

PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson
Carlos Barron
Lynne Derby
Kathy Kvasnicka
Thomas Meyers
Paul Weber

**Planning Commission Agenda
Regular Meeting
Virtual Meeting via GoToMeeting*
Thursday, February 25, 2021
6:00 P.M.**

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

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

Call to Order – Roll Call

Approval of Agenda

Consent Agenda – Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Commission member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

- a. Approval of the Minutes of the February 11, 2021 Meeting

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

Action Items

- b. P2021-006: Lupton Village Townhomes Preliminary Plat
- c. P2021-007: Alquist Annexation and Initial Zoning.

Discussion Items

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

Future Business

- f. Next Meeting: March 11, 2021

Adjourn

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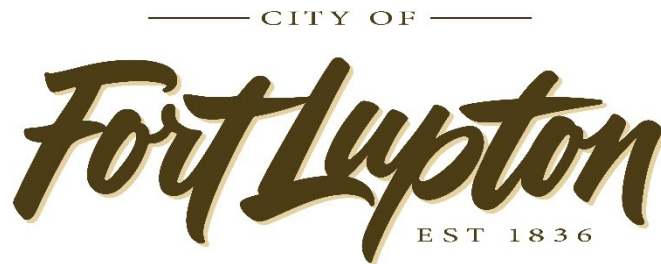
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**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 11, 2021**

The Planning Commission of the City of Fort Lupton met in session virtually via GoToMeeting, on Thursday, February 11, 2021.

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

ROLL CALL

Roll was taken and those present were Chair Mike Simone, Vice-Chair Bushrod White and Commission Members Carlos Barron, Kathy Kvasnicka, Lynne Derby and Paul Weber. Also in attendance were Planning Director Todd Hodges, City Planner II Alyssa Knutson, City Planner I Maria Lancto, and Planning Administrative Assistant Magaly Morales-Tejada.

Chair Simone gave the following advisement:

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

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

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

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

PUBLIC COMMENT

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 11, 2021**

ACTION ITEMS

County Road 29 (aka Quality Carpentry Services) Site Plan

Chair Mike Simone addressed the applicant, Danelle Ferguson. He asked if Ms. Fifer understood that Members of the Planning Commission may be appearing tonight via virtual connection and may not be appearing in-person.

Ms. Fifer stated yes.

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

Ms. Fifer stated yes.

Chair Simone asked if she understood that she had the right to continue this public hearing to such a date to allow a full in-person public hearing.

Ms. Fifer stated yes.

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

Ms. Fifer stated yes.

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

Ms. Fifer stated yes.

Chair Simone asked if she waived her 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.

Ms. Fifer stated yes.

City Planner II Alyssa Knutson presented the project. She stated that this application is for a site plan to convert an existing residence on the property into office space. She stated that they would be using an existing storage building on the property for storage of materials. She stated the property is located west and adjacent to County Road 29 and about 0.3 miles south of County Road 8. She stated that it includes 2 parcels that are zoned I-2 Heavy Industrial which the proposal complies with. She stated that all notification requirements have been met and the applicants are available to answer any questions.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 11, 2021**

Chair Simone asked the applicants if they had anything to add.

Danelle Fifer provided background on their business. She stated that they are a small business with office staff who would be using the site as an office. She stated that the storage building would only be used for storage and no manufacturing would take place in the building.

Chair Simone asked Ms. Fifer if he has had a full and fair opportunity to present all facts, submittals, documents, testimony and presentations in support of the Applicant's application before the Planning Commission tonight.

Ms. Fifer stated yes.

Chair Simone opened up the public comment portion of the Hearing for the Special Use Permit action item. Hearing no one from the public wishing to speak, Chair Simone closed the Public Hearing.

Chair Simone asked Ms. Fifer if she felt she had a full opportunity to participate in the public hearing.

Ms. Fifer stated yes.

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

Member Carlos Barron asked if they would be constructing a new building at the site.

Ms. Fifer stated they would not and would be using the existing building for storage. She also stated that there is a skeleton of a building at the site that they would be providing a plan to remove it completely.

Member Barron asked if they would be manufacturing anything at the property.

Ms. Fifer stated they would not.

Chair Simone called for a motion to approve Resolution P2021-0005. It was moved by Vice-Chair Bushrod White and seconded by Carlos Barron.

Motion carried by unanimous roll call vote.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 11, 2021**

Hagler Annexation Nos 1-5 and Initial Zoning

Chair Simone asked Planning Director Todd Hodges to speak.

Mr. Todd Hodges stated that there had been a recent request from the Town of Firestone to provide additional time to review the referral request for the Hagler Annexation and Special Use Permit. Mr. Hodges stated that staff has been communicating with the Council and they believe that the hearing would need to be moved to a new date to allow any items to be discussed with the Town of Firestone and provide them time to respond. He stated that the next hearing date would be March 25.

Chair Simone asked Mr. Hodges if he had anything to add.

Mr. Hodges stated he did not, but the applicants were in attendance.

Chair Simone stated that the applicant has the opportunity to ask for the hearing to continue.

Lee Hagler stated that a continuance was ok with them.

Chair Mike Simone called for a motion to continue P2021-0006 to March 25, 2021.

Member Kathy Kvasnicka motioned, Member Bushrod White seconded.

The motion passed unanimously.

Hagler Special Use Permit

Chair Simone called for a motion to continue P2021-0007 on March 25. It was moved by Vice-Chair Bushrod White and seconded by Member Kathy Kvasnicka.

A member of the public asked if her comments would need to be presented at the March 25th hearing or if comments could be submitted prior to the next hearing.

Chair Simone asked Planning Director Todd Hodges to confirm that comments may be submitted to an email.

Mr. Hodges stated that by continuing the hearing, comments could be submitted in writing. He stated they could be submitted to the Planning Department or Planner Maria Lancto's email.

Chair Simone asked if there were any further questions on this procedure. Hearing none he called for a vote to continue P2021-007. Vote passed unanimously.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 11, 2021**

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

The next meeting of the Planning Commission is scheduled for February 25, 2021 at 6:00 PM.

ADJOURNMENT

Chair Mike Simone adjourned the meeting at 6:25 PM.

Magaly Morales-Tejada, Planning Assistant

Approved by Planning Commission

Mike Simone, Chair

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 11, 2021**

RESOLUTION NO. P2021-006

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

WHEREAS, the Planning Commission held a public hearing on February 25, 2021, for the purpose of reviewing the Lupton Village Townhomes Preliminary Plat; and

WHEREAS, the Lupton Village Townhomes Preliminary Plat proposes to develop a property for a single-family attached residential subdivision with 73 townhome units; and

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

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

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

I. Prior to finalizing the Preliminary Plat:

- A. Any redline comments provided by City staff shall be made to the preliminary plat and PUD plan.
- B. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.
- C. Applicant shall submit construction drawings for review and approval.
- D. Applicant shall submit photometric plan for review and approval.
- E. Applicant shall provide final building elevations to show that design standards are being met. Final elevations should include location of air conditioning condensers and

gas meters, and landscaping or screening should be proposed to buffer the view of utility items from roadway.

- F. Applicant shall provide written evidence that the comments from the Fort Lupton Fire Protection District have been adequately addressed.
- G. Applicant shall provide written evidence that the comments from United Power have been adequately addressed. Utility easements will need to be shown on the plat.
- H. Applicant shall provide written evidence that the comments from Xcel Energy (Public Service Company) have been adequately addressed. Utility easements will need to be shown on the plat.
- I. 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
- J. Applicant shall provide written acknowledgement of the comments from CenturyLink.
- K. The following note shall be added to the Preliminary Plat:
 - 1. Unless specifically modified by a PUD plan, all provisions of the City's Code and adopted standards and specifications shall apply within PUD Districts.

DONE THIS 25TH DAY OF FEBRUARY, 2021 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Vice-Chairman

ATTEST:

Planning Director

**LUPTON VILLAGE TOWNHOMES PRELIMINARY PLAT STAFF REPORT
LUP2021-0003 & PLAN NO. PPL2021-0005**

PROJECT DESCRIPTION

Project No.: LUP2021-0003 / Plan No. PPL2021-0005

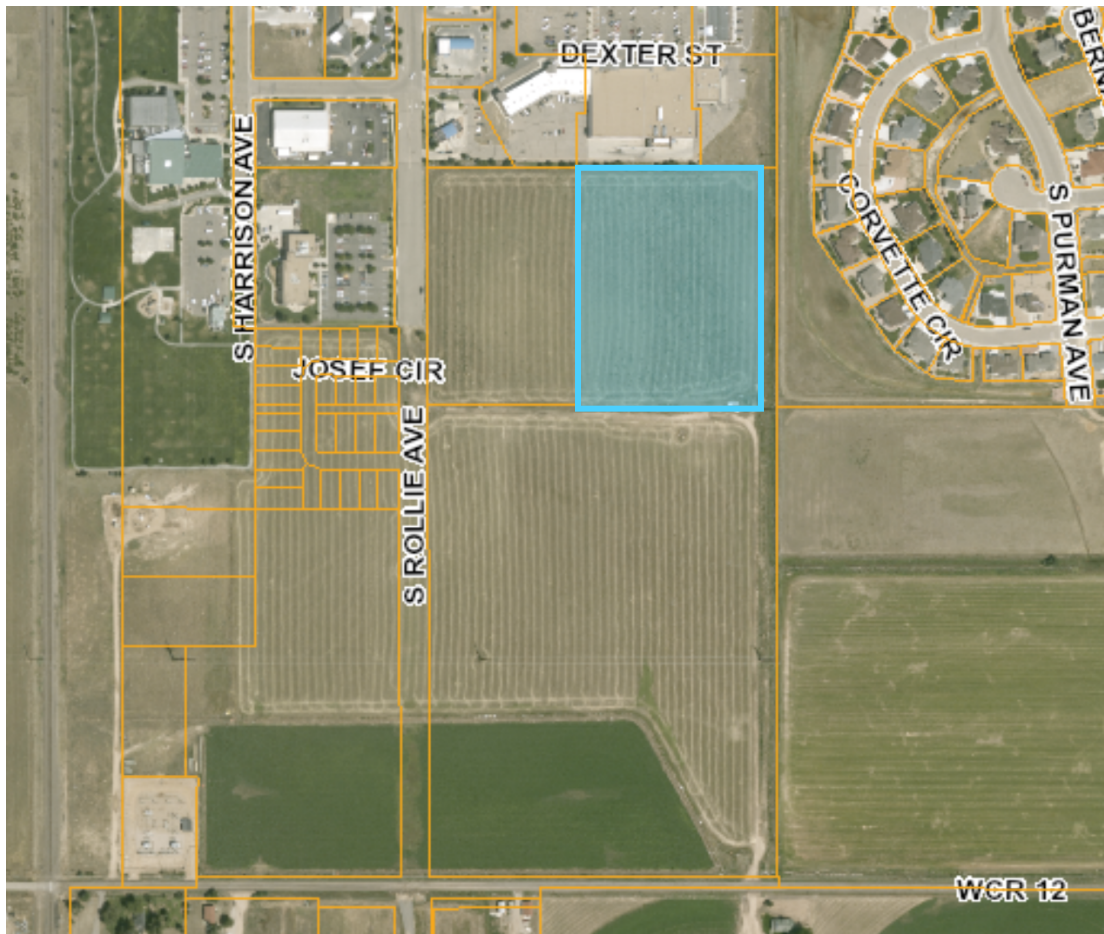
Project Name: Lupton Village Townhomes Preliminary Plat

Owner's Name: Fort Lupton 110, LLP

Representative: Andrew Gerk, Townhome Developers, LLC ("Applicant")

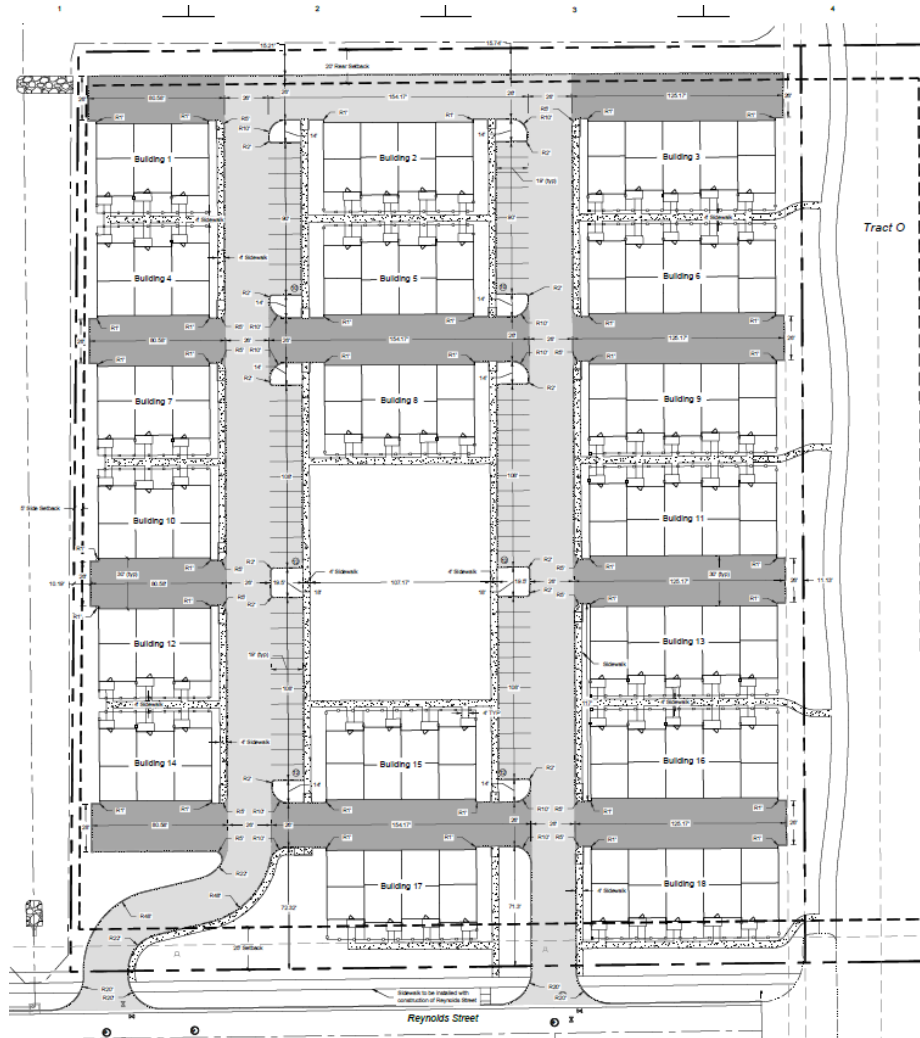
Location of Request:

The site is located approximately 0.08 miles east of South Rollie Avenue and approximately 0.25 miles north of County Road 12 (the Property). The Property is located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a request for a preliminary plat for a single-family attached residential subdivision. This development will include 73 townhome units. The townhomes will be grouped into buildings composed of 3 to 5 units.



Site Size: 5.41 acres, more or less.

Zone District: 'PUD' Planned Unit Development.

Proposed Use: Single-family attached residential subdivision.

Existing Use: Vacant/Agricultural

Hearing Dates: Planning Commission – February 25, 2021 at 6:00 PM; and
City Council – March 16, 2021 at 7:00 PM.

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

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

SUMMARY OF PREVIOUS APPLICATIONS

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

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

The Lupton Village PUD Preliminary and Final Plats were approved by City Council on January 5, 2021. This site was included in that proposal as an area for multifamily residential development. The PUD Plan for this site was included on the Lupton Village Preliminary Plat.

APPLICATION PROCESS

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

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

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

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

NOTIFICATION REQUIREMENTS

The Subdivision Regulations require published notice of the hearings in a timely manner prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton press on February 10, 2021.

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

Notice was mailed to neighbors within five-hundred (500) feet of the Property on February 8, 2021.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

Section 16-45 – PUD Planned Unit Development District

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

The proposed project is for a single-family attached residential subdivision. This project is one component of a larger planned development, which indicated multifamily residential uses at this location. High density residential development will serve to transition from commercial land uses located north and west of this site to detached single-family residential land uses located east and south of this site. Staff believes this plan meets the intent of Section 16-45(a).

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

PUD plans for this site were approved as part of the Lupton Village PUD Plan and further information is included on the Lupton Village PUD Preliminary Plat.

- c) Intent. PUD provisions are intended to further the following objectives:
 - (1) To permit and encourage innovative design and high quality, master-planned urban developments on large parcels of land.
 - (2) To permit greater flexibility in the application of zoning and development standards and greater freedom in providing a mix of land uses in the development of a balanced community.
 - (3) To preserve critical environmental resources, provide above-average open space and recreational amenities, include exceptional design and provide greater efficiency in the layout and provision of roads, utilities and other infrastructure.
 - (4) To provide flexibility in land planning and development, resulting in amenable relationships between buildings and ancillary uses, and permitting more intensive use of land where well-related open space and recreational facilities are integrated into overall design.
 - (5) To encourage unity and diversity in land development, resulting in convenient and harmonious groupings of uses, structures and common facilities, varied type design and layout of housing and other buildings and appropriate relationships of open spaces to intended uses and structures.
 - (6) To encourage unified and planned development of a site, with or without customary subdivision into single lots, and without specific application of the district regulations as provided for individual lots, subject to the regulations set forth herein.
 - (7) To provide for and encourage the preservation and enhancement of desirable natural landscape and other features unique to a development site.

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

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

With respect to Section 16-45(d)(1)-(9) above, staff finds that the Preliminary and Final Plats substantively meet the intent of this subsection. The overall development consists of multiple land use types. The previously approved PUD Plan promotes unity and diversity in uses that would be otherwise difficult with straight zoning.

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

d) General location and planning requirements.

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

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

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

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

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

The Future Land Use Map designates this area for Multi-Family Residential land uses. The Multi-Family Residential land use designation allows for multi-family buildings and planned multi-family developments. Multi-family complements traditional single family detached by

offering the highest density options within Fort Lupton. Opportunities to develop new multi-family will provide affordable housing options and contribute to greater housing diversity.

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

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

The project is not located within a floodplain. A drainage report was submitted as part of the application.

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

An interior private road network will be constructed to create access to each lot.

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

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

The Applicant has included a landscape plan as part of the submittal. A large drainage area will provide space between this site and commercial development to the north and west. A trail located directly east of the property will serve as a buffer for the existing single family detached housing located east of this site.

- g) Modifications of subdivision regulations.

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

The subdivision improvements agreement for the site was completed with the Lupton Village PUD Final Plat.

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

This site is composed of private streets. A subdivision improvements agreement was approved by Council for the Lupton Village PUD Final Plat.

REFERRALS

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

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

STAFF RECOMMENDATION

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

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



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: _____
 Company: Fort Lupton 110, LLP
 Phone: 970-566-7300 Email: fred@cbanoco.com
 Address: 8791 Circle Dr, Westminster CO 80031
 Preferred method of contact? Email: _____ Phone: _____ Mail: _____
- 2) Representative Name: Andrew Gerk
 Company: Townhome Developers, LLC
 Phone: 970-702-6062 Email: Agerk@baesslerhomes.com
 Address: 3780 W. 10th St, Unit 200, Greeley CO 80634
 Preferred method of contact? Email: ☒ Phone: _____ Mail: _____
- 3) Billing Contact (where invoices should be directed to): Melissa Wheeler
 Billing Company: Townhome Developers, LLC
 Phone: 970-412-2153 Email: Mwheeler@baesslerhomes.com
 Address: 3780 W. 10th St, Unit 200, Greeley CO 80634

B. SITE DESCRIPTION

Site Address: TBD
 Parcel Number: 147105003007
 Existing Zone Classification: R PUD Proposed Zone Classification: R-3 PUD
 Water Type: Municipal Name: City of Fort Lupton
 Sewage Type: Municipal District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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



Project No. _____

D. PROJECT DESCRIPTION

Project Name: Lupton Village Townhomes

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

We have planned a townhome development with 3-4 Units per building. We have 73 proposed units overall with a park centrally located in the community.

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: _____

12/19/2020

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: _____

John Vandemoer

Date: _____

12/11/2020

Fort Lupton 110, 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: _____



Preliminary PUD Narrative Lupton Village Subdivision Second Filing

Introduction

The following information is being submitted as a request for the City to complete a review for approval of the Preliminary PUD and associated documents for the proposed project. From the Developer's perspective, the goal for the Preliminary PUD submittal and review process will be to:

- Provide for the overall planning/layout of the subdivision;
- Show conformance with the City of Ft Lupton's subdivision design requirements;
- Bring out and address any concerns stakeholders may have;
- Provide clarification of the major aspects of the development at a preliminary level; and
- Obtain approval for the Preliminary PUD from the City of Ft Lupton Planning Commission and City Council.

Comments/Concerns:

Location

The site is located at the southwest quarter of Section 5, Township 1 North, Range 66 West of the 6th Principal Median. More generally, the site is located south of First Street, north of Weld County Road 12, east of South Rollie Avenue, and west of Weld County Road 29.

Comments/Concerns:

Zoning and Land Use

The property is zoned PUD (Planned Unit Development). The proposed land use is attached multi-family residential. There are zoning standards outlined in the PUD Document. The proposed site will consist of 73 attached residential townhomes, composed of 3, 4- and 5-unit buildings.

Comments/Concerns:

Subdivision

The site has been laid out utilizing City of Ft Lupton subdivision design standards and criteria. We request that any concerns with the layout of the subdivision be identified at this preliminary level so that modifications can be made prior to final engineering design.

Comments/Concerns:

Streets

The Street Design complies with City adopted emergency access requirements. Each dwelling unit will have an attached two car garage and in addition there will be 68 on street parking spots. All internal street/driveway will be considered private and will be maintained by the homeowner's association.

Comments/Concerns:

Open Space and Trails

The subdivision contains approximately 1.63 acres of open space. A centrally located pocket park (appx. 15,000 ft²) will be constructed and will include a picnic area, playground, and large turf area. This will be a private park that will be maintained by the homeowner's association. The community will be internally connected to the planned regional trail system on the east side of the community. Tract N on the north and east side of the subdivision is dedicated open space and stormwater retention.

Comments/Concerns:

Grading and Drainage

General grading and drainage has been determined and is shown on the Grading Plan. The grading and drainage of the subdivision will generally be from south to north. Internal storm drainage pipes will be used to convey stormwater to the designated retention pond, within Tract N, on the West and North sides of the site.

Comments/Concerns:

Sanitary Sewer

The sanitary sewer system has been designed in Reynolds Street to accommodate two 8-inch lines that will service this community. Each dwelling unit will be serviced by an individual 4-inch sewer line. All wastewater will gravity flow from North to South into the mainline with Reynolds Street.

Comments/Concerns:

Potable Water

This community will be fed by an 8-inch main line located within Reynolds Street. The community's potable water system will be looped internally to provide redundancy and fire flow. A 1-inch tap and meter will supply the potable water to each building off the looped 8-inch main. All landscape will be serviced by a separate irrigation tap and meter appropriately sized for design demand.

Comments/Concerns:

Compliance

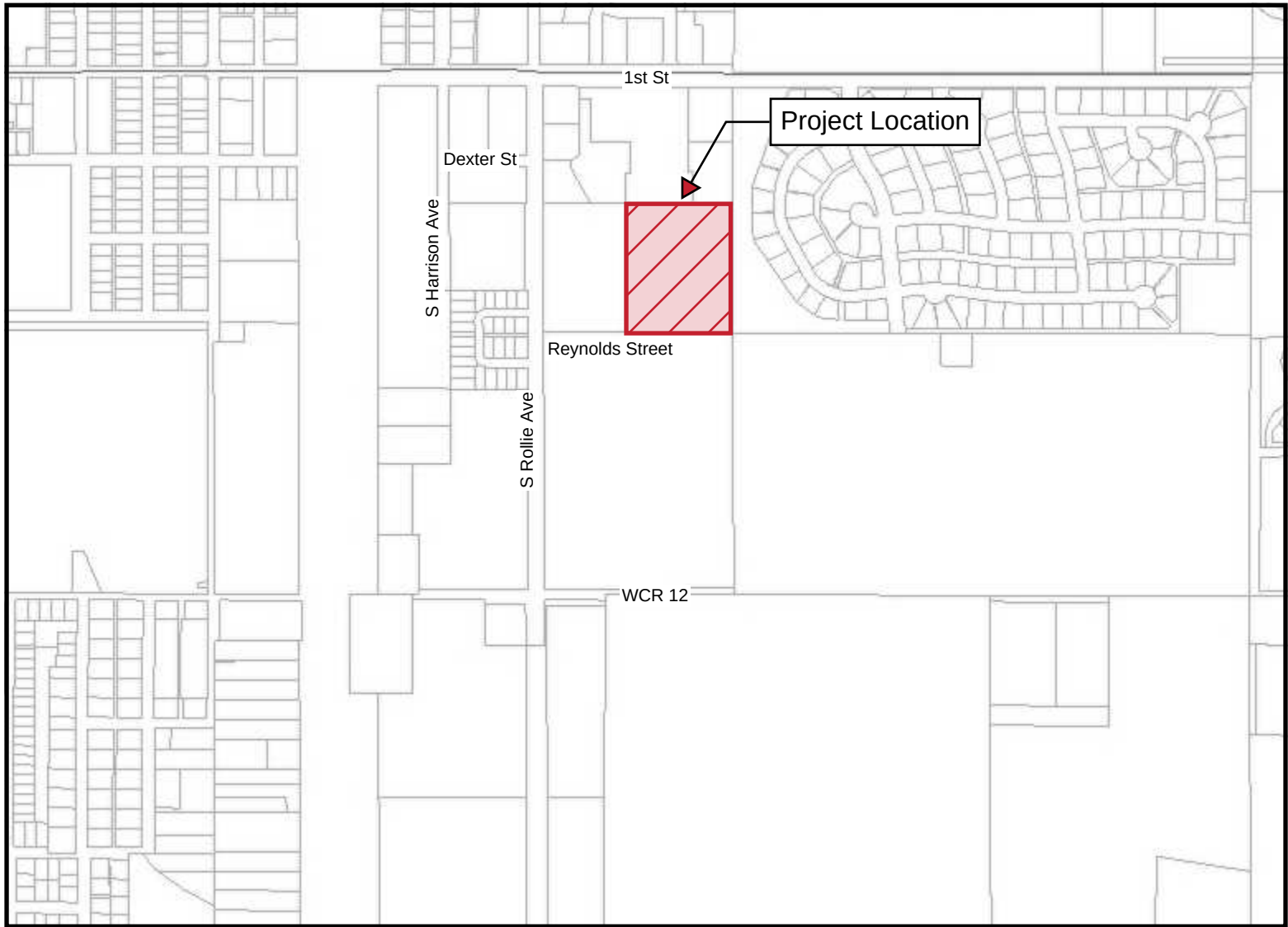
In general, the proposed subdivision is consistent and complies with City of Fort Lupton applicable zoning and comprehensive planning criteria.

