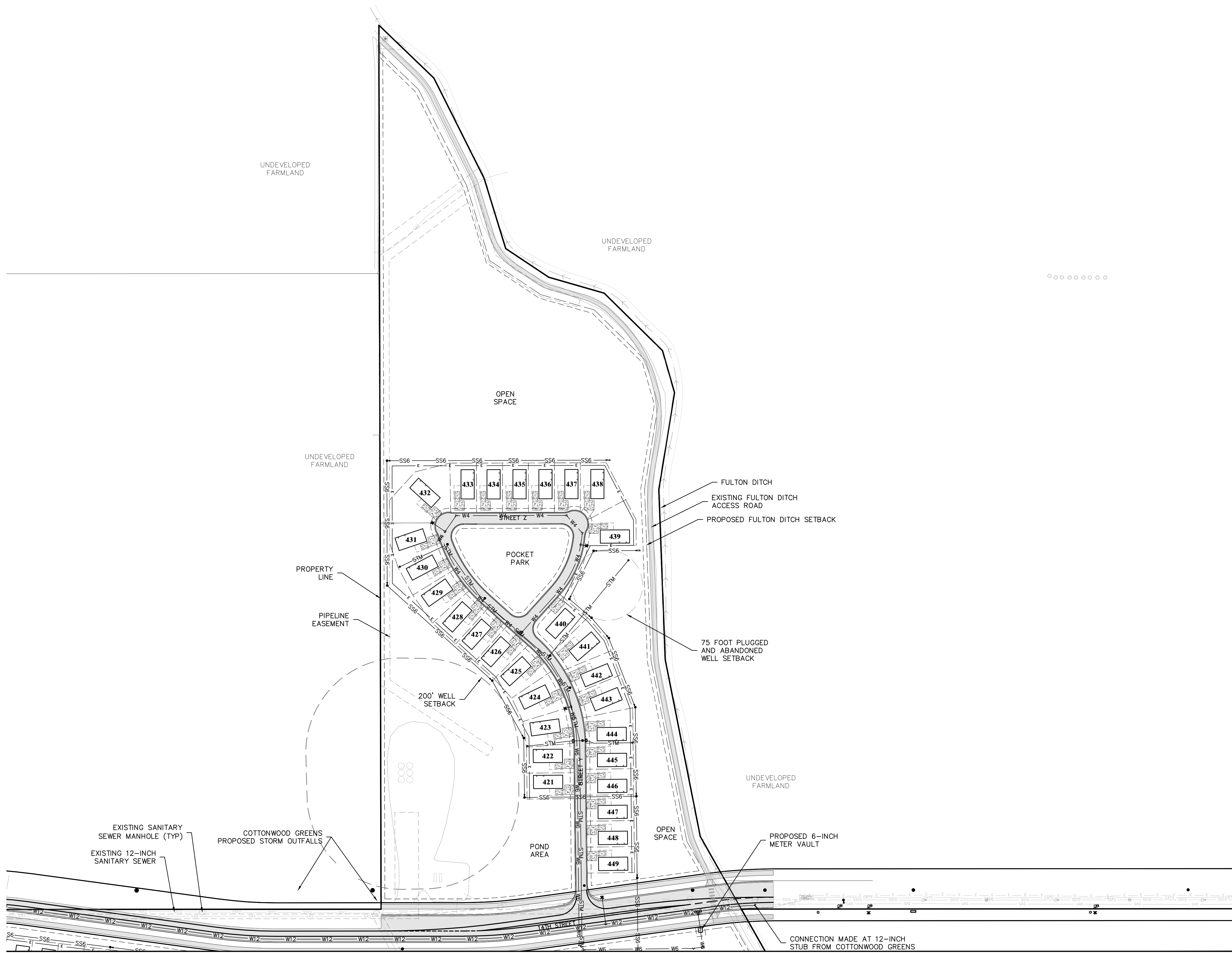
DR	TN	CH	IP / SB
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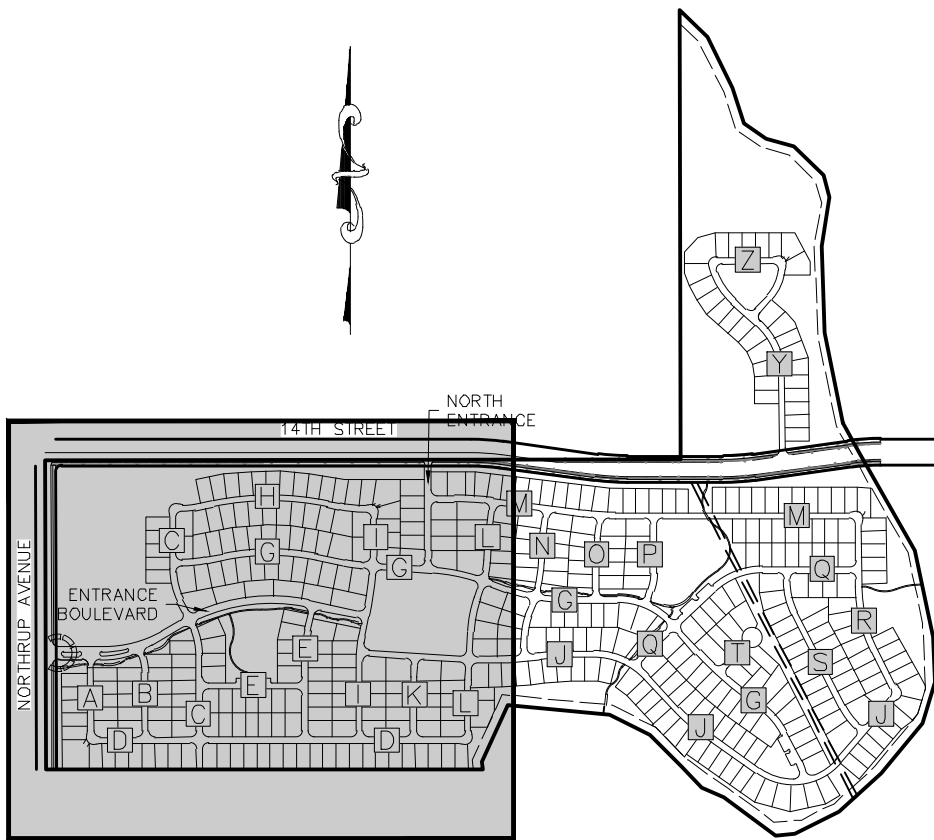
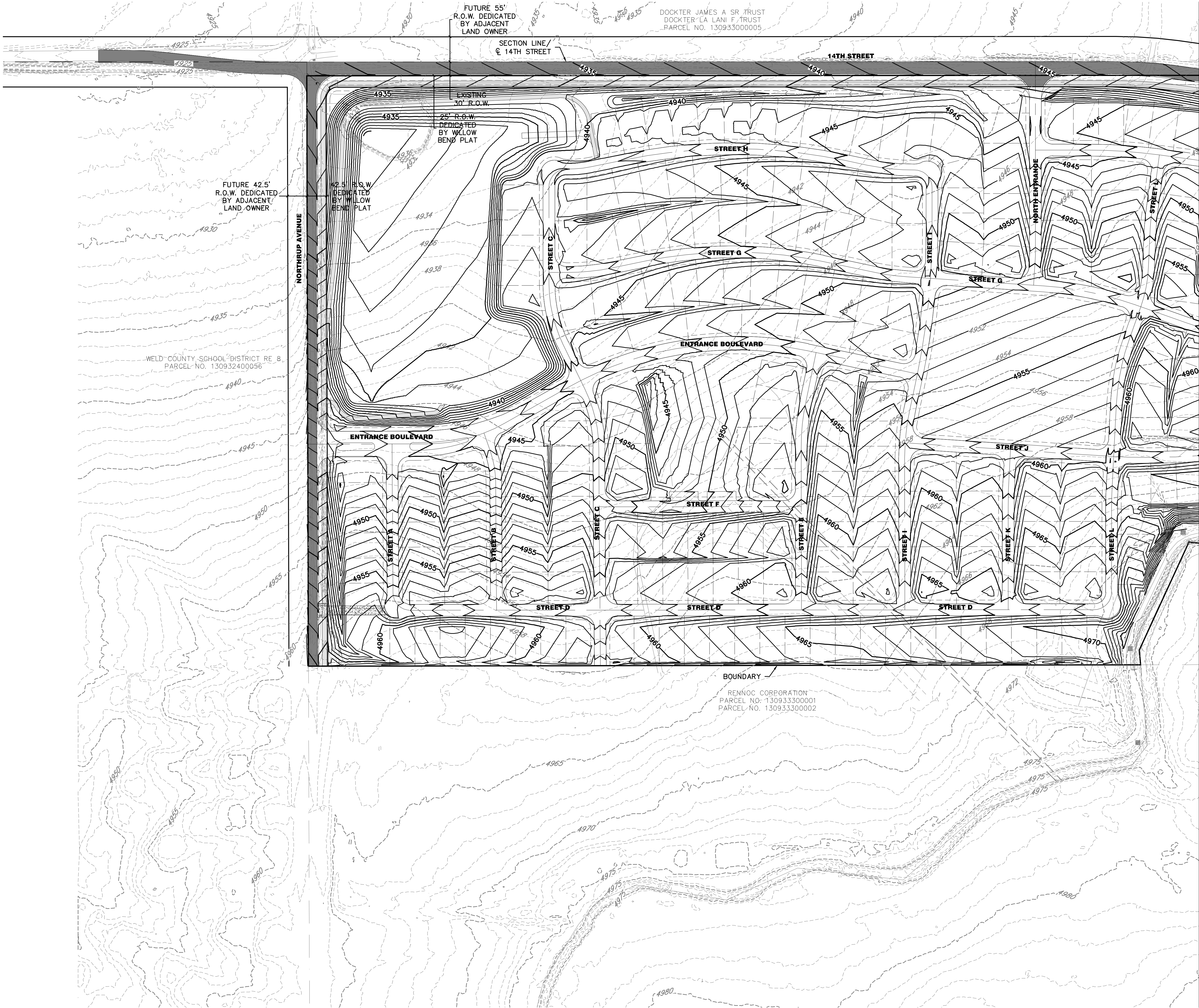
P.M. RW

JOB 19001956

SHEET NO. _____

CAD FILE: 19001956-OVERALL UTILITY PLAN-PUD.DWG





KEY MAP
SCALE: 1" = 800'

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED SITE REFERENCE LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS

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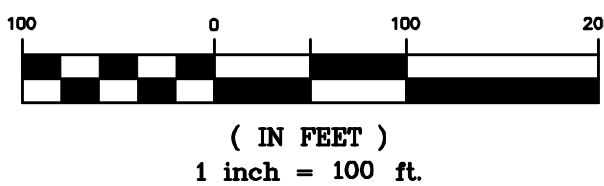
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CLIENT	DEVELOPER
	27777 FRANKLIN ROAD SUITE 200 SOUTHFIELD, MI 48114 (248) 208-2556 JOHN B. McLAREN
SUN COMMUNITIES	WILLOW BEND SUBDIVISION FORT LUTPON, COLORADO PRELIMINARY PLAT/PUD OVERALL GRADING PLANS AREA 1
DATE	5/15/2020
REVISIONS	
DR. TN	CH. JP/SB
P.M. RW	
JOB	19001956
SHEET NO.	20

CAD FILE: 19001956-01/GENERAL GRADING PLAN-PUD.DWG



PROJECT NO.: LUP2019-0039 &
PLAN NO.: SPL2019-0005

LANDSCAPE CONSTRUCTION DOCUMENTS
FOR
WILLOW BEND SUBDIVISION

PRELIMINARY DEVELOPMENT PLANS
FORT LUPTON, COLORADO
SUN COMMUNITIES

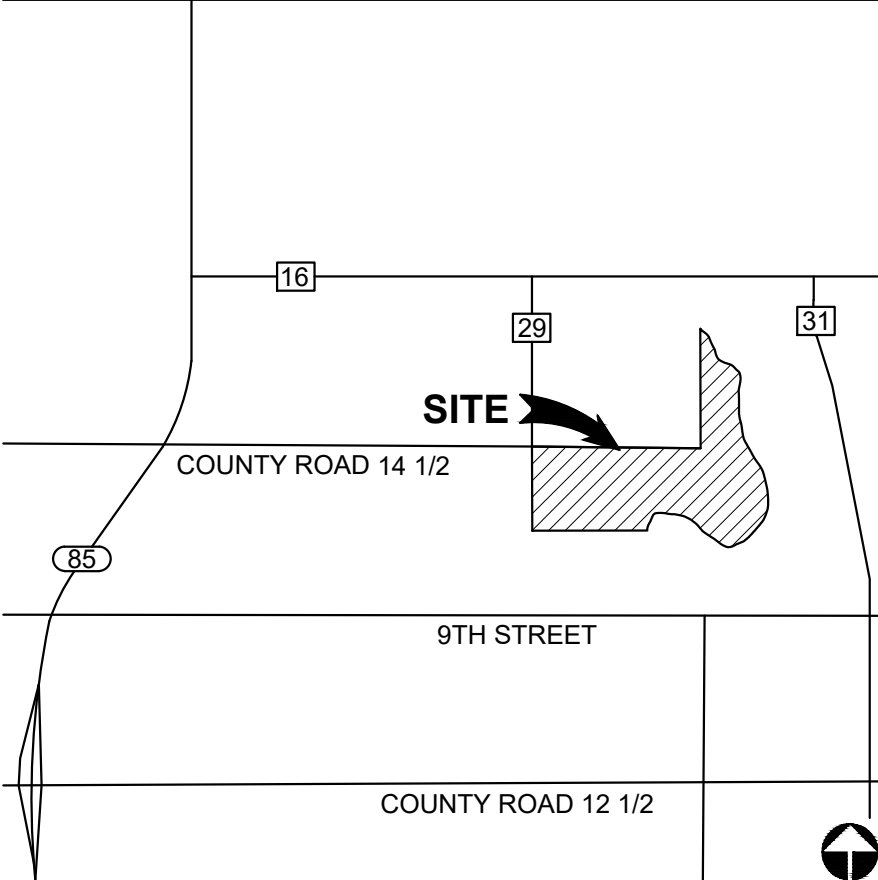
GENERAL CONSTRUCTION NOTES

- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
- IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND HE OR SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
- A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
- LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKE AT 602-263-1100. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED WITHOUT APPROVAL OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE, UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, AND DUE TO GRADE LIMITATIONS ON SITE.
- REFER TO ENGINEERING PLANS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.
- COORDINATE AND COOPERATE WITH ALL CONTRACTORS OF ATTACHED, ADJOINING AND/OR INTERFACING WORK TO INSURE ORDERLY AND EFFICIENT COMPLETION OF ALL WORK.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL, AND HEALTH DEPARTMENTS), EXCEPT WHERE REQUIREMENTS OF CONTRACT DOCUMENTS ARE MOST STRINGENT.
- ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED.
- ANY PLANT MATERIAL THAT MUST BE REMOVED DUE TO CONSTRUCTION MUST BE APPROVED BY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. NOTIFY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO REMOVAL AND/OR RELOCATION OF ALL PLANTS.
- IF ANY EXISTING PLANT MATERIAL THAT IS TO REMAIN IS DAMAGED BY CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE DAMAGED PLANT WITH A NEW ONE OF THE SAME SIZE AND VARIETY AT NO COST TO THE OWNER.
- DO NOT DISTURB SOIL WITHIN BRANCH SPREAD OF TREES OR SHRUBS TO REMAIN WITHOUT APPROVAL OF THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ANY DISCREPANCIES BETWEEN THE PLANS AND CONDITIONS ON SITE SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS AND ANY OTHER PRODUCT INFORMATION FOR ALL NEW EQUIPMENT OR MACHINERY INSTALLED ON THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.
- NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING AND LEGALLY DISPOSING OF MATERIALS DESIGNATED TO BE REMOVED. PROVIDE RECEIPTS FOR DUMPING TO OWNER FOR THEIR FILES.
- ALL BASE INFORMATION IS FROM OTHER PROJECT TEAM MEMBERS AS LISTED IN THE 'PROJECT TEAM' LIST ON THIS SHEET. A THOROUGH ATTEMPT HAS BEEN MADE TO KEEP UP TO DATE WITH THE MOST CURRENT BASE INFORMATION. HOWEVER, DISCREPANCIES MAY EXIST BETWEEN THESE PLANS AND OTHER TEAM MEMBERS PLANS. IN ALL CASES THE ENGINEERS PLANS SHALL HAVE PRECEDENCE OVER THE LANDSCAPE PLANS FOR FINAL PROJECT CONFIGURATION.
- ALL SIDEWALKS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING PLANS FOR FINAL LAYOUT, GRADES, FINISHES, DETAILS, AND METHODS OF CONSTRUCTION. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION THAT IS BEYOND OUR CONTROL.
- SIGHT LINES AND VISIBILITY TRIANGLES ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. REFER TO ENGINEERING PLANS OR GOVERNING MUNICIPALITY FOR SPECIFIC GUIDELINES. IN CASES WHERE THERE IS MORE THAN ONE GOVERNING BODY, THE MOST RESTRICTIVE GUIDELINE SHALL PREVAIL.
- ALL WALLS AND VERTICAL SITE FEATURES DESIGNED IN THE INTEREST OF THIS PROJECT ARE SCHEMATIC IN NATURE. POTENTIAL CONSTRUCTION DETAILING AND TECHNIQUES ARE SHOWN FOR DESIGN INTENT CLARIFICATION ONLY. THE CONTRACTOR SHALL HAVE THE ULTIMATE RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTED ELEMENTS ON THIS PROJECT ARE STRUCTURALLY SOUND AND ARE BUILT WITHIN ALL APPLICABLE CITY, STATE, AND FEDERAL GUIDELINES. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION.
- SHOP DRAWING REVIEWS WILL BE DONE TO ENSURE THAT PRODUCT DATA, MATERIALS, AND SAMPLES MEET OR EXCEED THE ORIGINAL DESIGN INTENT OF THESE DRAWINGS ONLY. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.

SUBMITTAL HISTORY

DATE	DESCRIPTION / COMMENTS
07/20/20	PRE PLAT 1ST SUBMITTAL
09/08/20	PRE PLAT 2ND SUBMITTAL

VICINITY MAP



PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION	NUMBER	DESCRIPTION
OWNER	SUN COMMUNITIES TOM O'BРАНOVIC (tobranovic@suncommunities.com) 27777 FRANKLIN ROAD, SUITE 200 SOUTHFIELD, MICHIGAN 48034 248.208.2610	L0.00 L1.00 L2.00	COVER SHEET CONCEPTUAL LANDSCAPE PLAN FENCE DETAILS
LANDSCAPE ARCHITECT	RVI PLANNING + LANDSCAPE ARCHITECTURE DOUG CRAIG (dcraig@rviplanning.com) BRITTANY GEIST (bgeist@rviplanning.com) 120 S. ASH AVENUE TEMPE, ARIZONA 85281 480.994.0994		
CIVIL ENGINEER	ATWELL, LLC SPENCER CRABB (scrabb@atwell-group.com) TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MICHIGAN 48076 248.447.2062 RICK WEED (rweed@atwell-group.com) 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, COLORADO 80228 720.541.6601		

SHEET INDEX

GENERAL SCOPE OF WORK

- THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND REQUIRED TO PERFORM LANDSCAPING WORK. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES. THE TYPES OF LANDSCAPING REQUIRED MAY INCLUDE THE FOLLOWING:
 - A. AESTHETIC FINISH GRADING
 - B. BOULDER PLACEMENT
 - C. INSTALLATION OF TREES, SHRUBS, GROUNDCOVERS, AND ANY OTHER NURSERY STOCK
 - D. INSTALLATION OF TURF AREAS
 - E. DECOMPOSED GRANITE AND PRE-EMERGENT APPLICATIONS (2)
 - F. MULCHES, AND ALL OTHER MATERIAL NECESSARY TO COMPLETE THE PLANTING JOB AS SPECIFIED
 - G. MISCELLANEOUS LANDSCAPE MATERIALS AND IMPROVEMENTS
 - H. FERTILIZERS AND SOIL AMENDMENTS
 - I. MAINTENANCE WORK AS SPECIFIED UNTIL COMPLETION OF THE CONTRACT
 - J. GUARANTEES
- OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED.
- COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.
- BEFORE COMMENCING WORK ON THE SITE, BECOME THOROUGHLY ACQUAINTED WITH LAYOUT OF ALL UNDERGROUND UTILITIES AND STRUCTURES OVER THE ENTIRE SITE. ALL REQUISITE REPAIRS TO DAMAGE CAUSED BY WORK OF THIS SECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- THE IRRIGATION WORK CONSISTS OF INSTALLING A COMPLETE UNDERGROUND SPRINKLER, EMITTER, AND BUBBLER SYSTEM FOR ALL TURF AND LANDSCAPED AREAS AS SHOWN ON THE DRAWINGS AND AS HEREINAFTER SPECIFIED, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, APPLIANCES, AND MATERIALS INCLUDING WATER AND IN PERFORMING ALL OPERATION IN CONNECTION WITH THE CONSTRUCTION OF THE IRRIGATION SYSTEM. WORK SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND COPPER PIPE AND FITTINGS, AUTOMATIC CONTROL VALVES, VALVE ACCESS BOXES, ELECTRIC COMPUTERIZED CENTRAL CONTROLLERS, ELECTRIC WIRE, TELEPHONE ACCESS LINE (IF REQUIRED), ETC., AS REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND AS CALLED FOR IN THESE SPECIFICATIONS OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS OF WATER USED IN CONNECTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, THE CONSTRUCTION OF THE IRRIGATION SYSTEM SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL MAINS, LATERALS, RISERS, AND FITTINGS, THE FURNISHING AND INSTALLING OF IRRIGATION HEADS, CONTROL VALVES, CONTROLLERS, LOW AND HIGH VOLTAGE ELECTRIC WIRE, TELEPHONE ACCESS LINE TO CENTRAL CONTROL UNIT (IF REQUIRED), POINT OF CONNECTION, CONTROLS, RESTORATION OF EXISTING IMPROVEMENTS, EXCAVATION AND BACKFILL, AND ALL OTHER WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS REQUIRED FOR A COMPLETE SYSTEM.
- WHENEVER ANY MATERIAL IS SPECIFIED BY NAME AND/OR NUMBER, SUCH SPECIFICATIONS SHALL BE DEEMED TO BE USED FOR THE PURPOSE OF FACILITATING A DESCRIPTION OF THE MATERIALS AND ESTABLISHING QUALITY, AND SHALL BE DEEMED AND CONSTRUED TO BE FOLLOWED BY THE WORDS "OR APPROVED EQUAL." NO SUBSTITUTIONS WILL BE PERMITTED WHICH HAVE NOT BEEN SUBMITTED FOR APPROVAL PRIOR TO BIDDING.
- LANDSCAPE CONTRACTOR SHALL CALL FOR "BLUE STAKE" AS REQUIRED. EXERCISE EXTREME CAUTION IN ALL PLANTING OPERATIONS, AS THERE MAY BE UNDERGROUND ELECTRIC AND TELEPHONE CABLES, SEWER LINES AND WATER LINES THROUGHOUT THE ENTIRE AREA. CONTRACTOR SHALL STUDY AND BE FAMILIAR WITH THE LOCATION OF THESE OBSTRUCTIONS AND UNDERGROUND UTILITIES. PLACE PLANTINGS WHERE SHOWN ON THE PLANS. IF THERE ARE OBSTRUCTIONS OR UNDERGROUND UTILITIES, RELOCATE PLANTS CLEAR OF ANY INTERFERENCE. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY THEM TO OBSTRUCTIONS AND UNDERGROUND UTILITIES AT NO EXPENSE TO THE OWNER.
- MAINTAIN UNINTERRUPTED WATER SERVICE TO BUILDING DURING NORMAL WORKING HOURS. ARRANGE FOR TEMPORARY WATER SHUT-OFF WITH ARCHITECT/ENGINEER DURING INSTALLATION OF IRRIGATION SYSTEM, IF NECESSARY.
- ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF SAFETY ORDERS OF DIVISION OF INDUSTRIAL SAFETY; THE UNIFORM BUILDING CODE, M.A.G. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS, INCLUDING ALL CITY CODES. NOTHING IN THESE SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. SHOULD THE CONSTRUCTION DOCUMENTS, OR INSTRUCTION, BE AT VARIANCE WITH THE AFOREMENTIONED RULES AND REGULATIONS, NOTIFY LANDSCAPE ARCHITECT AND GET INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK AFFECTED. IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF ANY VARIANCE IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR THE WORK DONE.
- CLEAN UP SHALL BE MADE DAILY AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, AND WALKS AND PAVING SHALL BE SWEEPED OR WASHED DOWN DAILY. ANY DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE. LEAVE WORK IN CLEAN CONDITION.
- SUBMIT DETAILED OPERATION AND MAINTENANCE DATA FOR ALL EQUIPMENT AND ACCESSORIES PROVIDED UNDER THESE PLANS INCLUDING ASSEMBLY AND PART LISTS FOR EACH TYPE OF VALVE, EMITTER, ETC., FURNISHED TO THE ENGINEER/OWNER'S REPRESENTATIVE.

COMMON ABBREVIATIONS

SYMBOL	DEFINITION	SYMBOL	DEFINITION	SYMBOL	DEFINITION
@	AT	EOP	EDGE OF PAVEMENT	OC	ON CENTER
AVG	AVERAGE	EQ	EQUAL	PIL	PROPERTY LINE
BPU	BACKFLOW PREVENTION UNIT	EX	EXISTING	POC	POINT OF CONNECTION
BOC	BACK OF CURB	FF	FINISH FLOOR	PUE	PUBLIC UTILITY EASEMENT
BTH	BROWN TRUNK HEIGHT	FG	FINISH GRADE	PSI	POUNDS PER SQUARE INCH
BW	BOTTOM OF WALL	FL	FLOW LINE	R, RAD	RADIUS
CAL	CALIPER	FOC	FACE OF CURB	R/W	RIGHT OF WAY (R.O.W.)
CB	CATCH BASIN	FT	FEET	SF	SQUARE FEET
CF	CUBIC FEET	GAL	GALLONS	STD	STANDARD
CJ	CONTROL JOINT	GPH	GALLONS PER HOUR	SDL	SIGHT DISTANCE LINE
CL	CENTERLINE	GPM	GALLONS PER MINUTE	SIM	SIMILAR
CLR	CLEAR	HORIZ	HORIZONTAL	SJ	SCORE JOINT
CMU	CONCRETE MASONRY UNIT	HP	HIGH POINT	SVT	SIGHT VISIBILITY TRIANGLE
CONC	CONCRETE	HT	HEIGHT	S/W	S/W
CONT	CONTINUOUS	LF	LINEAR FEET	TBS	TO BE SELECTED
Ø, DIA	DIAMETER	LOC	LIMIT OF CONSTRUCTION	TW	TOP OF WALL
DG	DECOMPOSED GRANITE	L/S	LANDSCAPE	TYP	TYPICAL
EA	EACH	MAX	MAXIMUM	VERT	VERTICAL
EJ	EXPANSION JOINT	MIN	MINIMUM	w/	WITH
ELEV	ELEVATION	NTS	NOT TO SCALE		

PROJECT NO : 19001925
DATE : 09/08/2020
DRAWN : MB/KWN
REVIEWED : BG

REVISIONS
1
2
3
4
5

COVER

L0.00

CONCEPT PLANT SCHEDULE



CANOPY TREE - 2.5" Cal. B & B
Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple
Aesculus glabra / Ohio Buckeye
Betula nigra 'Heritage' / Heritage River Birch
Populus deltoides / Plains Cottonwood



ORNAMENTAL TREE - 2.0" Cal. B & B
Acer ginnala / Amur Maple
Acer latianum 'GarAnn' / Hot Wings Tatarian Maple
Amelanchier alnifolia / Serviceberry
Populus tremuloides / Quaking Aspen



EVERGREEN TREE - 6-8' Height B & B
Picea pungens / Colorado Green Spruce
Picea pungens 'Glaucia' / Colorado Blue Spruce
Pinus edulis / Pinon Pine
Pinus longaeva / Bristlecone Pine
Pinus nigra / Austrian Black Pine
Pinus ponderosa / Ponderosa Pine



SHRUBS AND GROUND COVERS - 5 Gal. and 1 Gal. Cont.
Agastache cana / Double Bubblemint
Aquillega x 'McKana Hybrids' / McKana Hybrids Columbine
Aronia arbutifolia 'Brilliantissima' / Chokeberry
Berberis t. 'Atropunpurea' / Purple Leafed Barberry
Bouteloua gracilis / Blue Grama Grass
Calamagrostis x a. 'Karl Foerster' / Karl Foerster Feather Reed Grass
Caragana arborescens / Siberian Peashrub
Caryopterus x clandonensis 'Dark Knight' / Blue Mist Shrub
Centranthus ruber / Red Valenian
Cercocarpus montanus / Mountain Mohogany
Chrysothamnus nauseosus / Dwarf Rabbitbush
Delphinium x 'Summer Skies' / Larkspur
Echinacea purpurea / Purple Coneflower
Euonymus alatus 'Compactus' / Dwarf Burning Bush
Festuca glauca 'Elijah Blue' / Blue Fescue
Gaillardia x grandiflora / Blanket Flower
Helictotrichon sempervirens / Blue Avena Grass
Heuchera s. 'Splendens' / Red Coral Bells
Iberis sempervirens 'Snowflake' / Snowflake Evergreen Candytuft
Ins sibirica / Caesar's s Brother Siberian Ins
Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper
Juniperus horizontalis 'Hugies' / Hughes Juniper
Juniperus sabina 'Buffalo' / Buffalo Juniper
Leucanthemum x superbum 'Alaska' / Alaska Shasta Daisy
Lupinus 'Russell Hybrids' / Russell Hybrid Lupine
Mahonia aquifolium 'Compacta' / Compact Oregon Grape Holly
Mahonia fremontii / Fremont's Mahonia
Mahonia repens / Creeping Oregon Grape Holly
Penstemon strictus / Rocky Mountain Penstemon
Perovskia atriplicifolia / Russian Sage
Pinus mugo 'Mops' / Mops Mugo Pine
Pinus mugo 'Slowmound' / Slowmound Mugo Pine
Potentilla f. 'McKay's White' / McKay's White Cinquefoil
Potentilla fruticosa / Shrubby Conquefoil
Pulsatilla vulgaris / European Pasque Flower
Quercus gambeli / Gambel Oak
Ratibida columnifera / Prairie Coneflower
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
Ribes alpinum 'Green Mound' / Green Mound Alpine Currant
Rosa foetida bicolor / Austran Copper Rose
Rudbeckia f. 'Goldstrum' / Black Eyed Susan
Salix purpurea 'Nana' / Dwarf Blue Arctic Willow
Salvia sylvestris / May Night Salvia
Sedum s. 'Autumn Joy' / Autumn Joy Sedum
Spiraea j. 'Anthony Waterer' / Anthony Waterer Spirea
Synngra patula 'Miss Kim' / Miss Kim Lilac
Viburnum lantana 'Mohican' / Mohican Viburnum



NATIVE SEED MIX
TBD

TURF
Festuca x 'Bolero Plus' / Bolero Fescue

WALL AND FENCE LEGEND

- 6' HEIGHT SOLID CEDAR PERIMETER FENCE
- 4' HEIGHT 3-RAIL FENCE
- COLUMN



MATCHLINE 'A', SEE BELOW RIGHT

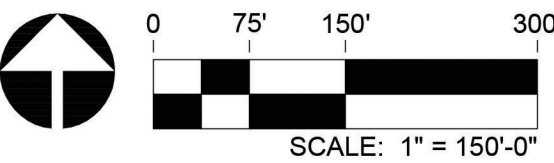
FULTON DITCH REGIONAL TRAIL

MATCHLINE 'A', SEE ABOVE LEFT

FULTON DITCH REGIONAL TRAIL

COMMUNITY PARK
- SHADE STRUCTURE
- TOT LOT
- OPEN PLAY AREA
- DOG RUN

POCKET PARK
- DOG RUN
- SHADE STRUCTURE
- OPEN PLAY AREA



WILLOW BEND SUBDIVISION
PRELIMINARY DEVELOPMENT PLANS
FORT LUPTON, COLORADO

PROJECT NO : 19001925
DATE : 09/08/2020
DRAWN : MB/KWN
REVIEWED : BG

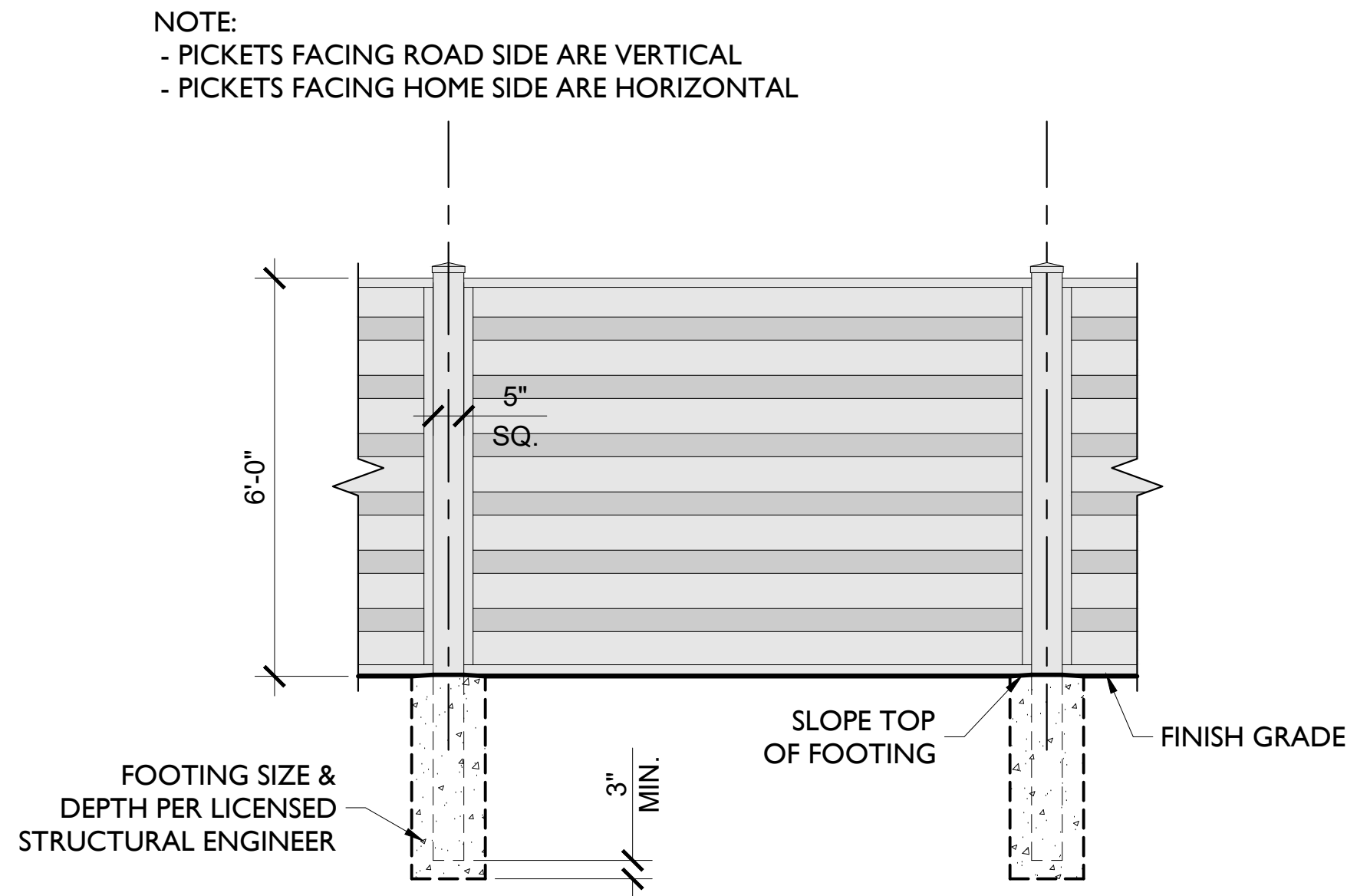
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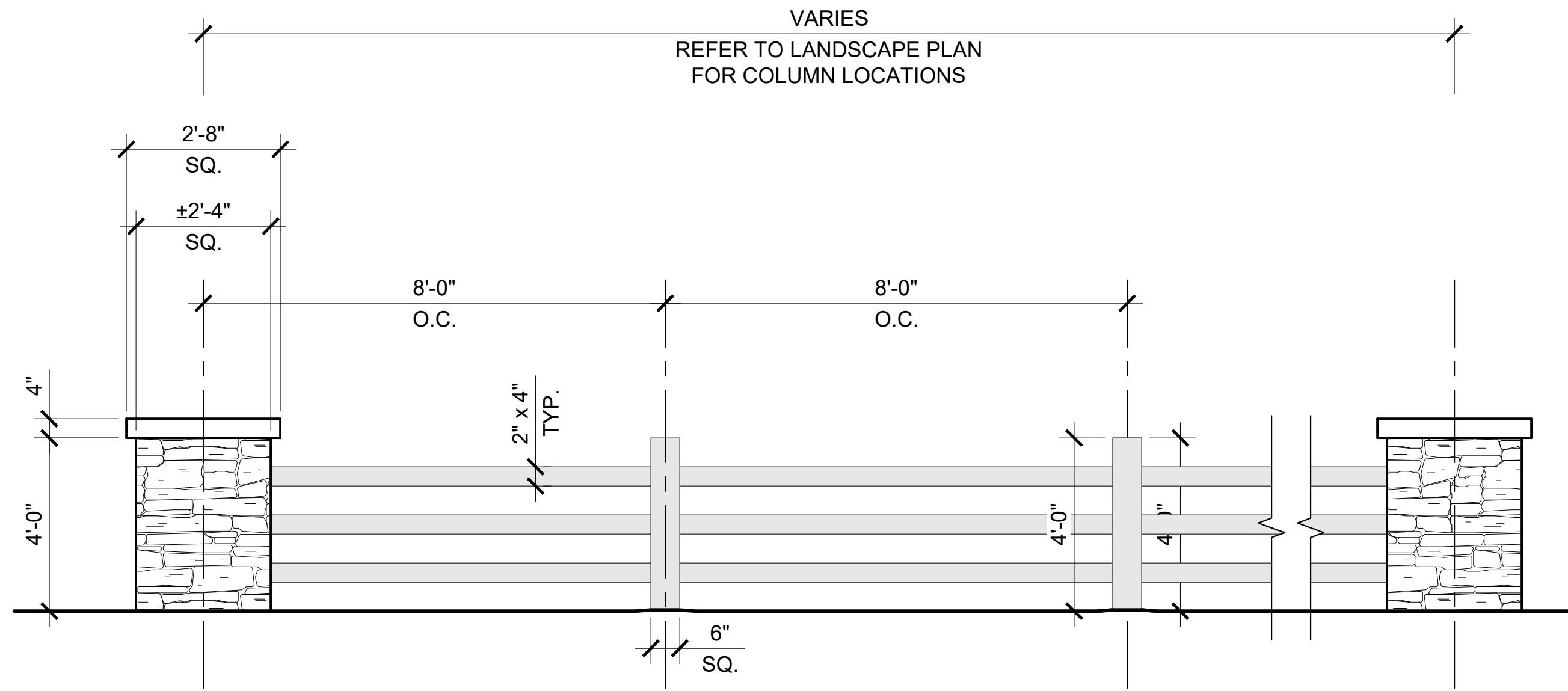
CONCEPTUAL
LANDSCAPE
PLAN

L1.00

L:\1900\1925-FULTON RANCH (FORT LUPTON)\6-1900\1925-LANDSCAPE\1-SD\6-SHEETS\1925-SD-L1.00.dwg 09/2020 mark.tallor



1 6' HT CEDAR PRIVACY FENCE
SCALE: 1/2" = 1'-0"



2 4' HT SPLIT RAIL FENCE
SCALE: 1/2" = 1'-0"

WILLOW BEND SUBDIVISION
PRELIMINARY DEVELOPMENT PLANS
FORT LUPTON, COLORADO

PROJECT NO : 19001925
DATE : 09/08/2020
DRAWN: MB/KWN
REVIEWED: BG

REVISIONS	
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FENCE DETAILS

L2.00



Consultants in Natural Resources and the Environment

Tree Inventory Report Fort Lupton Coyote Creek North Weld County, Colorado

Prepared for—

Sun Communities, Inc.
27777 Franklin Road, Suite 200
Southfield, Michigan 48034

Prepared by—

ERO Resources Corporation
1842 Clarkson Street
Denver, Colorado 80218
(303) 830-1188
ERO Project #10738

September 17, 2020

Contents

Introduction	1
Location.....	1
Summary of Ecological Setting.....	1
Project Area Description	3
Methods	9
Results.....	9
Recommendation.....	12
References.....	12

Tables

Table 1. Tree Inventory	10
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Figures

Figure 1. Vicinity Map	2
Figure 2. Tree Inventory Index.....	4
Figure 2a. Tree Inventory.....	5
Figure 2b. Tree Inventory.....	6
Figure 2c. Tree Inventory	7
Figure 2d. Tree Inventory.....	8

Appendices

Appendix A Photo Log

Wetland Delineation Report Fort Lupton Coyote Creek North Weld County, Colorado

September 17, 2020

Introduction

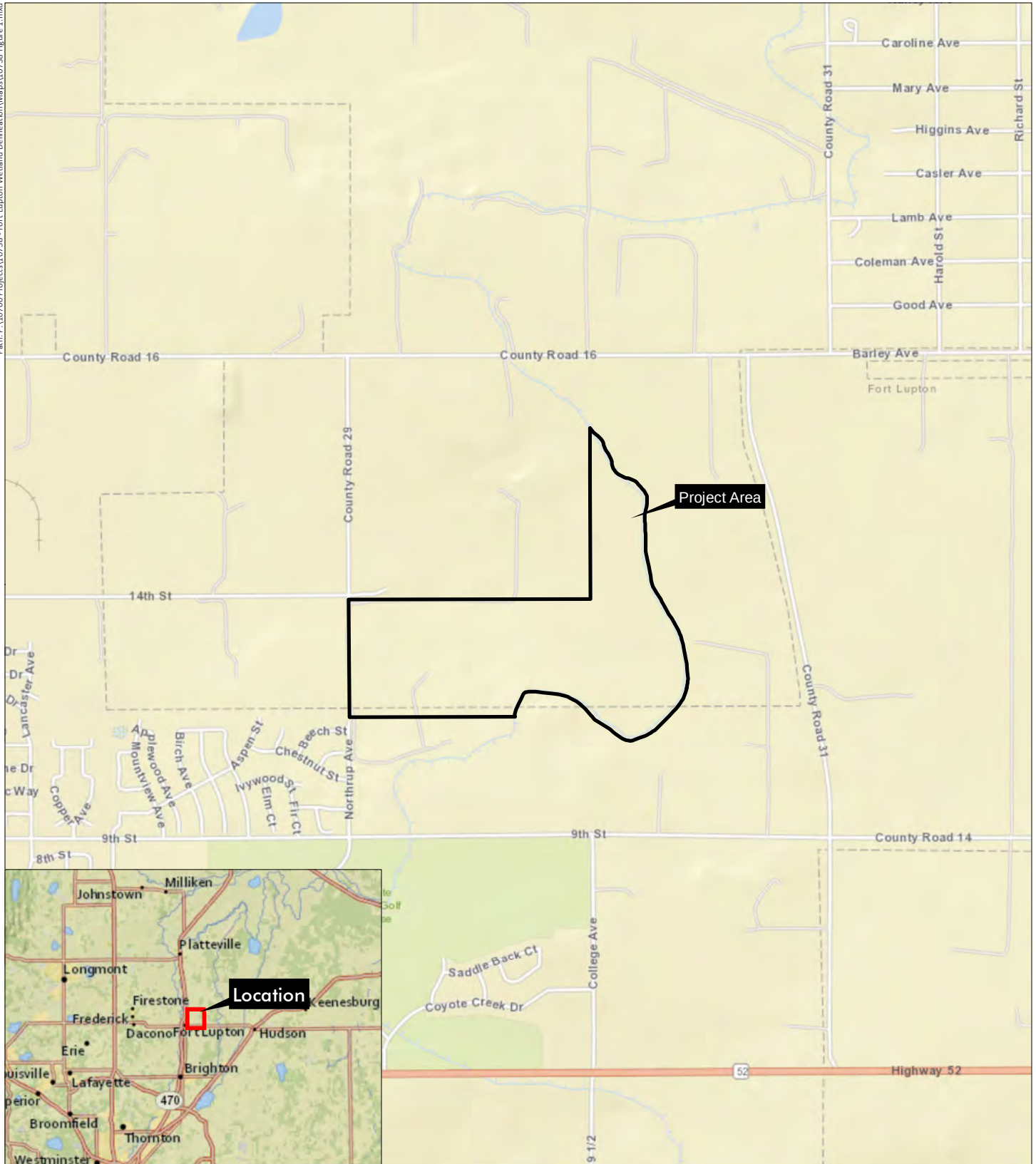
Sun Communities, Inc. (Sun Communities) retained ERO Resources Corporation (ERO) to provide a tree inventory for a parcel of land generally north of the Fulton Ditch in Fort Lupton, Weld County, Colorado (project area; Figure 1). ERO assessed the project area for trees and identified trees by species, diameter at breast height (DBH), growth form, age class, and habitat and aesthetic values. On September 8, 2020, Hidde Snieder with ERO visited the project area (2020 site visit).

Location

The project area is in Section 33, Township 2 North, Range 66 West of the 6th Principal Meridian in Fort Lupton, Weld County, Colorado (Figure 1). The UTM coordinates of the approximate center of the project area are 518378mE, 4438144mN of NAD 83 Zone 13N. The longitude/latitude of the project area is 104.784409°W/40.093380°N. The elevation of the project area is approximately 4,970 feet above sea level.

Summary of Ecological Setting

The U.S. Department of Agriculture (USDA) maps the project area within the southern part of the Central High Plains Major Land Resource Area (MLRA), which is characterized by a flat to gently rolling landscape formed by glacial drift material and sediment deposition from the Rocky Mountains (USDA, Natural Resources Conservation Service (NRCS) 2006). This MLRA is part of the Colorado Piedmont section of the Great Plains physiographic province and ranges in elevation from 3,000 to 7,800 feet. The climate of the area is typical of mid-continental semiarid temperate zones, but the strong rain shadow effect of the Southern Rocky Mountains makes the area somewhat drier. The average annual precipitation is 12 to 18 inches, most of which occurs from April to September. The mean annual temperature is 45°F to 55°F with the number of frost-free days ranging from 135 to 190.



Fort Lupton Coyote Creek North

Section 33, T2N, R66W; 6th PM

UTM NAD 83: Zone 13N; 518378mE, 4438144mN

Longitude 104.784409°W, Latitude 40.093380°N

USGS Fort Lupton, CO Quadrangle

Weld County, Colorado

Figure 1 Vicinity Map

Prepared for: Sun Communities, Inc.
File: 10738 Figure 1.mxd (GS)
June 28, 2019

ERO
ERO Resources Corp.

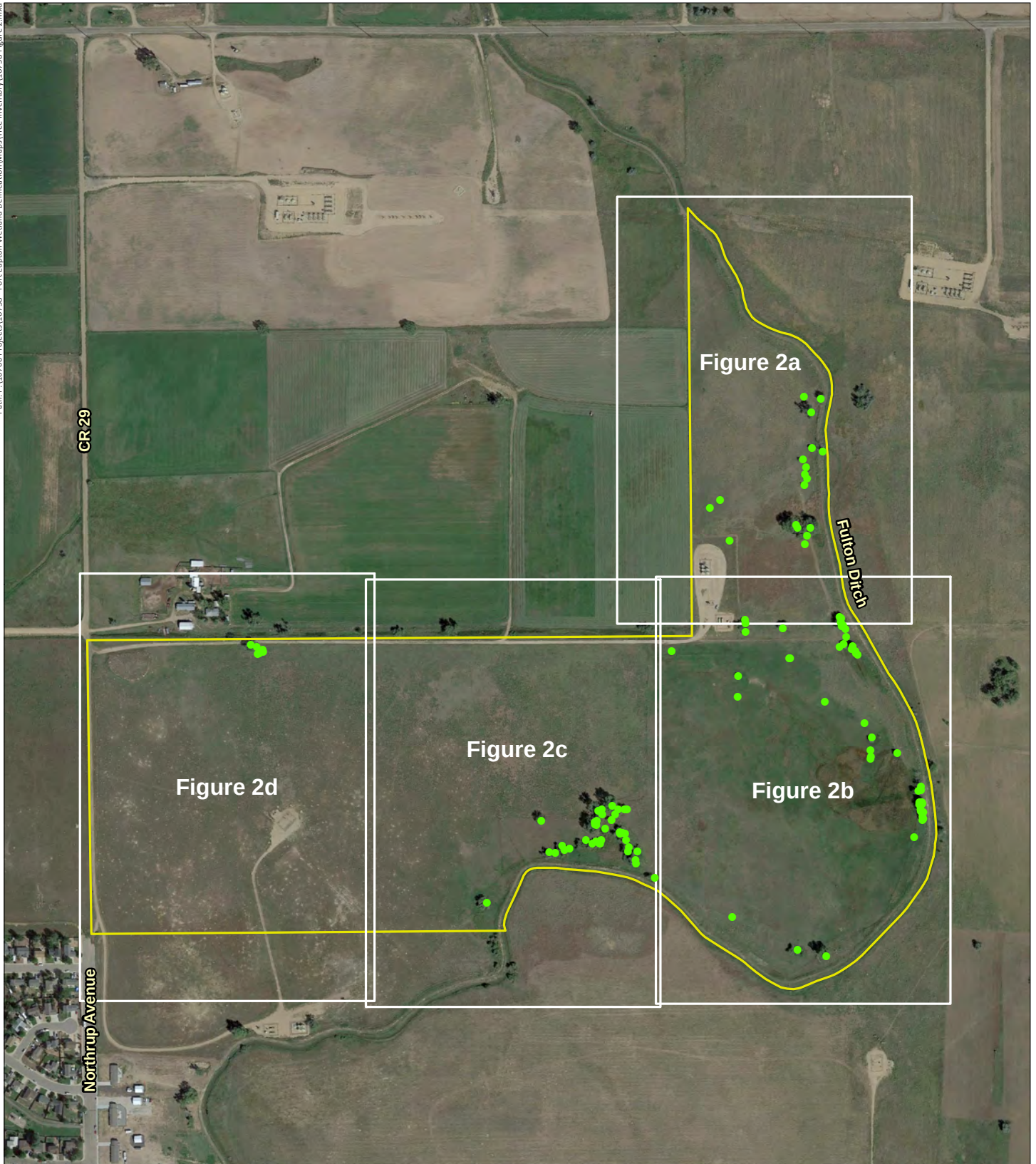


The project area is further divided into the Flat to Rolling Plains ecoregion of Colorado within the High Plains region of the United States (Chapman et al. 2006). This ecoregion is more level and less dissected than the adjacent Moderate Relief Plains. The geology of the Flat to Rolling Plains is generally silty with a veneer of loess. Most of the ecoregion historically consisted of shortgrass and midgrass prairie intermixed with riparian and wetland areas along stream corridors. Most of the Flat to Rolling Plains land use has undergone, or is currently undergoing, a shift from cropland and rangeland to urban development. The development has resulted in a shift from native habitat to urban areas that contain a high number of manmade lakes and gravel pits, public infrastructure, buildings, and narrower riparian corridors along streams and rivers in the region. Located within the South Platte River watershed of central Colorado, streams flow from west to east, out of the Front Range mountains and foothills or from southeast to northwest off the Palmer Divide, and into the South Platte River. The South Platte River converges with the North Platte River just west of Ogallala, Nebraska to form the Platte River. The Platte River is tributary to the Missouri River, which eventually flows into the Mississippi River. Most of the tributaries that flow into the South Platte River watershed contain riparian corridors dominated by deciduous woodlands and transitional shrubs and grasslands.