Comments/Concerns:

Lupton Village Townhomes

Preliminary PUD Plat

A parcel of land located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado, more accurately described as follows: Lot 2, Block 8, Lupton Village Subdivision



Vicinity Map
Not to Scale

Sheet Index			Revisions			
Page	Sheet Number	Sheet Title	A			
1	C1.0	Coversheet	✓			
2	C1.1	Preliminary PUD Plan	✓			
3	C6.0	Grading Plan	✓			
4	C8.0	Utility Plan	✓			
5	E1.0	Representative Elevations	✓			
6	L1.0	Landscape Plan	✓			
7	L2.0	Landscape Notes and Details	✓			

Land Use Summary Table							
Land Use	Area (ac)	No. of Units	Density	Garage Parking Provided	Off-Street Parking Provided	Open Space	Landscape Surface Ratio
Multi-Family	5.41	73	13.48 units/acre	146	68	1.63 acres	30%

Land Use Design Standards					
Land Use	Setbacks (ft)				Maximum Height (ft)
	Front	Rear	Side	Corner	
Multi-Family	20	20	5	N/A	35

General PUD Notes
Unless specifically modified by a PUD plan, all provisions of the City's Code and adopted standards and specifications shall apply within PUD Districts.

P.U.D Land Use Standards
Park and Open Space (Area C):
Intended for outdoor recreation facilities and large open land areas. No buildings shall be constructed on Outlot A of this P.U.D. unless specifically appurtenant to an outdoor recreational use, i.e. a public restroom facility or outdoor picnic shelter.

Multi-Family Building Design Standards
Exterior Wall Materials
The total exterior wall area of each building elevation shall be composed of at least twenty-nine percent (29%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.

Legal Description
A parcel of land located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado, more accurately described as follows: Lot 2, Block 8, Lupton Village Subdivision

Project Contacts
Owner/Applicant: Townhome Developers, LLC, 3780 West 10th Street, Suite 200, Greeley, CO 80634, (970) 702-2051
Surveyor: Lat40, Inc., 6250 West 10th Street #2, Greeley, CO 80634, (970) 515-5294
Civil Engineer: LandOne Engineering, 361 71st Avenue, Suite 100, Greeley, CO 80634, (970) 632-2311
Landscape Architect: Ripley Design, Inc., 419 Canyon Avenue, Suite 200, Fort Collins, CO 80521, (970) 224-5828

Utility Maintenance Statement
All public water, storm sewer and sanitary sewer mains and appurtenances located in public ROW shall be maintained by the City of Fort Lupton Public Works Department. All public water, storm sewer, sanitary sewer mains and appurtenances under private drives are located in utility easements. City is not responsible for maintenance of these water, storm and sanitary sewer facilities. City is not responsible for repair or replacement of private drive, curb and gutter or landscaping damaged during utility repair or maintenance.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

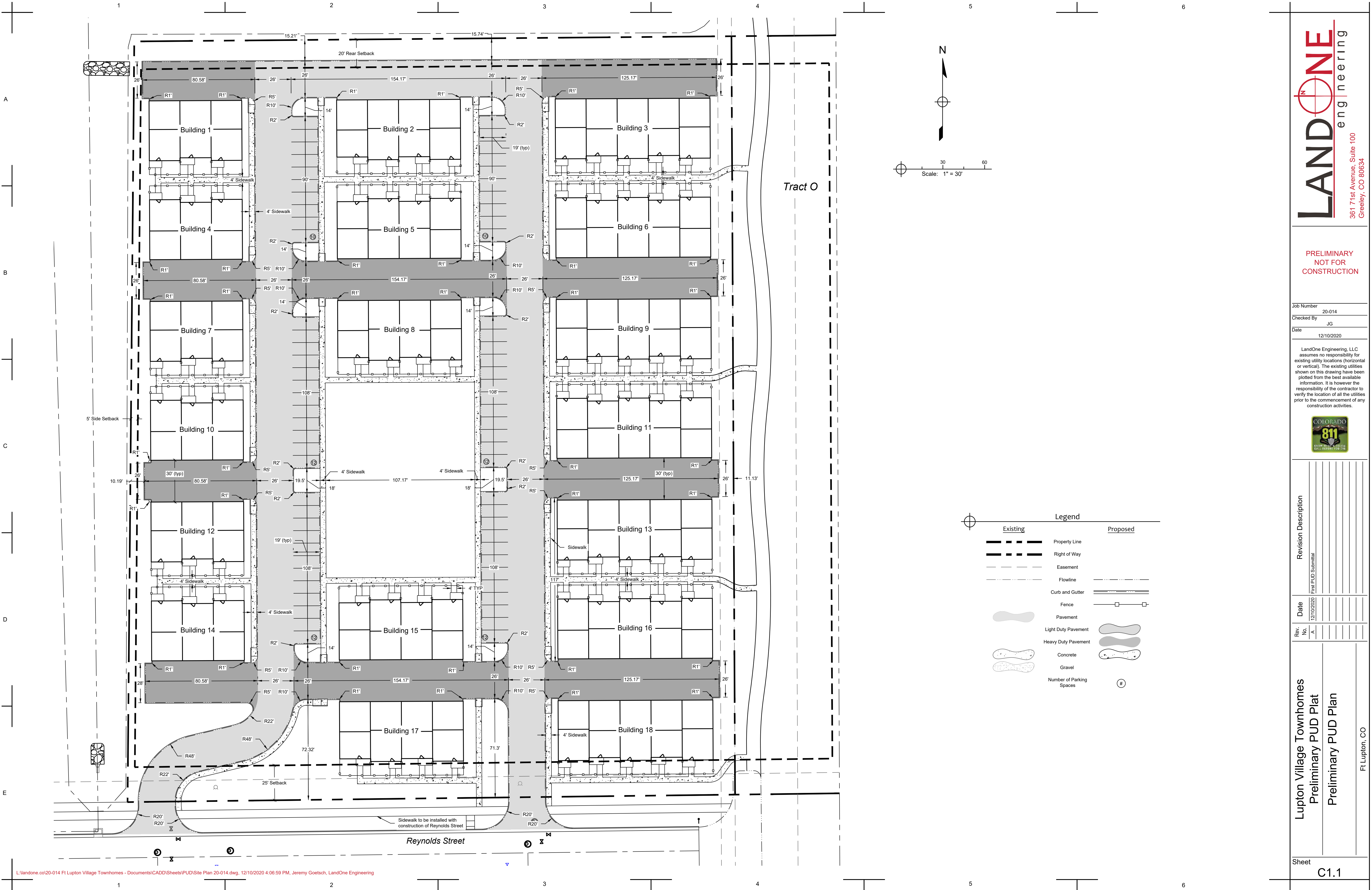
Job Number: 20-014
Checked By: JG
Date: 12/10/2020

LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities prior to the commencement of any construction activities.



Revision Description	
1	First PUD Submittal

Rev.	Date
A	12/10/2020



L:\landone.co\20-014 Ft Lupton Village Townhomes - Documents\CADD\Sheets\PUD\Site Plan 20-014.dwg, 12/10/2020 4:06:59 PM, Jeremy Goetsch, LandOne Engineering

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number: 20-014
Checked By: JG
Date: 12/10/2020

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Rev.	No.	Date	Revision Description
	A	12/10/2020	First PUD Submittal

Rev.	No.	Date
	A	12/10/2020

Lupton Village Townhomes
Preliminary PUD Plat
Preliminary PUD Plan

Ft Lupton, CO

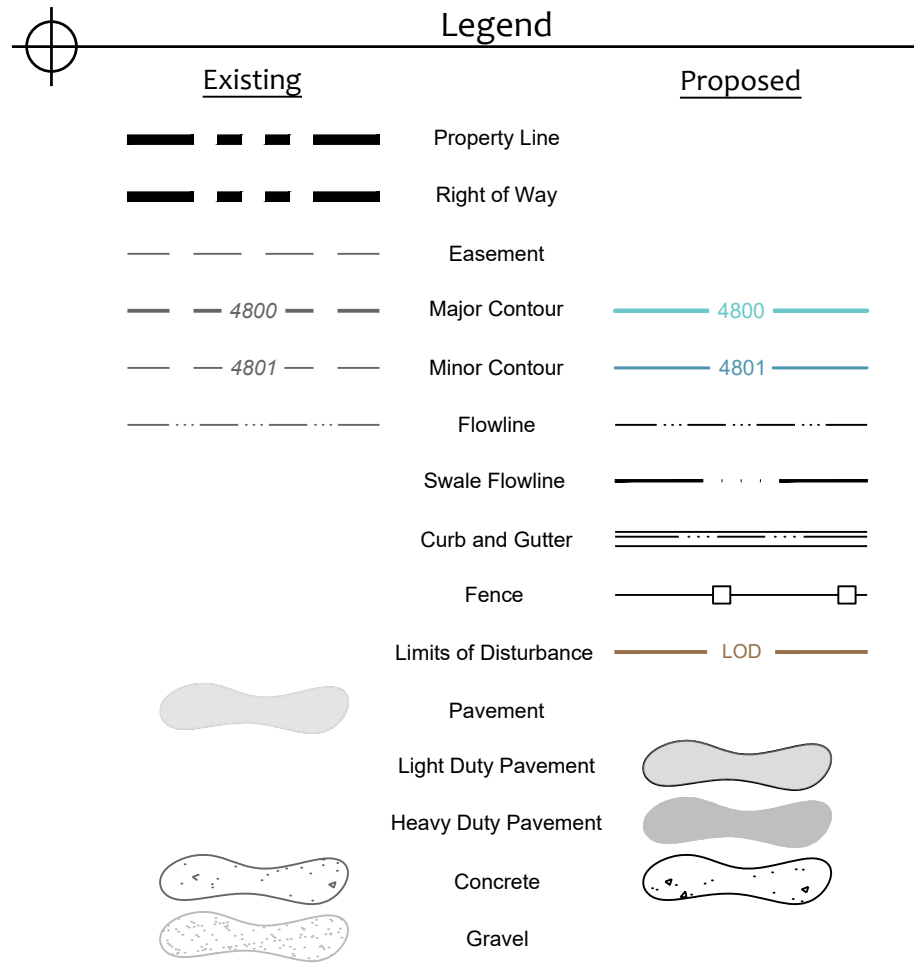
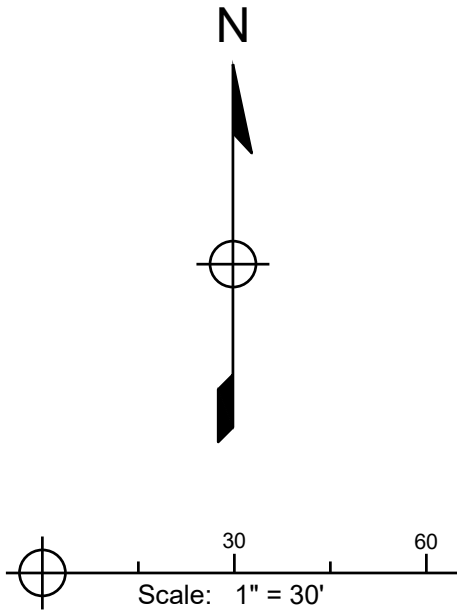
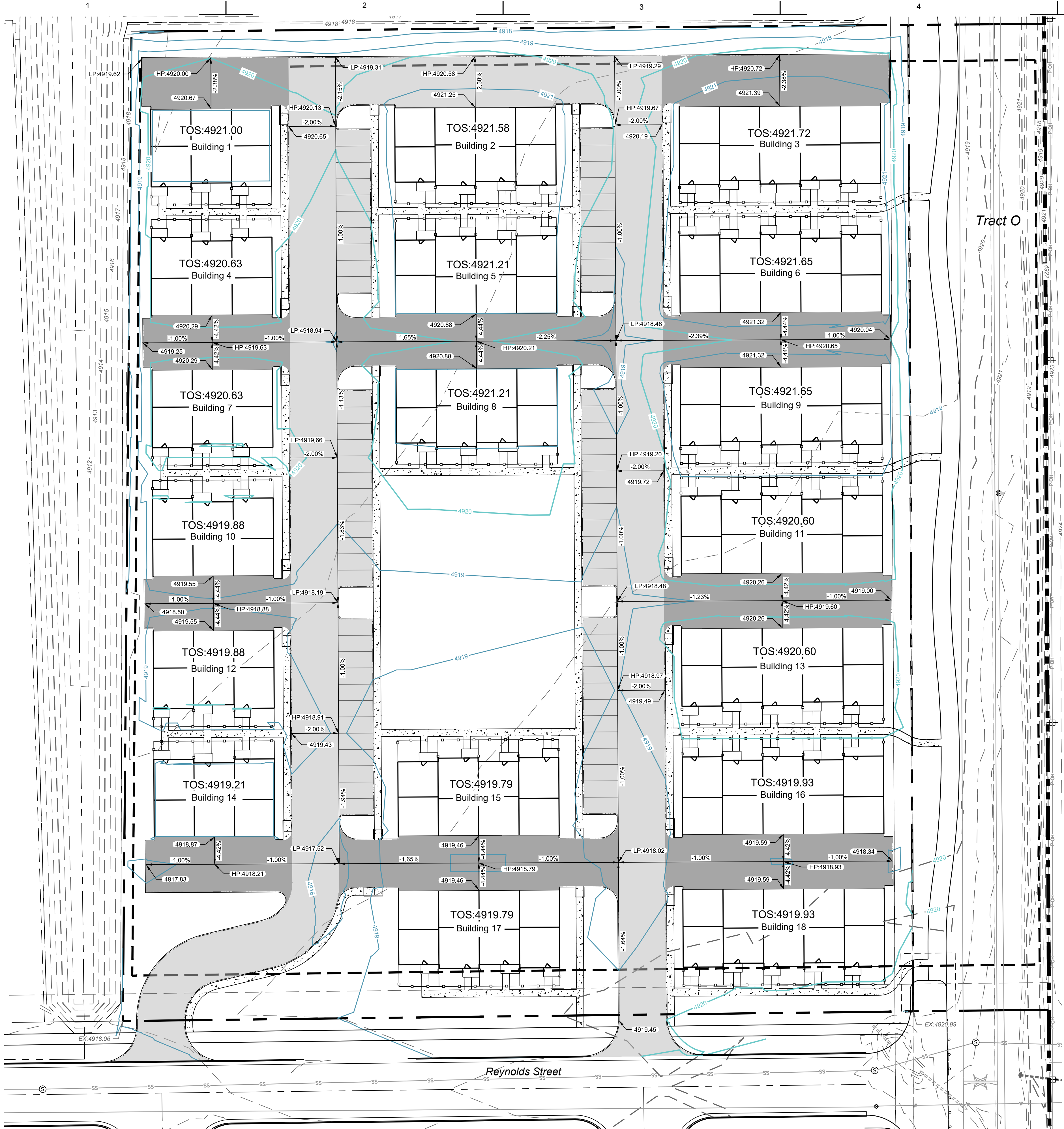
A

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**PRELIMINARY
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Revision Description	
Rev.	Description
No.	
A	First PUD Submittal

Date	12/10/2020
Rev.	A
No.	

Lupton Village Townhomes
Preliminary PUD Plat
Grading Plan
Ft Lupton, CO

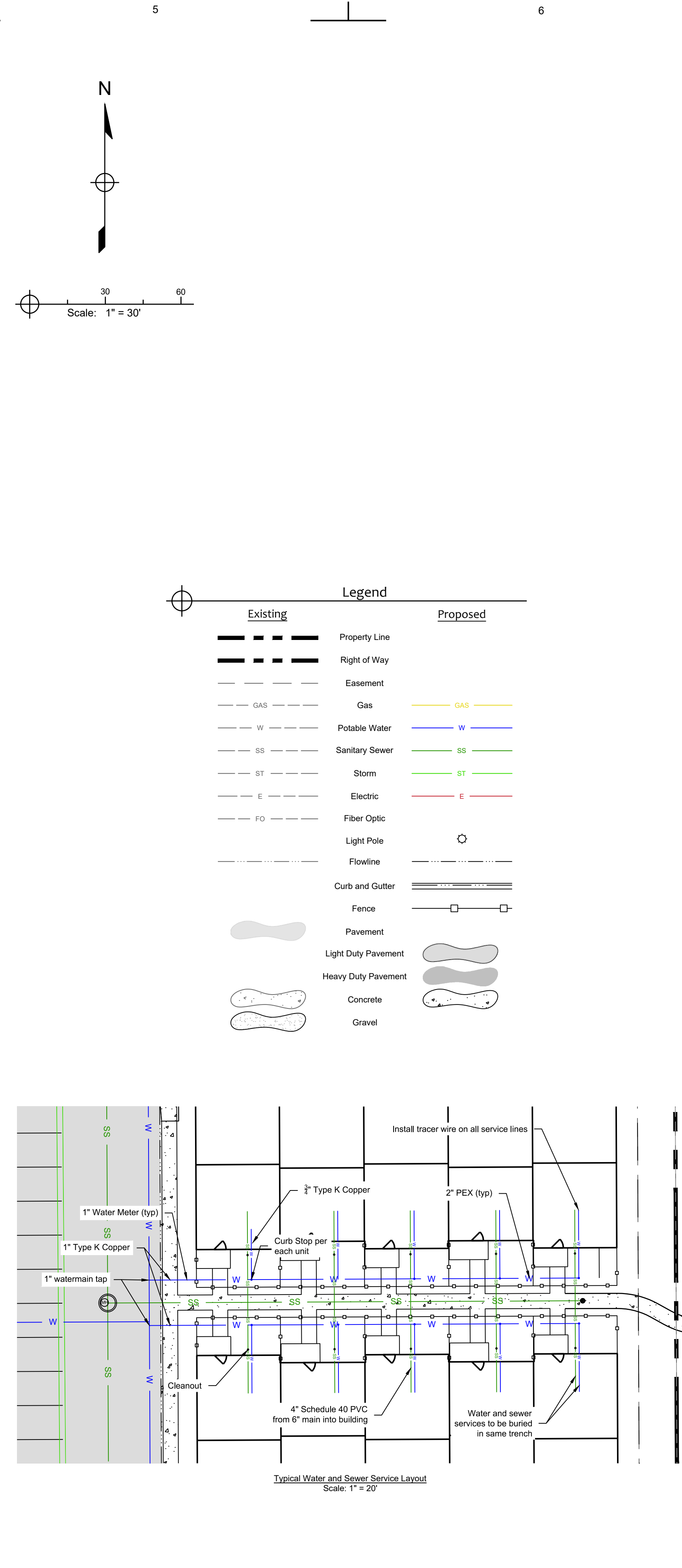
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PRELIMINARY
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Rev.	No.	Date	Description
	A	12/10/2020	First PUD Submittal

Lupton Village Townhomes
Preliminary PUD Plat
Utility Plan

A

B

C

D

E



Note: These elevations are representative examples only and are not intended to specify exact colors, materials, or elevations of buildings.



PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number 20-014
Checked By JG
Date 12/10/2020

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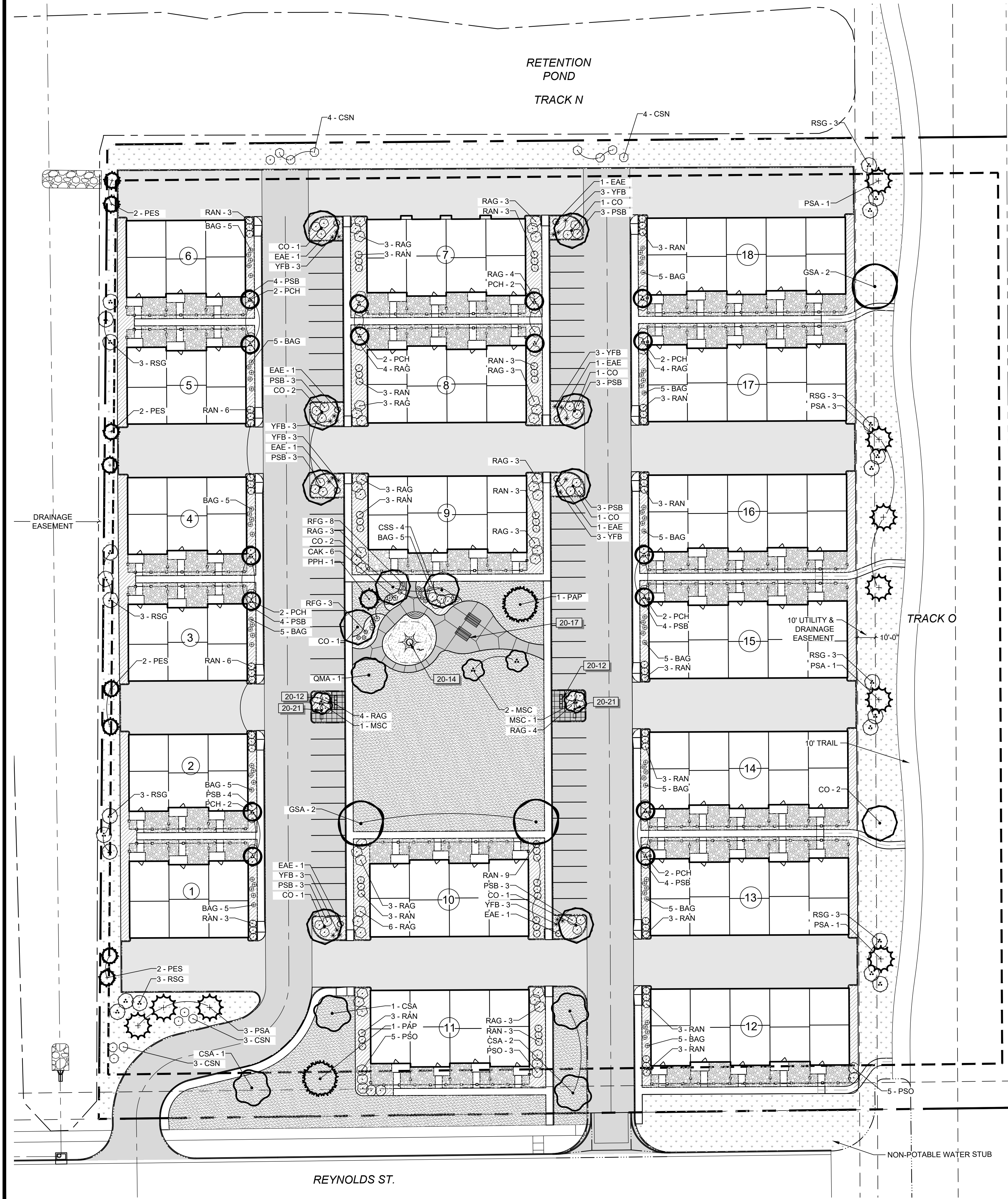


Revision Description	
1	First PUD Submittal

Rev. No.	Date
A	12/10/2020

Lupton Village Townhomes Preliminary PUD Plat Representative Elevations	Ft Lupton, CO
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Plotted By: Stephanie Hansen Layout: L1.0 LANDSCAPE PLAN Printed On: 12/10/2020 3:57 PM File Name: L1.0 LANDSCAPE PLAN.dwg



PLANT SCHEDULE					
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CSA	4	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2"	
CO	12	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"	
GSA	3	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2"	
QMA	1	QUERCUS MACROCARPA / BURR OAK	B & B	2"	

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PAP	2	PICEA PUNGENS / COLORADO BLUE SPRUCE	B & B		6' HT
PPH	1	PICEA PUNGENS 'HOOPSII' / HOOPSI SPRUCE	B & B		6' HT
PES	8	PINUS EDULIS / PINON PINE	B & B		6' HT
PSA	9	PINUS NIGRA / AUSTRIAN PINE	B & B		6' HT

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
MSC	4	MALUS X 'CENTZAM' / CENTURION CRABAPPLE	B & B	1.5"	
PCH	16	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER ORNAMENTAL PEAR	B & B	1.5"	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
CSN	14	CHRYSOETHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH	5 GAL		
CSS	4	CORNUS SERICEA 'ISANTI' / ISANTI REDOSIER DOGWOOD	5 GAL		
EAE	8	EPHEDRA EQUISETINA / BLUESTEM JOINT FIR	5 GAL		
PSO	10	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 GAL		
PSB	44	PRUNUS BESSEYI 'PAWNEE BUTTES' / PAWNEE BUTTES SAND CHERRY	5 GAL		
RAG	56	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL		
RSG	24	RHUS GLABRA / SMOOTH SUMAC	5 GAL		
RAN	78	ROSA X 'NEARLY WILD' / NEARLY WILD ROSE	5 GAL		
YFB	24	YUCCA FILAMENTOSA 'BRIGHT EDGE' / ADAM'S NEEDLE	5 GAL		

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE		
BAG	70	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRASS	1 GAL		
CAK	6	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL		
RFG	11	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / BLACK-EYED SUSAN	1 GAL		

LANDSCAPE MATERIAL SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	WOOD MULCH	15,722 SF
	IRRIGATED TURF	21,795 SF
	ROCK MULCH	14,836 SF
	NATIVE SEED 1	30,699 SF
	PLAYGROUND SURFACE (WOOD CHIPS)	652 SF

SYMBOL	DESCRIPTION	QTY
	MAIL BOX 12 UNIT MBU	6
	PET WASTE STATION	2
	PLAY EQUIPMENT, NET PLAY	1
	TABLE	2
	PEDESTRIAN LIGHT	2

LUPTON VILLAGE

PUD

FORT LUPTON, CO

PREPARED BY:



APPLICANT

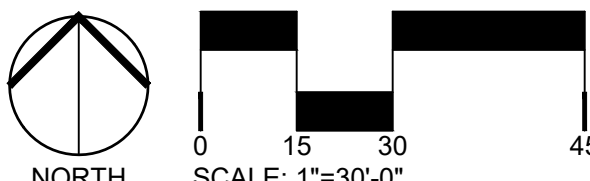
TOWNHOME DEVELOPERS, LLC.
Andrew Gerk
3780 W. 10th Street
Greeley, CO 80634
p. 970.573.7033

LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
Stephanie Hansen
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

ENGINEER

LANDONE ENGINEERING, LLC
Jeremy Goetsch
361 71st Avenue
Greeley, CO 80634
p. 970.443.9547



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PUD	12/10/2020

REVISIONS

No.	DESCRIPTION	DATE
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LANDSCAPE PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R20-051
DRAWN BY:	AG
REVIEWED BY:	SH
DRAWING NUMBER:	

L1.0 OF 2

Plotted By: Stephanie Hansen Layout: L2.0 LANDSCAPE NOTES AND DETAILS Printed On: 12/10/2020 3:58 PM File Name: L2.0 LANDSCAPE NOTES AND DETAILS.dwg

GENERAL LANDSCAPE NOTES

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSEYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENEED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESBORROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPING STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
 - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
 - 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
 - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
 - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
 - 4 FEET BETWEEN TREES AND GAS LINES
9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).
10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
11. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE
12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION - AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
14. IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID REVEILLE OR APPROVED EQUAL.
15. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" ROLLED TOP STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.
16. STRAW / COCONUT SOIL RETENTION BLANKET SHALL BE APPLIED TO ALL SEEDED AREAS ON SLOPES GREATER THAN 3:1.

WATER USE TABLE

HYDROZONE	AREA (SF)	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	21436.00	18	385,848.00
MODERATE	15655.00	10	156,550.00
LOW	30699.00	3	92097.00
VERY LOW	0.00	0	0.00
TOTAL	67,790	9.3597	634,495

ANNUAL WATER USE NOT TO EXCEED 15 GAL./SF. AVERAGE OVER THE SITE

NOTES:
SET 80 THAT TOP OF ROOT 1-2" HIGHER THAN FINISHED GRADE

MARK NORTH SIDE OF TREE IN NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE

2 STRAND 12 GAUGE GAL. WIRE (TWIST TO TIGHTEN) & GROMMETED NYLON STRAPS

THREE (3) TWO INCH LODGE POLE STAKES DRIVEN (MIN. 24") FIRMLY INTO UNDISTURBED SOIL OUTSIDE OF PLANTING HOLE BEFORE BACKFILLING STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

ROUND TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY. (OMIT IN TURF AREAS)

BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOL.) ORGANIC MATERIAL. PLACE FIRMLY BUT DON'T TAMP OR COMPACT AROUND ROOT BALL. WATER WATER THOROUGHLY TO SETTLE AND REMOVE AIR POCKETS. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.



4" DEEP MULCH RING PLACED A MINIMUM OF 6" IN DIAMETER. 1" MULCH OVER ROOT BALL. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK

SCARIFY SIDES OF HOLE LEAVING 1:1 SLOPE

REMOVE ALL WIRE, TWINE, BURLAP, MESH AND CONTAINERS FROM ENTIRE ROOT BALL AND TRUNK

BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL

1 TREE PLANTING DETAIL - WOOD POSTS

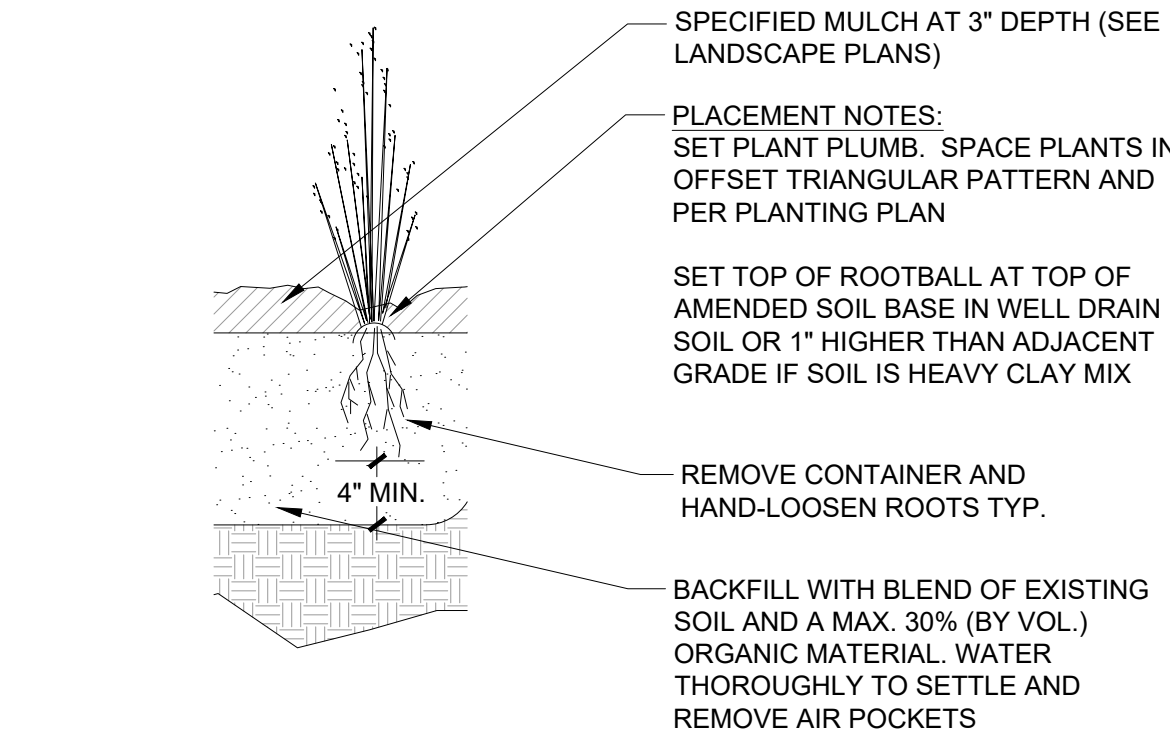
SCALE: NTS

L-PL2-PLA-02

2 CONIFER TREE PLANTING DETAIL - WOOD POSTS

SCALE: NTS

L-PL2-PLA-16



PLACEMENT NOTES:

- SET SHRUB PLUMB, SPACE PLANTS, AND PLACE FOR BEST EFFECT
- SET TOP OF ROOTBALL 1-2" HIGHER THAN ADJACENT GRADE

4" HIGH WATER SAUCER

BACKFILL WITH BLEND OF EXISTING SOIL AND A MAX. 20% (BY VOL.) ORGANIC MATERIAL. WATER THOROUGHLY TO SETTLE AND REMOVE AIR POCKETS

SCARIFY SIDES AND USE 1:1 SLOPE

PRUNING NOTES:
DO NOT HEAVILY PRUNE SHRUB AT PLANTING. PRUNE ONLY DEAD OR BROKEN BRANCHES. IF FORM IS COMPROMISED BY PRUNING, REPLACE SHRUB

3" DEEP MULCH RING 3' IN DIA. PLACE ON GEOTEXTILE WEED BARRIER. 1" OF MULCH ON TOP OF ROOT BALL

REMOVE CONTAINER (INCLUDING FIBER CONTAINERS), BASKETS, WIRE, ETC. FROM THE ROOT BALL. BREAK UP ENCIRCLING ROOTS WITH SHARP KNIFE OR SPADE. SPLIT BOTTOM OF ROOT BALL. PLACE ON UNDISTURBED SOIL TO PREVENT SETTLEMENT. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

3 SHRUB PLANTING DETAIL

SCALE: NTS

L-PL2-PLA-14

4 ORNAMENTAL GRASS DETAIL

NO SCALE

L-PL2-PLA-19

LUPTON VILLAGE

PUD

FORT LUPTON, CO

PREPARED BY:



APPLICANT

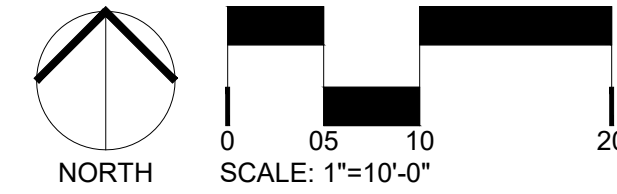
TOWNHOME DEVELOPERS, LLC.
Andrew Gerk
3780 W. 10th Street
Greely, CO 80634
p. 970.573.7033

LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
Stephanie Hansen
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

ENGINEER

LANDONE ENGINEERING, LLC
Jeremy Goetsch
3611 71st Avenue
Greely, CO 80634
p. 970-443-9547



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PUD	12/10/2020

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE NOTES AND DETAILS

SEAL:



PROJECT No.:	R20-051
DRAWN BY:	AG
REVIEWED BY:	SH

DRAWING NUMBER:

L2.0 OF 2

Final Plat of

LUPTON VILLAGE SUBDIVISION SECOND FILING

A Replat of Lot 2, Block 8, Lupton Village Subdivision,
Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

DESCRIPTION

A parcel of land in the City of Fort Lupton, Colorado, located in the Southwest Quarter (SW1/4) of Section Five (5), Township One North (T.1N.), Range Sixty-six West (R.66W.) of the 6th P.M. and more particularly described as follows:

Lot Two (2), Block Eight (8) of Lupton Village Subdivision, recorded _____ at Reception No. _____ within the records of the Weld County Clerk and Recorder.

Said described parcel of land contains 5.415 Acres or 235,889 sq. ft., more or less (±).

DEDICATION

Know all men by these presents, that we, Townhome Developers, LLC, a Colorado limited liability company being the sole owner(s) of the land described herein, have caused said land to be laid out and platted under the name of PRELIMINARY PLAT OF LUPTON VILLAGE SUBDIVISION, SECOND FILING and do hereby dedicate to the City of Fort Lupton and it's licensees for public use forever all streets, alleys and utility easements as indicated hereon, in compliance with the City of Fort Lupton Subdivision Regulations and by contractual agreement, the landowners shall bear all expenses involved in improvements.

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

Owner: Townhome Developers, LLC
By: Andrew J. Gerk as Executive Vice President

STATE OF _____ }
COUNTY OF _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by

Owner: Townhome Developers, LLC
By: Andrew J. Gerk as Executive Vice President

Witness my hand and official seal.

My commission expires _____

Notary Public

OWNER'S APPROVAL

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

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

STATE OF _____ }
COUNTY OF _____ } ss

The foregoing instrument was acknowledged before me by Andrew J. Gerk as Executive Vice President of Townhome

Developers, LLC, on this _____ day of _____, 20____. Witness my hand and seal.

My commission expires _____

Notary Public

MAYOR'S CERTIFICATE

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

Mayor

Attest:

City Clerk
(Seal)

CITY ADMINISTRATOR'S APPROVAL

Approved this _____ day of _____, 20____.

City Administrator

CITY WATER AND SEWER DEPARTMENT APPROVAL

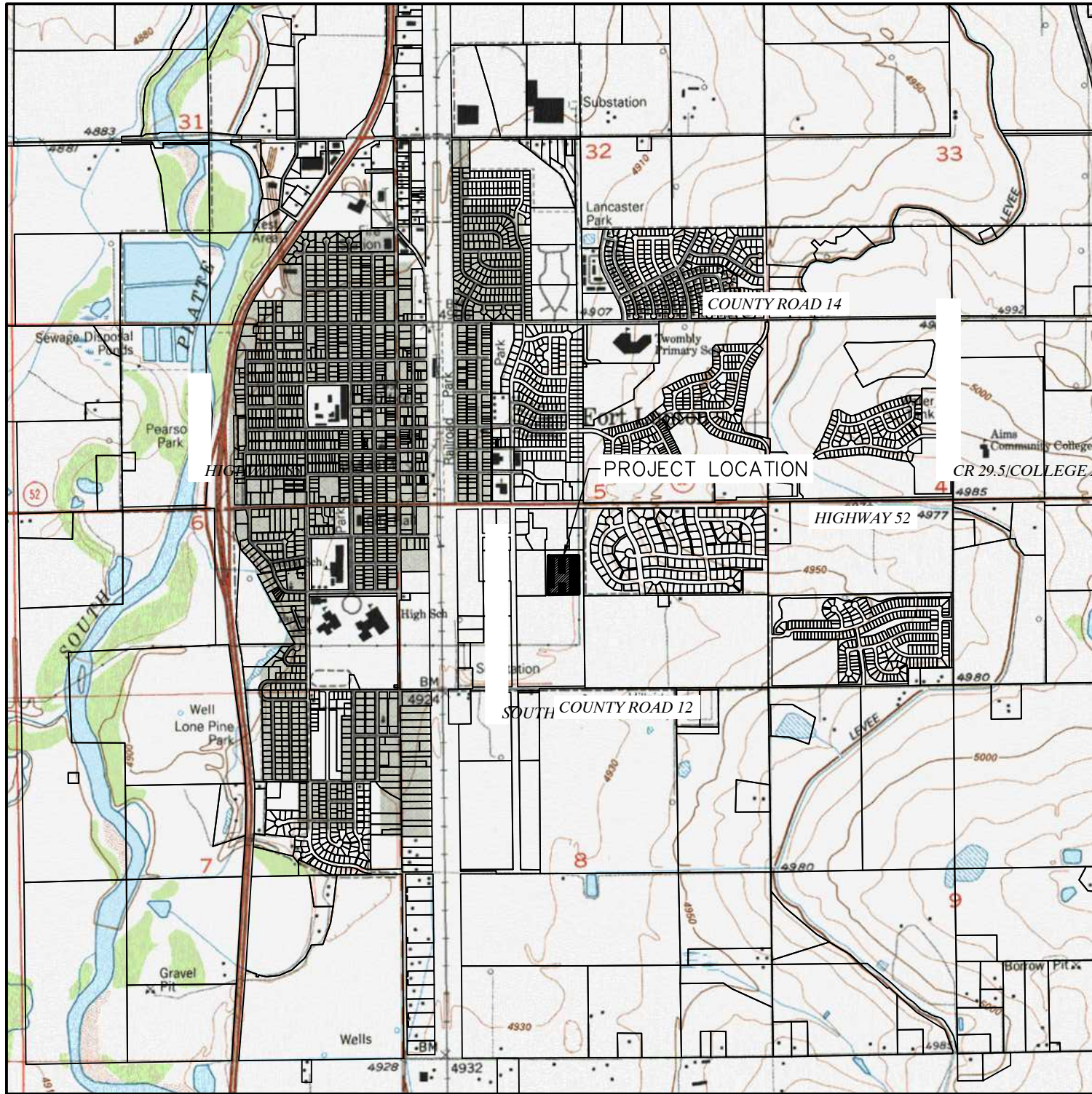
Approved this _____ day of _____, 20____.

Director of Public Works

CITY ENGINEER'S APPROVAL

Approved this _____ day of _____, 20____.

Accepted by: _____
City Engineer



VICINITY MAP
SCALE - 1"=2000'

OWNER/DEVELOPER:
Townhome Developers, LLC
3780 W. 10th Street, Suite 200
Greeley, CO 80634
Executive Vice President
Andrew J. Gerk

PROJECT CONTACTS

ENGINEER:
LandOne Engineering LLC
361 71st Avenue
Greeley, CO 80634
Ph: (970)443-2311
Jeremy Goetsch, PE

SURVEYOR:
Lat40°, Inc.
6250 W. 10th Street, Unit 2
Greeley, CO 80634
Ph: (970)515-5294
Jason Allee, PLS

SURVEYOR'S CERTIFICATE

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

Sheet 1 of 2 **PRELIMINARY**

Jason S. Allee-On behalf of Lat40°, Inc.
Colorado Licensed Professional
Land Surveyor No. 38479

SURVEYOR'S IMPROVEMENT CERTIFICATE

I hereby certify that, on the date shown, a field survey was conducted under my supervision of the above-described property, and that all building improvements, easements and rights-of-way in evidence or known to me are correctly shown on the above plat. I further certify that there are no encroachments by and/or on this property, unless otherwise noted.

Sheet 1 of 2 **PRELIMINARY**

Jason S. Allee-On behalf of Lat40°, Inc.
Colorado Licensed Professional
Land Surveyor No. 38479

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of Lot 2, Block 8, as platted per Lupton Village Subdivision, monumented at each end by a #4 rebar with a pink plastic cap LS 38479, as bearing South 00°16'19" East a distance of 544.42 feet, with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

TITLE COMMITMENT NOTE

This survey does not constitute a title search by Lat40, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, Lat40, Inc. relied upon Alta Commitment Order Number FCC25172513, with an effective date of February 18, 2020 at 5:00 P.M., as prepared by Old Republic National Title Insurance Company, to delineate the aforesaid information.

NOTICE

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

NOTE (PER RESOLUTION):

Unless specifically modified by a PUD plan, all provisions of the City's Code and adopted standards and specifications shall apply within the PUD Districts.

SURVEYOR'S NOTES

- Field survey completed October 14, 2020.
- Entire property is in Flood Zone X, areas of minimal flood hazard per FEMA Flood Map Number 08123C210E, effective on 01/20/2016. The referenced Federal Insurance Rate Map was not available for viewing. The FIRMette states the map is "Not Printed".
- Current zoning is C-2 (Heavy Commercial), per the City of Fort Lupton Zoning Map, dated 02/14/2020.

UTILITY MAINTENANCE STATEMENT

All public water, storm sewer and sanitary sewer mains and appurtenances located in public ROW shall be maintained by the City of Fort Lupton Public Works Department. All public water, storm sewer, sanitary sewer mains and appurtenances under private drives are located in utility easements. City is responsible for maintenance of these water, storm and sanitary sewer facilities. City is not responsible for repair or replacement of private drive, curb and gutter or landscaping damaged during utility repair or maintenance.

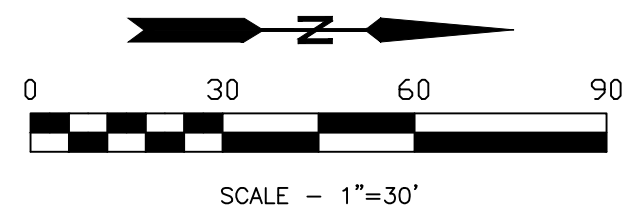
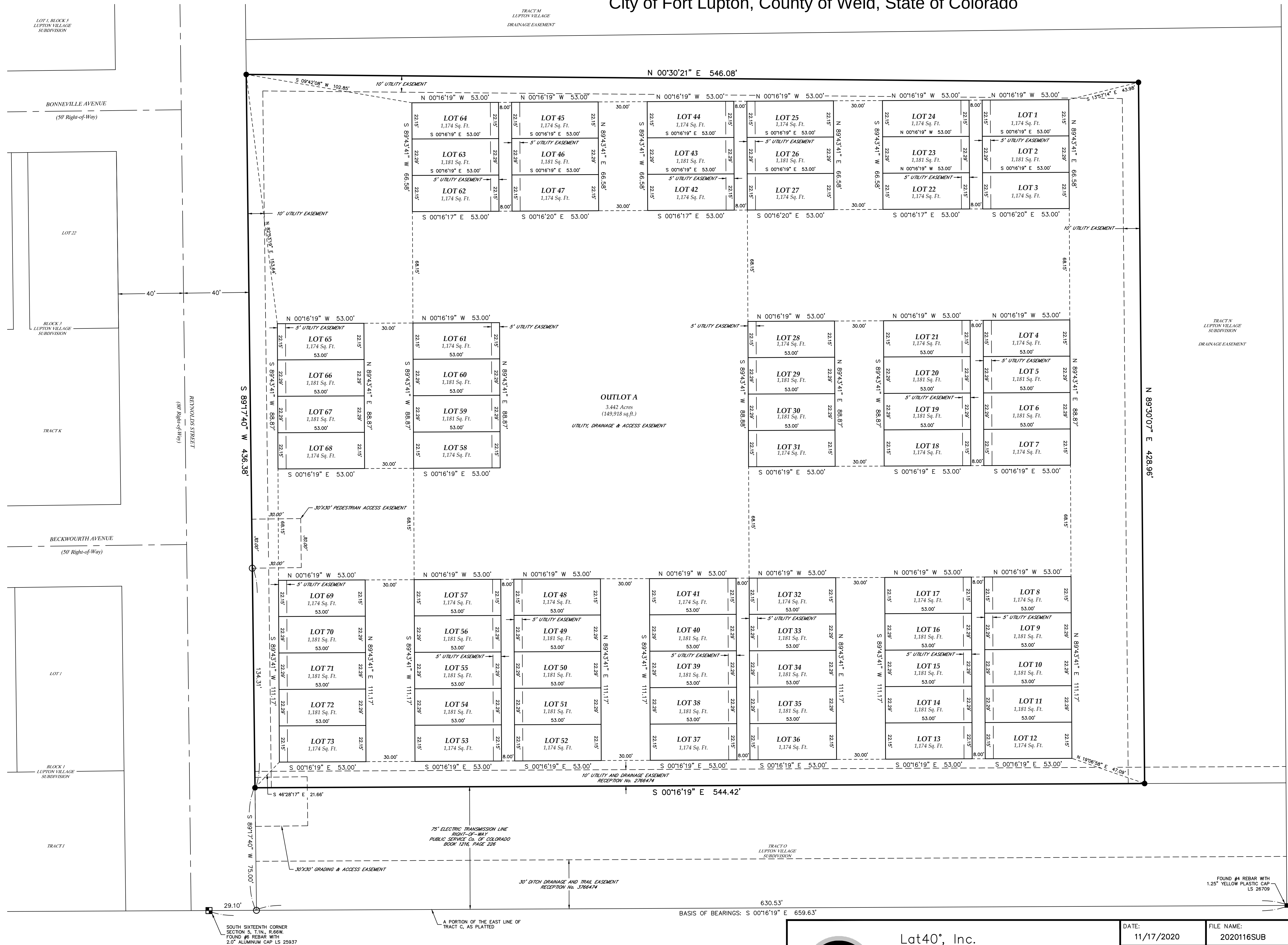


Lat40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

DATE: 11/17/2020	FILE NAME: 2020116SUB	DRAWN BY: LD	CHECKED BY: JSA	SCALE: AS SHOWN	PROJECT #: 2020116
REVISIONS:	DATE:	LUPTON VILLAGE SECOND FILING FOR LANDONE ENGINEERING 361 71ST AVENUE GREELEY, CO 80634			1 SHEET 1 OF 2
PLAT TITLE	12/28/2020				
PLAT REDLINES	12/10/2020				

Final Plat of LUPTON VILLAGE SUBDIVISION SECOND FILING

A Replat of Lot 2, Block 8, Lupton Village Subdivision,
Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado



LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- DEDICATED EASEMENT LINE
- SURVEY TIE
- CENTER LINE
- PLATTED LINES PER LUPTON VILLAGE PUD FINAL PLAT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40, LS 38479
- CALCULATED POSITION

Sheet 2 of 2

PRELIMINARY

Jason S. Allee—On behalf of Lat40°, Inc.
Colorado Licensed Professional
Land Surveyor No. 38479

FOUND #4 REBAR WITH
1.25" YELLOW PLASTIC CAP
LS 26709

BASIS OF BEARINGS: S 00°16'19" E 659.63'



Lat40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

DATE: 11/17/2020	FILE NAME: 2020116SUB	DRAWN BY: LD	CHECKED BY: JSA	SCALE: AS SHOWN	PROJECT #: 2020116
REVISIONS:	DATE:	LUPTON VILLAGE SECOND FILING FOR LANDONE ENGINEERING 361 71ST AVENUE GREELEY, CO 80634			
PLAT TITLE	12/28/2020				
PLAT REDLINES	12/10/2020				
					SHEET 2 OF 2

December 31, 2020

Public Works Director
City of Fort Lupton Public Works
130 S McKinley Avenue
Fort Lupton, CO 80621

RE: Traffic Analysis
Lot 2, Block 8 Lupton Village Subdivision, Fort Lupton, Colorado

To whom it may concern:

LandOne has reviewed "Fort Lupton Village Transportation Impact Study", prepared by Olsson, prepared for FTL Land Assemblage, LLP, dated October 1st, 2018 (herein referred to as the Original TIS). Based on our review and proposed use, it is anticipated there will be a reduction in anticipated daily trips to and from Lot 2, Block 8 Lupton Village Subdivision.