Project Area Description

The project area is north of the Fulton Ditch in Fort Lupton, Colorado (Figure 1). The project area is generally bounded to the north by County Road 14½ and agricultural land, the Fulton Ditch to the east and south, and County Road 29 and undeveloped land to the west. Photo points of the project area are shown on Figure 2 and Figure 2a through Figure 2d, and the photo log is in Appendix A.

The majority of the project area consists of undeveloped agricultural land dominated by a mixture of native and nonnative upland species including smooth brome (*Bromus inermis*), cheatgrass (*Bromus tectorum*), western wheatgrass (*Pascopyrum smithii*), white top (*Lepidium draba*), Canada thistle (*Cirsium arvense*), musk thistle (*Carduus nutans*), and Scotch thistle (*Onopordum acanthium*). The Fulton Ditch occurs along the southern and eastern borders of the project area and contains a narrow wetland fringe along the entire ditch. A large wetland complex occurs in the eastern half of the project area. A second wetland occurs north of the Fulton Ditch near the center of the project area. Trees occur near the Fulton Ditch sporadically throughout the project area and observed species include plains cottonwood (*Populus deltoides*), Russian olive (*Elaeagnus angustifolia*), Siberian elm (*Ulmus pumila*), and crack willow (*Salix fragilis*).



Fort Lupton Coyote Creek North

- Tree
- ▭ Project Area Boundary/Limit of Delineation

Image Source: Google Earth©, September 2019

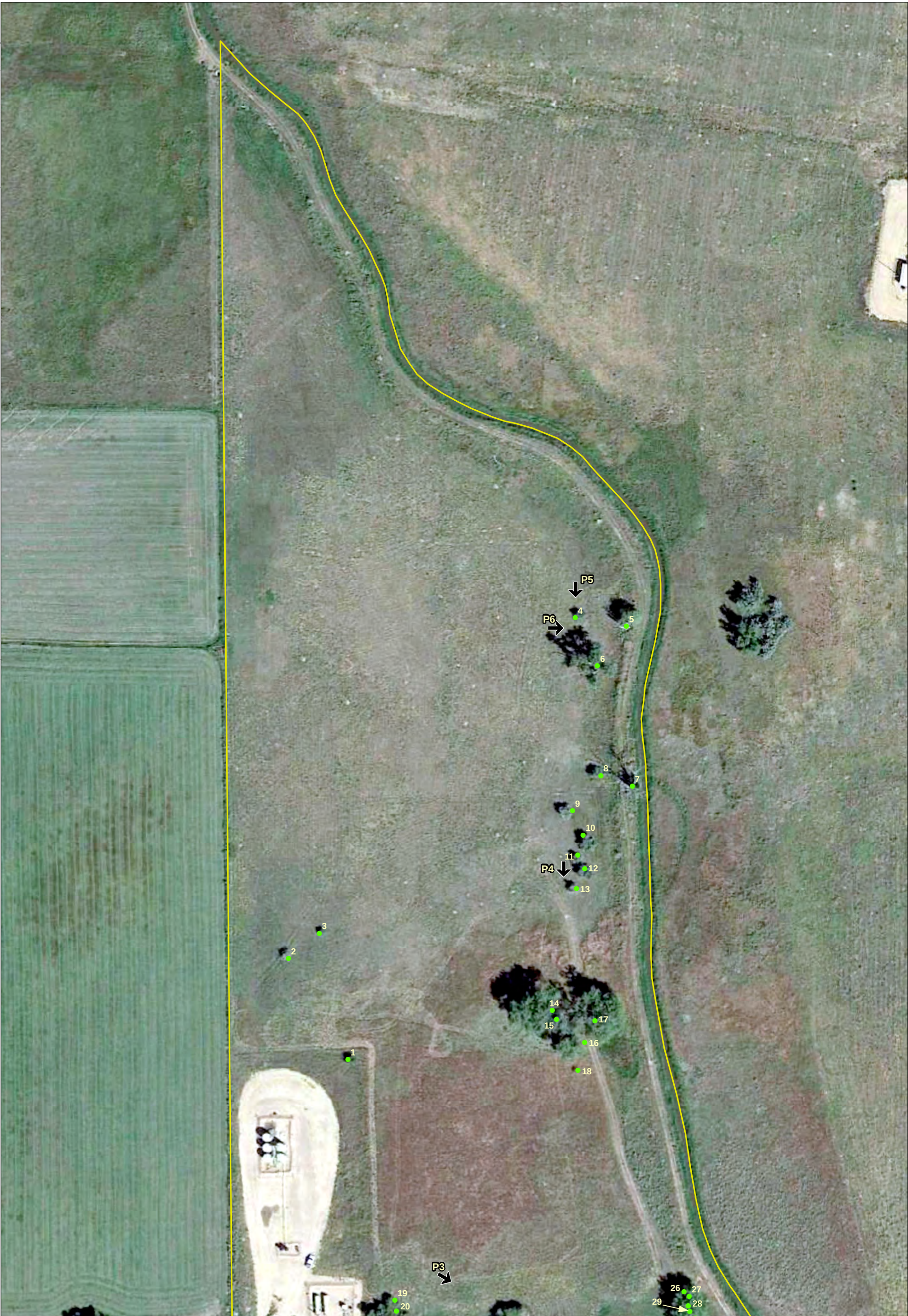
0 275 550
Feet



Figure 2 Tree Inventory Index

Prepared for: Sun Communities, Inc.
File: 10738 Figure 2.mxd (GS)
September 14, 2020

ERO
ERO Resources Corp.



Fort Lupton Coyote Creek North

- ➔ Photo Point
- Tree
- Project Area Boundary/Limit of Delineation

Image Source: Google Earth®, September 2019

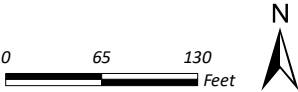


Figure 2a
Tree Inventory

Prepared for: Sun Communities, Inc.
File: 10738 Figures 2a-2d.mxd (G5)
September 16, 2020



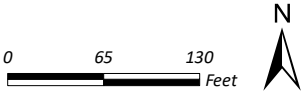


Fort Lupton Coyote Creek North

- ➔ Photo Point
- Tree
- Project Area Boundary/Limit of Delineation

Image Source: Google Earth©, September 2019

Figure 2b
Tree Inventory



Prepared for: Sun Communities, Inc.
File: 10738 Figures 2a-2d.mxd (GS)
September 16, 2020



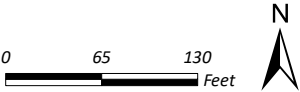


Fort Lupton Coyote Creek North

- ➔ Photo Point
- Tree
- Project Area Boundary/Limit of Delineation

Image Source: Google Earth©, September 2019

Figure 2c
Tree Inventory



Prepared for: Sun Communities, Inc.
File: 10738 Figures 2a-2d.mxd (GS)
September 16, 2020



Path: P:\10700 Projects\10738 - Fort Lupton Wetland Delineation\Maps\Tree Inventory\10738 Figures 2a-2d.mxd

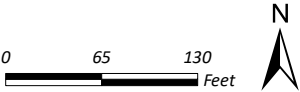


Fort Lupton Coyote Creek North

- ➔ Photo Point
- Tree
- Project Area Boundary/Limit of Delineation

Image Source: Google Earth©, September 2019

Figure 2d
Tree Inventory



Prepared for: Sun Communities, Inc.
File: 10738 Figures 2a-2d.mxd (GS)
September 16, 2020



Methods

During the 2020 site visit, ERO surveyed the project area for trees and noted the species, DBH, growth form, age class, and habitat and aesthetic values. Taxonomy was determined using *Flora of Colorado* (Ackerfield 2015) and *Colorado Flora: Eastern Slope* (Weber and Wittmann 2012), and nomenclature was determined using *The PLANTS Database* (USDA, NRCS 2020).

The trees were mapped using a Trimble Global Positioning System (GPS) unit. Data were differentially corrected using the CompassCom base station. All differential correction was completed using Trimble Pathfinder Office 5.9 software. GPS data were incorporated using ESRI® ArcGIS Desktop software. Additionally, where appropriate, wetlands were drawn on georectified aerials and then digitized.

Results

During the 2020 site visit, ERO identified 116 trees within the project area (Table 1). The observed tree species include plains cottonwood (native), Russian olive (introduced – List B Colorado noxious weed), Siberian elm (introduced), and crack willow (introduced). Of the 116 trees observed, 35 trees were native plains cottonwood trees while the remaining 81 trees were identified as introduced species. The DBH of the trees ranged from 2 inches for young species up to 74 inches for mature plains cottonwood trees. The introduced trees in the project area included a mixture of mature and young Russian olive, Siberian elm, and crack willow trees (Photos 1, 2, and 3). Mature plains cottonwood trees occur as individuals or as clusters near the Fulton Ditch along the project area boundaries (Photos 4, 5, 6, 7, and 8). The majority of the mature plains cottonwood trees appeared healthy; however, one individual tree (Tree 5) was mostly senescent and had lost the majority of its branches and upper trunk structure (Photo 6). The invasive tree species do not provide significant habitat and aesthetic values due to their short growth form and their status as invasive species. The young plains cottonwood trees in the project area consisted of single stem trees that are relatively short and do not provide much visual relief from the surrounding area. However, the healthy mature plains cottonwood trees, including numbers 6, 7, 14, 15, 16, 17, 65, 84, 86, 87, 88, 89, 90, 91, 92, and 114, provide habitat and aesthetic values. Trees 6, 7, 14, 15, 16, 17, 65, 84, 86, 87, 88, 89, 90, 91, 92, and 114 serve as a visual buffer for the project area by breaking up the viewshed of the surrounding area, serve as wildlife habitat for a variety of migratory bird species including raptors, and provide shelter for small to large mammals that frequent the project area.

Table 1. Tree Inventory

Label	Latitude	Longitude	Species	Status	DBH (inches)	Growth Form	Age Class	Aesthetic and Habitat Values
1	40.095661	104.781555	Plains Cottonwood	Native	4	Multi Stem	Young	No
2	40.096062	104.781856	Russian Olive	Introduced	3	Single Stem	Young	No
3	40.096159	104.781698	Russian Olive	Introduced	3	Single Stem	Young	No
4	40.097393	104.780372	Russian Olive	Introduced	4	Single Stem	Young	No
5	40.097359	104.780110	Plains Cottonwood	Native	55	Single Stem	Mature	No
6	40.097203	104.780260	Plains Cottonwood	Native	74	Multi Stem	Mature	Yes
7	40.096728	104.780086	Plains Cottonwood	Native	70	Multi Stem	Mature	Yes
8	40.096771	104.780246	Russian Olive	Introduced	5	Single Stem	Young	No
9	40.096634	104.780394	Russian Olive	Introduced	6	Single Stem	Young	No
10	40.096538	104.780341	Russian Olive	Introduced	6	Multi Stem	Young	No
11	40.096457	104.780369	Russian Olive	Introduced	5	Multi Stem	Young	No
12	40.096405	104.780334	Russian Olive	Introduced	3	Multi Stem	Young	No
13	40.096327	104.780378	Russian Olive	Introduced	3	Single Stem	Young	No
14	40.095847	104.780506	Plains Cottonwood	Native	68	Multi Stem	Mature	Yes
15	40.095812	104.780484	Plains Cottonwood	Native	38	Single Stem	Mature	Yes
16	40.095720	104.780341	Plains Cottonwood	Native	41	Single Stem	Mature	Yes
17	40.095806	104.780289	Plains Cottonwood	Native	72	Multi Stem	Mature	Yes
18	40.095611	104.780377	Plains Cottonwood	Native	3	Single Stem	Young	No
19	40.094712	104.781324	Crack Willow	Introduced	12	Single Stem	Young	No
20	40.094668	104.781317	Crack Willow	Introduced	36	Multi Stem	Mature	No
21	40.094563	104.781319	Crack Willow	Introduced	24	Multi Stem	Mature	No
22	40.094601	104.780730	Crack Willow	Introduced	36	Multi Stem	Mature	No
23	40.094245	104.780633	Russian Olive	Introduced	3	Single Stem	Young	No
24	40.094245	104.780615	Russian Olive	Introduced	3	Single Stem	Young	No
25	40.093713	104.780078	Siberian Elm	Introduced	4	Single Stem	Young	No
26	40.094737	104.779842	Russian Olive	Introduced	4	Single Stem	Young	No
27	40.094717	104.779816	Russian Olive	Introduced	2	Single Stem	Young	No
28	40.094681	104.779822	Plains Cottonwood	Native	46	Single Stem	Mature	No
29	40.094658	104.779814	Plains Cottonwood	Native	36	Multi Stem	Young	No
30	40.094631	104.779785	Plains Cottonwood	Native	16	Multi Stem	Young	No
31	40.094625	104.779807	Plains Cottonwood	Native	10	Single Stem	Young	No
32	40.094590	104.779750	Plains Cottonwood	Native	12	Single Stem	Young	No
33	40.094498	104.779738	Russian Olive	Introduced	4	Single Stem	Young	No
34	40.094380	104.779847	Russian Olive	Introduced	5	Single Stem	Young	No
35	40.094410	104.779782	Russian Olive	Introduced	18	Multi Stem	Mature	No
36	40.094383	104.779640	Russian Olive	Introduced	19	Multi Stem	Mature	No
37	40.094350	104.779653	Plains Cottonwood	Native	14	Multi Stem	Young	No
38	40.094321	104.779597	Russian Olive	Introduced	3	Multi Stem	Young	No
39	40.094295	104.779589	Russian Olive	Introduced	2	Multi Stem	Young	No
40	40.094279	104.779559	Russian Olive	Introduced	2	Multi Stem	Young	No
41	40.093456	104.779464	Siberian Elm	Introduced	2	Single Stem	Young	No
42	40.093282	104.779348	Russian Olive	Introduced	12	Single Stem	Mature	No
43	40.093129	104.779371	Russian Olive	Introduced	6	Multi Stem	Young	No
44	40.093053	104.779368	Russian Olive	Introduced	5	Multi Stem	Young	No
45	40.093028	104.779375	Siberian Elm	Introduced	6	Single Stem	Young	No
46	40.093094	104.778950	Siberian Elm	Introduced	18	Single Stem	Mature	No
47	40.092687	104.778584	Siberian Elm	Introduced	12	Single Stem	Mature	No
48	40.092648	104.778581	Siberian Elm	Introduced	17	Single Stem	Mature	No
49	40.092638	104.778626	Siberian Elm	Introduced	16	Single Stem	Mature	No

Tree Inventory Report
Fort Lupton Coyote Creek North
Weld County, Colorado

Label	Latitude	Longitude	Species	Status	DBH (inches)	Growth Form	Age Class	Aesthetic and Habitat Values
50	40.092499	104.778568	Siberian Elm	Introduced	14	Single Stem	Mature	No
51	40.092484	104.778567	Siberian Elm	Introduced	20	Single Stem	Mature	No
52	40.092482	104.778583	Siberian Elm	Introduced	10	Single Stem	Young	No
53	40.092496	104.778616	Siberian Elm	Introduced	4	Single Stem	Young	No
54	40.092471	104.778615	Siberian Elm	Introduced	8	Single Stem	Mature	No
55	40.092465	104.778601	Siberian Elm	Introduced	3	Single Stem	Young	No
56	40.092452	104.778590	Siberian Elm	Introduced	14	Single Stem	Mature	No
57	40.092414	104.778590	Siberian Elm	Introduced	8	Single Stem	Mature	No
58	40.092400	104.778589	Siberian Elm	Introduced	3	Single Stem	Young	No
59	40.092386	104.778583	Siberian Elm	Introduced	12	Single Stem	Mature	No
60	40.092375	104.778549	Siberian Elm	Introduced	6	Single Stem	Young	No
61	40.092330	104.778566	Siberian Elm	Introduced	18	Single Stem	Mature	No
62	40.092302	104.778550	Siberian Elm	Introduced	4	Single Stem	Young	No
63	40.092286	104.778566	Siberian Elm	Introduced	5	Single Stem	Mature	No
64	40.092081	104.778700	Russian Olive	Introduced	4	Multi Stem	Young	No
65	40.090650	104.780092	Plains Cottonwood	Native	54	Single Stem	Mature	Yes
66	40.090735	104.780544	Crack Willow	Introduced	12	Multi Stem	Mature	No
67	40.091136	104.781558	Crack Willow	Introduced	36	Multi Stem	Mature	No
68	40.091615	104.782771	Crack Willow	Introduced	34	Single Stem	Mature	No
69	40.091792	104.783058	Russian Olive	Introduced	8	Single Stem	Young	No
70	40.091831	104.783068	Russian Olive	Introduced	24	Multi Stem	Mature	No
71	40.091932	104.783040	Crack Willow	Introduced	24	Multi Stem	Mature	No
72	40.091933	104.783184	Plains Cottonwood	Native	36	Multi Stem	Mature	No
73	40.091987	104.783174	Crack Willow	Introduced	18	Multi Stem	Mature	No
74	40.092071	104.783212	Crack Willow	Introduced	38	Multi Stem	Mature	No
75	40.092156	104.783227	Crack Willow	Introduced	6	Multi Stem	Young	No
76	40.092159	104.783269	Crack Willow	Introduced	8	Single Stem	Young	No
77	40.092153	104.783309	Crack Willow	Introduced	24	Multi Stem	Mature	No
78	40.092171	104.783317	Crack Willow	Introduced	28	Multi Stem	Mature	No
79	40.092315	104.783445	Crack Willow	Introduced	24	Single Stem	Mature	No
80	40.092386	104.783381	Crack Willow	Introduced	36	Multi Stem	Mature	No
81	40.092446	104.783333	Plains Cottonwood	Native	10	Single Stem	Young	No
82	40.092447	104.783236	Plains Cottonwood	Native	6	Multi Stem	Young	No
83	40.092437	104.783194	Plains Cottonwood	Native	7	Single Stem	Young	No
84	40.092485	104.783422	Plains Cottonwood	Native	70	Single Stem	Mature	Yes
85	40.092444	104.783591	Plains Cottonwood	Native	12	Multi Stem	Young	No
86	40.092423	104.783647	Plains Cottonwood	Native	72	Multi Stem	Mature	Yes
87	40.092382	104.783584	Plains Cottonwood	Native	50	Single Stem	Mature	Yes
88	40.092306	104.783667	Plains Cottonwood	Native	30	Single Stem	Mature	Yes
89	40.092293	104.783703	Plains Cottonwood	Native	41	Single Stem	Mature	Yes
90	40.092266	104.783699	Plains Cottonwood	Native	48	Single Stem	Mature	Yes
91	40.092270	104.783681	Plains Cottonwood	Native	30	Single Stem	Mature	Yes
92	40.092253	104.783681	Plains Cottonwood	Native	70	Multi Stem	Mature	Yes
92	40.092253	104.783681	Crack Willow	Introduced	36	Multi Stem	Mature	No
93	40.092210	104.783544	Crack Willow	Introduced	12	Single Stem	Mature	No
94	40.092078	104.783598	Crack Willow	Introduced	18	Multi Stem	Mature	No
95	40.092063	104.783625	Crack Willow	Introduced	24	Multi Stem	Mature	No
96	40.092036	104.783624	Crack Willow	Introduced	20	Multi Stem	Mature	No
97	40.092041	104.783646	Crack Willow	Introduced	24	Multi Stem	Mature	No
98	40.092056	104.783689	Crack Willow	Introduced	30	Multi Stem	Mature	No
99	40.092030	104.783742	Crack Willow	Introduced	30	Single Stem	Mature	No

Label	Latitude	Longitude	Species	Status	DBH (inches)	Growth Form	Age Class	Aesthetic and Habitat Values
100	40.092073	104.783843	Crack Willow	Introduced	36	Multi Stem	Mature	No
101	40.091974	104.784101	Crack Willow	Introduced	6	Multi Stem	Young	No
102	40.091959	104.784185	Crack Willow	Introduced	24	Multi Stem	Mature	No
103	40.092006	104.784216	Crack Willow	Introduced	36	Multi Stem	Mature	No
104	40.091924	104.784323	Crack Willow	Introduced	36	Multi Stem	Mature	No
105	40.091937	104.784415	Russian Olive	Introduced	24	Single Stem	Mature	No
106	40.091335	104.785400	Crack Willow	Introduced	38	Multi Stem	Mature	No
107	40.092318	104.784541	Siberian Elm	Introduced	28	Single Stem	Mature	No
108	40.094342	104.782477	Russian Olive	Introduced	6	Single Stem	Young	No
109	40.094031	104.781434	Russian Olive	Introduced	8	Single Stem	Young	No
110	40.093792	104.781443	Russian Olive	Introduced	6	Single Stem	Young	No
111	40.094398	104.788887	Plains Cottonwood	Native	2	Single Stem	Young	No
112	40.094373	104.788884	Plains Cottonwood	Native	4	Multi Stem	Young	No
113	40.094359	104.788937	Plains Cottonwood	Native	4	Multi Stem	Young	No
114	40.094349	104.788969	Plains Cottonwood	Native	3	Single Stem	Young	Yes
115	40.094433	104.788983	Plains Cottonwood	Native	24	Multi Stem	Mature	No
116	40.094457	104.789075	Plains Cottonwood	Native	18	Multi Stem	Young	No

Recommendation

If possible ERO recommends preserving the mature cottonwood trees that provide aesthetic value and wildlife habitat including trees 6, 7, 14, 15, 16, 17, 65, 84, 86, 87, 88, 89, 90, 91, 92, and 114.

Additionally, invasive and noxious tree species including Russian olive, Siberian elm, and crack willow should be removed and, if possible, replaced with native tree species.

References

- Ackerfield, J. 2015. *Flora of Colorado*. 1st edition. Botanical Research Institute of Texas. Fort Worth, TX.
- Chapman, S.S., G.E. Griggith, J.M. Omernik, A.B. Price, and D.L. Schrupp. 2006. *Ecoregions of Colorado* (color poster with map, descriptive text, summary tables, and photographs): Reston, VA, U.S. Geological Survey (map scale 1:1,200,000). ftp://ftp.epa.gov/wed/ecoregions/co/co_front.pdf.
- U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). 2006. *Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin*. Agriculture Handbook 296. Washington, DC: U.S. Department of Agriculture.
- U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). 2020. *The PLANTS Database*. <http://plants.usda.gov>. National Plant Data Team, Greensboro, NC 27401-4901 USA. Last accessed September 17, 2020.
- Weber, W.A. and R.C. Wittmann. 2012. *Colorado Flora: Eastern Slope*. 4th edition. University Press of Colorado. Boulder, CO.

Appendix A Photo Log



Photo 1 - Overview of Russian olive trees along the Fulton Ditch (101 to 105). View is to the east.



Photo 2 - Overview of Siberian elm trees along the Fulton Ditch (47 to 63). View is to the north.