If you have any questions or need additional information, please contact me.

Sincerely,
LandOne Engineering, LLC



Jeremy Goetsch, PE
Project Engineer

October 20th, 2020

Public Works Director
City of Fort Lupton Public Works
130 S McKinley Avenue
Fort Lupton, CO 80621

RE: Drainage Analysis
Lot 2, Lupton Village Subdivision, Fort Lupton, Colorado

To whom it may concern:

LandOne has completed an analysis of the drainage design for Lot 2 of the Lupton Village Subdivision, Fort Lupton, Colorado (See Exhibit A), to determine the changes from the original to the proposed design. "Lupton Village Final Drainage Report", prepared by Olsson, prepared for Lupton Village 110, LLP, dated September 25, 2020 (herein referred to as the Final Drainage Report) was referenced for information on the original drainage design.

The original basin's imperviousness (B2 in the Final Drainage Report) was compared to the imperviousness of the proposed site to determine if further analysis would be required. The site boundary is equal to the limits of Basin B2 (6.55 acres). The original design's overall composite percent imperviousness was determined to be 60.2% (See Exhibit C). The overall composite percent imperviousness of the proposed site is calculated to be 58% (See Exhibit B).

Based on the calculations, additional detention will not be required. The intended drainage patterns will remain the same, so detailed analysis of the changes will not be required.

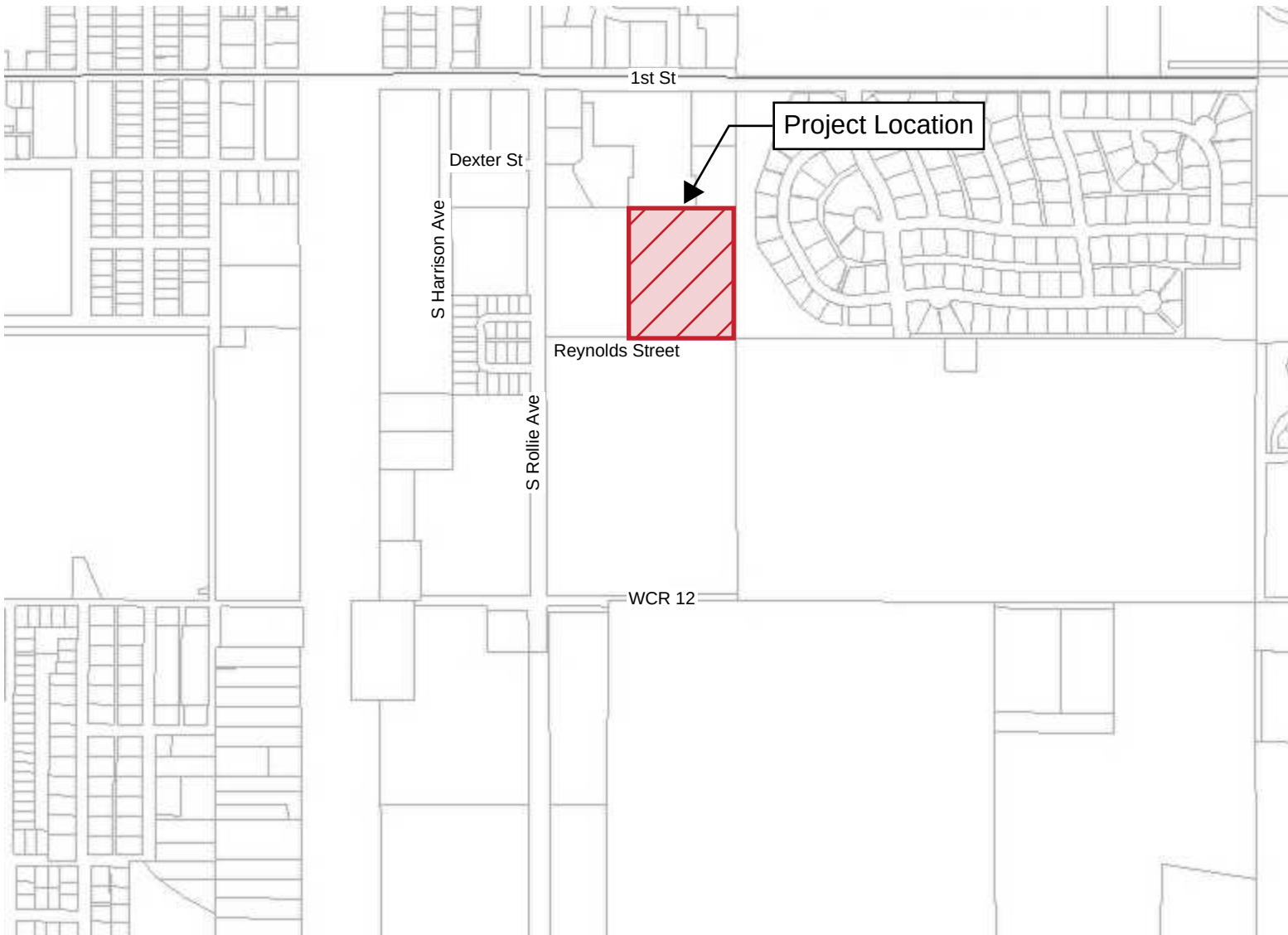
The following information is provided for reference:

- Exhibit A – Vicinity Map
- Exhibit B – Percent Impervious Calculations
- Exhibit C – Original Basin Impervious Calculations and Map

If you have any questions or need additional information, please contact me.

Sincerely,
LandOne Engineering, LLC

Jeremy Goetsch, PE
Project Engineer
Enclosures



Percent Imperviousness w/ Areas in Square Feet					
Basin	Drive, walks and Roofs (90% Imp.)	Paved (100% Imp.)	Open Space (2% Imp.)	Total Area	Percent Imperviousness.
Proposed	68,397	97,765	110,548	276,710	58%

DEVELOPED BASIN COMPOSITE RUNOFF COEFFICIENT & PERCENT IMPERVIOUSNESS

Basin Name	Basin Description	Soil Type	Paved 100% (acres)	Commercial 95% (acres)	Residential 50% (acres)	Parks & Lawns 7% (acres)	Total Area (acres)	C5	C100	Percent Imperviousness
B1	Tract D - Commercial	A	0.00	5.16	0.00	0.00	5.16	0.87	0.89	95.0%
B2	Tract E - MF	A	1.33	0.00	5.22	0.00	6.55	0.58	0.75	60.2%
B3.1	Block 5 - North Commercial	A	0.00	3.17	0.00	0.00	3.17	0.87	0.89	95.0%
B3.2	Block 5 - South Commercial	A	0.12	1.40	0.00	0.00	1.52	0.87	0.89	95.4%
B4.1	SF North Road C	A	0.00	0.00	1.25	0.00	1.25	0.50	0.70	50.0%
B4.2	SF North Road C	A	0.20	0.00	1.18	0.00	1.38	0.55	0.73	57.2%
B4.3	SF North Road B	A	0.04	0.00	1.14	0.00	1.18	0.51	0.71	51.7%
B4.4	SF North Road B	A	0.17	0.00	1.62	0.00	1.79	0.54	0.72	54.7%
B5.1	SF South Road C	A	0.00	0.00	1.89	0.00	1.89	0.50	0.70	50.0%
B5.2	SF South Road C	A	0.00	0.00	2.40	0.35	2.75	0.46	0.67	44.5%
B5.3	SF South Road B	A	0.00	0.00	1.87	0.00	1.87	0.50	0.70	50.0%
B5.4	SF South Road B	A	0.00	0.00	3.19	0.42	3.61	0.46	0.67	45.0%
B5.5	SF Block 6	A	0.00	0.00	1.27	0.42	1.69	0.42	0.64	39.3%
B5.6	SF Block 6	A	0.00	0.00	0.77	0.00	0.77	0.50	0.70	50.0%
B5.7	SF Block 2	A	0.00	0.00	2.08	0.00	2.08	0.50	0.70	50.0%
B5.8	SF Bock 2	A	0.00	0.00	0.00	1.31	1.31	0.18	0.45	7.0%
B6	Tract F - MF	A	0.00	0.00	3.34	0.00	3.34	0.50	0.70	50.0%
B7	Tract C - Charter School	A	0.00	0.00	5.41	0.00	5.41	0.50	0.70	50.0%
B8	Courtyards at Lupton Village	A	1.08	2.01	0.00	1.26	4.35	0.67	0.77	68.3%
B9.1	Rollie W ROW	A	0.93	0.00	0.00	0.78	1.71	0.56	0.71	57.5%
B9.2	Rollie E ROW & WCR12	A	1.41	0.00	0.00	1.20	2.61	0.56	0.71	57.2%
B10.1	Reynolds N Street ROW	A	0.53	0.00	0.00	0.35	0.88	0.60	0.74	62.9%
B10.2	Reynolds S Street ROW	A	0.26	0.00	0.00	0.17	0.43	0.60	0.74	62.8%
B11	Tract B	A	0.00	0.00	0.00	2.52	2.52	0.18	0.45	7.0%
B12	Outlot A & B - Pond	A	0.00	0.00	0.00	3.21	3.21	0.18	0.45	7.0%
B13	Outlot C - Pond	A	0.00	0.00	0.00	2.12	2.12	0.18	0.45	7.0%
NORTH RETENTION POND							15.14	0.62	0.75	63.9%
WEST RETENTION POND							49.42	0.51	0.69	48.55%

EXISTING BASIN COMPOSITE RUNOFF COEFFICIENT & PERCENT IMPERVIOUSNESS

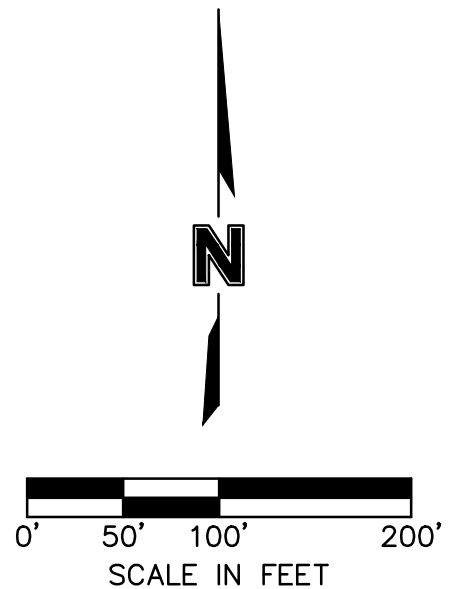
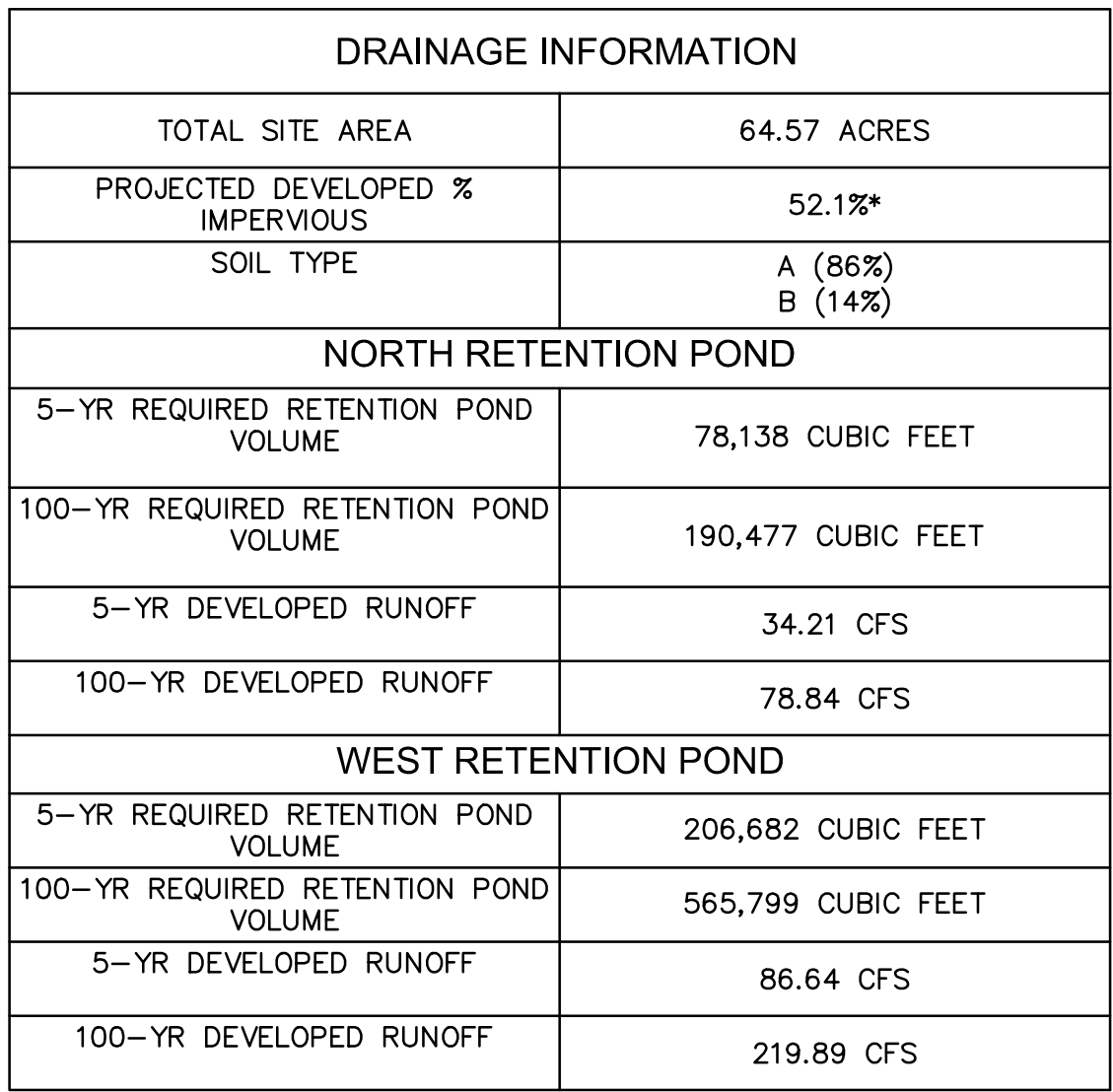
Basin Name	Basin Description	Soil Type	Paved 100% (acres)	Building 90% (acres)	Gravel 40% (acres)	Landscape 2% (acres)	Total Area (acres)	C5	C100	Percent Imperviousness
EX1	Rollie E ROW to Ex. Inlet	A	0.81	-	-	0.14	0.95	0.78	0.86	85.5%
EX2	Rollie W ROW to Ex. Inlet	A	0.69	-	-	0.25	0.94	0.69	0.80	73.6%
TOTAL							1.89	0.73	0.83	79.6%

LUPTON VILLAGE

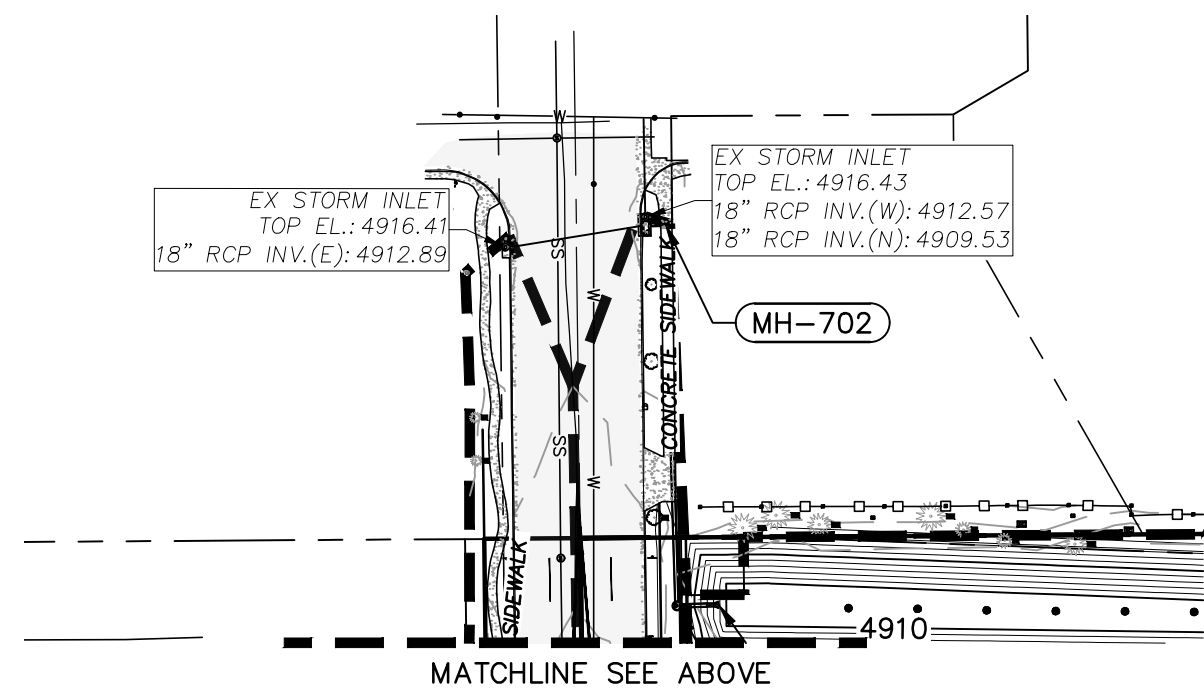
B.1 HYDROLOGIC
CALCULATIONS



1880 Fall River Drive, Suite 200
Loveland, CO 80538
Tel. 970-461-7733



* REFER TO APPENDIX B, DEVELOPED BASIN COMPOSITE RUNOFF COEFFICIENT & PERCENT IMPERVIOUS TABLE



PROPERTY LINE

CONTOURS

DIRECTION OF FLOW

100-YR WSEL

SUB-BASIN BOUNDARY

DESIGN POINT

BASIN

AREA IN

8

1.25

X%

% IMPERVIOUSNESS

5750

1

The diagram illustrates a cross-section of a river channel. At the top, a dashed line represents the 'PROPERTY LINE'. Below it, a solid line with a contour value of '5750' is labeled 'CONTOURS'. A thick black arrow pointing right is labeled 'DIRECTION OF FLOW'. Below the flow direction, a dashed line represents the '100-YR WSEL' (100-year water surface elevation). Further down, a solid line represents the 'SUB-BASIN BOUNDARY'. Below this, a triangle labeled '1' is identified as the 'DESIGN POINT'. At the bottom, a circular cross-section of the river channel is shown. The top half of the circle is labeled 'BASIN' and contains the number '8'. The bottom half is labeled 'AREA IN' and contains '1.25' and 'X%'. A line points from the text '% IMPERVIOUSNESS' to the bottom half of the circle.

Basin Characteristics					Intensities		Sub-basin		
Basin Name	Description	Area (acres)	C5	C100	Tc* (min)	I5 (in/hr)	I 100 (in/hr)	Q 5-yr (cfs)	Q 100-yr (cfs)
B1	Tract D - Commercial	5.16	0.87	0.89	10.76	3.77	7.21	16.92	33.13
B2	Tract E - MF	6.55	0.58	0.75	14.51	3.34	6.39	12.63	31.26
B3.1	Block 5 - North Commercial	3.17	0.87	0.89	11.05	3.73	7.14	10.29	20.16
B3.2	Block 5 - South Commercial	1.52	0.87	0.89	9.25	3.98	7.62	5.28	10.37
B4.1	SF North Road C	1.25	0.50	0.70	9.25	3.98	7.62	2.49	6.69
B4.2	SF North Road C	1.38	0.55	0.73	9.88	3.89	7.44	2.98	7.55
B4.3	SF North Road B	1.18	0.51	0.71	10.33	3.82	7.32	2.32	6.14
B4.4	SF North Road B	1.79	0.54	0.72	15.02	3.29	6.30	3.16	8.14
B5.1	SF South Road C	1.89	0.50	0.70	11.50	3.67	7.03	3.47	9.31
B5.2	SF South Road C	2.75	0.46	0.67	11.96	3.62	6.92	4.57	12.72
B5.3	SF South Road B	1.87	0.50	0.70	16.87	3.13	5.98	2.93	7.85
B5.4	SF South Road B	3.61	0.46	0.67	17.69	3.06	5.85	5.11	14.17
B5.5	SF Block 6	1.69	0.42	0.64	23.13	2.68	5.12	1.91	5.52
B5.6	SF Block 6	0.77	0.50	0.70	10.89	3.75	7.18	1.44	3.85
B5.7	SF Block 2	2.08	0.50	0.70	25.96	2.52	4.81	2.62	6.99
B5.8	SF Block 2	1.31	0.18	0.45	12.88	3.51	6.72	0.83	3.95
B6	Tract F - MF	3.34	0.50	0.70	12.88	3.51	6.72	5.86	15.71
B7	Tract C - Charter School	5.41	0.50	0.70	11.20	3.71	7.10	10.02	26.86
B8	Courtyards at Lupton Village	4.35	0.67	0.77	11.30	3.70	7.08	10.79	23.74
B9.1	Rollie W ROW	1.71	0.56	0.71	16.04	3.20	6.12	3.07	7.44
B9.2	Rollie E ROW & WCR12	2.61	0.56	0.71	23.28	2.67	5.10	3.89	9.44
B10.1	Reynolds N Street ROW	0.88	0.60	0.74	9.01	4.02	7.69	2.12	5.00
B10.2	Reynolds S Street ROW	0.43	0.60	0.74	7.30	4.31	8.27	1.11	2.62
B11	Tract B	2.52	0.18	0.45	16.18	3.19	6.10	1.45	6.92
B12	Outlot A & B - Pond	3.21	0.18	0.45	11.01	3.73	7.15	2.16	10.33
B13	Outlot C - Pond	2.12	0.18	0.45	11.01	3.73	7.15	1.42	6.82
					North Retention Pond			34.21	78.84
					West Retention Pond			86.64	219.89
* If time of concentration was less than 5 minutes, 5 minutes was used.									

Basin Characteristics					Intensities		Sub-basin		
Basin Name	Description	Area (acres)	C5	C100	Tc* (min)	I5 (in/hr)	I 100 (in/hr)	Q 5-yr (cfs)	Q 100-yr (cfs)
EX1	Rollie E ROW to Ex. Inlet	0.95	0.78	0.86	12.73	3.53	6.75	2.60	5.51
EX2	Rollie W ROW to Ex. Inlet	0.94	0.69	0.80	14.32	3.36	6.43	2.18	4.83

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

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

CALL UTILITY NOTIFICATION
CENTER OF COLORADO



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

[illegible]

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DUPTON
DUCT

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	C
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drawn by: _____	DP	
checked by: _____	DP	

checked by: JD
 approved by: RB
 QA/QC by: RB
 project no.: 018-1732
 drawing no.: C DRN 81732

date: 2020-05-01

SHEET

LUPTON VILLAGE FINAL DRAINAGE REPORT

Prepared for:

Lupton Village 110, LLP
1295 Main Street, #5
Windsor, CO 80550
Contact: Fred Croci

Prepared by:

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

November 2019

Olsson Project No. 018-1732



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1. LOCATION AND BASIN DESCRIPTION

1.1. Location

The proposed project is a part of Tract C, Fort Lupton Community Center Subdivision Block 1, Lot 2, and Block 3 in the City of Fort Lupton, Weld County, Colorado. The project is being replatted into seven (7) Blocks, five (5) Outlots, and a Tract. The site is bordered by Weld County Road 12 to the south, to the west by a railroad, to the north by a Safeway Grocery and to the east by Appel Farms subdivision. Refer to Figure 1 for vicinity map.

1.2. Description of Property

The property is approximately 62 acres of farmland that will be divided into blocks of commercial, multi-family, and single-family developments. Ground cover consists primarily of farmland and some trees and shrubs. Lupton Village is a skeleton infrastructure project for the future development of the residential and commercial blocks that entails the installation of the S. Rollie Avenue, Reynolds Street, two retention ponds, the associated storm sewer, water main extension within Weld County Road 12, and water and sanitary sewer stub outs.

Generally, the site slopes from the southeast to the northwest at an average slope of around 0.5%. Soils in this area consist mostly of sandy loam at 0 to 1% slopes. Approximately 86% of the soil on this site consists of Julesburg sandy loam and Vona sandy loam which are Hydraulic Soil Group A, with the remaining 14% consisting of Olney fine sandy loam which is Hydraulic Soil Group B according to the Custom Soil Resource Report (See Appendix A)

1.3. Site Drainage Description

Stormwater runoff generated on this site will be routed into a storm sewer via curb inlets and storm sewer stubs into one of two retention ponds where the stormwater will infiltrate into the groundwater table via drywells installed at the bottom of the retention ponds. Per the city's request, the site will also convey offsite flows from a 24"x38" HERCP pipe within the Weld County Road 12 R.O.W. and route it into the west retention pond. The west retention pond is sized to

hold substantially more than what is required from the city criteria and so the offsite flows from Weld CR 12 will be able to be retained in the onsite retention pond. Both retention ponds are sized using the City of Fort Lupton Standards and Specifications Manual and have spillways that are sized to convey 2 times the 100-yr peak runoff that will spill offsite. Refer to the drainage map in Appendix C.1.

The North pond will utilize the sidewalk within the Rollie Ave right-of-way for the emergency spillway discharging into the road and then to the north as it does historically and the west pond will utilize the 10' bike trail as the emergency spillway and discharge to the west as it does historically. The velocities over both weirs are minimal and do not require any additional erosion control measures to be taken.

2. DRAINAGE DESIGN

The design of the proposed drainage facilities was completed in accordance with the City of Fort Lupton Standards and Specifications Manual and Urban Drainage and Flood Control District (UDFCD) Criteria. The following criteria was used in the design of the storm network and retention facilities:

- The storm sewer system is designed to capture and convey the 100-year storm event of the post developed site. Overflow paths including roadways and grass channels have been designed to safely convey the 100-year event assuming all inlets are clogged. The channels are sized to carry the peak 100-year runoff with freeboard between the channel top and the water surface elevation.
- The retention ponds were designed to contain the 24 hour – 100 year storm event of the post developed site with at least one foot of freeboard between the pond top and the water surface elevation. The ponds were designed to infiltrate the 24 hour – 100 year storm in less than 120 hours and the 5 year – 24 hour storm in less than 90 hours. Gravel drywells have been designed to increase the infiltration rates of the pond bottoms.
- The roadways are designed using the Fort Lupton Standards and Specifications Manual and are able to carry the water to the ponds should the storm sewer system become clogged. Roadway capacities are sized to hold water with up to 12 inches of depth in the

gutter during the 24 hour – 100 year storm event and 6 inches of depth in the gutter during the 24 hour – 5 year storm event.

2.1. Hydrological Criteria

The design storm used for the sizing of the retention facilities was the 100 year – 24-hour storm event. The City of Fort Lupton Time Intensity Frequency Tabulation Table 502 was used to obtain rainfall data for the design storm. Refer to Appendix A for Table 502 values.

Since the project site does not have an available outfall to discharge the storm water drainage retention ponds needed to be utilized. The City of Fort Lupton directed Olsson to size the ponds using a composite runoff coefficient applied to the 100 year – 24 hour volume to size the retention facilities. Rainfall curves and tables were determined using the NOAA Atlas Point Precipitation Frequency Estimates for the project site. As the site is less than 90 acres, the rational method was used to determine the developed storm water runoff for the basins described in this report and to design the storm sewer network.

The infiltration rates used to determine the infiltration volume release from the proposed retention ponds were based on infiltration rates provided in the *Geotechnical Engineering Report for Fort Lupton Village Subdivision*. The observed infiltration rate of 2 in/hr (0.17 ft/hr) was used in the retention ponds design.

Since the subdivision block layouts and overall compositions are still unknown at this time, an imperviousness percentage was assumed for each of the basins using the proposed uses and Table 602 from the City of Fort Lupton Standards and Specifications Manual. Refer to Appendix B for percent imperviousness and runoff calculations.

2.2. Hydraulic Criteria

City of Fort Lupton Storm Drainage criteria and USDCM Volumes 1, 2, and 3 were referenced for design of all open channels and hydraulic structures.

The Urban Drainage and Flood Control District (UDFCD) UD-Inletv4.05 spreadsheet was used to design curb inlet and grate inlet structures.

2.3. Drainage Facility Design

To mitigate flows from developed basins, on-site retention facilities have been proposed. In order to meet the City of Fort Lupton Standards and Specifications Manual the pond will be sized to hold the 100 year – 24-hour storm and provide 1 foot of freeboard. The pond must also drain 97% of each storm up to and including the 5-year event in 72 hours as well as 99% of the 100-year storm in 120 hours to be consistent with Colorado Water Law. Refer to Appendix B.1 for pond volume and infiltration calculations. 9 of the 12 developed basins will be routed to the west retention pond which will infiltrate into the groundwater table through the pond bottom and drywells placed in west end of the pond bottom. The remaining 3 developed basins will be routed to the north retention pond and will infiltrate into the groundwater table through the pond bottom with the assistance of drywells placed in the bottom of the retention pond. The flows from these basins will be conveyed to the ponds via storm sewer during the 5-year and 100-year storm events. If the inlets become completely clogged during the 100-year event, the developed streets and grass swales will act as the main conveyance systems.

2.4. Basin Descriptions

Basin B1 consists of 5.16 acres of commercial development in Block 1. The block will contain four hotels along the east and north sides of the property with a restaurant in the southwest corner and parking throughout. The percent imperviousness for this basin is assumed to be 95% per Table 602 of the City of Fort Lupton Standards and Specifications Manual (Refer to Appendix A.4). Runoff generated in this basin ($Q_5=16.62$ cfs, $Q_{100}=32.55$ cfs) will be routed via private storm facilities to the north retention pond to the north of the site.

Basin B2 consists of 6.55 acres of multi-family development on Block 2. The percent imperviousness for this basin is assumed to be 50% per Table 602 of the City of Fort Lupton Standards and Specifications Manual. This basin is routed via public right of way and storm facilities to the retention pond to the north. Runoff generated in this basin ($Q_5=10.53$ cfs, $Q_{100}=28.20$ cfs) will be retained in the north retention pond.

Basin B3 consists of 3.66 acres of commercial development on Block 3. The percent imperviousness for this basin is assumed to be 95% per Table 602 of the City of Fort Lupton Standards and Specifications Manual. This basin is routed via storm sewer stub-out to the

retention pond to the west. Runoff generated in this basin ($Q_{10}=12.75$ cfs, $Q_{100}=24.99$ cfs) will be retained in the west retention pond.

Basin B4 consists of 10.48 acres of single-family development on Block 4. The percent imperviousness for this basin is assumed to be 50% per Table 602 of the City of Fort Lupton Standards and Specifications Manual. This basin is routed via public right of way and storm facilities to the west retention pond. Runoff generated in this basin ($Q_5=16.69$ cfs, $Q_{100}=44.69$ cfs) will be retained in the west retention pond.

Basin B5 consists of 12.52 acres of single-family development on Block 5. The percent imperviousness for this basin is assumed to be 50% per Table 602 of the City of Fort Lupton Standards and Specifications Manual. This basin is routed via public right of way and storm facilities to the northwest retention pond. Runoff generated in this basin ($Q_5=19.90$ cfs, $Q_{100}=53.28$ cfs) will be retained in the west retention pond.

Basin B6 consists of 3.34 acres of multi-family development on Block 6. The percent imperviousness for this basin is assumed to be 50% per Table 602 of the City of Fort Lupton Standards and Specifications Manual. This basin is routed via public right of way and storm facilities to the retention pond to the west. Runoff generated in this basin ($Q_5=5.79$ cfs, $Q_{100}=15.51$ cfs) will be retained in the west retention pond.

Basin B7 consists of 5.39 acres of commercial development intended to be a school on Block 7. The percent imperviousness for this basin is assumed to be 50% per Table 602 of the City of Fort Lupton Standards and Specifications Manual. This basin is routed using future storm facilities to the retention pond channel on the north property line. Runoff generated in this basin ($Q_5=9.88$ cfs, $Q_{100}=26.48$ cfs) will be retained in the west retention pond.

Basin B8 consists of 4.35 acres of single-family development at the Courtyards at Lupton Village. The percent imperviousness for this basin was calculated to be 68.3%. This basin is routed via public right of way and storm facilities to the retention pond to the southwest. Runoff generated in this basin ($Q_5=10.64$ cfs, $Q_{100}=23.40$ cfs) will be retained in the west retention pond.

Basin B9 consists of 3.27 acres of S Rollie Ave Right Of Way. The percent imperviousness for this basin was calculated to be 73.7%. This basin is routed via road curb and gutter and storm facilities to the retention pond to the west. Runoff generated in this basin ($Q_5=7.26$ cfs, $Q_{100}=16.17$ cfs) will be retained in the west retention pond.

Basin B10 consists of 1.89 acres of Reynolds Street Right-of-Way. The percent imperviousness for this basin was calculated to be 62.5%. This basin is routed via public right of way and storm facilities to the retention pond to the north. Runoff generated in this basin ($Q_5=4.49$ cfs, $Q_{100}=10.59$ cfs) will be retained in the north retention pond.

Basin B11 consists of 2.52 acres of open space on Tract C. The percent imperviousness for this basin is assumed to be 7.0% per Table 602 of the City of Fort Lupton Standards and Specifications Manual. This basin will retain its existing drainage pattern and drain to the north into the west retention pond. Runoff generated in this basin ($Q_5=1.43$ cfs, $Q_{100}=6.84$ cfs) will be retained in the west retention pond.

Basin B12 consists of 3.21 acres of open space and a retention pond on Outlots A & B. The percent imperviousness for this basin is assumed to be 7.0% per Table 602 of the City of Fort Lupton Standards and Specifications Manual. This basin contains the west retention pond and will be routed to it. Runoff generated in this basin ($Q_5=2.15$ cfs, $Q_{100}=10.29$ cfs) will be retained in the west retention pond.

Basin B13 consists of 2.12 acres of open space and a retention pond on Outlot C and part of Block 1. The percent imperviousness for this basin is assumed to be 7.0% per Table 602 of the City of Fort Lupton Standards and Specifications Manual. This basin contains the north retention pond and will be routed to it. Runoff generated in this basin ($Q_5=1.42$ cfs, $Q_{100}=6.80$ cfs) will be retained in the north retention pond.

Basin OS-1 consists of 0.43 acres of S Rollie Ave Right-of-way. The percent imperviousness for this basin is calculated to be 74.0%. This basin contains a portion of the S Rollie Ave right-of-way that drains offsite to the north. Runoff generated in this basin ($Q_5=1.35$ cfs, $Q_{100}=3.01$ cfs) will drain to the existing S Rollie Ave to the north into an existing storm curb inlet.

Refer to Appendix B.1 for retention pond calculations. Refer to Appendix C for the Drainage map with locations of the proposed retention ponds and the inlet locations.

Table 1: West Retention Pond Parameters

Parameter	Unit	Value
100 year - 24 hour Volume	ft ³	567,736
Bottom of Pond Elevation	ft	4907.07
100 year – 24 hour Water Surface Elevation	ft	4915.45
Emergency Spillway Crest Elevation	ft	4917.60
Top of Pond Elevation	ft	4918.74
Time to Drain 100 year – 24 hour Volume	hr	54.44

Table 2: North Retention Pond Parameters

Parameter	Unit	Value
100 year - 24 hour Volume	ft ³	192,445
Bottom of Pond Elevation	ft	4909.00
100 year – 24 hour Water Surface Elevation	ft	4916.15
Emergency Spillway Crest Elevation	ft	4917.00
Top of Pond Elevation	ft	4918.00
Time to Drain 100 year – 24 hour Volume	hr	83.50

3. CONCLUSION

The drainage design is in compliance with the City of Fort Lupton Standards and Specifications Manual and the Urban Storm Drainage Criteria Manual.

The overall existing drainage pattern will be altered slightly as the retention ponds are located to the west of the site and to the north of the site and the existing low point of the site is in the northwest. The site in its current condition does not have a positive outfall due to South Rollie Ave being constructed approximately four feet above the existing grades of the project site and the existing grades of the properties to the north being at a higher elevation than the project site. Discharge from the retention ponds will be into the groundwater table using the pond bottom and gravel drywells. The design of this site will adequately protect public health, safety, and general welfare and have no adverse impacts on public rights-of-way or offsite property.

APPENDIX A

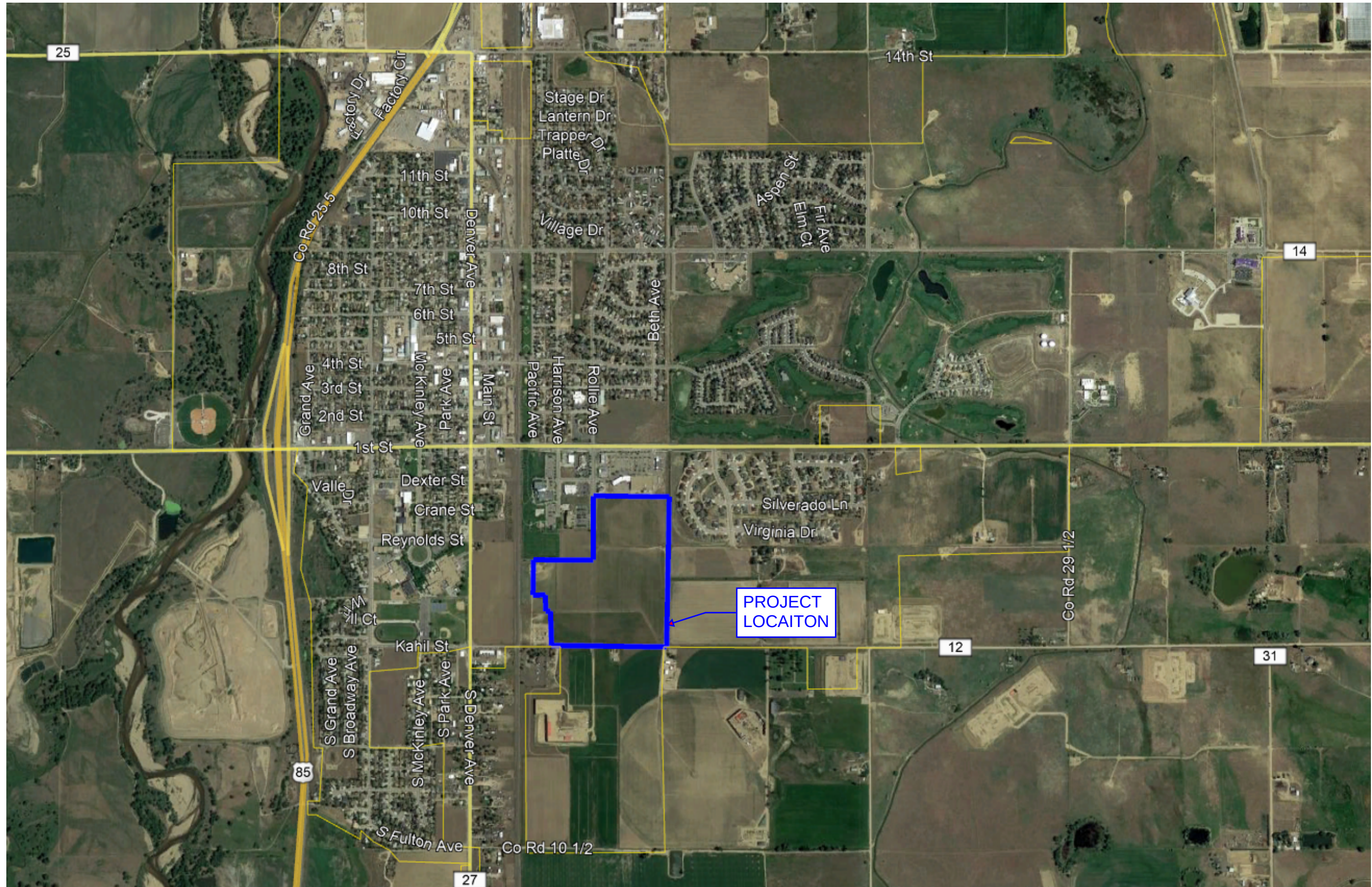
A.1 Project Vicinity Map

A.2 Soils Resource Report

A.3 Time Intensity Frequency Tabulation Table 502

A.4 Recommended Runoff Coefficients and Percent
Impervious Table 602

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



LUPTON VILLAGE

A.1 PROJECT VICINITY MAP

olsson

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Tel. 970-461-7733



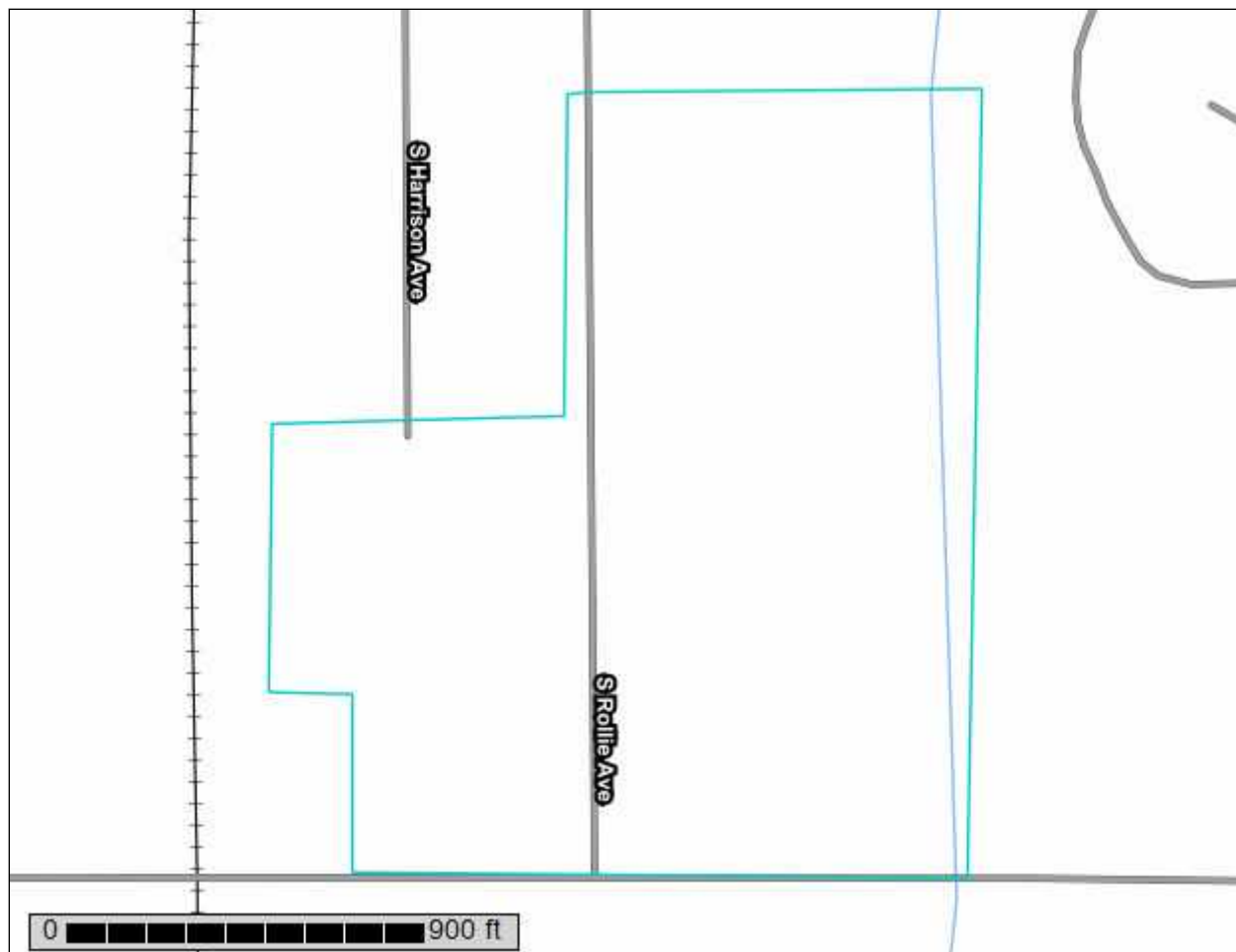
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for Weld County, Colorado, Southern Part



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part
Survey Area Data: Version 18, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29	Julesburg sandy loam, 0 to 1 percent slopes	51.5	79.9%
30	Julesburg sandy loam, 1 to 3 percent slopes	0.3	0.5%
46	Olney fine sandy loam, 0 to 1 percent slopes	8.8	13.7%
76	Vona sandy loam, 1 to 3 percent slopes	3.8	5.9%
Totals for Area of Interest		64.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Weld County, Colorado, Southern Part

29—Julesburg sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 3626

Elevation: 4,700 to 4,800 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 145 to 155 days

Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Julesburg and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Julesburg

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: South platte river alluvium

Typical profile

H1 - 0 to 12 inches: sandy loam

H2 - 12 to 27 inches: sandy loam

H3 - 27 to 60 inches: sand

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: A

Ecological site: Sandy Plains (R067BY024CO)

Hydric soil rating: No

Minor Components

Edgar

Percent of map unit: 4 percent

Hydric soil rating: No

Remmit

Percent of map unit: 4 percent

Hydric soil rating: No

Valent

Percent of map unit: 4 percent

Hydric soil rating: No

Vona

Percent of map unit: 3 percent

Hydric soil rating: No

30—Julesburg sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tlpz

Elevation: 4,200 to 4,320 feet

Mean annual precipitation: 15 to 20 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 144 to 163 days

Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Julesburg and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Julesburg

Setting

Landform: Interfluves

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian sands

Typical profile

A - 0 to 5 inches: sandy loam

BA - 5 to 12 inches: sandy loam

Bt1 - 12 to 30 inches: sandy loam

Bt2 - 30 to 39 inches: sandy loam

C - 39 to 80 inches: loamy sand

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)

Available water storage in profile: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: Sandy Plains (R072XY111KS)

Hydric soil rating: No

Minor Components

Valent

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: Rolling Sands (R072XY109KS)

Hydric soil rating: No

Manter

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: Sandy Plains (R072XY111KS)

Hydric soil rating: No

Haxtun

Percent of map unit: 5 percent

Landform: Interfluves, drainageways

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Concave

Ecological site: Sandy Plains (R072XY111KS)

Hydric soil rating: No

46—Olney fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 362t

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Elevation: 4,600 to 5,200 feet

Mean annual precipitation: 11 to 15 inches

Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 125 to 175 days

Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Olney and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Olney

Setting

Landform: Plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed deposit outwash

Typical profile

H1 - 0 to 10 inches: fine sandy loam

H2 - 10 to 20 inches: sandy clay loam

H3 - 20 to 25 inches: sandy clay loam

H4 - 25 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Moderate (about 7.0 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: B

Ecological site: Sandy Plains (R067BY024CO)

Hydric soil rating: No

Minor Components

Zigweid

Percent of map unit: 8 percent

Hydric soil rating: No

Vona

Percent of map unit: 7 percent

Hydric soil rating: No

76—Vona sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 363w

Elevation: 4,600 to 5,200 feet

Mean annual precipitation: 13 to 15 inches

Mean annual air temperature: 48 to 55 degrees F

Frost-free period: 130 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Vona and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vona

Setting

Landform: Terraces, plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 6 inches: sandy loam

H2 - 6 to 28 inches: fine sandy loam

H3 - 28 to 60 inches: sandy loam

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Available water storage in profile: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: A

Ecological site: Sandy Plains (R067BY024CO)

Hydric soil rating: No

Minor Components

Remmit

Percent of map unit: 9 percent

Hydric soil rating: No

Olney

Percent of map unit: 3 percent

Hydric soil rating: No

Julesburg

Percent of map unit: 3 percent

Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

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Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report Map—Hydrologic Soil Group



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part
 Survey Area Data: Version 18, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2015—Oct 21, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
29	Julesburg sandy loam, 0 to 1 percent slopes	A	51.5	79.9%
30	Julesburg sandy loam, 1 to 3 percent slopes	A	0.3	0.5%
46	Olney fine sandy loam, 0 to 1 percent slopes	B	8.8	13.7%
76	Vona sandy loam, 1 to 3 percent slopes	A	3.8	5.9%
Totals for Area of Interest			64.4	100.0%