Photo 3 - Overview of crack willow trees in the project area (22). View is to the southeast.



Photo 4 - Overview of mature plains cottonwood trees (14 to 17). View is to the south.



Photo 5 - Overview of a mature plains cottonwood tree in the project area (6). View is to the south.



Photo 6 - Overview of a senescent plains cottonwood tree in the project area (5). View is to the east.



Photo 7 - Overview of a mature plains cottonwood tree in the project area (65). View is to the south.



Photo 8 - Overview of mature plains cottonwood trees in the project area (84 to 92). View is to the east.



Willow Bend

Utility Report

Owner/Developer

Sun Communities ACQ, Inc.
27777 Franklin Road, Suite 200
Southfield, MI 48034

Engineer

Atwell, LLC
143 Union Blvd #700
Lakewood, Colorado 80228
(303) 825-7100

Project Number

19001956

Submittal Date

July 20th, 2020



Table of Contents

Certification Statement.....	1
Project Location and Description.....	2
Site Location.....	2
Description of Property and Land Use	2
Calculated Water Demands	3
Existing Water System	3
Existing Distribution System	3
Existing Storage Facilities.....	3
Proposed Water System	3
Potable Water	3
Non-Potable Water	4
Proposed Storage Facilities.....	4
Hydraulic Modeling.....	4
Results and Conclusions.....	6
Calculated Sanitary Sewer Flows	7
Existing Sanitary Sewer System	7
Existing Collection System	7
Proposed Sanitary Sewer System	8
Proposed Collection System	8
Proposed Wastewater Treatment Facilities	8
Proposed Sanitary Sewer System Analysis	8
Results and Conclusions.....	8
References	8
APPENDIX A – Water Demand Calculations	
APPENDIX B – Water Hydraulic Analysis and Modeling	
APPENDIX C – Wastewater Flows	
APPENDIX D – Wastewater Hydraulic Analysis and Modeling	
APPENDIX E – Exhibits and Utility Plans	



Certification Statement

This Utility Report for the design of the Willow Bend development was prepared by me or under my direct supervision in accordance with the City of Fort Lupton's Standards and Specifications and acceptable professional practices of the industry. We acknowledge that the City of Fort Lupton's review of this Utility Study is only for general conformance with submittal requirements, current design criteria and standard engineering principles and practices. We are also aware of the provisions of the City Code of the City of Fort Lupton.

07/20/2020

Richard J. Weed, PE
Registered Professional Engineer State of Colorado No. 22076

Date

Project Location and Description

Site Location



The Willow Bend project site is located in Weld County in the City of Fort Lupton. The site is generally bounded by 14th Street to the north, Fulton Ditch to the east, private property to the south, and Northrup Avenue to the west. To the east and south, across the Fulton Ditch, is a planned development named Cottonwood Greens.

Description of Property and Land Use

The proposed development is approximately 127 acres and will contain 449 housing units with on-site open spaces and detention. The site is currently undeveloped land that serves several gas facilities and is zoned PUD. A Geotechnical Site Development Report, completed by A.G. Wassenaar and dated January 15th, 2020, identified the surface soils as loose sand of varying depth. Bedrock consisting of claystone and sandstone were encountered at depths ranging from 1.5-feet to 27.5-feet. Ground water was encountered at depths ranging from 0.5-feet to 24.5-feet.



Calculated Water Demands

The water demands for Willow Bend were based on a conservative estimate for manufactured homes of 160 gpd for the Average Day Demand for each unit without any demand considered for landscaping uses.

Demand per capita (gal/unit/day)	Proposed number of units	Average Day Demand (gpd)
160	449	71,840

The Average Day Demand (ADD) of 71,840 gallons per day is multiplied by the following factors to get Max Day Demand (MDD) and Peak Hour Demand (PHD).

$$\begin{aligned}\text{Max Day Demand Factor} &= 2.5 \\ \text{Peak Hour Demand Factor} &= 4.0\end{aligned}$$

The required fire flow, per Appendix B of the 2018 International Fire Code, requires one-family dwelling units without automatic sprinkler systems, and having a square footage of less than 3,600 square-feet, be provided with a fire flow of 1,000 gpm for one hour.

A separate, non-potable, water supply is anticipated to provide the irrigation demands and will not be included in the potable water model and results presented in this report.

A detailed report of the water demand calculations can be found in Appendix A.

Existing Water System

Existing Distribution System

Existing water system tie-in points include a 12-inch potable water line in 14th Street and an 8-inch potable water line in Northrup. A 4-inch non-potable water line, built with Cottonwood Greens, will be extended into Willow Bend to provide irrigation.

Existing Storage Facilities

The City of Fort Lupton will be providing the water storage for the development.

Proposed Water System

Potable Water

The proposed potable water system will include extending the existing 12-inch public water main in 14th Street and the 8-inch public water main in Northrup Avenue. The proposed private water mains will tee off of the public mains and will consist of 8-inch, 6-inch, and 4-inch PVC pipes. An 8-inch meter will be



located at the Northrup connection and a 6-inch meter will be located at the 14th Street connection. Each dwelling unit will have a 3/4-inch service tap to the private mains.

Non-Potable Water

The proposed 4-inch (PVC) non-potable water main will connect to the Cottonwood Greens non-potable system.

Proposed Storage Facilities

There is no storage facility proposed with this development.

Hydraulic Modeling

Bentley WaterCAD V8i was used to model the proposed water system. See Appendix B for a system map and tabulated results.

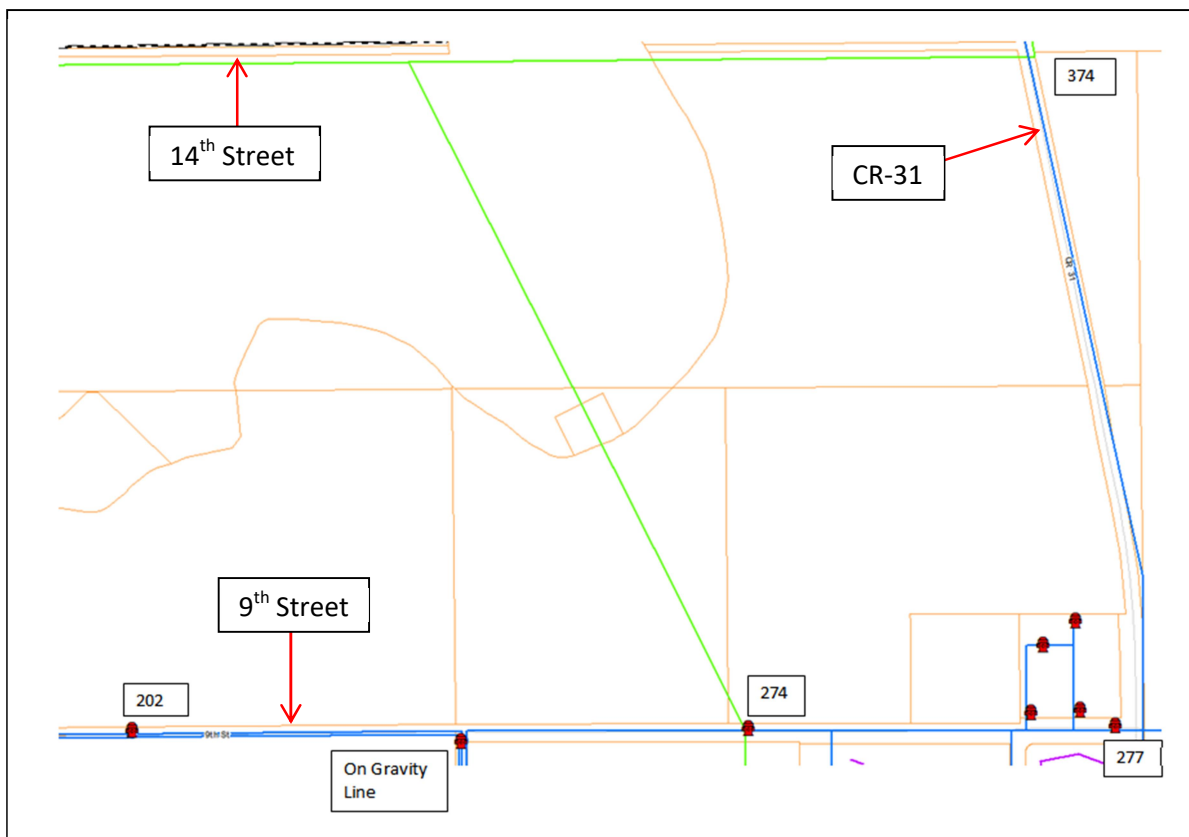
The following scenarios were used for modeling the Willow Bend potable water network. Public and private lines were checked for conformance to Chapter 3 of the City of Fort Lupton *Standards and Specifications for the Design and Construction of Public Improvements*. Since the proposed private system will be new, and will be able to sustain higher velocities, the private system used the criteria from the North Weld County Water District *Potable Water Distribution System Design Criteria and Standards* (NWCWD) for maximum pipe velocity. The criteria are presented in the table below.

Scenario	NWCWD	Fort Lupton		
	Maximum Pipe Velocity (Private lines) (ft/s)	Maximum pipe velocity (Public lines) (ft/s)	Minimum Pressure (psi)	Maximum Pressure (psi)
Average Day Demand	10	5	-	100
Maximum Day Demand + Fire Flow	10	7	20	-
Peak Hour Demand	10	5	50	-



Hydrant information was provided to us by the City of Fort Lupton and is shown below. Hydrants 374 and 274 were used for modeling.

Fire Department Number	House number	Street Name	PSI	Pitot	Res	GPM	Minutes Flushed	Gallons Flushed	MAKE	MODEL	YEAR	COLOR
274	9th Street	between 31 & College	78	45	70	1130	5	5650	Mueller	5.25	2010	Blue
277	2999	9th NW corner	70	55	62	1250	5	6250	Mueller	5.25	2003	Blue
374	2951	County Road 14.5	74		56	1130	5	5650	Mueller	5.25	2019	Red



Irrigation will be provided by the non-potable water lines and were not modeled as part of the water system.



Results and Conclusions

The proposed public and private potable water system design meets the criteria of the City of Fort Lupton *Standards and Specifications for the Design and Construction of Public Improvements*, with the exception of maximum pressure and velocity as presented below.

The maximum public water line pressure occurs at the lowest elevation of the site, the intersection of Northrup and 14th Street with 103 psi under Average Day Demands. Since we are matching the existing grade at this intersection, the pressure at the intersection cannot be reduced without a PRV on the both the 8" and 12" public water lines. Future, lower elevation, developments may need PRV's in order to meet the City Standards. No PRV is being proposed on the public lines with this development. Under Max Day Demands with Fire Flow, the maximum velocity in the public lines is 3.03 fps. Peak hour demands results show a minimum public system pressure of 75 psi and a velocity of 1.35 fps. The greatest pressure fluctuation between the Average Day Demand and the Peak Hour demand is 1 psi.

For the private system, the maximum pressure under Average Day Demands is 99 psi with the highest pipe velocity being 0.34 fps. Maximum day demands with Fire Flow have a minimum private system pressure of 61 psi with the highest pipe velocity of 9.97 fps. Peak hour demands results show a minimum private system pressure of 83 psi and a maximum velocity of 1.35 fps. The greatest pressure fluctuation between the Average Day Demand and the Peak Hour demand is 1 psi.



Calculated Sanitary Sewer Flows

The Sanitary Sewer flows for Willow Bend were calculated per Chapter 4 of the City of Fort Lupton *Standards and Specifications for the Design and Construction of Public Improvements* and are presented below.

Flow per capita (gpd/capita)	Persons per unit	Flow per dwelling (gpd/dwelling)	Proposed number of units	Average Day Flow (gpd)
70	2.90	203	449	91,147

The Average Day Flow (ADF) of 91,147 gallons per day is multiplied by the peaking factor to get Peak Day Flow (PDF).

Peaking Factor	Peak Flow per dwelling (gpd/dwelling)	Peak Flow per dwelling (gpm/dwelling)	Proposed number of units	Peak Day Flow (gpd)
3.0	609	0.423	449	273,441

The Average Daily Flow per dwelling of 203 gpd is greater than the estimated water demand per dwelling of 160 gpd. For sewer design, we have adhered to the City standards for a more conservative design.

Inflow and infiltration is added to the Peak Day Flows above to get the design flows. Inflow and infiltration is calculated at 100 gpd per acre of tributary area. A detailed report of the Sanitary Sewer flow calculations, including routing and preliminary pipe sizing, can be found in Appendix C.

Existing Sanitary Sewer System

Existing Collection System

An existing 12-inch sanitary sewer main is located on the north edge of the property in 14th Street and another 10-inch main runs southeast to northwest through the site, located in a 20' wide sewer easement. These lines were built as part of the AIMS Community College Outfall Sewer Line. Both of these mains will be used for sanitary sewer connections. See Appendix E for a Utility map.



Proposed Sanitary Sewer System

Proposed Collection System

The proposed private sewer system will consist of 6-inch and 8-inch lines, tied to the existing system with newly constructed manholes. The private sewer mains will be placed at a minimum depth of 8', with minimum slopes per the Fort Lupton Design Standards. A sample of design values are shown below. For a full report, see Appendix D.

Pipe Diameter (in.)	Pipe Slope (%)	Velocity @ 50% full (fps)	Discharge @ 50% full (gpm)	Peak Number of Units Served
6	0.6	2.21	97.5	230
6	0.8	2.56	112.6	266
6	1.0	2.86	125.9	297
6	2.0	4.04	178.1	421
8	0.5	2.45	191.8	453
8	0.6	2.68	210.1	496

Proposed Wastewater Treatment Facilities

The City of Fort Lupton will provide wastewater treatment for the proposed subdivision.

Proposed Sanitary Sewer System Analysis

Bentley Flowmaster software was used for capacity calculations of the proposed Sanitary Sewer system.

Results and Conclusions

The proposed sanitary sewer system for Willow Bend will consist of 6-inch and 8-inch PVC gravity lines. There will be several locations where proposed mains will tie into the existing 10-inch and 12-inch sanitary sewer lines in the vicinity of the site. New discharge points on the 10-inch line running through the site will require new manholes to be constructed on existing lines. The connection to the 12-inch line in 14th Street will be made at an existing manhole. Analysis and design have been completed in accordance with City of Fort Lupton standards.

References

- 1) *Standards and Specifications for the Design and Construction of Public Improvements*; City of Fort Lupton, 2014 Edition
- 2) *International Fire Code*; International Code Council, 2018
- 3) *Geotechnical Site Development Study, Coyote Creek North, Fort Lupton, Colorado*; A.G. Wassenaar, Inc. January 15th, 2020



- 4) *Potable Water Distribution System Design Criteria and Standards*; North Weld County Water District, April 12, 2018
- 5) Aim Community College Outfall Sewer Line, Alpha Engineering

APPENDIX A – Water Demands

APPENDIX B – Water Hydraulic Analysis and Modeling

- Water Basin Map
- Color Coded System Schematic
- System Schematic
- Average Day Demand
 - Junction Report
 - Pipe Report
 - Hydrant Report
 - Reservoir Report
- Max Day Demand With Fire Flow
 - Junction Report
 - Pipe Report
 - Reservoir Report
 - Fire Flow Report
- Peak Hour Demand
 - Junction Report
 - Pipe Report
 - Hydrant Report
 - Reservoir Report



APPENDIX C – Sanitary Sewer Flows



APPENDIX D – Sanitary Sewer Hydraulic Analysis and Modeling

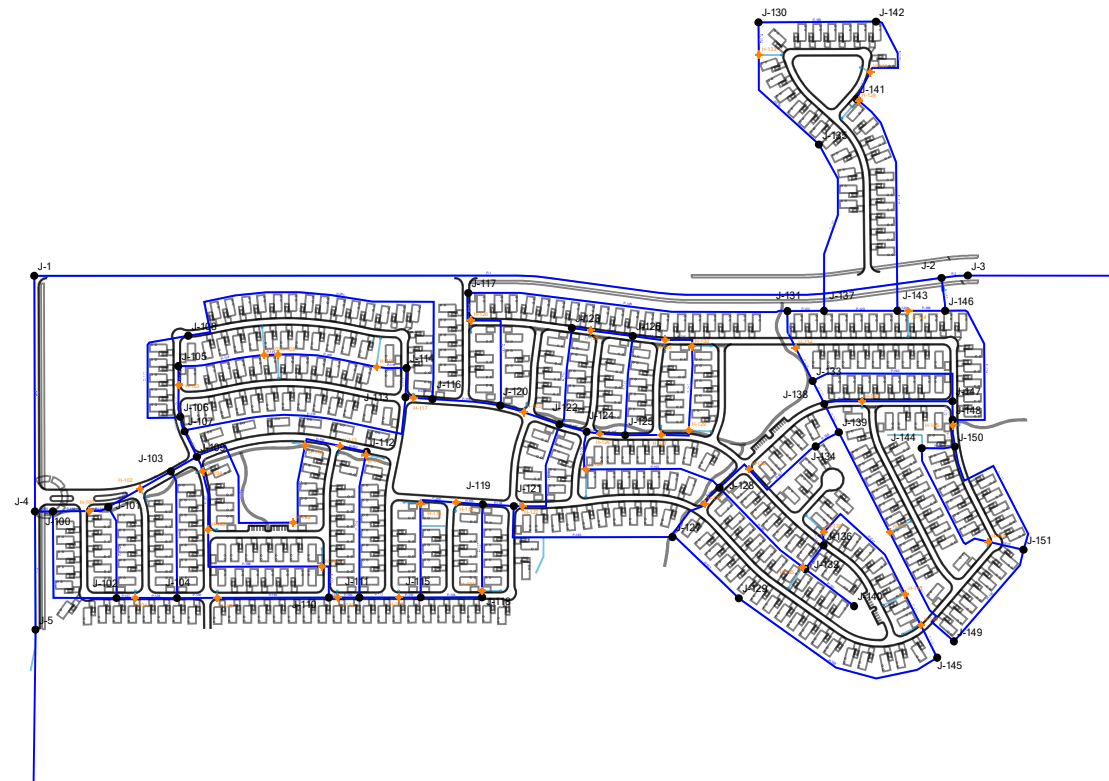
- Sewer Basin Map
- Pipe Capacity Report



APPENDIX E –Utility Exhibits and Plans

- Preliminary Utility Plan
- Aims Outfall Sewer Plans by Alpha Engineering, selected sheets

System Schematic



Willow Bend
Active Scenario: ADD
FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpd)	Hydraulic Grade (ft)	Pressure (psi)	Demand Shortage (gpd)	Notes
J-1	4,929.35	0	5,166.86	103	0	
J-2	4,974.41	0	5,166.86	83	0	
J-3	4,974.51	0	5,166.86	83	0	
J-4	4,948.88	0	5,166.87	94	0	
J-5	4,960.16	0	5,166.90	89	0	
J-6	4,963.00	0	5,166.99	88	0	
J-100	4,946.03	1,120	5,166.86	96	0	A
J-101	4,942.78	960	5,166.86	97	0	B
J-102	4,959.13	1,120	5,166.86	90	0	C
J-103	4,944.39	1,120	5,166.86	96	0	E
J-104	4,957.23	1,600	5,166.86	91	0	D
J-105	4,939.48	0	5,166.85	98	0	
J-106	4,942.56	4,000	5,166.85	97	0	F
J-107	4,943.68	2,240	5,166.85	97	0	
J-108	4,938.93	0	5,166.85	99	0	
J-109	4,945.46	2,240	5,166.85	96	0	G
J-110	4,961.74	3,520	5,166.85	89	0	J
J-111	4,962.85	1,920	5,166.85	88	0	K
J-112	4,951.79	2,080	5,166.85	93	0	I
J-113	4,949.12	3,360	5,166.85	94	0	H
J-114	4,947.87	0	5,166.85	95	0	
J-115	4,965.12	2,240	5,166.85	87	0	L
J-116	4,950.15	2,880	5,166.85	94	0	M
J-117	4,943.08	2,560	5,166.85	97	0	N
J-118	4,967.41	2,240	5,166.85	86	0	P
J-119	4,959.95	0	5,166.85	90	0	
J-120	4,952.65	1,280	5,166.85	93	0	O
J-121	4,961.44	1,600	5,166.85	89	0	Q
J-122	4,955.12	1,280	5,166.85	92	0	R
J-123	4,947.09	960	5,166.85	95	0	S
J-124	4,956.02	1,280	5,166.85	91	0	V
J-125	4,957.47	1,280	5,166.85	91	0	U
J-126	4,949.35	1,920	5,166.85	94	0	T
J-127	4,968.33	2,080	5,166.85	86	0	JJ
J-128	4,966.43	2,400	5,166.85	87	0	W
J-129	4,973.70	0	5,166.85	84	0	
J-130	4,963.68	1,440	5,166.85	88	0	AN
J-131	4,955.80	0	5,166.85	91	0	
J-132	4,972.06	0	5,166.85	84	0	
J-133	4,957.83	2,720	5,166.85	90	0	Z
J-134	4,964.83	1,440	5,166.85	87	0	X
J-135	4,959.21	800	5,166.85	90	0	DN
J-136	4,966.30	1,760	5,166.85	87	0	GG
J-137	4,957.93	1,280	5,166.85	90	0	AA
J-138	4,960.05	0	5,166.85	89	0	

Willow Bend
Active Scenario: ADD
FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpd)	Hydraulic Grade (ft)	Pressure (psi)	Demand Shortage (gpd)	Notes
J-139	4,962.04	2,080	5,166.85	89	0	Y
J-140	4,972.70	2,080	5,166.85	84	0	HH
J-141	4,962.38	1,600	5,166.85	88	0	CN
J-142	4,963.65	800	5,166.85	88	0	BN
J-143	4,962.62	1,120	5,166.85	88	0	BB
J-144	4,969.62	0	5,166.85	85	0	
J-145	4,970.99	1,760	5,166.85	85	0	II
J-146	4,966.62	0	5,166.85	87	0	
J-147	4,971.73	0	5,166.85	84	0	
J-148	4,972.46	800	5,166.85	84	0	CC
J-149	4,972.00	480	5,166.85	84	0	FF
J-150	4,973.23	2,400	5,166.85	84	0	DD
J-151	4,974.05	0	5,166.85	83	0	

Willow Bend
Active Scenario: ADD
FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpd)	Velocity (ft/s)	Pressure (Stop) (psi)
P-1	J-2	J-1	3,345	12.0	PVC	130.0	21,522	0.04	103
P-2	J-3	J-2	97	12.0	PVC	130.0	0	0.00	83
P-4	J-4	J-1	866	8.0	PVC	130.0	21,522	0.10	103
P-5	J-5	J-4	435	8.0	PVC	130.0	71,840	0.32	94
P-100	J-4	J-100	66	8.0	PVC	130.0	50,318	0.22	96
P-101	J-100	J-102	550	6.0	PVC	130.0	11,813	0.09	90
P-102	J-100	H-100	134	8.0	PVC	130.0	37,385	0.17	96
P-103	J-101	H-102	135	8.0	PVC	130.0	34,129	0.15	97
P-104	J-101	J-102	342	4.0	PVC	130.0	2,296	0.04	90
P-105	H-102	J-103	130	8.0	PVC	130.0	34,129	0.15	96
P-106	J-103	J-109	110	8.0	PVC	130.0	34,583	0.15	96
P-107	J-109	J-107	104	8.0	PVC	130.0	20,505	0.09	97
P-108	J-109	H-109	607	6.0	PVC	130.0	3,796	0.03	93
P-109	J-107	J-106	56	8.0	PVC	130.0	16,220	0.07	97
P-110	J-107	J-113	947	4.0	PVC	130.0	2,046	0.04	94
P-111	J-106	H-103	118	8.0	PVC	130.0	10,858	0.05	98
P-112	J-106	J-108	544	4.0	PVC	130.0	1,362	0.02	99
P-113	H-103	J-105	69	8.0	PVC	130.0	10,858	0.05	98
P-114	J-105	H-107	319	8.0	PVC	130.0	10,858	0.05	97
P-115	H-107	H-108	51	8.0	PVC	130.0	10,858	0.05	96
P-116	H-115	J-114	110	8.0	PVC	130.0	10,858	0.05	95
P-117	J-114	J-113	107	8.0	PVC	130.0	10,858	0.05	94
P-118	J-113	H-117	29	8.0	PVC	130.0	9,543	0.04	94
P-119	J-116	J-120	251	8.0	PVC	130.0	8,025	0.04	93
P-120	J-120	H-120	422	8.0	PVC	130.0	1,767	0.01	96
P-122	J-131	J-137	134	6.0	PVC	130.0	5,530	0.04	90
P-123	J-137	J-143	270	6.0	PVC	130.0	7,676	0.06	88
P-124	J-143	H-144	41	6.0	PVC	130.0	12,570	0.10	88
P-125	J-143	H-139	817	6.0	PVC	130.0	3,773	0.03	89
P-126	J-117	J-131	1,179	6.0	PVC	130.0	793	0.01	91
P-127	J-102	H-101	69	6.0	PVC	130.0	12,988	0.10	90
P-128	H-101	J-104	153	6.0	PVC	130.0	12,988	0.10	91
P-129	J-104	J-103	470	4.0	PVC	130.0	1,574	0.03	96
P-130	J-104	H-106	149	6.0	PVC	130.0	9,814	0.08	91
P-131	J-110	H-112	32	8.0	PVC	130.0	14,337	0.06	88
P-132	J-110	H-111	138	8.0	PVC	130.0	8,042	0.04	90
P-133	J-111	H-116	144	8.0	PVC	130.0	14,132	0.06	87
P-134	J-115	J-118	226	8.0	PVC	130.0	8,544	0.04	86
P-135	J-115	H-118	345	6.0	PVC	130.0	3,348	0.03	91
P-136	J-118	H-121	24	8.0	PVC	130.0	6,304	0.03	86
P-137	H-121	J-119	317	8.0	PVC	130.0	6,304	0.03	90
P-138	J-119	J-121	114	8.0	PVC	130.0	9,652	0.04	89
P-139	J-121	H-122	32	8.0	PVC	130.0	5,729	0.03	88
P-140	J-121	J-127	702	4.0	PVC	130.0	2,323	0.04	86
P-141	H-122	J-122	395	6.0	PVC	130.0	5,729	0.05	92