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

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

Rainfall Intensity
(in/hr)/duration

Frequency	5-min	10-min	15-min	30-min	60-min
2-year	3.48	2.70	2.28	1.58	1.00
5-year	4.92	3.84	3.24	2.24	1.42
10-year	5.88	4.56	3.84	2.66	1.68
50-year	8.16	6.36	5.36	3.72	2.35
100-year	9.48	7.32	6.16	4.28	2.71

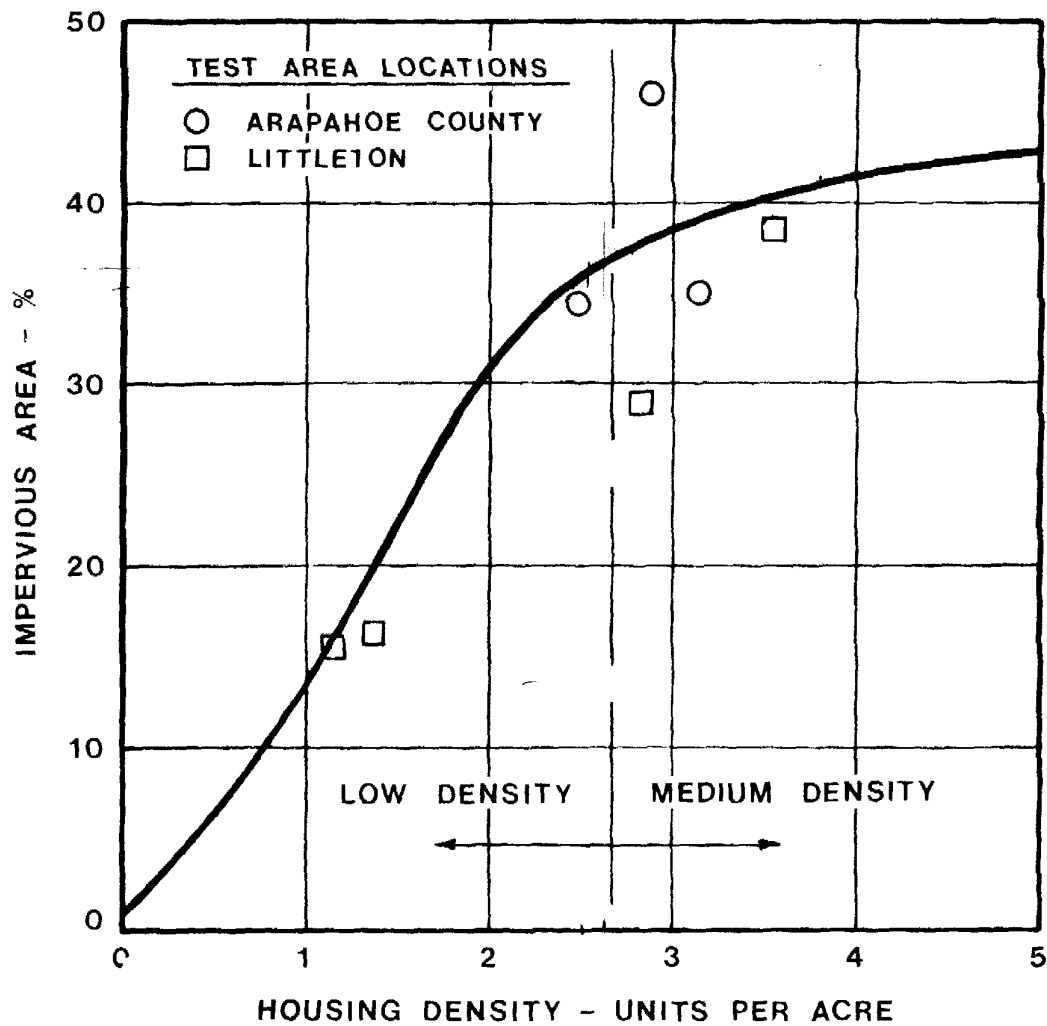
Table 602
Recommended Runoff Coefficients and Percent Impervious

Land Use or Surface Characteristics	Percent Impervious	Runoff Coefficients			
		2-yr	5-yr	10-yr	100-yr
Business					
Commercial	95	.87	.87	.88	.89
Neighborhood	70	.60	.65	.70	.80
Residential					
Single-family	*	.40	.45	.50	.60
Multi-unit (detached)	50	.45	.50	.60	.70
Multi-unit (attached)	70	.60	.65	.70	.80
½ acre lot or larger	*	.30	.35	.40	.60
Apartments	70	.65	.70	.70	.80
Industrial					
Light Areas	80	.71	.72	.76	.82
Heavy Areas	90	.80	.80	.85	.90
Parks, Cemeteries	7	.10	.18	.25	.45
Playgrounds	13	.15	.20	.30	.50
Schools	50	.45	.50	.60	.70
Railroad yard areas	20	.20	.25	.35	.45
Undeveloped Areas					
Historic Flow Analysis	2	.05	.15	.25	.50
Streets					
Paved	100	.87	.88	.90	.93
Gravel (packed)	40	.40	.45	.50	.60
Drive and Walks	96	.87	.87	.88	.89
Roofs	90	.80	.85	.90	.90
Lawn, sandy soil	7	.10	.18	.25	.45
Lawn, Clayey soil	7	.10	.18	.25	.45

* See Figure 603 for percent impervious.

Note: These Rational Method formula coefficients may not be valid for large basins.

Figure 603
Residential Housing Density vs.
Impervious Area



APPENDIX B

- B.1 Required Pond Volume & Infiltration Calcs
- B.2 Pond Volume Stage Storage Tables
- B.3 Hydrologic Calculations
- B.4 West Retention Pond Spillway 100-yr Runoff
- B.5 West Retention Pond Spillway 2x 100-yr Runoff
- B.6 North Retention Pond Spillway 100-yr Runoff
- B.7 North Retention Pond Spillway 2x 100-yr Runoff
- B.8 Inlet Sizing Calcs
- B.9 Storm Sewer Pipe Sizing

West Retention Pond Volume Calcs				
Basin	Description	C100	C5	Area (SF)
B3	Commercial Block-3	0.89	0.87	159638.00
B4	SF Block-4	0.70	0.50	456324.00
B5	SF Block-5	0.70	0.50	545433.00
B6	MF Block-6	0.70	0.50	145496.00
B7	Charter School Block-7	0.70	0.50	234616.00
B8	Courtyards at Lupton Village	0.77	0.67	189310.00
B9	Rollie ROW	0.79	0.68	142439.24
B11	Tract C	0.45	0.18	109863.00
B12	Outlot A & B - Pond	0.45	0.18	139873.00
NOAA 5yr 24hr depth (ft)		0.19		
NOAA 100yr 24hr depth (ft)		0.38		
Composite C5		0.52		
Composite C100		0.70		
Total Area (sf):		2122992		
Total Required 5-yr Volume (cf)		208,832.52		
Total Required 100-yr Volume (cf):		567,735.62		
West Retention Pond Infiltration Calcs				
Description		Value	Unit	
Average Infiltration Rate		0.17	FT/HR	
Pond Bottom Area		67,815.00	SF	
Gravel Drywells		13.00	EA	
Gravel Drywell Area (94.24 SF per Drywell)		1,225.12	SF	
Infiltration Volume per Hour (Infiltration rate*(Pond Bottom Area+Gravel Drywell Area))		11,506.69	CF/HR	
Time to drain required 5-year volume		18.15	HR	
Time to drain required 100-year volume		49.34	HR	

North Retention Pond Volume Calcs				
Basin	Description	C100	C5	Area (SF)
B1	Commercial Block-1	0.89	0.87	224962.35
B2	MF Block-2	0.70	0.50	285190.00
OS-1	Offsite	0.80	0.68	18733.00
B10	Reynolds Street ROW	0.74	0.60	82272.00
NOAA 5yr 24hr depth (ft)		0.19		
NOAA 100yr 24hr depth (ft)		0.38		
Composite C5		0.66		
Composite C100		0.78		
Total Area (sf):		611157		
Total Required 5-yr Volume (cf)		76,063.17		
Total Required 100-yr Volume (cf)		182,222.48		
North Retention Pond Infiltration Calcs				
Description		Value	Unit	
Average Infiltration Rate		0.17	FT/HR	
Pond Bottom Area		13,280.00	SF	
Gravel Drywells		21.00	EA	
Gravel Drywell Area (94.24 SF per Drywell)		1,979.04	SF	
Infiltration Volume per Hour (Infiltration rate*(Pond Bottom Area+Gravel Drywell Area))		2,543.17	CF/HR	
Time to drain required 5-year volume		29.91	HR	
Time to drain required 100-year volume		71.65	HR	

WEST RETENTION POND STAGE STORAGE				
ELEV	AREA (sq. ft.)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	DESCRIPTION
4,907.50	10,194.27	N/A	0	Bottom of Pond
4,908.00	23,692.79	8471.77	8471.77	
4,908.50	37,792.21	15371.25	23843.01	
4,909.00	52,406.31	22549.63	46392.64	
4,909.50	68,033.22	30109.88	76502.53	
4,910.00	73,860.61	35473.46	111975.98	
4,910.50	76,054.96	37478.89	149454.88	
4,911.00	78,271.57	38581.63	188036.51	
4,911.50	80,510.45	39695.51	227732.02	
4,912.00	82,770.96	40820.35	268552.37	
4,912.50	85,044.81	41953.94	310506.31	
4,913.00	87,340.05	43096.21	353602.53	
4,913.50	89,658.20	44249.56	397852.09	
4,914.00	92,007.06	45416.32	443268.41	
4,914.50	94,389.94	46599.25	489867.66	
4,915.00	97,621.33	48002.82	537870.47	
4,915.50	101,878.28	49874.9	587745.37	*Required Volume=567,735 CF
4,916.00	106,688.54	52141.7	639887.08	
4,916.50	112,146.22	54708.69	694595.77	
4,917.00	117,378.83	57381.26	751977.03	Spillway Elevation
4,917.50	121,925.58	59826.1	811803.13	
4,918.00	126,192.86	62029.61	873832.74	Top of Pond

NORTH RETENTION POND STAGE STORAGE				
ELEV	AREA (sq. ft.)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	DESCRIPTION
4,909.00	668.04	N/A	0	Bottom of Pond
4,909.50	3,298.83	843.04	843.04	
4,910.00	5,927.58	2306.6	3149.64	
4,910.50	8,588.80	3629.1	6778.74	
4,911.00	11,282.51	4967.83	11746.56	
4,911.50	14,008.32	6322.71	18069.27	
4,912.00	18,838.71	8211.76	26281.03	
4,912.50	24,121.44	10740.04	37021.07	
4,913.00	29,408.20	13382.41	50403.48	
4,913.50	34,760.31	16042.13	66445.6	
4,914.00	40,080.07	18710.09	85155.7	
4,914.50	45,093.34	21293.35	106449.05	
4,915.00	49,450.03	23635.84	130084.9	
4,915.50	53,834.14	25821.04	155905.94	
4,916.00	58,222.77	28014.23	183920.17	
4,916.50	62,624.93	30211.93	214132.09	*Required Volume=192445 CF
4,917.00	67,042.56	32416.87	246548.97	Spillway Elevation
4,917.50	71,401.34	34610.98	281159.94	
4,918.00	76,205.82	36901.79	318061.73	Top of Pond

DEVELOPED BASIN COMPOSITE RUNOFF COEFFICIENT & PERCENT IMPERVIOUSNESS

Basin Name	Basin Description	Soil Type	Paved 100% (acres)	Commercial 95% (acres)	Residential 50% (acres)	Parks & Lawns 7% (acres)	Total Area (acres)	C5	C100	Percent Impervious
B1	Commercial Block-1	A	0.00	5.16	0.00	0.00	5.16	0.87	0.89	95.0%
B2	MF Block-2	A	0.00	0.00	6.55	0.00	6.55	0.50	0.70	50.0%
B3	Commercial Block-3	A	0.00	3.66	0.00	0.00	3.66	0.87	0.89	95.0%
B4	SF Block-4	B	0.00	0.00	10.48	0.00	10.48	0.50	0.70	50.0%
B5	SF Block-5	A	0.00	0.00	12.52	0.00	12.52	0.50	0.70	50.0%
B6	MF Block-6	A	0.00	0.00	3.34	0.00	3.34	0.50	0.70	50.0%
B7	Charter School Block-7	A	0.00	0.00	5.39	0.00	5.39	0.50	0.70	50.0%
B8	Courtyards at Lupton Village	A	1.08	2.01	0.00	1.26	4.35	0.67	0.77	68.3%
B9	Rollie ROW	A	2.35	0.00	0.00	0.92	3.27	0.68	0.79	73.7%
B10	Reynolds Street ROW	A	1.13	0.00	0.00	0.76	1.89	0.60	0.74	62.5%
B11	Tract C	A	0.00	0.00	0.00	2.52	2.52	0.18	0.45	7.0%
B12	Outlot A & B - Pond	A	0.00	0.00	0.00	3.21	3.21	0.18	0.45	7.0%
B13	Outlot C - Pond	A	0.00	0.00	0.00	2.12	2.12	0.18	0.45	7.0%
OS-1	Offsite	A	0.31	0.00	0.00	0.12	0.43	0.68	0.80	74.0%
NORTH RETENTION POND							13.60	0.65	0.78	71.2%
WEST RETENTION POND							45.96	0.54	0.72	54.9%

DEVELOPED BASIN COMPOSITE TIME OF CONCENTRATION

Basin			Overland Flow			Channelized Flow												Eq. 6-5	Eq. 6-2	Final
			Reach 1			Reach 2			Reach 3				Reach 4							
Basin Name	Description	C5	L1 (ft)	S1 (ft/ft)	T _i (min)	L2 (ft)	K	S2 (ft/ft)	T _i (min)	L3 (ft)	K	S3 (ft/ft)	T _i (min)	L4 (ft)	K	S4 (ft/ft)	T _i (min)	T _c (min)	T _c (min)	T _c (min)
B1	Commercial Block-1	0.87	50	0.020	2.34	758	20	0.005	8.93	0.00	10	0.000	0.00	0.00	7	0.000	0.00	17.86	11.27	11.27
B2	MF Block-2	0.50	50	0.020	6.09	828	20	0.005	9.76	0.00	7	0.000	0.00	0.00	7	0.000	0.00	29.70	15.85	15.85
B3	Commercial Block-3	0.87	50	0.020	2.34	575	20	0.005	6.78	0.00	7	0.000	0.00	0.00	7	0.000	0.00	15.93	9.11	9.11
B4	SF Block-4	0.50	50	0.020	6.09	857	20	0.005	10.10	0.00	7	0.000	0.00	0.00	7	0.000	0.00	30.12	16.19	16.19
B5	SF Block-5	0.50	50	0.020	6.09	865	20	0.005	10.19	0.00	7	0.000	0.00	0.00	7	0.000	0.00	30.24	16.29	16.29
B6	MF Block-6	0.50	50	0.020	6.09	611	20	0.005	7.20	0.00	7	0.000	0.00	0.00	8	0.000	0.00	26.50	13.29	13.29
B7	Charter School Block-7	0.50	50	0.020	6.09	460	20	0.005	5.42	0.00	7	0.000	0.00	0.00	9	0.000	0.00	24.28	11.52	11.52
B8	Courtyards at Lupton Village	0.67	50	0.020	4.35	625	20	0.005	7.37	0.00	7	0.000	0.00	0.00	10	0.000	0.00	22.32	11.72	11.72
B9	Rollie ROW	0.68	50	0.020	4.24	950	20	0.005	11.20	0.00	7	0.000	0.00	0.00	11	0.000	0.00	25.05	15.44	15.44
B10	Reynolds Street ROW	0.60	50	0.020	5.10	355	20	0.005	4.18	0.00	7	0.000	0.00	0.00	12	0.000	0.00	20.08	9.28	9.28
B11	Tract C	0.18	50	0.020	9.34	615	20	0.005	7.25	0.00	7	0.000	0.00	0.00	12	0.000	0.00	39.33	16.59	16.59
B12	Outlot A & B - Pond	0.18	50	0.020	9.34	150	20	0.005	1.77	0.00	7	0.000	0.00	0.00	13	0.000	0.00	28.35	11.11	11.11
B13	Outlot C - Pond	0.18	50	0.020	9.34	150	20	0.005	1.77	0.00	7	0.000	0.00	0.00	14	0.000	0.00	28.35	11.11	11.11
OS-1	Offsite	0.68	50	0.020	4.23	150	20	0.005	1.77	0.00	7	0.000	0.00	0.00	15	0.000	0.00	15.25	5.99	5.99

DEVELOPED BASIN RUNOFF CALCULATIONS

Basin Characteristics						Intensities		Sub-basin	
Basin Name	Description	Area (acres)	C5	C100	Tc* (min)	I5 (in/hr)	I 100 (in/hr)	Q 5-yr (cfs)	Q 100-yr (cfs)
B1	Commercial Block-1	5.16	0.87	0.89	11.27	3.70	7.08	16.62	32.55
B2	MF Block-2	6.55	0.50	0.70	15.85	3.22	6.15	10.53	28.20
B3	Commercial Block-3	3.66	0.87	0.89	9.11	4.00	7.66	12.75	24.99
B4	SF Block-4	10.48	0.50	0.70	16.19	3.19	6.09	16.69	44.69
B5	SF Block-5	12.52	0.50	0.70	16.29	3.18	6.08	19.90	53.28
B6	MF Block-6	3.34	0.50	0.70	13.29	3.47	6.63	5.79	15.51
B7	Charter School Block-7	5.39	0.50	0.70	11.52	3.67	7.02	9.88	26.48
B8	Courtyards at Lupton Village	4.35	0.67	0.77	11.72	3.64	6.98	10.64	23.40
B9	Rollie ROW	3.27	0.68	0.79	15.44	3.25	6.22	7.26	16.17
B10	Reynolds Street ROW	1.89	0.60	0.74	9.28	3.97	7.61	4.49	10.59
B11	Tract C	2.52	0.18	0.45	16.59	3.15	6.03	1.43	6.84
B12	Outlot A & B - Pond	3.21	0.18	0.45	11.11	3.72	7.12	2.15	10.29
B13	Outlot C - Pond	2.12	0.18	0.45	11.11	3.72	7.12	1.42	6.80
OS-1	Offsite	0.43	0.68	0.80	5.99	4.59	8.80	1.35	3.01
				North Retention Pond				33.06	78.14
				West Retention Pond				86.50	221.64
* If time of concentration was less than 5 minutes, 5 minutes was used.									

LUPTON VILLAGE

B.3 HYDROLOGIC
CALCULATIONS

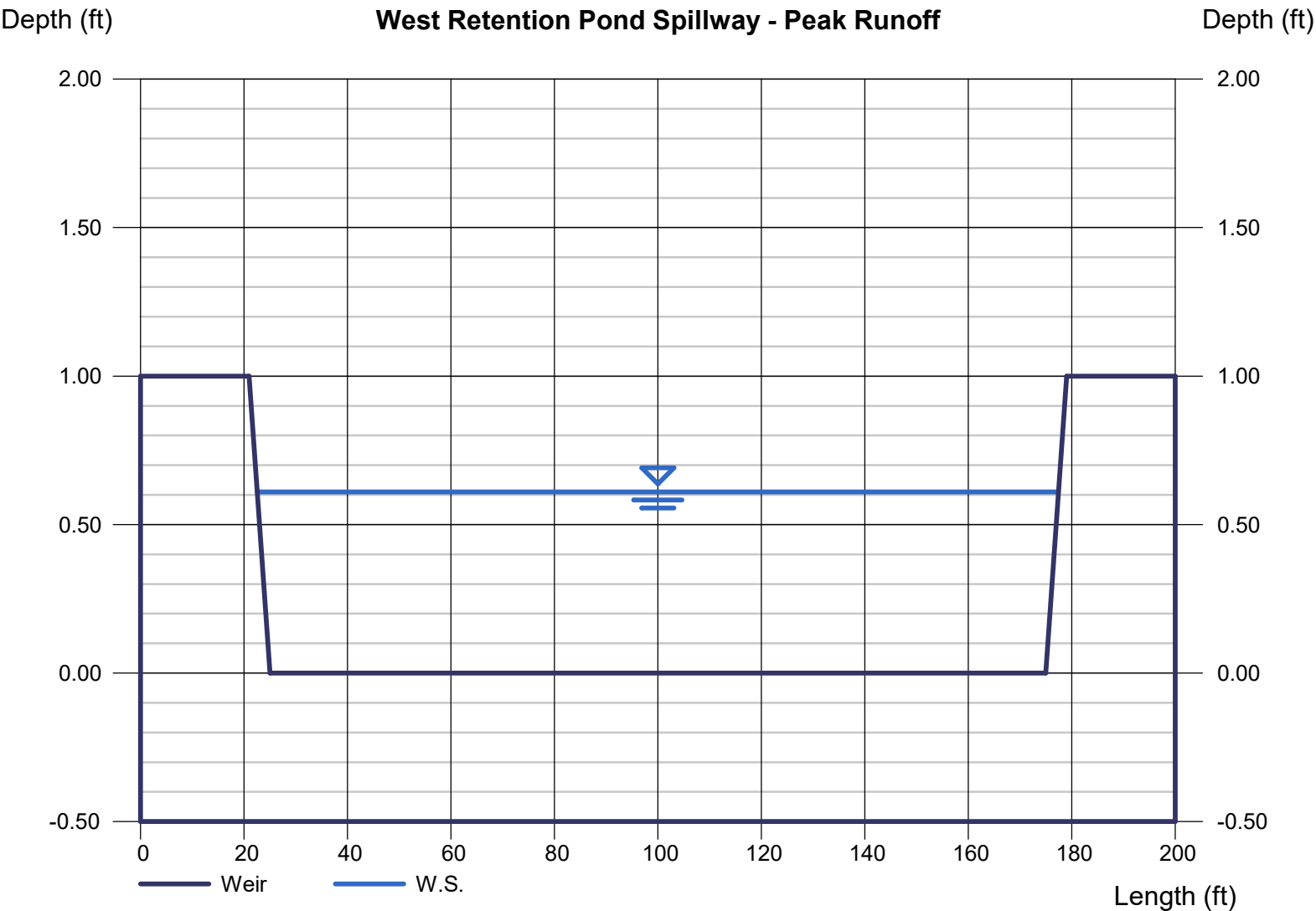


1880 Fall River Drive, Suite 200
Loveland, CO 80538
Tel. 970-461-7733

Weir Report

West Retention Pond Spillway - Peak Runoff

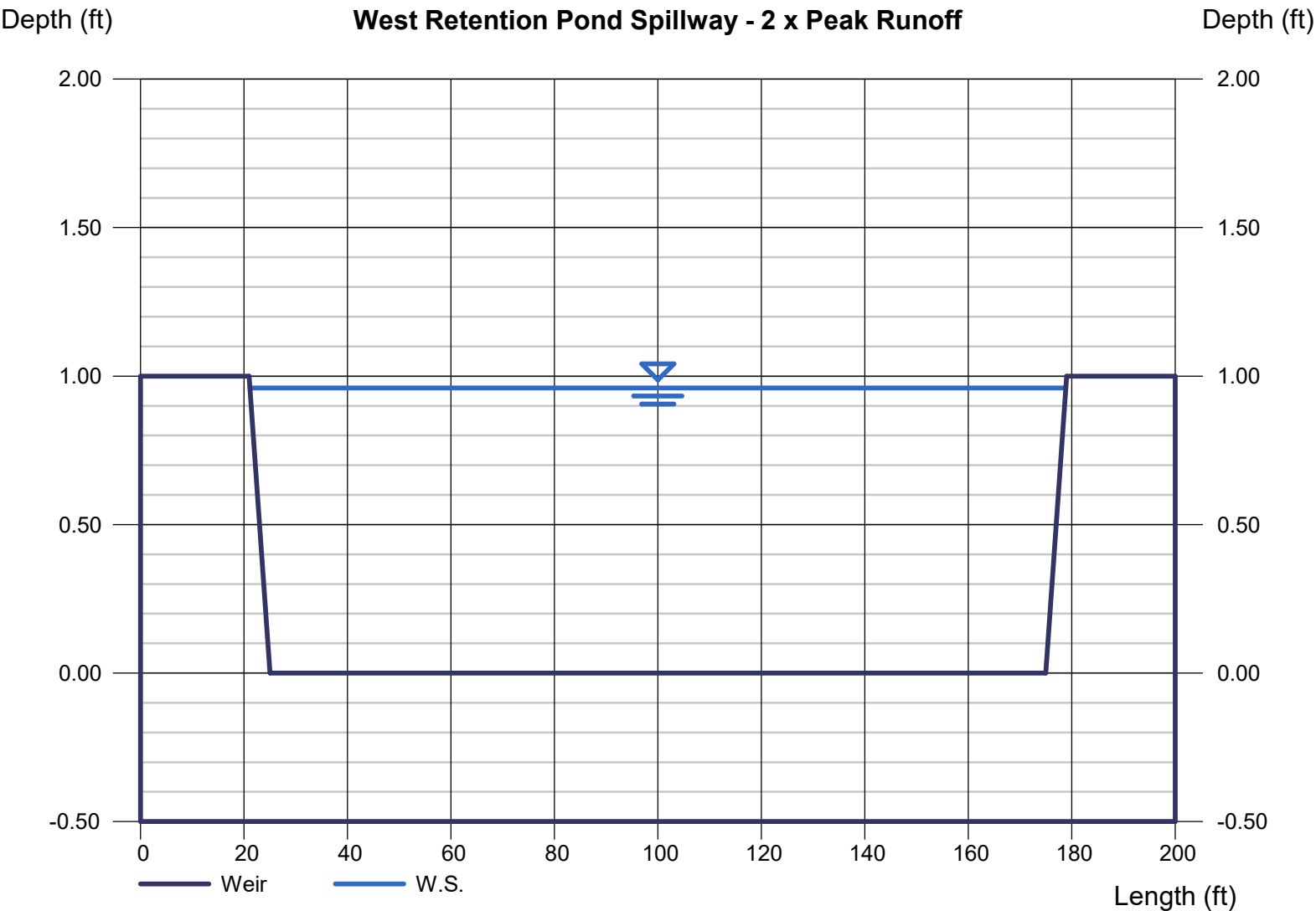
Trapezoidal Weir		Highlighted	
Crest	= Sharp	Depth (ft)	= 0.61
Bottom Length (ft)	= 150.00	Q (cfs)	= 221.64
Total Depth (ft)	= 1.00	Area (sqft)	= 92.99
Side Slope (z:1)	= 4.00	Velocity (ft/s)	= 2.38
		Top Width (ft)	= 154.88
Calculations			
Weir Coeff. Cw	= 3.10		
Compute by:	Known Q		
Known Q (cfs)	= 221.64		