Willow Bend
Active Scenario: ADD
FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpd)	Velocity (ft/s)	Pressure (Stop) (psi)
P-142	J-122	J-124	103	6.0	PVC	130.0	7,854	0.06	91
P-143	J-122	H-123	138	6.0	PVC	130.0	4,978	0.04	92
P-144	J-124	H-126	49	6.0	PVC	130.0	2,587	0.02	91
P-145	H-126	J-125	94	6.0	PVC	130.0	2,587	0.02	91
P-146	J-125	J-126	365	4.0	PVC	130.0	451	0.01	94
P-147	J-125	H-127	133	6.0	PVC	130.0	856	0.01	90
P-148	H-128	J-126	120	6.0	PVC	130.0	856	0.01	94
P-149	J-126	H-125	156	6.0	PVC	130.0	613	0.00	95
P-150	J-123	J-122	362	4.0	PVC	130.0	1,573	0.03	92
P-151	H-105	H-104	217	8.0	PVC	130.0	8,042	0.04	96
P-152	H-109	H-110	303	6.0	PVC	130.0	3,796	0.03	94
P-153	H-110	H-113	148	6.0	PVC	130.0	3,796	0.03	93
P-154	H-114	J-111	527	6.0	PVC	130.0	1,716	0.01	88
P-155	H-119	J-119	98	6.0	PVC	130.0	3,348	0.03	90
P-156	J-127	H-131	178	6.0	PVC	130.0	1,745	0.01	85
P-157	J-127	J-129	334	6.0	PVC	130.0	1,988	0.02	84
P-158	J-145	H-145	134	6.0	PVC	130.0	228	0.00	85
P-159	J-136	J-132	110	6.0	PVC	130.0	1,532	0.01	84
P-160	J-136	H-138	51	6.0	PVC	130.0	228	0.00	87
P-161	J-132	J-140	225	4.0	PVC	130.0	2,080	0.04	84
P-162	J-132	H-135	12	6.0	PVC	130.0	3,612	0.03	82
P-163	H-135	J-128	424	6.0	PVC	130.0	3,612	0.03	87
P-164	J-128	H-132	148	6.0	PVC	130.0	3,769	0.03	89
P-165	J-128	H-124	510	6.0	PVC	130.0	3,987	0.03	87
P-166	H-131	J-128	81	6.0	PVC	130.0	1,745	0.01	87
P-167	H-132	J-134	341	6.0	PVC	130.0	3,769	0.03	87
P-168	J-134	J-139	100	6.0	PVC	130.0	5,209	0.04	89
P-169	J-139	H-142	413	6.0	PVC	130.0	1,616	0.01	88
P-170	J-149	J-151	429	6.0	PVC	130.0	2,096	0.02	83
P-171	J-151	J-150	591	4.0	PVC	130.0	593	0.01	84
P-172	J-150	J-144	122	6.0	PVC	130.0	1,502	0.01	85
P-173	J-150	H-148	79	6.0	PVC	130.0	4,496	0.04	84
P-174	J-148	J-146	613	6.0	PVC	130.0	8,953	0.07	87
P-176	J-148	J-147	69	6.0	PVC	130.0	3,657	0.03	84
P-177	J-133	J-138	95	6.0	PVC	130.0	2,784	0.02	89
P-178	J-133	H-134	137	6.0	PVC	130.0	4,737	0.04	90
P-181	J-144	H-149	483	6.0	PVC	130.0	1,502	0.01	84
P-182	J-141	H-141	111	6.0	PVC	130.0	2,173	0.02	88
P-183	J-142	J-130	432	6.0	PVC	130.0	1,373	0.01	88
P-184	J-130	H-133	119	6.0	PVC	130.0	67	0.00	88
P-185	J-135	J-137	638	6.0	PVC	130.0	867	0.01	90
P-186	H-144	J-146	135	6.0	PVC	130.0	12,570	0.10	87
P-187	J-2	J-146	121	6.0	PVC	130.0	21,522	0.17	87
P-188	J-129	J-145	833	6.0	PVC	130.0	1,988	0.02	85
P-189	J-112	H-114	12	6.0	PVC	130.0	1,716	0.01	93

Willow Bend
Active Scenario: ADD
FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpd)	Velocity (ft/s)	Pressure (Stop) (psi)
P-190	J-138	J-139	117	6.0	PVC	130.0	5,674	0.04	89
P-191	J-138	H-140	141	6.0	PVC	130.0	2,889	0.02	89
P-192	H-140	J-147	333	6.0	PVC	130.0	2,889	0.02	84
P-193	J-147	J-133	621	4.0	PVC	130.0	768	0.01	90
P-194	H-100	J-101	73	8.0	PVC	130.0	37,385	0.17	97
P-195	H-106	J-110	410	6.0	PVC	130.0	9,814	0.08	89
P-196	H-112	J-111	81	8.0	PVC	130.0	14,337	0.06	88
P-197	H-116	J-115	81	8.0	PVC	130.0	14,132	0.06	87
P-198	H-111	H-105	555	8.0	PVC	130.0	8,042	0.04	93
P-199	H-104	J-109	57	8.0	PVC	130.0	8,042	0.04	96
P-200	H-108	H-115	366	8.0	PVC	130.0	10,858	0.05	95
P-201	J-108	J-116	1,403	4.0	PVC	130.0	1,362	0.02	94
P-202	H-117	J-116	69	8.0	PVC	130.0	9,543	0.04	94
P-203	H-120	J-117	117	6.0	PVC	130.0	1,767	0.01	97
P-204	H-125	J-123	70	6.0	PVC	130.0	613	0.00	95
P-205	H-134	J-131	142	6.0	PVC	130.0	4,737	0.04	91
P-206	H-123	J-120	90	8.0	PVC	130.0	4,978	0.02	93
P-207	H-113	J-112	101	6.0	PVC	130.0	3,796	0.03	93
P-208	H-118	H-119	143	6.0	PVC	130.0	3,348	0.03	90
P-209	H-124	J-124	145	6.0	PVC	130.0	3,987	0.03	91
P-210	H-145	H-143	127	6.0	PVC	130.0	228	0.00	85
P-211	H-143	H-138	473	6.0	PVC	130.0	228	0.00	87
P-212	H-142	J-149	491	6.0	PVC	130.0	1,616	0.01	84
P-213	H-149	J-151	132	6.0	PVC	130.0	1,502	0.01	83
P-214	H-148	J-148	20	6.0	PVC	130.0	4,496	0.04	84
P-215	H-130	H-128	123	6.0	PVC	130.0	856	0.01	93
P-216	H-127	H-129	120	6.0	PVC	130.0	856	0.01	89
P-217	H-129	H-130	309	6.0	PVC	130.0	856	0.01	93
P-218	H-139	J-141	10	6.0	PVC	130.0	3,773	0.03	88
P-219	H-133	J-135	427	6.0	PVC	130.0	67	0.00	90
P-220	H-141	J-142	315	6.0	PVC	130.0	2,173	0.02	88
PE-1	H-374	J-3	1,444	12.0	PVC	130.0	0	0.00	83
PE-2	J-6	J-5	1,308	8.0	PVC	130.0	71,840	0.32	89
PE-4	HE-274	J-6	3,760	16.0	PVC	130.0	71,840	0.08	88
PE-274	R-274	HE-274	1	16.0	PVC	130.0	71,840	0.08	78
PE-374	R-374	H-374	1	12.0	PVC	130.0	0	0.00	76

Willow Bend
Active Scenario: ADD
FlexTable: Hydrant Table

Label	Elevation (ft)	Pressure (psi)
H-100	4,943.93	96
H-101	4,958.77	90
H-102	4,943.15	97
H-103	4,940.26	98
H-104	4,946.00	96
H-105	4,951.47	93
H-106	4,957.65	91
H-107	4,941.95	97
H-108	4,944.71	96
H-109	4,952.50	93
H-110	4,949.46	94
H-111	4,959.34	90
H-112	4,962.71	88
H-113	4,951.30	93
H-114	4,952.91	93
H-115	4,946.59	95
H-116	4,964.90	87
H-117	4,949.20	94
H-118	4,956.97	91
H-119	4,959.64	90
H-120	4,944.93	96
H-121	4,968.29	86
H-122	4,962.75	88
H-123	4,953.29	92
H-124	4,965.17	87
H-125	4,948.19	95
H-126	4,956.99	91
H-127	4,958.75	90
H-128	4,951.98	93
H-129	4,960.25	89
H-130	4,951.57	93
H-131	4,969.38	85
H-132	4,961.77	89
H-133	4,964.41	88
H-134	4,958.46	90
H-135	4,976.36	82
H-138	4,966.08	87
H-139	4,961.42	89
H-140	4,962.17	89
H-141	4,963.45	88
H-142	4,963.85	88
H-143	4,969.85	85
H-144	4,963.39	88
H-145	4,970.62	85
H-148	4,972.93	84
H-149	4,972.78	84
HE-274	4,987.15	78
H-374	4,991.00	76

Willow Bend
Active Scenario: ADD
FlexTable: Reservoir Table

Label	Elevation (ft)	Flow (Out net) (gpd)	Hydraulic Grade (ft)
R-374	5,163.00	0	5,163.00
R-274	5,167.00	71,840	5,167.00

Willow Bend
Active Scenario: MDD + FF
FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpd)	Hydraulic Grade (ft)	Pressure (psi)	Demand Shortage (gpd)	Notes
J-1	4,929.35	0	5,166.24	102	0	
J-2	4,974.41	0	5,166.22	83	0	
J-3	4,974.51	0	5,166.22	83	0	
J-4	4,948.88	0	5,166.28	94	0	
J-5	4,960.16	0	5,166.44	89	0	
J-6	4,963.00	0	5,166.95	88	0	
J-100	4,946.03	2,800	5,166.26	95	0	A
J-101	4,942.78	2,400	5,166.24	97	0	B
J-102	4,959.13	2,800	5,166.23	90	0	C
J-103	4,944.39	2,800	5,166.21	96	0	E
J-104	4,957.23	4,000	5,166.22	90	0	D
J-105	4,939.48	0	5,166.19	98	0	
J-106	4,942.56	10,000	5,166.20	97	0	F
J-107	4,943.68	5,600	5,166.20	96	0	
J-108	4,938.93	0	5,166.19	98	0	
J-109	4,945.46	5,600	5,166.20	96	0	G
J-110	4,961.74	8,800	5,166.20	88	0	J
J-111	4,962.85	4,800	5,166.19	88	0	K
J-112	4,951.79	5,200	5,166.19	93	0	I
J-113	4,949.12	8,400	5,166.18	94	0	H
J-114	4,947.87	0	5,166.19	94	0	
J-115	4,965.12	5,600	5,166.19	87	0	L
J-116	4,950.15	7,200	5,166.18	93	0	M
J-117	4,943.08	6,400	5,166.18	97	0	N
J-118	4,967.41	5,600	5,166.19	86	0	P
J-119	4,959.95	0	5,166.19	89	0	
J-120	4,952.65	3,200	5,166.18	92	0	O
J-121	4,961.44	4,000	5,166.19	89	0	Q
J-122	4,955.12	3,200	5,166.18	91	0	R
J-123	4,947.09	2,400	5,166.18	95	0	S
J-124	4,956.02	3,200	5,166.18	91	0	V
J-125	4,957.47	3,200	5,166.18	90	0	U
J-126	4,949.35	4,800	5,166.18	94	0	T
J-127	4,968.33	5,200	5,166.17	86	0	JJ
J-128	4,966.43	6,000	5,166.17	86	0	W
J-129	4,973.70	0	5,166.17	83	0	
J-130	4,963.68	3,600	5,166.18	88	0	AN
J-131	4,955.80	0	5,166.18	91	0	
J-132	4,972.06	0	5,166.17	84	0	
J-133	4,957.83	6,800	5,166.18	90	0	Z
J-134	4,964.83	3,600	5,166.18	87	0	X
J-135	4,959.21	2,000	5,166.18	90	0	DN
J-136	4,966.30	4,400	5,166.17	86	0	GG
J-137	4,957.93	3,200	5,166.18	90	0	AA
J-138	4,960.05	0	5,166.18	89	0	

Willow Bend
Active Scenario: MDD + FF
FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpd)	Hydraulic Grade (ft)	Pressure (psi)	Demand Shortage (gpd)	Notes
J-139	4,962.04	5,200	5,166.18	88	0	Y
J-140	4,972.70	5,200	5,166.17	84	0	HH
J-141	4,962.38	4,000	5,166.18	88	0	CN
J-142	4,963.65	2,000	5,166.18	88	0	BN
J-143	4,962.62	2,800	5,166.19	88	0	BB
J-144	4,969.62	0	5,166.18	85	0	
J-145	4,970.99	4,400	5,166.17	84	0	II
J-146	4,966.62	0	5,166.20	86	0	
J-147	4,971.73	0	5,166.18	84	0	
J-148	4,972.46	2,000	5,166.18	84	0	CC
J-149	4,972.00	1,200	5,166.18	84	0	FF
J-150	4,973.23	6,000	5,166.18	83	0	DD
J-151	4,974.05	0	5,166.18	83	0	

Willow Bend
Active Scenario: MDD + FF
FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpd)	Velocity (ft/s)	Pressure (Stop) (psi)
P-1	J-2	J-1	3,345	12.0	PVC	130.0	53,802	0.11	102
P-2	J-3	J-2	97	12.0	PVC	130.0	6	0.00	83
P-4	J-4	J-1	866	8.0	PVC	130.0	53,802	0.24	102
P-5	J-5	J-4	435	8.0	PVC	130.0	179,595	0.80	94
P-100	J-4	J-100	66	8.0	PVC	130.0	125,793	0.56	95
P-101	J-100	J-102	550	6.0	PVC	130.0	29,532	0.23	90
P-102	J-100	H-100	134	8.0	PVC	130.0	93,461	0.41	96
P-103	J-101	H-102	135	8.0	PVC	130.0	85,322	0.38	97
P-104	J-101	J-102	342	4.0	PVC	130.0	5,739	0.10	90
P-105	H-102	J-103	130	8.0	PVC	130.0	85,322	0.38	96
P-106	J-103	J-109	110	8.0	PVC	130.0	86,457	0.38	96
P-107	J-109	J-107	104	8.0	PVC	130.0	51,262	0.23	96
P-108	J-109	H-109	607	6.0	PVC	130.0	9,490	0.07	92
P-109	J-107	J-106	56	8.0	PVC	130.0	40,549	0.18	97
P-110	J-107	J-113	947	4.0	PVC	130.0	5,114	0.09	94
P-111	J-106	H-103	118	8.0	PVC	130.0	27,144	0.12	98
P-112	J-106	J-108	544	4.0	PVC	130.0	3,405	0.06	98
P-113	H-103	J-105	69	8.0	PVC	130.0	27,144	0.12	98
P-114	J-105	H-107	319	8.0	PVC	130.0	27,144	0.12	97
P-115	H-107	H-108	51	8.0	PVC	130.0	27,144	0.12	96
P-116	H-115	J-114	110	8.0	PVC	130.0	27,144	0.12	94
P-117	J-114	J-113	107	8.0	PVC	130.0	27,144	0.12	94
P-118	J-113	H-117	29	8.0	PVC	130.0	23,857	0.11	94
P-119	J-116	J-120	251	8.0	PVC	130.0	20,062	0.09	92
P-120	J-120	H-120	422	8.0	PVC	130.0	4,413	0.02	96
P-122	J-131	J-137	134	6.0	PVC	130.0	13,826	0.11	90
P-123	J-137	J-143	270	6.0	PVC	130.0	19,192	0.15	88
P-124	J-143	H-144	41	6.0	PVC	130.0	31,426	0.25	88
P-125	J-143	H-139	817	6.0	PVC	130.0	9,434	0.07	89
P-126	J-117	J-131	1,179	6.0	PVC	130.0	1,987	0.02	91
P-127	J-102	H-101	69	6.0	PVC	130.0	32,471	0.26	90
P-128	H-101	J-104	153	6.0	PVC	130.0	32,471	0.26	90
P-129	J-104	J-103	470	4.0	PVC	130.0	3,935	0.07	96
P-130	J-104	H-106	149	6.0	PVC	130.0	24,536	0.19	90
P-131	J-110	H-112	32	8.0	PVC	130.0	35,841	0.16	88
P-132	J-110	H-111	138	8.0	PVC	130.0	20,106	0.09	89
P-133	J-111	H-116	144	8.0	PVC	130.0	35,331	0.16	87
P-134	J-115	J-118	226	8.0	PVC	130.0	21,361	0.09	86
P-135	J-115	H-118	345	6.0	PVC	130.0	8,370	0.07	91
P-136	J-118	H-121	24	8.0	PVC	130.0	15,761	0.07	86
P-137	H-121	J-119	317	8.0	PVC	130.0	15,761	0.07	89
P-138	J-119	J-121	114	8.0	PVC	130.0	24,131	0.11	89
P-139	J-121	H-122	32	8.0	PVC	130.0	14,322	0.06	88
P-140	J-121	J-127	702	4.0	PVC	130.0	5,809	0.10	86
P-141	H-122	J-122	395	6.0	PVC	130.0	14,322	0.11	91

Willow Bend
Active Scenario: MDD + FF
FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpd)	Velocity (ft/s)	Pressure (Stop) (psi)
P-142	J-122	J-124	103	6.0	PVC	130.0	19,637	0.15	91
P-143	J-122	H-123	138	6.0	PVC	130.0	12,449	0.10	92
P-144	J-124	H-126	49	6.0	PVC	130.0	6,467	0.05	91
P-145	H-126	J-125	94	6.0	PVC	130.0	6,467	0.05	90
P-146	J-125	J-126	365	4.0	PVC	130.0	1,128	0.02	94
P-147	J-125	H-127	133	6.0	PVC	130.0	2,139	0.02	90
P-148	H-128	J-126	120	6.0	PVC	130.0	2,139	0.02	94
P-149	J-126	H-125	156	6.0	PVC	130.0	1,533	0.01	94
P-150	J-123	J-122	362	4.0	PVC	130.0	3,933	0.07	91
P-151	H-105	H-104	217	8.0	PVC	130.0	20,106	0.09	95
P-152	H-109	H-110	303	6.0	PVC	130.0	9,490	0.07	94
P-153	H-110	H-113	148	6.0	PVC	130.0	9,490	0.07	93
P-154	H-114	J-111	527	6.0	PVC	130.0	4,290	0.03	88
P-155	H-119	J-119	98	6.0	PVC	130.0	8,370	0.07	89
P-156	J-127	H-131	178	6.0	PVC	130.0	4,362	0.03	85
P-157	J-127	J-129	334	6.0	PVC	130.0	4,971	0.04	83
P-158	J-145	H-145	134	6.0	PVC	130.0	571	0.00	85
P-159	J-136	J-132	110	6.0	PVC	130.0	3,829	0.03	84
P-160	J-136	H-138	51	6.0	PVC	130.0	571	0.00	87
P-161	J-132	J-140	225	4.0	PVC	130.0	5,200	0.09	84
P-162	J-132	H-135	12	6.0	PVC	130.0	9,029	0.07	82
P-163	H-135	J-128	424	6.0	PVC	130.0	9,029	0.07	86
P-164	J-128	H-132	148	6.0	PVC	130.0	9,420	0.07	88
P-165	J-128	H-124	510	6.0	PVC	130.0	9,970	0.08	87
P-166	H-131	J-128	81	6.0	PVC	130.0	4,362	0.03	86
P-167	H-132	J-134	341	6.0	PVC	130.0	9,420	0.07	87
P-168	J-134	J-139	100	6.0	PVC	130.0	13,020	0.10	88
P-169	J-139	H-142	413	6.0	PVC	130.0	4,033	0.03	88
P-170	J-149	J-151	429	6.0	PVC	130.0	5,233	0.04	83
P-171	J-151	J-150	591	4.0	PVC	130.0	1,465	0.03	83
P-172	J-150	J-144	122	6.0	PVC	130.0	3,769	0.03	85
P-173	J-150	H-148	79	6.0	PVC	130.0	11,233	0.09	84
P-174	J-148	J-146	613	6.0	PVC	130.0	22,381	0.18	86
P-176	J-148	J-147	69	6.0	PVC	130.0	9,148	0.07	84
P-177	J-133	J-138	95	6.0	PVC	130.0	6,960	0.05	89
P-178	J-133	H-134	137	6.0	PVC	130.0	11,839	0.09	90
P-181	J-144	H-149	483	6.0	PVC	130.0	3,769	0.03	84
P-182	J-141	H-141	111	6.0	PVC	130.0	5,434	0.04	88
P-183	J-142	J-130	432	6.0	PVC	130.0	3,434	0.03	88
P-184	J-130	H-133	119	6.0	PVC	130.0	166	0.00	87
P-185	J-135	J-137	638	6.0	PVC	130.0	2,166	0.02	90
P-186	H-144	J-146	135	6.0	PVC	130.0	31,426	0.25	86
P-187	J-2	J-146	121	6.0	PVC	130.0	53,807	0.42	86
P-188	J-129	J-145	833	6.0	PVC	130.0	4,971	0.04	84
P-189	J-112	H-114	12	6.0	PVC	130.0	4,290	0.03	92

Willow Bend
Active Scenario: MDD + FF
FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpd)	Velocity (ft/s)	Pressure (Stop) (psi)
P-190	J-138	J-139	117	6.0	PVC	130.0	14,187	0.11	88
P-191	J-138	H-140	141	6.0	PVC	130.0	7,227	0.06	88
P-192	H-140	J-147	333	6.0	PVC	130.0	7,227	0.06	84
P-193	J-147	J-133	621	4.0	PVC	130.0	1,921	0.03	90
P-194	H-100	J-101	73	8.0	PVC	130.0	93,461	0.41	97
P-195	H-106	J-110	410	6.0	PVC	130.0	24,536	0.19	88
P-196	H-112	J-111	81	8.0	PVC	130.0	35,841	0.16	88
P-197	H-116	J-115	81	8.0	PVC	130.0	35,331	0.16	87
P-198	H-111	H-105	555	8.0	PVC	130.0	20,106	0.09	93
P-199	H-104	J-109	57	8.0	PVC	130.0	20,106	0.09	96
P-200	H-108	H-115	366	8.0	PVC	130.0	27,144	0.12	95
P-201	J-108	J-116	1,403	4.0	PVC	130.0	3,405	0.06	93
P-202	H-117	J-116	69	8.0	PVC	130.0	23,857	0.11	93
P-203	H-120	J-117	117	6.0	PVC	130.0	4,413	0.03	97
P-204	H-125	J-123	70	6.0	PVC	130.0	1,533	0.01	95
P-205	H-134	J-131	142	6.0	PVC	130.0	11,839	0.09	91
P-206	H-123	J-120	90	8.0	PVC	130.0	12,449	0.06	92
P-207	H-113	J-112	101	6.0	PVC	130.0	9,490	0.07	93
P-208	H-118	H-119	143	6.0	PVC	130.0	8,370	0.07	89
P-209	H-124	J-124	145	6.0	PVC	130.0	9,970	0.08	91
P-210	H-145	H-143	127	6.0	PVC	130.0	571	0.00	85
P-211	H-143	H-138	473	6.0	PVC	130.0	571	0.00	87
P-212	H-142	J-149	491	6.0	PVC	130.0	4,033	0.03	84
P-213	H-149	J-151	132	6.0	PVC	130.0	3,769	0.03	83
P-214	H-148	J-148	20	6.0	PVC	130.0	11,233	0.09	84
P-215	H-130	H-128	123	6.0	PVC	130.0	2,139	0.02	93
P-216	H-127	H-129	120	6.0	PVC	130.0	2,139	0.02	89
P-217	H-129	H-130	309	6.0	PVC	130.0	2,139	0.02	93
P-218	H-139	J-141	10	6.0	PVC	130.0	9,434	0.07	88
P-219	H-133	J-135	427	6.0	PVC	130.0	166	0.00	90
P-220	H-141	J-142	315	6.0	PVC	130.0	5,434	0.04	88
PE-1	H-374	J-3	1,444	12.0	PVC	130.0	6	0.00	83
PE-2	J-6	J-5	1,308	8.0	PVC	130.0	179,595	0.80	89
PE-4	HE-274	J-6	3,760	16.0	PVC	130.0	179,595	0.20	88
PE-274	R-274	HE-274	1	16.0	PVC	130.0	179,595	0.20	78
PE-374	R-374	H-374	1	12.0	PVC	130.0	0	0.00	76

Willow Bend
Active Scenario: MDD
FlexTable: Reservoir Table

Label	Elevation (ft)	Flow (Out net) (gpd)	Hydraulic Grade (ft)
R-374	5,163.00	0	5,163.00
R-274	5,167.00	179,595	5,167.00

Willow Bend

Active Scenario: MDD + FF

Fire Flow Node FlexTable: Fire Flow Report

Label	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Pressure (psi)	Pressure (Calculated Residual) (psi)	Pressure (Residual Lower Limit) (psi)	Junction w/ Minimum Pressure (System)	Pressure (Calculated System Lower Limit) (psi)	Pipe w/ Maximum Velocity	Velocity of Maximum Pipe (ft/s)
H-100	True	1,000	1,001	96	92	20	H-374	74	P-100	5.26
H-101	True	1,000	1,001	90	82	20	H-374	74	P-127	6.36
H-102	True	1,000	1,001	97	92	20	H-374	74	P-100	5.07
H-103	True	1,000	1,001	98	91	20	H-374	74	P-100	4.78
H-104	True	1,000	1,001	95	90	20	H-374	74	P-199	5.03
H-105	True	1,000	1,001	93	87	20	H-374	74	P-100	4.85
H-106	True	1,000	1,001	90	82	20	H-374	74	P-130	6.01
H-107	True	1,000	1,001	97	90	20	H-374	74	P-100	4.72
H-108	True	1,000	1,001	96	89	20	H-374	74	P-100	4.71
H-109	True	1,000	1,001	92	80	20	H-374	74	P-108	6.62
H-110	True	1,000	1,001	94	81	20	H-374	74	P-189	5.85
H-111	True	1,000	1,001	89	83	20	H-374	74	P-100	4.82
H-112	True	1,000	1,001	88	82	20	H-374	74	P-100	4.81
H-113	True	1,000	1,001	93	80	20	H-374	74	P-189	6.37
H-114	True	1,000	1,001	92	80	20	H-374	74	P-154	6.78
H-115	True	1,000	1,001	95	88	20	H-374	74	P-100	4.63
H-116	True	1,000	1,001	87	80	20	H-374	74	P-100	4.77
H-117	True	1,000	1,001	94	87	20	H-374	74	P-187	4.65
H-118	True	1,000	1,001	91	81	20	H-374	74	P-208	6.14
H-119	True	1,000	1,001	89	81	20	H-374	74	P-155	7.68
H-120	True	1,000	1,001	96	88	20	H-374	74	P-187	5.12
H-121	True	1,000	1,001	86	78	20	H-374	74	P-100	4.73
H-122	True	1,000	1,001	88	81	20	H-374	74	P-100	4.66
H-123	True	1,000	1,001	92	85	20	H-374	74	P-187	4.85
H-124	True	1,000	1,001	87	78	20	H-374	74	P-209	7.22
H-125	True	1,000	1,001	94	76	20	H-374	74	P-150	8.42
H-126	True	1,000	1,001	91	81	20	H-374	74	P-144	9.93
H-127	True	1,000	1,001	90	76	20	H-374	74	P-145	9.15

Willow Bend

Active Scenario: MDD + FF

Fire Flow Node FlexTable: Fire Flow Report

Label	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Pressure (psi)	Pressure (Calculated Residual) (psi)	Pressure (Residual Lower Limit) (psi)	Junction w/ Minimum Pressure (System)	Pressure (Calculated System Lower Limit) (psi)	Pipe w/ Maximum Velocity	Velocity of Maximum Pipe (ft/s)
H-128	True	1,000	1,001	93	76	20	H-374	74	P-145	8.28
H-129	True	1,000	1,001	89	75	20	H-374	74	P-145	8.94
H-130	True	1,000	1,001	93	77	20	H-374	74	P-145	8.46
H-131	True	1,000	1,001	85	74	20	H-135	72	P-166	8.43
H-132	True	1,000	1,001	88	78	20	H-135	73	P-187	5.99
H-133	True	1,000	1,001	87	69	20	J-130	70	P-187	7.82
H-134	True	1,000	1,001	90	82	20	H-374	74	P-187	7.11
H-135	True	1,000	1,001	82	65	20	J-140	66	P-163	8.08
H-138	True	1,000	1,001	87	68	20	H-135	66	P-163	7.53
H-139	True	1,000	1,001	89	71	20	J-141	71	P-187	7.86
H-140	True	1,000	1,001	88	79	20	H-374	74	P-187	7.09
H-141	True	1,000	1,001	88	70	20	J-142	71	P-187	7.86
H-142	True	1,000	1,001	88	74	20	J-149	73	P-169	7.37
H-143	True	1,000	1,001	85	64	20	H-145	64	P-163	6.31
H-144	True	1,000	1,001	88	81	20	H-374	74	P-187	8.12
H-145	True	1,000	1,001	85	63	20	J-145	64	P-163	6.02
H-148	True	1,000	1,001	84	75	20	H-374	74	P-214	9.36
H-149	True	1,000	1,001	84	69	20	J-151	70	P-214	7.37
H-374	True	1,000	1,001	76	74	20	HE-274	78	PE-374	2.39
HE-274	True	1,000	1,001	78	78	20	H-374	76	PE-274	1.80

Willow Bend
Active Scenario: PHD
FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpd)	Hydraulic Grade (ft)	Pressure (psi)	Demand Shortage (gpd)	Notes
J-1	4,929.35	0	5,165.19	102	0	
J-2	4,974.41	0	5,165.14	83	0	
J-3	4,974.51	0	5,165.14	82	0	
J-4	4,948.88	0	5,165.27	94	0	
J-5	4,960.16	0	5,165.67	89	0	
J-6	4,963.00	0	5,166.88	88	0	
J-100	4,946.03	4,480	5,165.24	95	0	A
J-101	4,942.78	3,840	5,165.18	96	0	B
J-102	4,959.13	4,480	5,165.17	89	0	C
J-103	4,944.39	4,480	5,165.12	96	0	E
J-104	4,957.23	6,400	5,165.13	90	0	D
J-105	4,939.48	0	5,165.08	98	0	
J-106	4,942.56	16,000	5,165.08	96	0	F
J-107	4,943.68	8,960	5,165.09	96	0	
J-108	4,938.93	0	5,165.07	98	0	
J-109	4,945.46	8,960	5,165.10	95	0	G
J-110	4,961.74	14,080	5,165.08	88	0	J
J-111	4,962.85	7,680	5,165.08	87	0	K
J-112	4,951.79	8,320	5,165.08	92	0	I
J-113	4,949.12	13,440	5,165.05	93	0	H
J-114	4,947.87	0	5,165.05	94	0	
J-115	4,965.12	8,960	5,165.06	87	0	L
J-116	4,950.15	11,520	5,165.05	93	0	M
J-117	4,943.08	10,240	5,165.04	96	0	N
J-118	4,967.41	8,960	5,165.06	86	0	P
J-119	4,959.95	0	5,165.06	89	0	
J-120	4,952.65	5,120	5,165.04	92	0	O
J-121	4,961.44	6,400	5,165.05	88	0	Q
J-122	4,955.12	5,120	5,165.04	91	0	R
J-123	4,947.09	3,840	5,165.03	94	0	S
J-124	4,956.02	5,120	5,165.03	90	0	V
J-125	4,957.47	5,120	5,165.03	90	0	U
J-126	4,949.35	7,680	5,165.03	93	0	T
J-127	4,968.33	8,320	5,165.02	85	0	JJ
J-128	4,966.43	9,600	5,165.02	86	0	W
J-129	4,973.70	0	5,165.02	83	0	
J-130	4,963.68	5,760	5,165.05	87	0	AN
J-131	4,955.80	0	5,165.04	91	0	
J-132	4,972.06	0	5,165.02	83	0	
J-133	4,957.83	10,880	5,165.04	90	0	Z
J-134	4,964.83	5,760	5,165.03	87	0	X
J-135	4,959.21	3,200	5,165.05	89	0	DN
J-136	4,966.30	7,040	5,165.02	86	0	GG
J-137	4,957.93	5,120	5,165.05	90	0	AA
J-138	4,960.05	0	5,165.04	89	0	

Willow Bend
Active Scenario: PHD
FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpd)	Hydraulic Grade (ft)	Pressure (psi)	Demand Shortage (gpd)	Notes
J-139	4,962.04	8,320	5,165.03	88	0	Y
J-140	4,972.70	8,320	5,165.01	83	0	HH
J-141	4,962.38	6,400	5,165.05	88	0	CN
J-142	4,963.65	3,200	5,165.05	87	0	BN
J-143	4,962.62	4,480	5,165.07	88	0	BB
J-144	4,969.62	0	5,165.04	85	0	
J-145	4,970.99	7,040	5,165.02	84	0	II
J-146	4,966.62	0	5,165.09	86	0	
J-147	4,971.73	0	5,165.04	84	0	
J-148	4,972.46	3,200	5,165.04	83	0	CC
J-149	4,972.00	1,920	5,165.04	84	0	FF
J-150	4,973.23	9,600	5,165.04	83	0	DD
J-151	4,974.05	0	5,165.04	83	0	

Willow Bend
Active Scenario: PHD
FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpd)	Velocity (ft/s)	Pressure (Stop) (psi)
P-1	J-2	J-1	3,345	12.0	PVC	130.0	86,082	0.17	102
P-2	J-3	J-2	97	12.0	PVC	130.0	6	0.00	83
P-4	J-4	J-1	866	8.0	PVC	130.0	86,082	0.38	102
P-5	J-5	J-4	435	8.0	PVC	130.0	287,350	1.27	94
P-100	J-4	J-100	66	8.0	PVC	130.0	201,268	0.89	95
P-101	J-100	J-102	550	6.0	PVC	130.0	47,250	0.37	89
P-102	J-100	H-100	134	8.0	PVC	130.0	149,538	0.66	96
P-103	J-101	H-102	135	8.0	PVC	130.0	136,515	0.61	96
P-104	J-101	J-102	342	4.0	PVC	130.0	9,183	0.16	89
P-105	H-102	J-103	130	8.0	PVC	130.0	136,515	0.61	96
P-106	J-103	J-109	110	8.0	PVC	130.0	138,331	0.61	95
P-107	J-109	J-107	104	8.0	PVC	130.0	82,019	0.36	96
P-108	J-109	H-109	607	6.0	PVC	130.0	15,183	0.12	92
P-109	J-107	J-106	56	8.0	PVC	130.0	64,877	0.29	96
P-110	J-107	J-113	947	4.0	PVC	130.0	8,182	0.15	93
P-111	J-106	H-103	118	8.0	PVC	130.0	43,429	0.19	97
P-112	J-106	J-108	544	4.0	PVC	130.0	5,448	0.10	98
P-113	H-103	J-105	69	8.0	PVC	130.0	43,429	0.19	98
P-114	J-105	H-107	319	8.0	PVC	130.0	43,429	0.19	97
P-115	H-107	H-108	51	8.0	PVC	130.0	43,429	0.19	95
P-116	H-115	J-114	110	8.0	PVC	130.0	43,429	0.19	94
P-117	J-114	J-113	107	8.0	PVC	130.0	43,429	0.19	93
P-118	J-113	H-117	29	8.0	PVC	130.0	38,171	0.17	93
P-119	J-116	J-120	251	8.0	PVC	130.0	32,099	0.14	92
P-120	J-120	H-120	422	8.0	PVC	130.0	7,059	0.03	95
P-122	J-131	J-137	134	6.0	PVC	130.0	22,122	0.17	90
P-123	J-137	J-143	270	6.0	PVC	130.0	30,707	0.24	88
P-124	J-143	H-144	41	6.0	PVC	130.0	50,282	0.40	87
P-125	J-143	H-139	817	6.0	PVC	130.0	15,095	0.12	88
P-126	J-117	J-131	1,179	6.0	PVC	130.0	3,181	0.03	91
P-127	J-102	H-101	69	6.0	PVC	130.0	51,953	0.41	89
P-128	H-101	J-104	153	6.0	PVC	130.0	51,953	0.41	90
P-129	J-104	J-103	470	4.0	PVC	130.0	6,296	0.11	96
P-130	J-104	H-106	149	6.0	PVC	130.0	39,257	0.31	90
P-131	J-110	H-112	32	8.0	PVC	130.0	57,346	0.25	88
P-132	J-110	H-111	138	8.0	PVC	130.0	32,169	0.14	89
P-133	J-111	H-116	144	8.0	PVC	130.0	56,529	0.25	87
P-134	J-115	J-118	226	8.0	PVC	130.0	34,178	0.15	86
P-135	J-115	H-118	345	6.0	PVC	130.0	13,391	0.11	90
P-136	J-118	H-121	24	8.0	PVC	130.0	25,218	0.11	85
P-137	H-121	J-119	317	8.0	PVC	130.0	25,218	0.11	89
P-138	J-119	J-121	114	8.0	PVC	130.0	38,609	0.17	88
P-139	J-121	H-122	32	8.0	PVC	130.0	22,914	0.10	88
P-140	J-121	J-127	702	4.0	PVC	130.0	9,295	0.16	85
P-141	H-122	J-122	395	6.0	PVC	130.0	22,914	0.18	91

Willow Bend
Active Scenario: PHD
FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpd)	Velocity (ft/s)	Pressure (Stop) (psi)
P-142	J-122	J-124	103	6.0	PVC	130.0	31,421	0.25	90
P-143	J-122	H-123	138	6.0	PVC	130.0	19,920	0.16	92
P-144	J-124	H-126	49	6.0	PVC	130.0	10,346	0.08	90
P-145	H-126	J-125	94	6.0	PVC	130.0	10,346	0.08	90
P-146	J-125	J-126	365	4.0	PVC	130.0	1,805	0.03	93
P-147	J-125	H-127	133	6.0	PVC	130.0	3,422	0.03	89
P-148	H-128	J-126	120	6.0	PVC	130.0	3,422	0.03	93
P-149	J-126	H-125	156	6.0	PVC	130.0	2,454	0.02	94
P-150	J-123	J-122	362	4.0	PVC	130.0	6,294	0.11	91
P-151	H-105	H-104	217	8.0	PVC	130.0	32,169	0.14	95
P-152	H-109	H-110	303	6.0	PVC	130.0	15,183	0.12	93
P-153	H-110	H-113	148	6.0	PVC	130.0	15,183	0.12	92
P-154	H-114	J-111	527	6.0	PVC	130.0	6,863	0.05	87
P-155	H-119	J-119	98	6.0	PVC	130.0	13,391	0.11	89
P-156	J-127	H-131	178	6.0	PVC	130.0	6,979	0.05	85
P-157	J-127	J-129	334	6.0	PVC	130.0	7,954	0.06	83
P-158	J-145	H-145	134	6.0	PVC	130.0	914	0.01	84
P-159	J-136	J-132	110	6.0	PVC	130.0	6,126	0.05	83
P-160	J-136	H-138	51	6.0	PVC	130.0	914	0.01	86
P-161	J-132	J-140	225	4.0	PVC	130.0	8,320	0.15	83
P-162	J-132	H-135	12	6.0	PVC	130.0	14,446	0.11	82
P-163	H-135	J-128	424	6.0	PVC	130.0	14,446	0.11	86
P-164	J-128	H-132	148	6.0	PVC	130.0	15,070	0.12	88
P-165	J-128	H-124	510	6.0	PVC	130.0	15,955	0.13	86
P-166	H-131	J-128	81	6.0	PVC	130.0	6,979	0.05	86
P-167	H-132	J-134	341	6.0	PVC	130.0	15,070	0.12	87
P-168	J-134	J-139	100	6.0	PVC	130.0	20,830	0.16	88
P-169	J-139	H-142	413	6.0	PVC	130.0	6,454	0.05	87
P-170	J-149	J-151	429	6.0	PVC	130.0	8,374	0.07	83
P-171	J-151	J-150	591	4.0	PVC	130.0	2,349	0.04	83
P-172	J-150	J-144	122	6.0	PVC	130.0	6,025	0.05	85
P-173	J-150	H-148	79	6.0	PVC	130.0	17,974	0.14	83
P-174	J-148	J-146	613	6.0	PVC	130.0	35,810	0.28	86
P-176	J-148	J-147	69	6.0	PVC	130.0	14,636	0.12	84
P-177	J-133	J-138	95	6.0	PVC	130.0	11,134	0.09	89
P-178	J-133	H-134	137	6.0	PVC	130.0	18,940	0.15	89
P-181	J-144	H-149	483	6.0	PVC	130.0	6,025	0.05	83
P-182	J-141	H-141	111	6.0	PVC	130.0	8,695	0.07	87
P-183	J-142	J-130	432	6.0	PVC	130.0	5,495	0.04	87
P-184	J-130	H-133	119	6.0	PVC	130.0	265	0.00	87
P-185	J-135	J-137	638	6.0	PVC	130.0	3,465	0.03	90
P-186	H-144	J-146	135	6.0	PVC	130.0	50,282	0.40	86
P-187	J-2	J-146	121	6.0	PVC	130.0	86,092	0.68	86
P-188	J-129	J-145	833	6.0	PVC	130.0	7,954	0.06	84
P-189	J-112	H-114	12	6.0	PVC	130.0	6,863	0.05	92

Willow Bend
Active Scenario: PHD
FlexTable: Pipe Table

Label	Start Node	Stop Node	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpd)	Velocity (ft/s)	Pressure (Stop) (psi)
P-190	J-138	J-139	117	6.0	PVC	130.0	22,696	0.18	88
P-191	J-138	H-140	141	6.0	PVC	130.0	11,562	0.09	88
P-192	H-140	J-147	333	6.0	PVC	130.0	11,562	0.09	84
P-193	J-147	J-133	621	4.0	PVC	130.0	3,073	0.05	90
P-194	H-100	J-101	73	8.0	PVC	130.0	149,538	0.66	96
P-195	H-106	J-110	410	6.0	PVC	130.0	39,257	0.31	88
P-196	H-112	J-111	81	8.0	PVC	130.0	57,346	0.25	87
P-197	H-116	J-115	81	8.0	PVC	130.0	56,529	0.25	87
P-198	H-111	H-105	555	8.0	PVC	130.0	32,169	0.14	92
P-199	H-104	J-109	57	8.0	PVC	130.0	32,169	0.14	95
P-200	H-108	H-115	366	8.0	PVC	130.0	43,429	0.19	95
P-201	J-108	J-116	1,403	4.0	PVC	130.0	5,448	0.10	93
P-202	H-117	J-116	69	8.0	PVC	130.0	38,171	0.17	93
P-203	H-120	J-117	117	6.0	PVC	130.0	7,059	0.06	96
P-204	H-125	J-123	70	6.0	PVC	130.0	2,454	0.02	94
P-205	H-134	J-131	142	6.0	PVC	130.0	18,940	0.15	91
P-206	H-123	J-120	90	8.0	PVC	130.0	19,920	0.09	92
P-207	H-113	J-112	101	6.0	PVC	130.0	15,183	0.12	92
P-208	H-118	H-119	143	6.0	PVC	130.0	13,391	0.11	89
P-209	H-124	J-124	145	6.0	PVC	130.0	15,955	0.13	90
P-210	H-145	H-143	127	6.0	PVC	130.0	914	0.01	84
P-211	H-143	H-138	473	6.0	PVC	130.0	914	0.01	86
P-212	H-142	J-149	491	6.0	PVC	130.0	6,454	0.05	84
P-213	H-149	J-151	132	6.0	PVC	130.0	6,025	0.05	83
P-214	H-148	J-148	20	6.0	PVC	130.0	17,974	0.14	83
P-215	H-130	H-128	123	6.0	PVC	130.0	3,422	0.03	92
P-216	H-127	H-129	120	6.0	PVC	130.0	3,422	0.03	89
P-217	H-129	H-130	309	6.0	PVC	130.0	3,422	0.03	92
P-218	H-139	J-141	10	6.0	PVC	130.0	15,095	0.12	88
P-219	H-133	J-135	427	6.0	PVC	130.0	265	0.00	89
P-220	H-141	J-142	315	6.0	PVC	130.0	8,695	0.07	87
PE-1	H-374	J-3	1,444	12.0	PVC	130.0	0	0.00	82
PE-2	J-6	J-5	1,308	8.0	PVC	130.0	287,350	1.27	89
PE-4	HE-274	J-6	3,760	16.0	PVC	130.0	287,350	0.32	88
PE-274	R-274	HE-274	1	16.0	PVC	130.0	287,350	0.32	78
PE-374	R-374	H-374	1	12.0	PVC	130.0	0	0.00	75

Willow Bend
Active Scenario: PHD
FlexTable: Hydrant Table

Label	Elevation (ft)	Pressure (psi)
H-100	4,943.93	96
H-101	4,958.77	89
H-102	4,943.15	96
H-103	4,940.26	97
H-104	4,946.00	95
H-105	4,951.47	92
H-106	4,957.65	90
H-107	4,941.95	97
H-108	4,944.71	95
H-109	4,952.50	92
H-110	4,949.46	93
H-111	4,959.34	89
H-112	4,962.71	88
H-113	4,951.30	92
H-114	4,952.91	92
H-115	4,946.59	95
H-116	4,964.90	87
H-117	4,949.20	93
H-118	4,956.97	90
H-119	4,959.64	89
H-120	4,944.93	95
H-121	4,968.29	85
H-122	4,962.75	88
H-123	4,953.29	92
H-124	4,965.17	86
H-125	4,948.19	94
H-126	4,956.99	90
H-127	4,958.75	89
H-128	4,951.98	92
H-129	4,960.25	89
H-130	4,951.57	92
H-131	4,969.38	85
H-132	4,961.77	88
H-133	4,964.41	87
H-134	4,958.46	89
H-135	4,976.36	82
H-138	4,966.08	86
H-139	4,961.42	88
H-140	4,962.17	88
H-141	4,963.45	87
H-142	4,963.85	87
H-143	4,969.85	84
H-144	4,963.39	87
H-145	4,970.62	84
H-148	4,972.93	83
H-149	4,972.78	83
HE-274	4,987.15	78
H-374	4,991.00	75

Willow Bend
Active Scenario: PHD
FlexTable: Reservoir Table

Label	Elevation (ft)	Flow (Out net) (gpd)	Hydraulic Grade (ft)
R-374	5,163.00	0	5,163.00
R-274	5,167.00	287,350	5,167.00



APPENDIX C – Sanitary Sewer Flows



Sanitary Sewer Flow Calculations

Date: July 17, 2020

Prepared For:

Sun Communities

Design Values

Design values are per *City Of Fort Lupton Standards and Specifications for the Design and Construction of Public Improvements*, Chapter 4, Section 4.13.00

Average Daily Flow per capita	70	gpd/capita
Per lot capita	2.9	
Peaking factor	3	
Peak flow per lot	609	gpd
Infiltration and Inflow rate	1000	gpd/acre

Sanitary Sewer Flow and Routing Table

Sewer Basin	A	B	A+B	C	D	C+D	E	Total
Design Point	1	2	3	4	5	6	7	Total
Discharge Manhole	SS-MH_A1	SS-MH_A1	EX SSMH_A	SSMH_C1L.1	SSMH_C1	EX SSMH_C	EX SSMH_B	
Number of lots	128	173	301	45	86	131	17	449
Tributary Area (acres)	24.8	52.0	76.8	19.3	10.9	10.9	5.6	200.3
Peak Flow Total (gpd)	77,952	105,357	183,309	27,405	52,374	79,779	10,353	536,529
Infiltration and Inflow Total (gpd)	24,840	51,978	76,818	19,328	10,871	10,871	5,566	200,271
Sanitary Sewer Design Flow (gpd)	102,792	157,335	260,127	46,733	63,245	90,650	15,919	736,800
Sanitary Sewer Design Flow (gpm)	71	109	181	32	44	63	11	511
Minimum Pipe Size (in)	6	6	8	6	6	6	6	12
Minimum Pipe Slope (%)	0.60	0.80	0.50	0.60	0.60	0.60	0.60	0.45