Weir Report

West Retention Pond Spillway - 2 x Peak Runoff

Trapezoidal Weir		Highlighted	
Crest	= Sharp	Depth (ft)	= 0.96
Bottom Length (ft)	= 150.00	Q (cfs)	= 443.28
Total Depth (ft)	= 1.00	Area (sqft)	= 147.69
Side Slope (z:1)	= 4.00	Velocity (ft/s)	= 3.00
		Top Width (ft)	= 157.68
Calculations			
Weir Coeff. Cw	= 3.10		
Compute by:	Known Q		
Known Q (cfs)	= 443.28		



Weir Report

North Retention Pond Spillway - 2 x Peak Runoff

Trapezoidal Weir

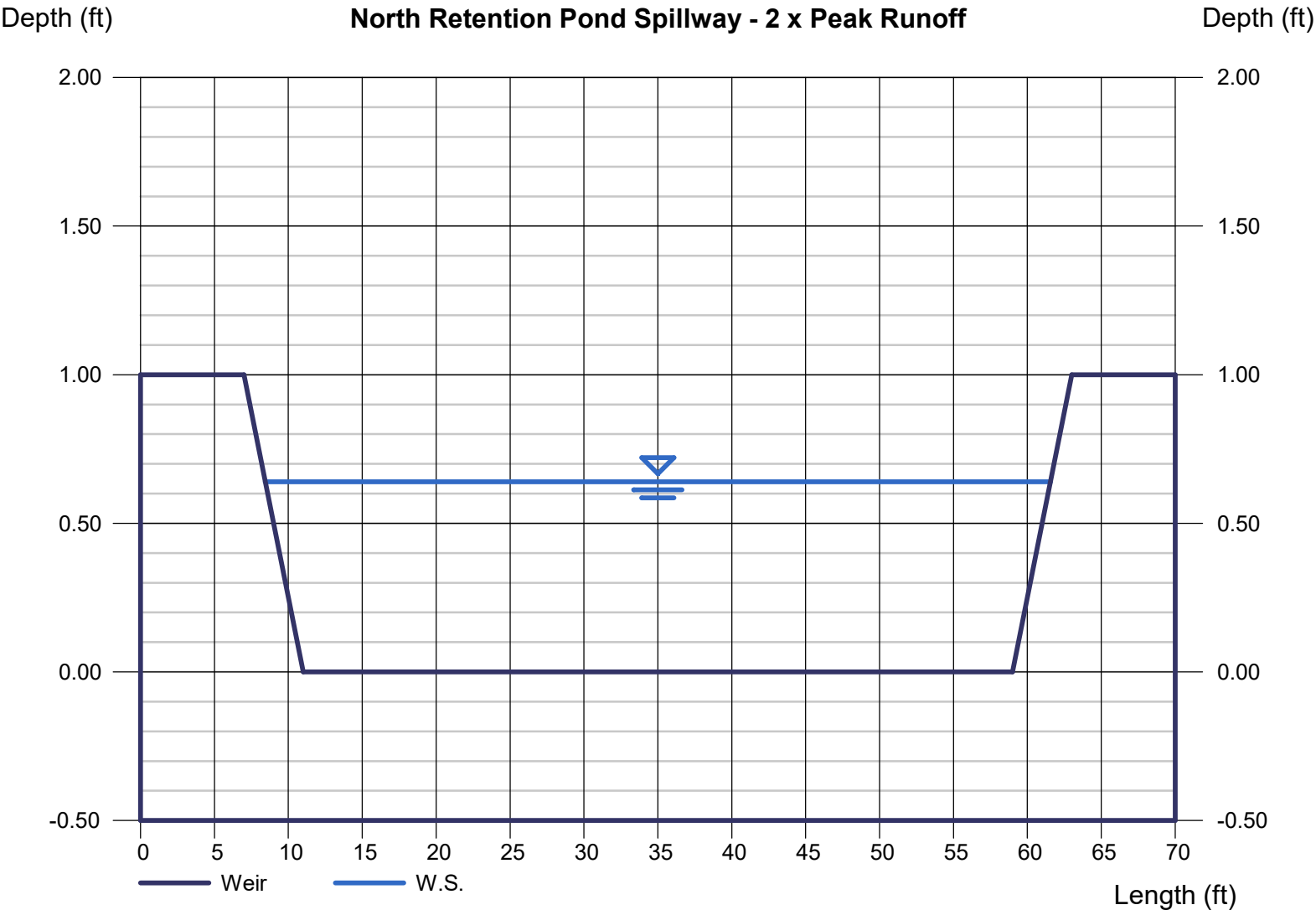
Crest	= Sharp
Bottom Length (ft)	= 48.00
Total Depth (ft)	= 1.00
Side Slope (z:1)	= 4.00

Highlighted

Depth (ft)	= 0.64
Q (cfs)	= 78.14
Area (sqft)	= 32.36
Velocity (ft/s)	= 2.41
Top Width (ft)	= 53.12

Calculations

Weir Coeff. Cw	= 3.10
Compute by:	Known Q
Known Q (cfs)	= 78.14



Weir Report

North Retention Pond Spillway - 2 x Peak Runoff

Trapezoidal Weir

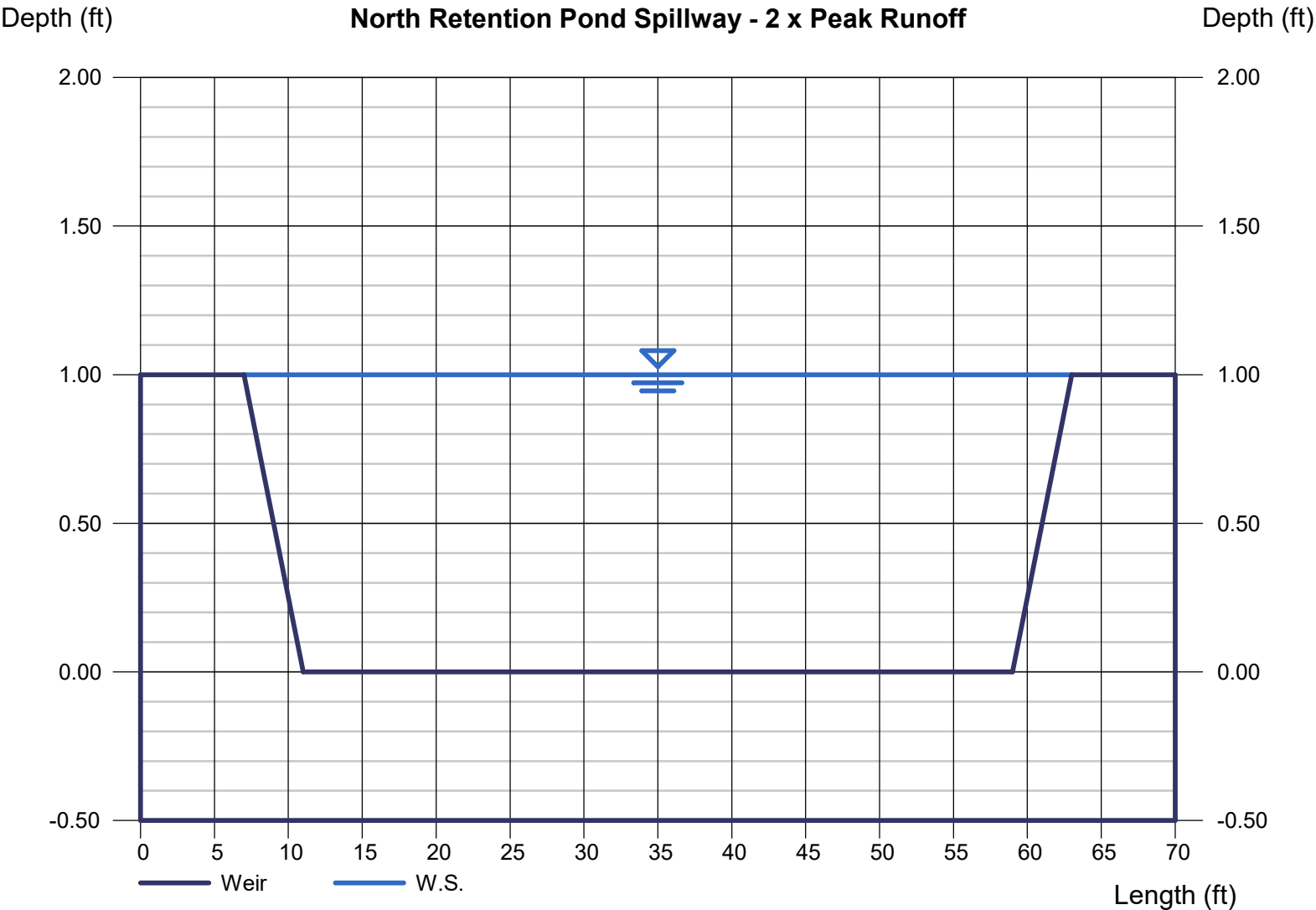
Crest = Sharp
Bottom Length (ft) = 48.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

Highlighted

Depth (ft) = 1.00
Q (cfs) = 156.28
Area (sqft) = 52.00
Velocity (ft/s) = 3.01
Top Width (ft) = 56.00

Calculations

Weir Coeff. Cw = 3.10
Compute by: Known Q
Known Q (cfs) = 156.28



INLET MANAGEMENT

Worksheet Protected

INLET NAME	ROLLIE E	ROLLIE W	COLLECTOR N	COLLECTOR S
Site Type (Urban or Rural)				
Inlet Application (Street or Area)	STREET	STREET	STREET	STREET
Hydraulic Condition	In Sump	In Sump	In Sump	In Sump
Inlet Type	CDOT Type R Curb Opening	CDOT Type R Curb Opening	CDOT Type R Curb Opening	CDOT Type R Curb Opening

USER-DEFINED INPUT**User-Defined Design Flows**

Minor Q_{known} (cfs)	7.4	13.6	3.8	6.3
Major Q_{known} (cfs)	16.7	33.0	7.7	14.6

Bypass (Carry-Over) Flow from Upstream

Receive Bypass Flow from:	No Bypass Flow Received	No Bypass Flow Received	No Bypass Flow Received	No Bypass Flow Received
Minor Bypass Flow Received, Q_b (cfs)	0.0	0.0		0.0
Major Bypass Flow Received, Q_b (cfs)		0.0		0.0

Watershed Characteristics

Subcatchment Area (acres)				
Percent Impervious				
NRCS Soil Type				

Watershed Profile

Overland Slope (ft/ft)				
Overland Length (ft)				
Channel Slope (ft/ft)				
Channel Length (ft)				

Minor Storm Rainfall Input

Design Storm Return Period, T_r (years)				
One-Hour Precipitation, P_1 (inches)				

Major Storm Rainfall Input

Design Storm Return Period, T_r (years)				
One-Hour Precipitation, P_1 (inches)				

CALCULATED OUTPUT

Minor Total Design Peak Flow, Q (cfs)	7.4	13.6	3.8	6.3
Major Total Design Peak Flow, Q (cfs)	16.7	33.0	7.7	14.6
Minor Flow Bypassed Downstream, Q_b (cfs)	N/A	N/A	N/A	N/A
Major Flow Bypassed Downstream, Q_b (cfs)	N/A	N/A	N/A	N/A

Minor Storm (Calculated) Analysis of Flow Time

C	N/A	N/A	N/A	N/A
C_s	N/A	N/A	N/A	N/A
Overland Flow Velocity, V_i	N/A	N/A	N/A	N/A
Channel Flow Velocity, V_t	N/A	N/A	N/A	N/A
Overland Flow Time, T_i	N/A	N/A	N/A	N/A
Channel Travel Time, T_t	N/A	N/A	N/A	N/A
Calculated Time of Concentration, T_c	N/A	N/A	N/A	N/A
Regional T_c	N/A	N/A	N/A	N/A
Recommended T_c	N/A	N/A	N/A	N/A
T_c selected by User	N/A	N/A	N/A	N/A
Design Rainfall Intensity, I	N/A	N/A	N/A	N/A
Calculated Local Peak Flow, Q_p	N/A	N/A	N/A	N/A

Major Storm (Calculated) Analysis of Flow Time

C	N/A	N/A	N/A	N/A
C_s	N/A	N/A	N/A	N/A
Overland Flow Velocity, V_i	N/A	N/A	N/A	N/A
Channel Flow Velocity, V_t	N/A	N/A	N/A	N/A
Overland Flow Time, T_i	N/A	N/A	N/A	N/A
Channel Travel Time, T_t	N/A	N/A	N/A	N/A
Calculated Time of Concentration, T_c	N/A	N/A	N/A	N/A
Regional T_c	N/A	N/A	N/A	N/A
Recommended T_c	N/A	N/A	N/A	N/A
T_c selected by User	N/A	N/A	N/A	N/A
Design Rainfall Intensity, I	N/A	N/A	N/A	N/A
Calculated Local Peak Flow, Q_p	N/A	N/A	N/A	N/A

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

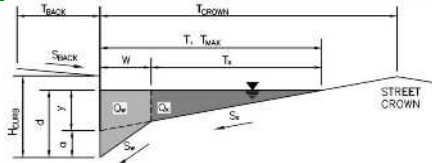
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

LUPTON VILLAGE

Inlet ID:

ROLLIE E

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

 $T_{BACK} = 25.5$ ft

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

 $S_{BACK} = 0.020$ ft/ft

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

 $n_{BACK} = 0.013$

Height of Curb at Gutter Flow Line

 $H_{CURB} = 6.00$ inches

Distance from Curb Face to Street Crown

 $T_{CROWN} = 29.0$ ft

Gutter Width

 $W = 2.00$ ft

Street Transverse Slope

 $S_X = 0.020$ ft/ft

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

 $S_W = 0.083$ ft/ft

Street Longitudinal Slope - Enter 0 for sump condition

 $S_0 = 0.000$ ft/ft

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

 $n_{STREET} = 0.015$

Max. Allowable Spread for Minor & Major Storm

	Minor Storm	Major Storm	
$T_{MAX} =$	29.0	29.0	ft
$d_{MAX} =$	6.0	12.0	inches

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

☐☐

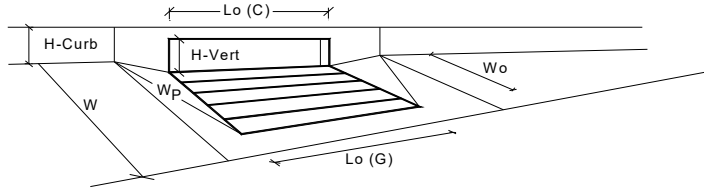
MINOR STORM Allowable Capacity is based on Depth Criterion

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

MAJOR STORM Allowable Capacity is based on Depth Criterion

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR	
Type of Inlet	CDOT Type R Curb Opening	CDOT Type R Curb Opening			
Local Depression (additional to continuous gutter depression 'a' from above)		a _{local} =	3.00	3.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No =	2	2	
Water Depth at Flowline (outside of local depression)		Ponding Depth =	6	12.0	inches
Grate Information		MINOR		MAJOR	
Length of a Unit Grate		L _o (G) =	N/A	N/A	feet
Width of a Unit Grate		W _o =	N/A	N/A	feet
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A _{ratio} =	N/A	N/A	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		C _r (G) =	N/A	N/A	
Grate Weir Coefficient (typical value 2.15 - 3.60)		C _w (G) =	N/A	N/A	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		C _o (G) =	N/A	N/A	
Curb Opening Information		MINOR		MAJOR	
Length of a Unit Curb Opening		L _o (C) =	5.00	5.00	feet
Height of Vertical Curb Opening in Inches		H _{vert} =	6.00	6.00	inches
Height of Curb Orifice Throat in Inches		H _{throat} =	6.00	6.00	inches
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W _p =	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		C _r (C) =	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		C _w (C) =	3.60	3.60	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		C _o (C) =	0.67	0.67	
Low Head Performance Reduction (Calculated)		MINOR		MAJOR	
Depth for Grate Midwidth		d _{Grate} =	N/A	N/A	ft
Depth for Curb Opening Weir Equation		d _{Curb} =	0.37	0.83	ft
Combination Inlet Performance Reduction Factor for Long Inlets		RF _{Combination} =	0.60	1.00	
Curb Opening Performance Reduction Factor for Long Inlets		RF _{Curb} =	0.96	1.00	
Grated Inlet Performance Reduction Factor for Long Inlets		RF _{Grate} =	N/A	N/A	
Total Inlet Interception Capacity (assumes clogged condition)		MINOR		MAJOR	
		Q _a =	12.4	25.5	cfs
Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)		Q _{PEAK REQUIRED} =	7.4	16.7	cfs

Warning 5: The width of unit is greater than the gutter width.

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

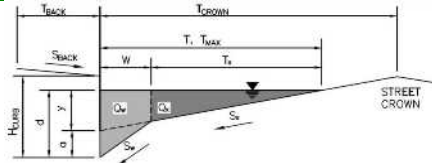
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

LUPTON VILLAGE

Inlet ID:

ROLLIE W

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

 $T_{BACK} = 25.5$ ft

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

 $S_{BACK} = 0.020$ ft/ft

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

 $n_{BACK} = 0.013$

Height of Curb at Gutter Flow Line

 $H_{CURB} = 6.00$ inches

Distance from Curb Face to Street Crown

 $T_{CROWN} = 29.0$ ft

Gutter Width

 $W = 2.00$ ft

Street Transverse Slope

 $S_X = 0.020$ ft/ft

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

 $S_W = 0.083$ ft/ft

Street Longitudinal Slope - Enter 0 for sump condition

 $S_O = 0.000$ ft/ft

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

 $n_{STREET} = 0.015$

Max. Allowable Spread for Minor & Major Storm

	Minor Storm	Major Storm	
$T_{MAX} =$	29.0	29.0	ft
$d_{MAX} =$	6.0	8.0	inches

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

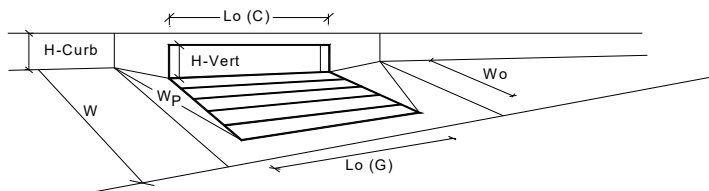
☐☐**MINOR STORM Allowable Capacity is based on Depth Criterion**

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

MAJOR STORM Allowable Capacity is based on Depth Criterion

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)

Type of Inlet
Local Depression (additional to continuous gutter depression 'a' from above)
Number of Unit Inlets (Grate or Curb Opening)
Water Depth at Flowline (outside of local depression)

Grate Information

Length of a Unit Grate
Width of a Unit Grate
Area Opening Ratio for a Grate (typical values 0.15-0.90)
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)
Grate Weir Coefficient (typical value 2.15 - 3.60)
Grate Orifice Coefficient (typical value 0.60 - 0.80)

Curb Opening Information

Length of a Unit Curb Opening
Height of Vertical Curb Opening in Inches
Height of Curb Orifice Throat in Inches
Angle of Throat (see USDCM Figure ST-5)
Side Width for Depression Pan (typically the gutter width of 2 feet)
Clogging Factor for a Single Curb Opening (typical value 0.10)
Curb Opening Weir Coefficient (typical value 2.3-3.7)
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)

Low Head Performance Reduction (Calculated)

Depth for Grate Midwidth
Depth for Curb Opening Weir Equation
Combination Inlet Performance Reduction Factor for Long Inlets
Curb Opening Performance Reduction Factor for Long Inlets
Grated Inlet Performance Reduction Factor for Long Inlets

Total Inlet Interception Capacity (assumes clogged condition)

Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)

	MINOR	MAJOR	
Type =	CDOT Type R Curb Opening		
a_{local} =	3.00	3.00	inches
No =	3	3	
Ponding Depth =	6	12.0	inches
	MINOR	MAJOR	☒ Override Depths
$L_o (G)$ =	N/A	N/A	feet
W_o =	N/A	N/A	feet
A_{ratio} =	N/A	N/A	
$C_r (G)$ =	N/A	N/A	
$C_w (G)$ =	N/A	N/A	
$C_o (G)$ =	N/A	N/A	
	MINOR	MAJOR	
$L_o (C)$ =	5.00	5.00	feet
H_{vert} =	6.00	6.00	inches
H_{throat} =	6.00	6.00	inches
Theta =	63.40	63.40	degrees
W_p =	2.00	2.00	feet
$C_r (C)$ =	0.10	0.10	
$C_w (C)$ =	3.60	3.60	
$C_o (C)$ =	0.67	0.67	
	MINOR	MAJOR	
d_{Grate} =	N/A	N/A	ft
d_{Curb} =	0.37	0.83	ft
$RF_{Combination}$ =	0.60	1.00	
RF_{Curb} =	0.81	1.00	
RF_{Grate} =	N/A	N/A	
	MINOR	MAJOR	
Q_a =	16.0	39.1	cfs
$Q_{PEAK REQUIRED}$ =	13.6	33.0	cfs

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

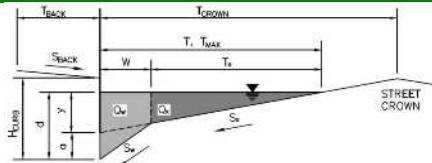
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

LUPTON VILLAGE

Inlet ID:

COLLECTOR N

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

 $T_{BACK} = 22.5$ ft

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

 $S_{BACK} = 0.020$ ft/ft

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

 $n_{BACK} = 0.013$

Height of Curb at Gutter Flow Line

 $H_{CURB} = 6.00$ inches

Distance from Curb Face to Street Crown

 $T_{CROWN} = 17.5$ ft

Gutter Width

 $W = 2.00$ ft

Street Transverse Slope

 $S_X = 0.020$ ft/ft

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

 $S_W = 0.083$ ft/ft

Street Longitudinal Slope - Enter 0 for sump condition

 $S_0 = 0.000$ ft/ft

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

 $n_{STREET} = 0.015$

Max. Allowable Spread for Minor & Major Storm

	Minor Storm	Major Storm	
$T_{MAX} =$	17.5	17.5	ft

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

	Minor Storm	Major Storm	
$d_{MAX} =$	6.0	6.0	inches

Check boxes are not applicable in SUMP conditions

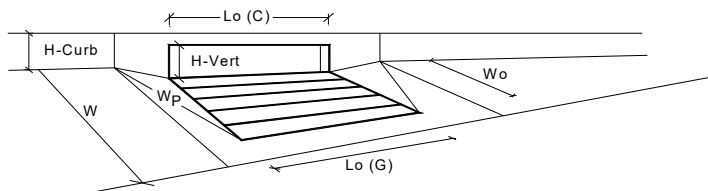
☐☐**MINOR STORM Allowable Capacity is based on Depth Criterion**

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

MAJOR STORM Allowable Capacity is based on Depth Criterion

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)

Type of Inlet
Local Depression (additional to continuous gutter depression 'a' from above)
Number of Unit Inlets (Grate or Curb Opening)
Water Depth at Flowline (outside of local depression)

Grate Information

Length of a Unit Grate
Width of a Unit Grate
Area Opening Ratio for a Grate (typical values 0.15-0.90)
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)
Grate Weir Coefficient (typical value 2.15 - 3.60)
Grate Orifice Coefficient (typical value 0.60 - 0.80)