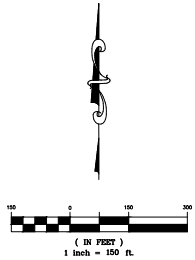
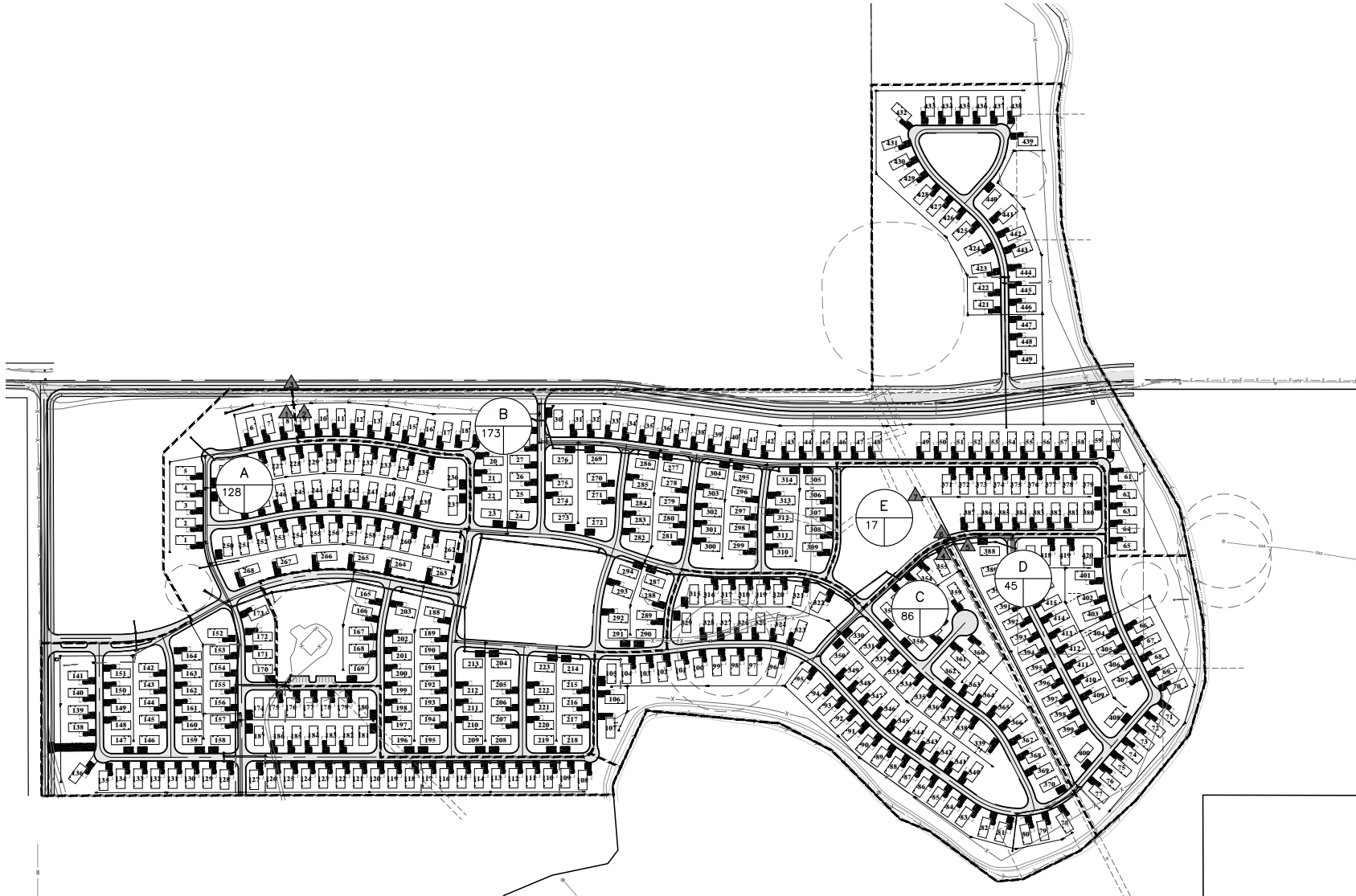


APPENDIX D – Sanitary Sewer Hydraulic Analysis and Modeling

- Sewer Basin Map
- Pipe Capacity Report

WILLOW BEND

WASTEWATER BASIN MAP



PROJECT NO.: 19001956
DATE: 07/17/2020

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CAD FILE: 19001956 - SANITARY SEWER MODELING.dwg

Willow Bend											
Sanitary Sewer Pipe Capacity Calculations											
Label	Diameter (in)	Solve For	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (in)	Discharge (gpm)	Percent Full (%)	Velocity (ft/s)	Froude Number	Maximum Discharge (gpm)
6" San @ 0.6%	6	Discharge	Manning Formula	0.013	0.006	3	97.5	50	2.21	0.88	209.8
6" San @ 0.7%	6	Discharge	Manning Formula	0.013	0.007	3	105.4	50	2.39	0.95	226.7
6" San @ 0.8%	6	Discharge	Manning Formula	0.013	0.008	3	112.6	50	2.56	1.02	242.3
6" San @ 0.9%	6	Discharge	Manning Formula	0.013	0.009	3	119.4	50	2.71	1.08	257
6" San @ 1.0%	6	Discharge	Manning Formula	0.013	0.01	3	125.9	50	2.86	1.14	270.9
6" San @ 2.0%	6	Discharge	Manning Formula	0.013	0.02	3	178.1	50	4.04	1.61	383.1
8" San @ 0.5%	8	Discharge	Manning Formula	0.013	0.005	4	191.8	50	2.45	0.84	412.5
8" San @ 0.6%	8	Discharge	Manning Formula	0.013	0.006	4	210.1	50	2.68	0.92	451.9
8" San @ 1.0%	8	Discharge	Manning Formula	0.013	0.01	4	271.2	50	3.46	1.19	583.4
8" San @ 2.0%	8	Discharge	Manning Formula	0.013	0.02	4	383.5	50	4.9	1.69	825
8" San @ 3.0%	8	Discharge	Manning Formula	0.013	0.03	4	469.7	50	6.00	2.07	1010.5
8" San @ 4.0%	8	Discharge	Manning Formula	0.013	0.04	4	542.3	50	6.92	2.42	1166.8
12" San @ 0.3%	12	Discharge	Manning Formula	0.013	0.03	6	437.9	50	2.48	0.7	942.1
12" San @ 0.4%	12	Discharge	Manning Formula	0.013	0.04	6	505.7	50	2.87	0.81	1087.9
12" San @ 0.5%	12	Discharge	Manning Formula	0.013	0.05	6	565.3	50	3.21	0.90	1216.3
12" San @ 0.6%	12	Discharge	Manning Formula	0.013	0.06	6	619.3	50	3.51	0.99	1332.4
Calculations from Bentley Flowmaster V8i (SELECTseries 1)											



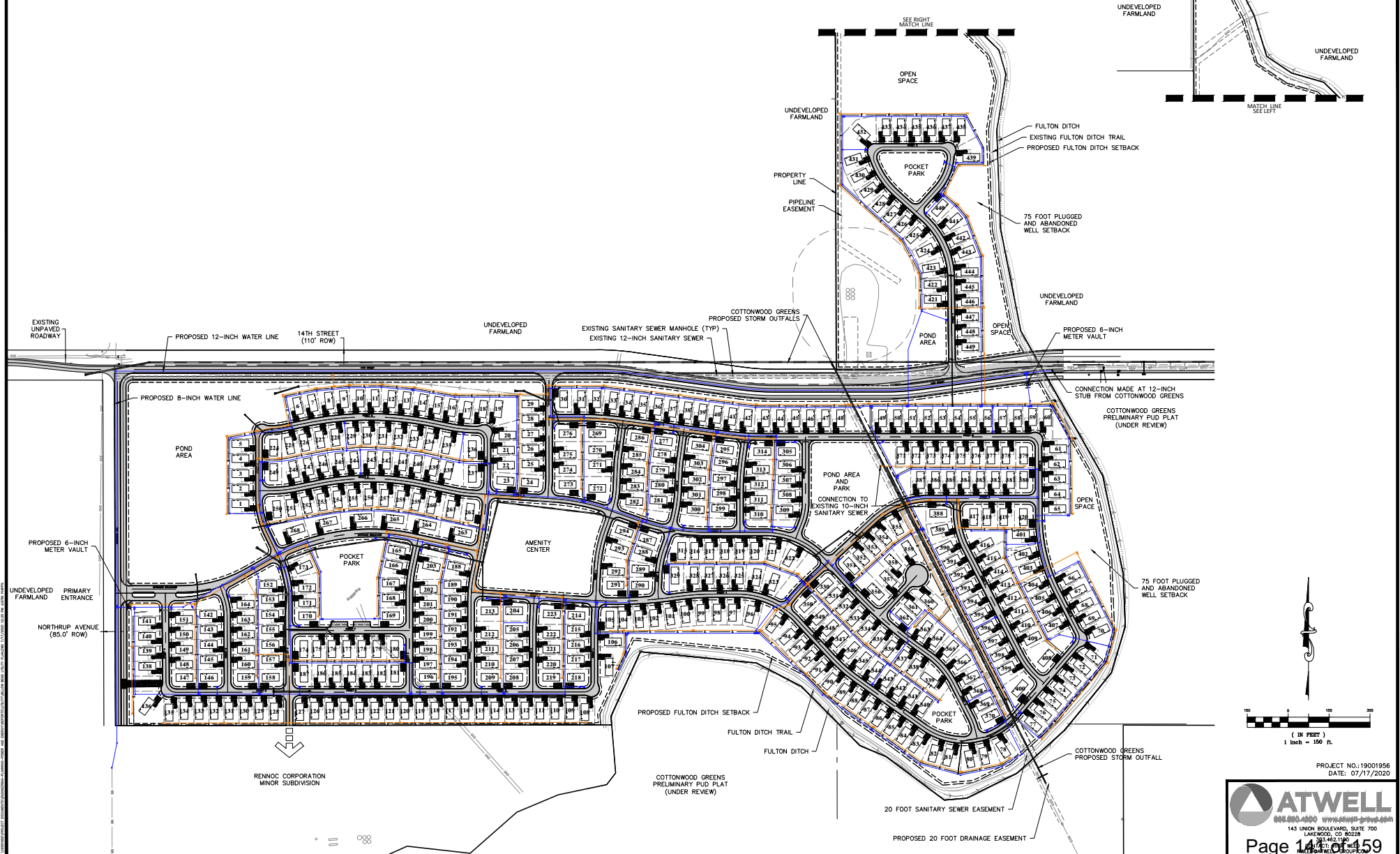
APPENDIX E –Utility Exhibits and Plans

- Preliminary Utility Plan
- Aims Outfall Sewer Plans by Alpha Engineering, selected sheets

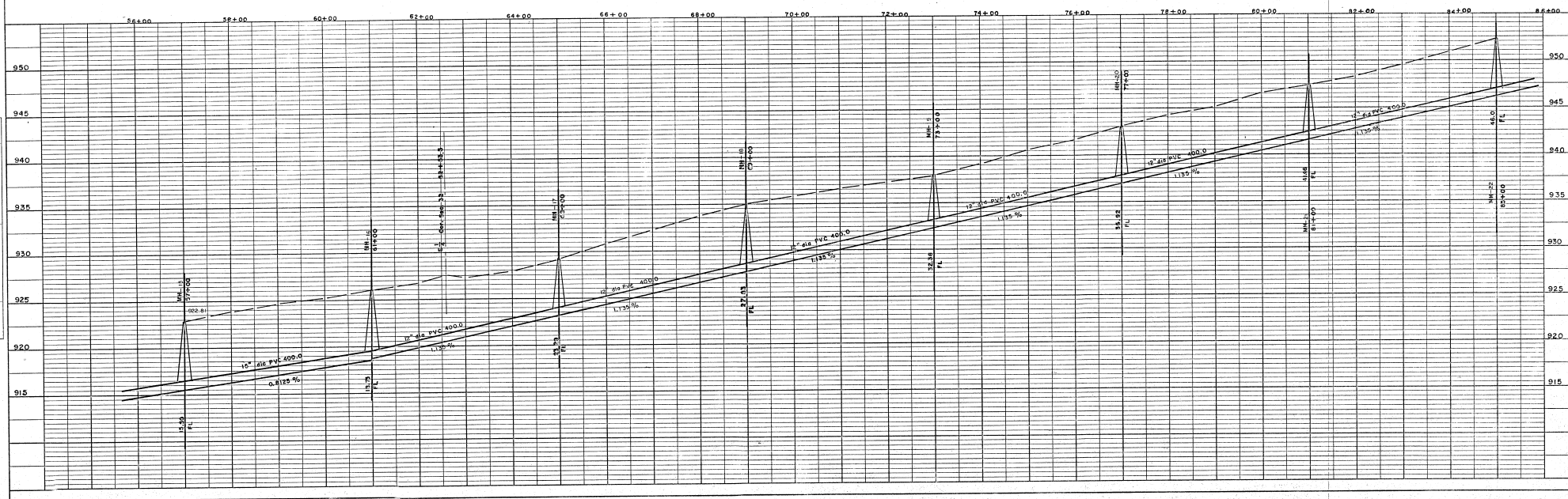
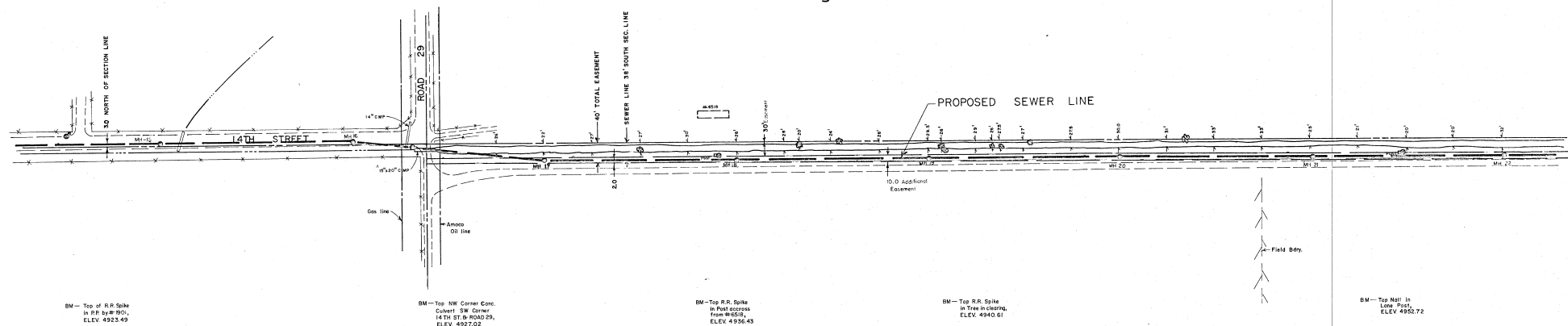
WILLOW BEND SUBDIVISION

PRELIMINARY UTILITY PLAN EXHIBIT

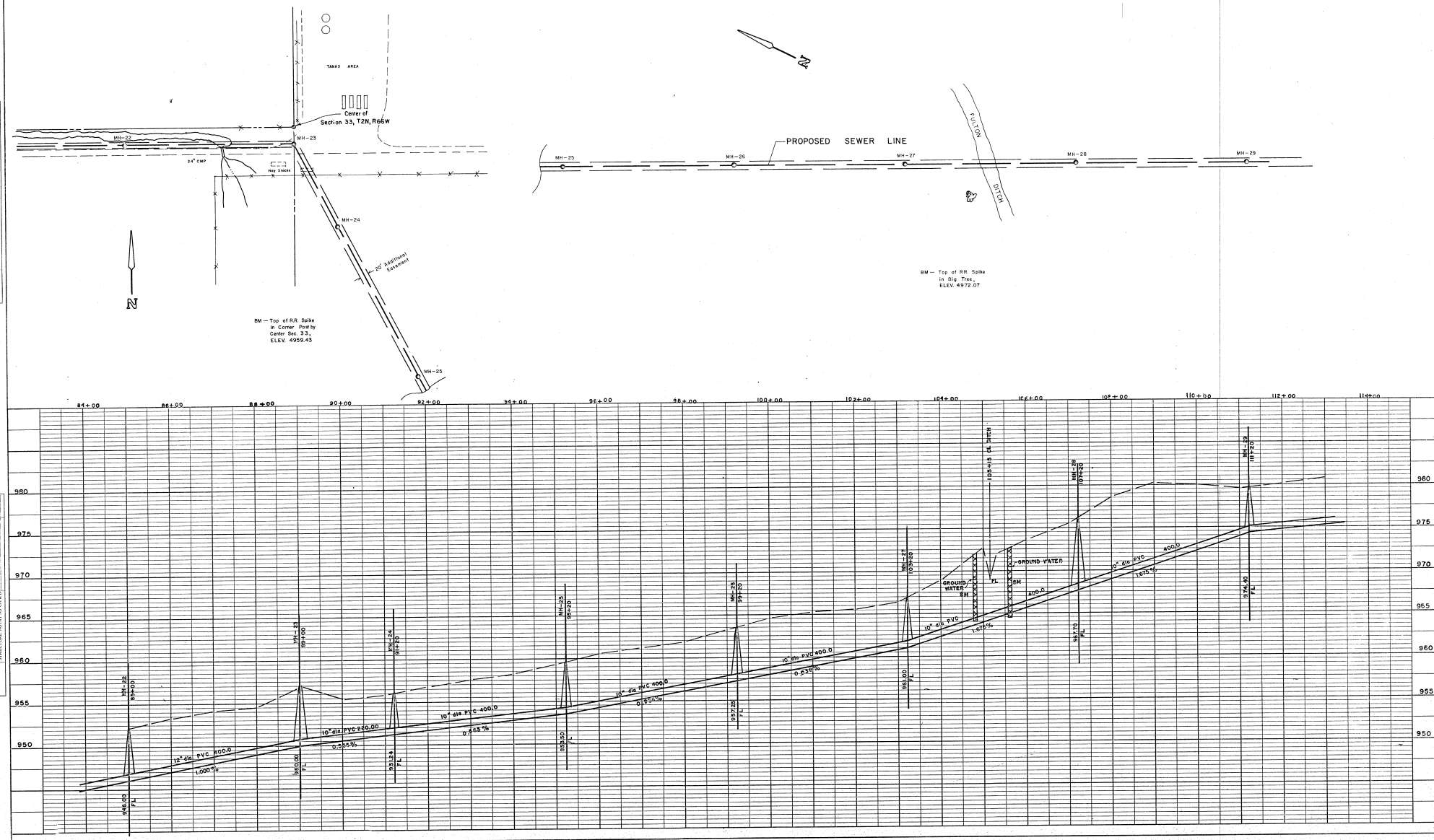
SHEET 1 OF 1



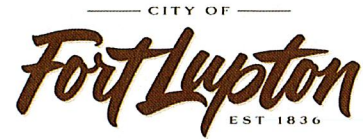
	SURVEYED	BY	DATE
PLOTTED			
CHECKED			
B. M. & NOTES			



PROFILE	NO.	SURVEYED	DY	DATE
NOTE BOOK		PLOTTED		
CHANGES CHECKED				
I.M. NOTED				
STRUCTURE NOTATIONS CHECKED				



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 2021-014

APPROVE A RESOLUTION ACCEPTING AN ANNEXATION PETITION FOR THE HAGLER ANNEXATION NOS. 1 – 5 SUBMITTED BY MANDI HAGLER AND LEE HAGLER AND TO SET A PUBLIC HEARING DATE FOR MARCH 2, 2021.

I. **Agenda Date:** Council Meeting – January 19, 2021

II. **Attachments:**

- a. Resolution
- b. Land Use Application
- c. Annexation Petition
- d. Annexation Map

III. **Summary Statement:**

Mandi Hagler and Lee Hagler (the "Applicants") have submitted an annexation petition to initiate annexation proceedings for two parcels of land. The parcels are located north and adjacent to County Road 22 and approximately 0.20 miles east from County Road 19 (Parcel Nos. 131110300014 & 131110300016). The annexation is considered a flagpole annexation and includes County Road 19 right of way beginning 0.50 miles north of County Road 14 and continuing north to County Road 24, and includes County Road 22 right of way beginning at County Road 19 and continuing east to the parcels being annexed. This proposed annexation, known as the Hagler Annexation Nos. 1 – 5, consists of a total of 44.837 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 March 2, 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:

Mandi Hagler and Lee Hagler (the "Applicants") have submitted an annexation petition to initiate annexation proceedings for two parcels of land. The parcels are located north and adjacent to County Road 22 and approximately 0.20 miles east from County Road 19 (Parcel Nos. 131110300014 & 1311110300016). The annexation is considered a flagpole annexation and includes County Road 19 right of way beginning 0.50 miles north of County Road 14 and continuing north to County Road 24, and includes County Road 22 right of way beginning at County Road 19 and continuing east to the parcels being annexed. This proposed annexation, known as the Hagler Annexation Nos. 1 – 5, consists of a total of 44.837 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 March 2, 2021.

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 February 11, 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 March 2, 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 March 2, 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 Hagler Annexation and set the public hearing for March 2, 2021.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE HAGLER ANNEXATION NOS. 1 – 5 AND SETTING THE PUBLIC HEARING FOR MARCH 2, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Sheryl Been for 44.837 acres, more or less, and known as the Hagler Annexation Nos. 1 – 5; 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 Hagler Annexation Nos. 1 – 5 and sets the hearing date for March 3, 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 19th 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

Planning & Building

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

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: Mandi & Lee Hagler
 Company: _____
 Phone: 720-275-8906 Email: mandibrook26@hotmail.com
 Address: 9875 CR 24, Fort Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Cameron Knapp
 Company: Drexel, Barrell & Co.
 Phone: 970-351-0645 Email: cknapp@drexelbarrell.com
 Address: 710 11th Avenue, Suite L-45, Greeley CO 80631
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Property Owner
 Billing Company: (same as above for Owner)
 Phone: _____ Email: _____
 Address: _____

B. SITE DESCRIPTION

Site Address: 9241 CR 22
 Parcel Number: 131110300016 & 131110300014
 Existing Zone Classification: Agriculture Proposed Zone Classification: ~~I-1~~ **Ag**
 Water Type: district water Name: North Weld Water District
 Sewage Type: septic 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	

Project No. _____

D. PROJECT DESCRIPTION

Project Name: Hagler Self Storage

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

Self Storage

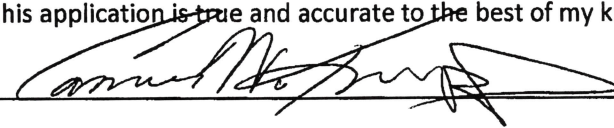
E. REQUIRED DOCUMENTS

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

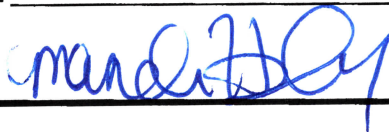
By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all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

Representative:  Date: 10/19/2020

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: _____ Date: 10-19-2020



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: _____

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 <https://www.fortluptonco.gov/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@fortluptonco.gov.

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@fortluptonco.gov.

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 HAGLER 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 44.837 acres 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 \$0 (Waived) 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.

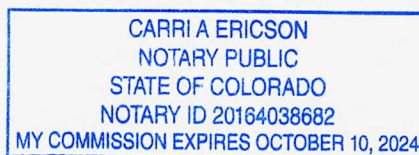
<u>Land Owner(s) Name(s) and Signature(s)</u>	<u>Mailing Address</u>	<u>Date of Signing</u>
Mandi Hagler - <u>[Signature]</u>	9875 CR 24	<u>10/23/20</u>
Lee Hagler - <u>[Signature]</u>	9875 CR 24	<u>10/23/20</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The foregoing signature(s) was/were subscribed and sworn to before me this 23 day of October, 2020 by

Witness my hand and official seal.

My commission expires on 10/10/24.

[Signature]
Notary Public



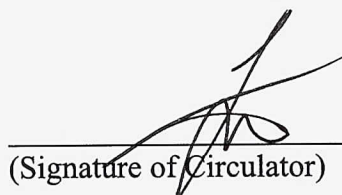
Land Owned

If necessary, attach separate sheet.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

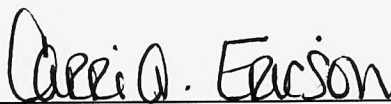
Lee Hagler, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.


(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 23 day of Oct, 2020 by Lee Hagler.

Witness my hand and official seal.

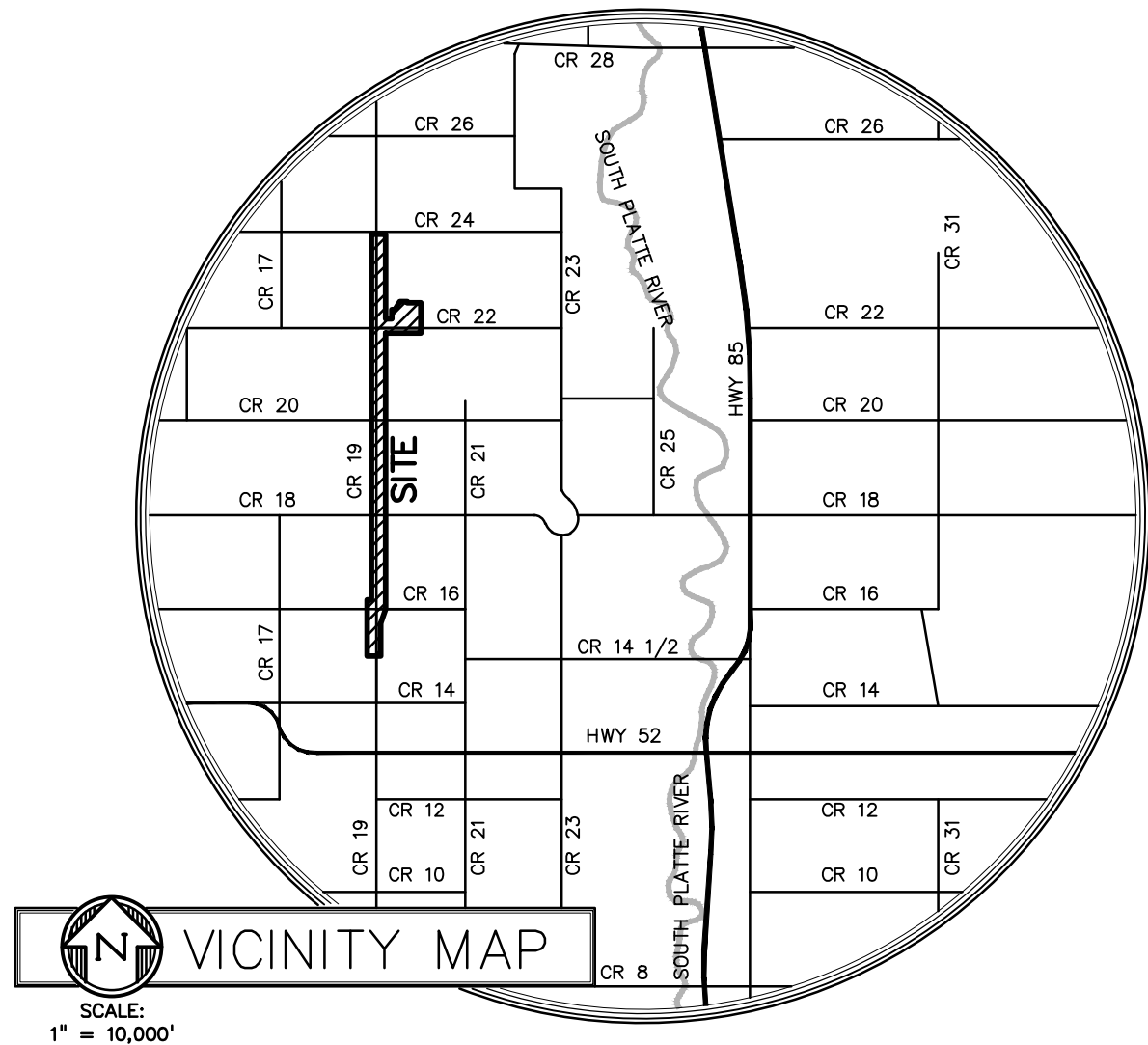
My commission expires on 10/10/24.


Notary Public



HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

PROJECT NO. _____, PLAN NO. _____
LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 AND A PORTION OF
WELD COUNTY ROAD 19 AND A PORTION OF WELD COUNTY ROAD 16 AND A PORTION OF WELD COUNTY ROAD 22
LOCATED IN SECTIONS 9,10,15,16,21,22,27,28,33 AND 34, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____ BEING THE
OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED
UNDER THE NAME OF HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

IN WITNESS WHERE OF, WE HAVE HEREUNTO SET OUR HANDS AND

SEALS THIS THE _____ DAY OF _____, 2020.

BY: _____ AS: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

_____ ON THIS _____ DAY OF _____, 2020, WITNESS MY

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____ (SEAL)

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND
THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N11°14'13"E, 148.96 FEET; THENCE S12°18'56"E,
147.03 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY ROAD
19, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4
OF SECTION 34; THENCE S89°36'17"W, 30.00 FEET ALONG SAID
SOUTH LINE OF THE NW1/4 OF SECTION 34 TO THE POINT OF
BEGINNING.

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND
THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE OF
WELD COUNTY ROAD 19; THENCE N02°07'21"E, 645.24 FEET;
THENCE S03°12'25"E, 645.31 FEET TO THE EASTERLY LINE OF
SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 75.00 FEET
ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE
N12°18'56"W, 147.03 FEET; THENCE S11°14'13"W, 146.96 FEET TO
THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 34 AND
THE NE1/4 OF SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°32'32"W, 75.00 FEET ALONG SAID WESTERLY LINE
OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE POINT
OF BEGINNING;
THENCE N00°32'32"W, 600.00 FEET ALONG SAID WESTERLY LINE
OF WELD COUNTY ROAD 19; THENCE N00°20'40"E, 1938.52 FEET;
THENCE S01°25'45"E, 1938.60 FEET TO THE EASTERLY LINE OF
SAID WELD COUNTY ROAD 19; THENCE S00°32'32"E, 600.00 FEET
ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE
N03°12'25"W, 645.31 FEET; THENCE S02°07'21"W, 645.24 FEET
TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.718 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, THE
SW1/4 OF SECTION 22, THE W1/2 OF SECTION 27, THE E1/2 OF
SECTION 28, THE NW1/4 OF SECTION 34 AND THE NE1/4 OF
SECTION 33, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD,
STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°32'32"W, 675.00 FEET ALONG SAID WESTERLY
LINE OF WELD COUNTY ROAD 19, SAID POINT BEING THE TRUE
POINT OF BEGINNING;

THENCE N00°32'32"W, 1968.33 FEET ALONG SAID WESTERLY LINE
OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00 FEET TO
THE NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE
N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD
COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°06'06"E, 7432.01 FEET; THENCE S00°21'39"E,
7431.65 FEET TO THE EASTERLY LINE OF SAID WELD COUNTY
ROAD 19; THENCE S12°04'54"W, 315.86 FEET TO SAID EASTERLY
LINE OF SAID WELD COUNTY ROAD 19; S00°32'32"E, 1690.01 FEET
ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE
N01°25'45"W, 1938.60 FEET; THENCE S00°20'40"W, 1938.52 FEET
TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.779 ACRES

ANNEXATION NO. 5

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 9, THE
W1/2 OF SECTION 10, THE W1/2 OF SECTION 15, THE E1/2 OF
SECTION 16, THE E1/2 OF SECTION 21, THE W1/2 OF SECTION 22,
THE W1/2 OF SECTION 27 AND THE E1/2 OF SECTION 28, T2N,
R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE
S89°27'08"W, 30.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
OF SECTION 33 TO THE WESTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°32'32"W, 2643.33 FEET ALONG SAID WESTERLY
LINE OF WELD COUNTY ROAD 19; THENCE N00°03'53"W, 30.00
FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19 TO
THE NORTHERLY LINE OF WELD COUNTY ROAD 16; TO THE
NORTHERLY LINE OF WELD COUNTY ROAD 16; THENCE
N89°31'55"E, 68.78 FEET ALONG SAID NORTHERLY LINE OF WELD
COUNTY ROAD 16 TO SAID WESTERLY LINE OF WELD COUNTY ROAD
19, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 19,
THE FOLLOWING TEN (11) COURSES;

1. N00°03'53"W, 2602.58 FEET;
2. N00°04'03"W, 2635.15 FEET;
3. N00°16'50"W, 1441.62 FEET;
4. S89°43'10"W, 20.00 FEET;
5. N00°16'50"W, 1211.08 FEET;
6. N89°52'06"E, 20.00 FEET;
7. N00°01'02"E, 2649.19 FEET;
8. N00°00'37"W, 2632.38 FEET;

9. N00°00'07"W, 2631.85 FEET;
10. N00°09'24"W, 2627.31 FEET;
11. N00°09'06"W, 2597.43 FEET TO THE SOUTHERLY LINE OF
WELD COUNTY ROAD 24;

THENCE ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 24,
THE FOLLOWING TWO (2) COURSES;

1. S89°05'42"E, 30.01 FEET;
2. N89°43'15"E, 30.00 FEET TO THE EASTERLY LINE OF SAID
WELD COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19,
THE FOLLOWING TWO (2) COURSES;

1. S00°09'06"E, 2596.94 FEET;
2. S00°09'24"E, 2597.47 FEET TO THE NORTHERLY LINE OF
WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE
OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C,
RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C,
RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE
FOLLOWING SIX (6) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;

THENCE S00°25'54"W, 525.19 FEET ALONG SAID EASTERLY LINE OF
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 ALONG
SAID EASTERLY LINE EXTENDED SOUTHERLY TO THE SOUTHERLY
LINE OF SAID WELD COUNTY ROAD 22;

THENCE N89°56'05"W, 1473.84 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF SAID WELD
COUNTY ROAD 19;

THENCE ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19,
THE FOLLOWING SIX (6) COURSES;

1. S00°00'07"E, 2601.85 FEET;
2. S00°00'37"E, 2632.39 FEET;
3. S00°01'02"W, 2649.05 FEET;
4. S00°16'50"E, 2652.60 FEET;
5. S00°04'03"E, 2635.27 FEET;
6. S00°03'53"E, 2602.16 FEET;

THENCE N00°21'39"W, 7431.65 FEET; THENCE S00°06'06"W,
7432.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.793 ACRES

ANNEXATION NO. 1 TABLE:

TOTAL BOUNDARY: 353.99 L.F.
CONTIGUOUS BOUNDARY: 60.00 L.F.
1/6 OF TOTAL BOUNDARY: 59.00 L.F.
RATIO: 1/5.90

ANNEXATION NO. 2 TABLE:

TOTAL BOUNDARY: 1,734.54 L.F.
CONTIGUOUS BOUNDARY: 293.99 L.F.
1/6 OF TOTAL BOUNDARY: 289.09 L.F.
RATIO: 1/5.90

ANNEXATION NO. 3 TABLE:

TOTAL BOUNDARY: 6,367.67 L.F.
CONTIGUOUS BOUNDARY: 1,290.55 L.F.
1/6 OF TOTAL BOUNDARY: 1,061.28 L.F.
RATIO: 1/4.93

ANNEXATION NO. 4 TABLE:

TOTAL BOUNDARY: 22,813.76 L.F.
CONTIGUOUS BOUNDARY: 3,877.12 L.F.
1/6 OF TOTAL BOUNDARY: 3,802.29 L.F.
RATIO: 1/5.88

ANNEXATION NO. 5 TABLE:

TOTAL BOUNDARY: 60,857.34 L.F.
CONTIGUOUS BOUNDARY: 14,863.66 L.F.
1/6 OF TOTAL BOUNDARY: 10,142.89 L.F.
RATIO: 1/4.09

GENERAL NOTES

1. THE BASIS OF BEARINGS IS THE SOUTH LINE OF
THE SW1/4 OF SECTION 10, WITH THE LINE
ASSUMED TO BEAR N89°56'05"W.
2. PREPARED BY: DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
3. ACCORDING TO COLORADO LAW 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. THIS MAP IS NOT A LAND SURVEY PLAT OR AN
IMPROVEMENT SURVEY PLAT, IT IS INTENDED
ONLY TO DEPICT INFORMATION REQUIRED FOR AN
ANNEXATION MAP.
5. THE LINEAL UNITS SHOWN HEREON ARE US
SURVEY FEET.

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 _____
2020.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF
THAT ABOVE DESCRIBED PROPERTY WAS APPROVED
BY ORDINANCE NO. _____

_____ OF THE CITY OF FORT LUPTON
PASSED AND
ADOPTED ON THE _____ DAY OF
_____, A.D., 2020 AND THAT THE MAYOR
AND THE CITY OF FORT LUPTON, AS

AUTHORIZED BY ORDINANCE NO. _____ ON
BEHALF OF THE CITY OF FORT LUPTON, HEREBY
ACKNOWLEDGES AND ADOPTS THE SOLD ANNEXATION
MAP UPON WHICH THIS CERTIFICATE IS ENDORSED
FOR ALL PURPOSES INDICATED THEREON. APPROVED

THIS _____ DAY OF _____, 2020.

MAYOR

ATTEST: _____
(SEAL)

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION.

I FURTHER STATE THAT NOT LESS THAN _____
OF THE PERIMETER OF THE AREA PROPOSED TO BE
ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE
OF THE CITY OF FORT FUPTON, COUNTY OF WELD,
STATE OF COLORADO.

MATHEW E SELDERS - ON BEHALF OF
DREXEL, BARRELL & CO.
COLORADO LICENSED LAND SURVEYOR
P.L.S. NO. 27275

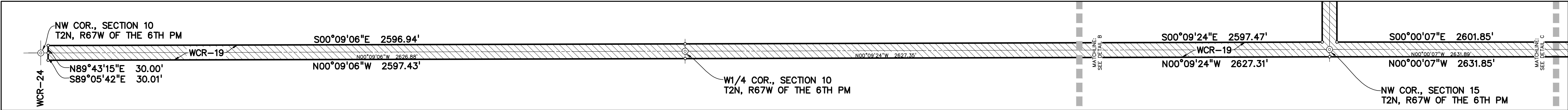


SCALE:
1" = 1,000'

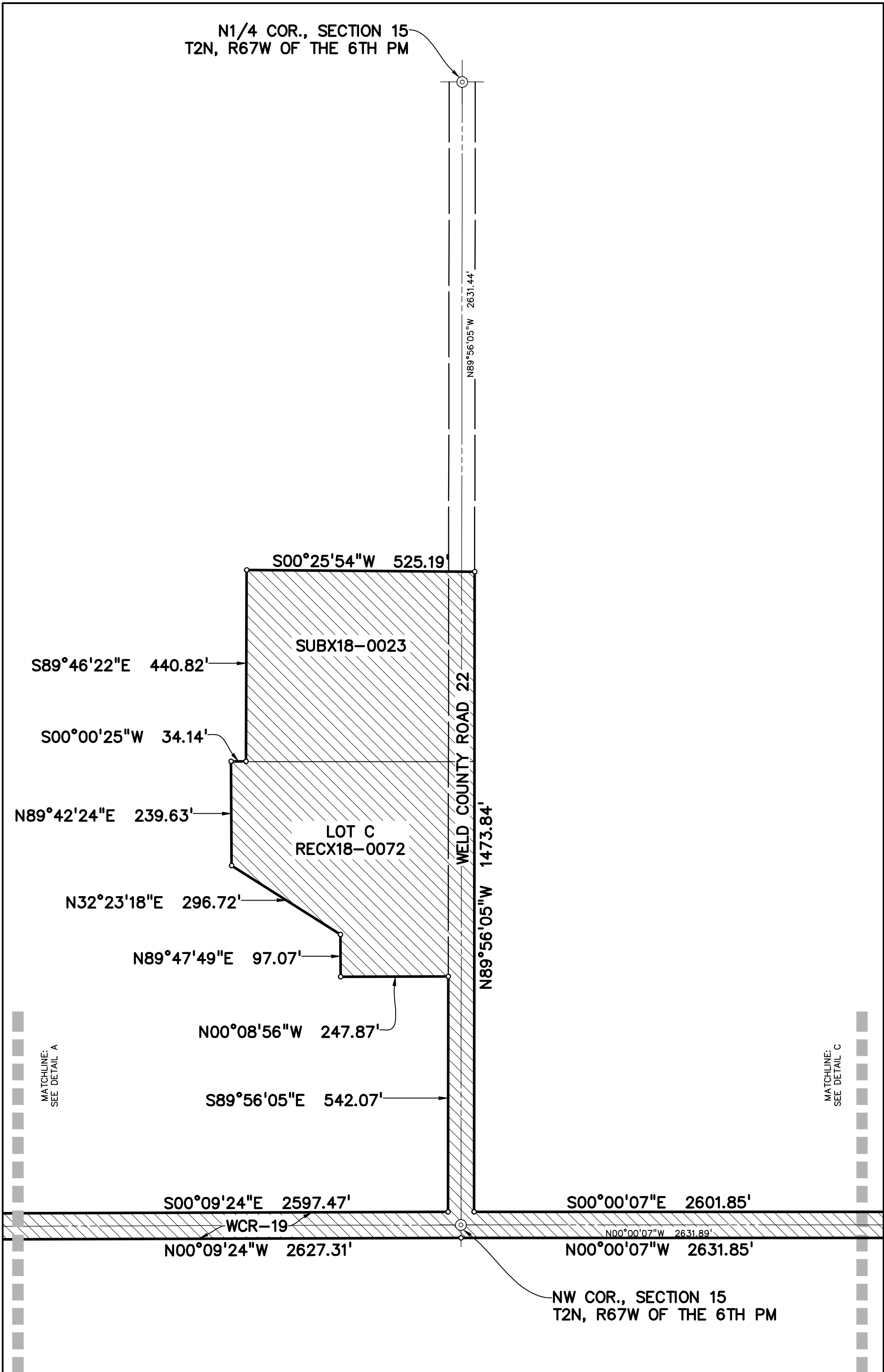
HAGLER ANNEXATION NUMBER 1,2,3,4 AND 5

PROJECT NO. _____, PLAN NO. _____
LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 AND A PORTION OF
WELD COUNTY ROAD 19 AND A PORTION OF WELD COUNTY ROAD 16 AND A PORTION OF WELD COUNTY ROAD 22
LOCATED IN SECTIONS 9,10,15,16,21,22,27,28,33 AND 34, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

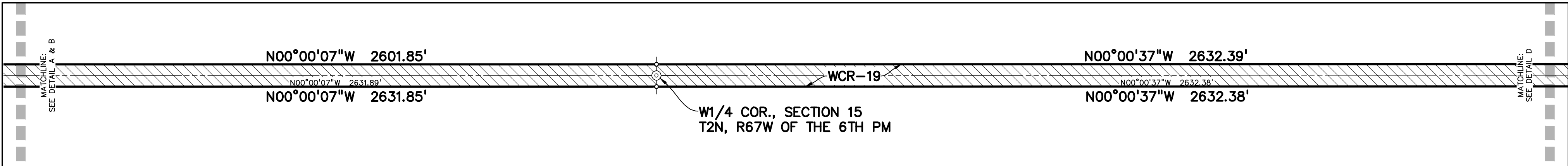
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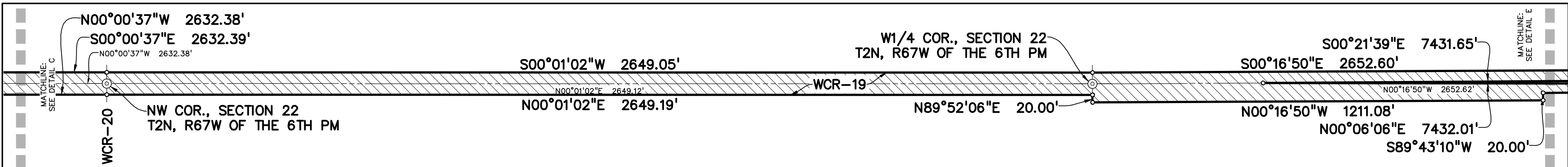
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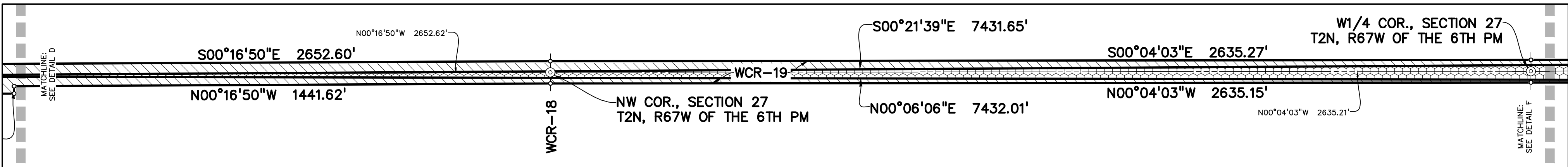
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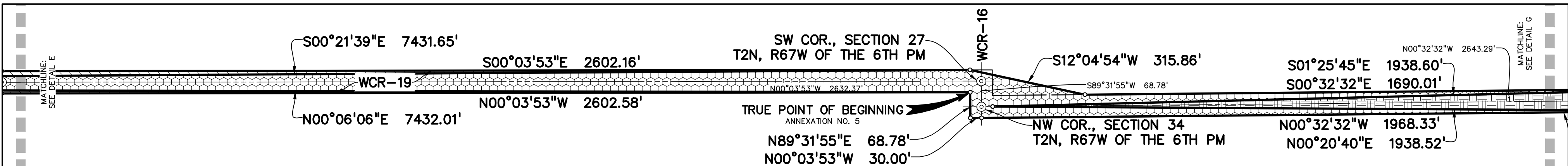
DETAIL D:



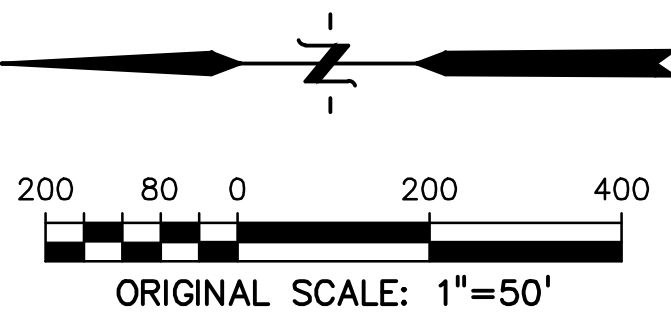
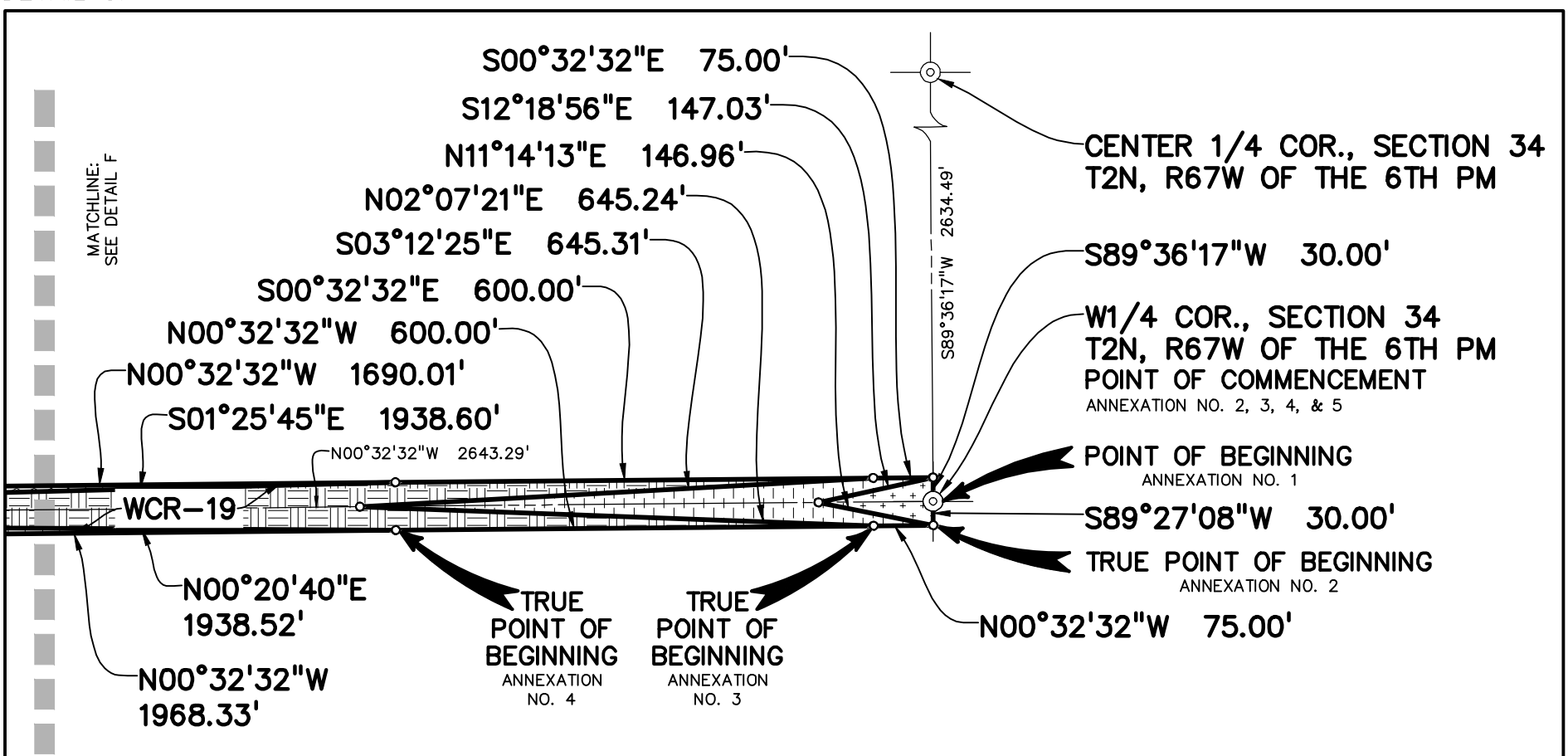
DETAIL E:



DETAIL F:



DETAIL G:



LEGEND

- WCR WELD COUNTY ROAD
- ANNEXATION NO 1
- ANNEXATION NO 2
- ANNEXATION NO 3
- ANNEXATION NO 4
- ANNEXATION NO 5



Upcoming Events

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.
February 2, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
February 9, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
February 15, 2021	City Offices Closed in Observance of President’s Day