Curb Opening Information

Length of a Unit Curb Opening
Height of Vertical Curb Opening in Inches
Height of Curb Orifice Throat in Inches
Angle of Throat (see USDCM Figure ST-5)
Side Width for Depression Pan (typically the gutter width of 2 feet)
Clogging Factor for a Single Curb Opening (typical value 0.10)
Curb Opening Weir Coefficient (typical value 2.3-3.7)
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)

Low Head Performance Reduction (Calculated)

Depth for Grate Midwidth
Depth for Curb Opening Weir Equation
Combination Inlet Performance Reduction Factor for Long Inlets
Curb Opening Performance Reduction Factor for Long Inlets
Grated Inlet Performance Reduction Factor for Long Inlets

Total Inlet Interception Capacity (assumes clogged condition)

Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)

	MINOR	MAJOR	
Type =	CDOT Type R Curb Opening		
a_{local} =	3.00	3.00	inches
No =	1	1	
Ponding Depth =	6.0	8.0	inches
	MINOR	MAJOR	☒ Override Depths
$L_o (G)$ =	N/A	N/A	feet
W_o =	N/A	N/A	feet
A_{ratio} =	N/A	N/A	
$C_r (G)$ =	N/A	N/A	
$C_w (G)$ =	N/A	N/A	
$C_o (G)$ =	N/A	N/A	
	MINOR	MAJOR	
$L_o (C)$ =	5.00	5.00	feet
H_{vert} =	6.00	6.00	inches
H_{throat} =	6.00	6.00	inches
Theta =	63.40	63.40	degrees
W_p =	2.00	2.00	feet
$C_r (C)$ =	0.10	0.10	
$C_w (C)$ =	3.60	3.60	
$C_o (C)$ =	0.67	0.67	
	MINOR	MAJOR	
d_{Grate} =	N/A	N/A	ft
d_{Curb} =	0.33	0.50	ft
$RF_{Combination}$ =	0.77	1.00	
RF_{Curb} =	1.00	1.00	
RF_{Grate} =	N/A	N/A	
	MINOR	MAJOR	
Q_a =	5.4	9.3	cfs
$Q_{PEAK REQUIRED}$ =	3.8	7.7	cfs

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

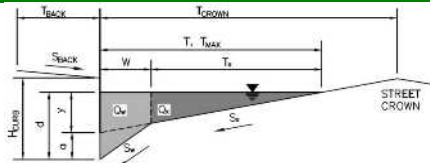
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

LUPTON VILLAGE

Inlet ID:

COLLECTOR S

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

 $T_{BACK} = 22.5$ ft

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

 $S_{BACK} = 0.020$ ft/ft

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

 $n_{BACK} = 0.013$

Height of Curb at Gutter Flow Line

 $H_{CURB} = 6.00$ inches

Distance from Curb Face to Street Crown

 $T_{CROWN} = 17.5$ ft

Gutter Width

 $W = 2.00$ ft

Street Transverse Slope

 $S_X = 0.020$ ft/ft

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

 $S_W = 0.083$ ft/ft

Street Longitudinal Slope - Enter 0 for sump condition

 $S_0 = 0.000$ ft/ft

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

 $n_{STREET} = 0.015$

Max. Allowable Spread for Minor & Major Storm

	Minor Storm	Major Storm	
$T_{MAX} =$	17.5	17.5	ft
$d_{MAX} =$	6.0	6.0	inches

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

☐☐

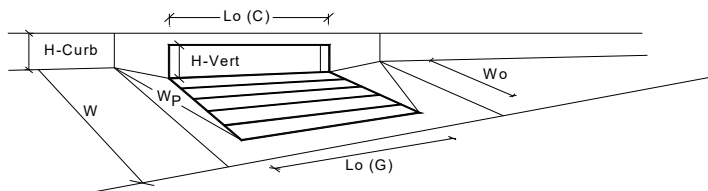
MINOR STORM Allowable Capacity is based on Depth Criterion

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

MAJOR STORM Allowable Capacity is based on Depth Criterion

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017

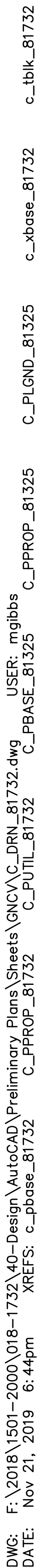


Design Information (Input)		MINOR		MAJOR	
Type of Inlet	CDOT Type R Curb Opening	CDOT Type R Curb Opening			
Local Depression (additional to continuous gutter depression 'a' from above)		a_{local}	3.00	3.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No	2	2	
Water Depth at Flowline (outside of local depression)		Ponding Depth	6.0	8.0	inches
Grate Information		MINOR		MAJOR	
Length of a Unit Grate		$L_o (G)$	N/A	N/A	feet
Width of a Unit Grate		W_o	N/A	N/A	feet
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A_{ratio}	N/A	N/A	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_r (G)$	N/A	N/A	
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$	N/A	N/A	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$	N/A	N/A	
Curb Opening Information		MINOR		MAJOR	
Length of a Unit Curb Opening		$L_o (C)$	5.00	5.00	feet
Height of Vertical Curb Opening in Inches		H_{vert}	6.00	6.00	inches
Height of Curb Orifice Throat in Inches		H_{throat}	6.00	6.00	inches
Angle of Throat (see USDCM Figure ST-5)		Theta	63.40	63.40	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_r (C)$	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$	3.60	3.60	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$	0.67	0.67	
Low Head Performance Reduction (Calculated)		MINOR		MAJOR	
Depth for Grate Midwidth		d_{Grate}	N/A	N/A	ft
Depth for Curb Opening Weir Equation		d_{Curb}	0.33	0.50	ft
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$	0.57	0.75	
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb}	0.93	1.00	
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate}	N/A	N/A	
Total Inlet Interception Capacity (assumes clogged condition)		MINOR		MAJOR	
		Q_a	10.5	19.3	cfs
Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)		$Q_{PEAK REQUIRED}$	6.3	14.6	cfs

SSA 100-year Structures Summary																				
SN	Element	Invert	Ground/Rim	Ground/Rim	Surcharge	Surcharge	Ponded	Minimum	Peak	Peak	Maximum	Maximum	Maximum	Minimum	Average	Average	Time of	Time of	Total	Total
	ID	Elevation	(Max)	(Max)	Elevation	Depth	Area	Pipe Cover	Inflow	Lateral	HGL	HGL	Surcharge	Freeboard	HGL	HGL	Maximum	Peak	Flooded	Time
			Elevation	Offset						Inflow	Elevation	Depth	Depth	Attained	Elevation	Depth	HGL	Flooding	Volume	Flooded
											Attained	Attained	Attained		Attained	Attained	Occurrence	Occurrence		
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft²)	(inches)	(cfs)	(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(days hh:mm)	(days hh:mm)	(ac-inches)	(minutes)
1	COLLECTOR N	4914.40	4917.17	2.77	4917.17	0.00	0.00	15.19	9.70	0.00	4916.40	2.00	0.00	0.77	4914.42	0.02	0 00:10	0 00:00	0.00	0.00
2	COLLECTOR S	4914.58	4917.17	2.59	4917.17	0.00	0.00	13.09	10.49	10.49	4917.17	2.59	0.00	0.00	4914.60	0.02	0 00:08	0 00:09	0.01	1.00
3	CONNECT TO EX-STORM STUB	4917.23	4921.29	4.06	4921.29	0.00	0.00	18.74	32.20	32.20	4921.29	4.06	0.00	0.00	4920.20	2.97	0 00:00	0 00:16	0.91	17.00
12	MH-200	4910.36	4917.88	7.52	4917.88	0.00	0.00	24.29	140.59	0.00	4916.26	5.90	0.00	1.62	4912.69	2.33	0 00:16	0 00:00	0.00	0.00
13	MH-201	4909.99	4919.79	9.80	4919.79	0.00	0.00	51.66	140.53	0.00	4914.98	4.99	0.00	4.82	4912.18	2.19	0 00:16	0 00:00	0.00	0.00
14	MH-202	4912.72	4920.12	7.40	4920.12	0.00	0.00	46.81	43.29	0.00	4916.76	4.04	0.00	3.37	4912.78	0.06	0 00:16	0 00:00	0.00	0.00
15	MH-300	4913.73	4919.40	5.67	4919.40	0.00	0.00	44.02	19.81	0.00	4919.40	5.67	0.00	0.00	4913.78	0.05	0 00:06	0 00:06	0.00	0.00
16	MH-400	4911.79	4918.18	6.39	4918.18	0.00	0.00	32.23	76.94	0.00	4917.88	6.09	0.00	0.29	4913.96	2.17	0 00:16	0 00:00	0.00	0.00
17	MH-401	4914.58	4919.77	5.19	4919.77	0.00	0.00	29.86	32.49	0.00	4919.31	4.73	0.00	0.46	4917.01	2.43	0 00:16	0 00:00	0.00	0.00
18	MH-402	4916.72	4921.36	4.65	4921.36	0.00	0.00	23.39	32.37	0.00	4920.73	4.01	0.00	0.63	4919.25	2.53	0 00:16	0 00:00	0.00	0.00
19	ROLLIE E	4910.52	4918.06	7.55	4918.06	0.00	0.00	24.54	58.25	15.63	4916.36	5.84	0.00	1.70	4912.70	2.18	0 00:16	0 00:00	0.00	0.00
20	ROLLIE W	4910.22	4917.72	7.50	4917.72	0.00	0.00	24.00	140.57	0.00	4915.66	5.44	0.00	2.06	4912.45	2.23	0 00:16	0 00:00	0.00	0.00
21	STUB 400	4914.01	4921.05	7.04	4921.05	0.00	0.00	48.42	43.29	43.29	4918.04	4.03	0.00	3.01	4914.06	0.05	0 00:16	0 00:00	0.00	0.00
22	STUB-500	4912.36	4920.60	8.25	4920.60	0.00	0.00	56.98	51.57	51.57	4918.54	6.18	0.00	2.07	4913.97	1.61	0 00:16	0 00:00	0.00	0.00
23	STUB-700	4914.09	4918.86	4.77	4918.86	0.00	0.00	33.28	24.65	24.65	4918.86	4.77	0.00	0.00	4914.14	0.05	0 00:06	0 00:09	0.22	5.00

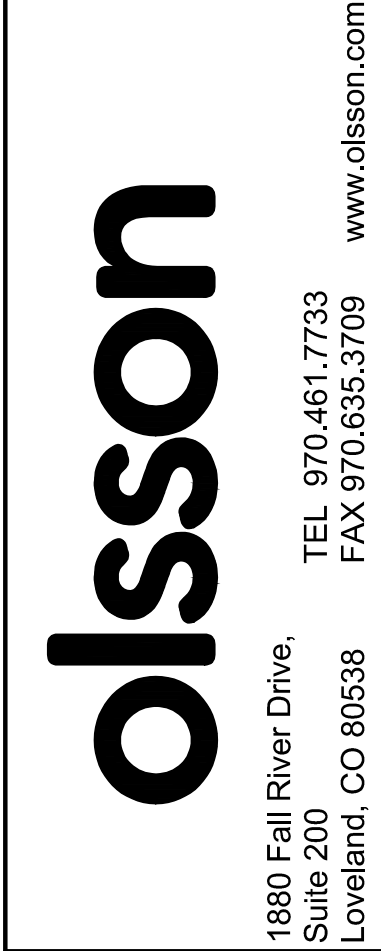
APPENDIX C

C.1 Drainage Map



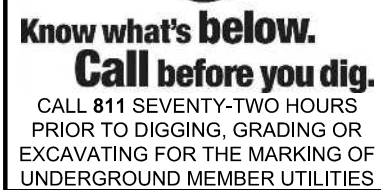
* REFER TO APPENDIX B, DEVELOPED BASIN COMPOSITE
RUNOFF COEFFICIENT & PERCENT IMPERVIOUS TABLE

DRAINAGE SLOPE ARROW 



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

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

[illegible]

DRAINAGE MAP	
LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
FORT LUPTON, CO	2019

drawn by: _____ MG
checked by: _____ MG
approved by: _____ MM
QA/QC by: _____ MG
project no.: _____ 018-1732
drawing no.: _____ C DRN 81732
date: _____ 11-21-2019

LUPTON VILLAGE

Fort Lupton, CO - 2019

November 2019

Olsson Project No. 018-1732



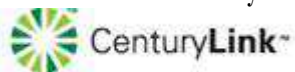
January 22, 2021

Fort Lupton Planning Team
Magaly Morales-Tejada
Planning assistant
City of Fort Lupton
130 S. McKinley Ave
Fort Lupton, CO 80621

CenturyLink appreciates the opportunity to provide Lupton Village FLG 2 with its future communication needs. In response to the request for a commitment to serve, CenturyLink will work with the developer/planner on determining what the needs will be. Upon such determination, CenturyLink will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point and given the prevailing Terms and Conditions of the Local Terms of Service, that CenturyLink will decide on whether it can or cannot provide service.

Respectfully,

Mark Fairchild
MDU/SFU GPON
OSP ENGINEER II
Denver, CO. 80120
(p) 7205676689
mark.fairchildt@centurylink.com



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

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a Preliminary and Final PUD Plat known as the Lupton Village Townhomes Preliminary and Final PUD Plat, located approximately 0.08 miles east of South Rolie Avenue and approximately 0.25 miles north of County Road 12 within the City of Fort Lupton, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on February 25, 2021, at 6:00 P.M., and before the City Council on March 16, 2021, at 7:00 P.M. or as soon as possible thereafter.

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

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

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOT 2, BLOCK 8 OF LUPTON VILLAGE SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

Legal Ad No.: FLP222244

First Publication Date: February 10, 2021

Last Publication Date: February 10, 2021

Published In: Fort Lupton Press

Sign Posting Affidavit

Lupton Village Townhomes PUD Preliminary & Final Plat
Project No. LUP2021-0003 / Plan Nos. PPL2021-0005 & FPL2021-0006



County Road 12



Rollie Avenue

I, Andrew J. Gerk hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 10 day of February, 2021.

Signature of Owner or Owner's Representative

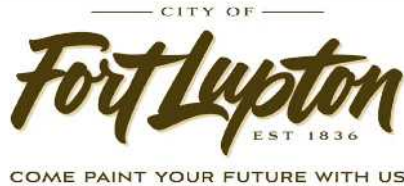
The foregoing instrument was acknowledged before me by Andrew J. Gerk, this 10 day of February, 2021. Witness my hand and seal.

My commission expires 6/17/2023.

Notary Public

(SEAL)

MELISSA WHEELER
Notary Public
State of Colorado
Notary ID # 20194022905
My Commission Expires 06-17-2023



I, the undersigned, hereby certify that on the 8th day of February, 2021, a true and correct copy of the foregoing Notice of Public Hearings and Preliminary Plat map for the Lupton Village Townhomes Preliminary and Final PUD Plat was sent via U.S. Mail, postage pre-paid, to the following addresses:

JINL INC
14301 E PRINCETON PL
APT 603
AURORA, CO 80014

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

KIMS INVESTMENT INC
17664 E PEAKVIEW AVE
AURORA, CO 80016

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

MARTHA M INOUE
PO BOX 275
FORT LUPTON, CO 80621

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

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

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

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

JENNIFER EADS
359 CORVETTE CIR
FORT LUPTON, CO 80621

BRENDA J MCCUTCHAN
359 CORVETTE CIR
FORT LUPTON, CO 80621

CRYSTAL BROOKS
JONATHAN BROOKS FAMILY TRUST
359 CORVETTE CIR
FORT LUPTON, CO 80621

JU SHIN LLC
17119 E EASTER AVE
CENTENNIAL, CO 80016

MARSID LAN LLC
PO BOX 650
FORT LUPTON, CO 80621



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

C/O PARADIGM TAX GROUP
SAFEWAY STORES 46 INC
PO BOX 800729
DALLAS, TX 75380

GUANG QING LI
149 CORVETTE CT
FORT LUPTON, CO 80621

KAREN VEGA CLINE
DAVID M CLINE
127 CORVETTE CT
FORT LUPTON, CO 80621

V BAR S EIGHTY ACRES LLC
12032 HIGHWAY 52
FORT LUPTON, CO 80621

LEE FRAZIER, JON G FRAZIER,
SCOTT B FRAZIER
359 CORVETTE CIR
FORT LUPTON, CO 80621

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

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

EUGENE W POTTER
332 CORVETTE CIR
FORT LUPTON, CO 80621

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

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

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

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

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

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

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



OSCAR BARRON
186 CORVETTE CIR
FORT LUPTON, CO 80621

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

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

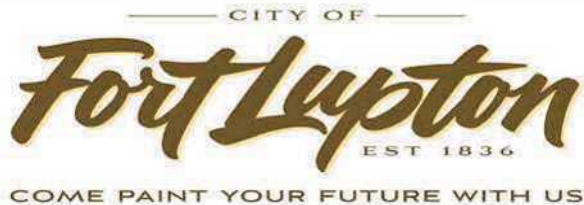
JANNINE T SIMONE
MICHAEL P SIMONE
211 S PURMAN AVE
FORT LUPTON, CO 80621

CORRINE GABEL
TODD A GABEL
17154 COUNTY RD 29
PLATTEVILLE, CO 80652

C/O JOSEF GUETLEIN
FORT LUPTON GREENS
5305 W 8TH AVE
ARVADA, CO 80003

Maria Lancto

City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a Preliminary and Final PUD Plat known as the Lupton Village Townhomes Preliminary and Final PUD Plat, located approximately 0.08 miles east of South Rollie Avenue and approximately 0.25 miles north of County Road 12 within the City of Fort Lupton, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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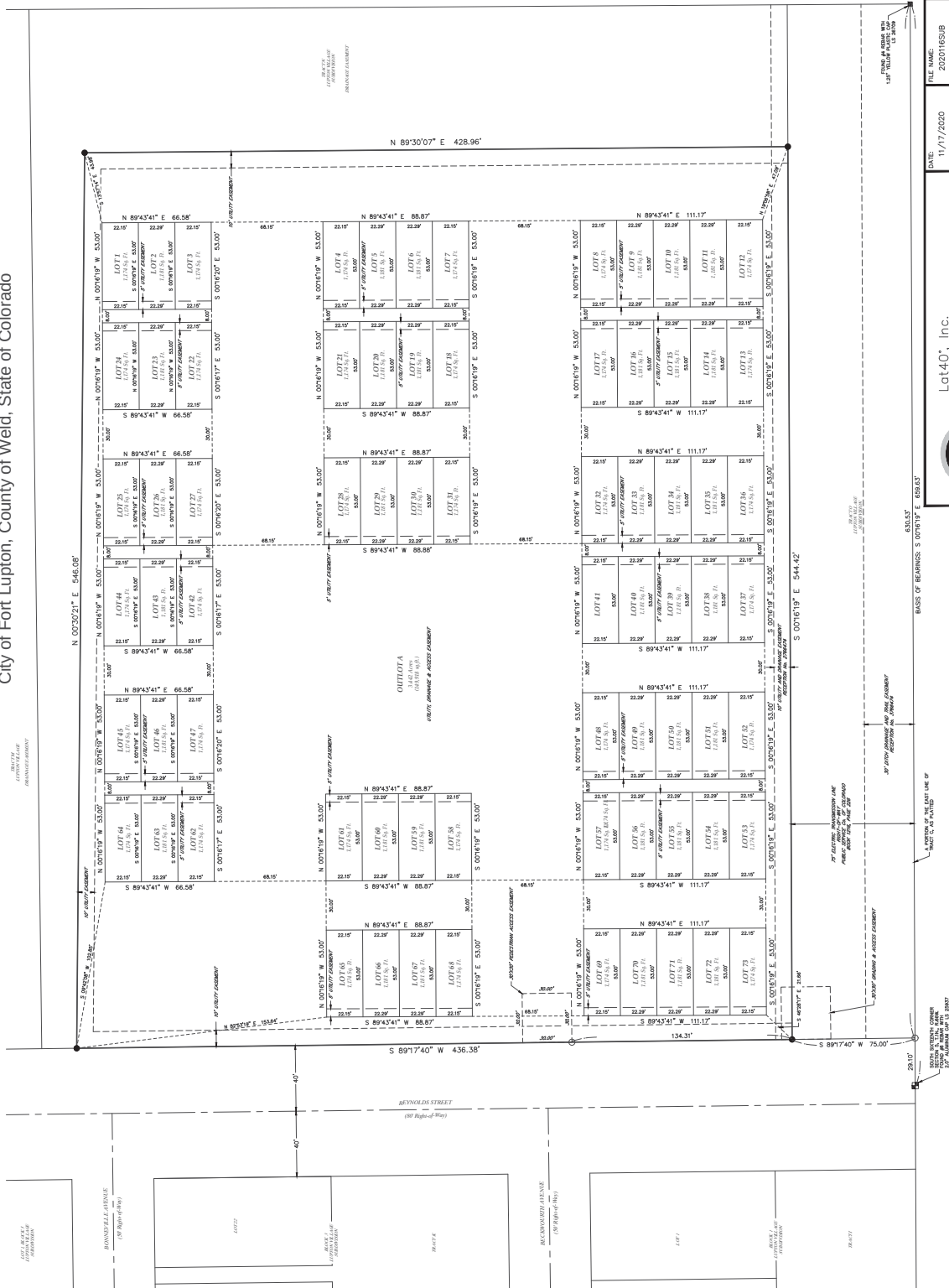
**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT
BIT.LY/DEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: LUPTON VILLAGE
TOWNHOMES PUD PRELIMINARY AND FINAL PLAT.**

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOT 2, BLOCK 8 OF LUPTON VILLAGE SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

Preliminary Plat of LUPTON VILLAGE SUBDIVISION SECOND FILING A Replat of Lot 2, Block 8, Lupton Village Subdivision, Lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado



RESOLUTION NO. P2021-007

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ANNEXATION KNOWN AS THE ALQUIST ANNEXATION AND INITIAL ZONING TO THE ‘A’ AGRICULTURE ZONE DISTRICT FOR LAND LEGALLY DESCRIBED IN EXHIBIT A.

WHEREAS, the Planning Commission held a public hearing on February 25, 2021, for the purpose of reviewing an application submitted by Melody A. Alquist and Robert J. Alquist for an annexation, known as the Alquist Annexation and Initial Zoning to the ‘A’ Agriculture Zone District; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the annexation and initial zoning conforms to Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all legal requirements for the public hearing have been met including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 500 feet, and posting of the hearing on the site.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the annexation known as the Alquist Annexation and Initial Zoning to the ‘A’ Agriculture Zone District, conditional upon the following:

- I. Prior to recording the annexation map:
 - A. The title of the annexation and initial zoning map shall include the Project No. LUP2021-0004, and Plan Nos. ANX2021-0001 and COZ2021-0001.
 - B. Any redline comments provided by City Staff shall be made to the annexation map.
 - C. Applicant shall provide written acknowledgement of the comments from United Power.
 - D. Applicant shall provide written evidence that the comment from the Public Works Director have been adequately addressed.

DONE THIS 25th DAY OF FEBRUARY, 2021, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

ATTEST:

Chairman

Planning Director

EXHIBIT A
PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32 TO BEAR SOUTH 89°36'06" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 2" ALUMINUM CAP, PLS 25937 IN MONUMENT BOX, AND ON THE WEST END BY 2" ALUMINUM CAPS, PLS 37971 AS REFERENCE MONUMENTS, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 89°36'06" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 708.00 FEET; THENCE SOUTH 00°23'54" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 14TH STREET AND THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED APRIL 4, 2016 AS RECEPTION NO. 4192789 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°23'54" EAST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL, A DISTANCE OF 176.71 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND SHOWN ON ANNEXATION MAP RECORDED JANUARY 16, 1974 AS RECEPTION NO. 1628442 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 52°09'19" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 165.55 FEET; THENCE NORTH 65°01'59" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 36.49 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED AS SAID RECEPTION NO. 4192789; THENCE NORTH 00°23'54" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 58.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 14TH STREET; THENCE NORTH 89°36'06" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 163.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 18,504 SQUARE FEET OR 0.43 ACRES, MORE OR LESS.

ALQUIST ANNEXATION STAFF REPORT
PROJECT NO. LUP2021-0004/ PLAN NOS. ANX2021-0001 & COZ2021-0001

PROJECT DESCRIPTION

Project No.: LUP2021-0004 / Plan Nos. ANX2021-0001 & COZ2021-0001

Project name: Alquist Annexation and Initial Zoning

Owner's Name: Melody A. Alquist and Robert J. Alquist ("Applicants")

Location of Request:

The annexation consists of one parcel of land located south and adjacent to 14th Street and approximately 0.63 miles west from County Road 29. The site is contiguous with city limits to the north and south. The annexation is located in the Southwest Quarter of Section 32, Township 2 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado.



The Property adjacent to industrial land uses to the north, residential land uses to the east, and vacant land to the south and west.

Nature of Request:

The Applicants have submitted a request for annexation of one parcel of land with initial designation to the 'A' Agriculture Zone District. This property is already served by City water and sewer. Typically, city services are not provided until after annexation.

Site Size: Subject Property: 0.43 acres, more or less;

Proposed Zone District: 'A' Agriculture Zone District

Concept Land Use Plan: There are no proposed changes at this time. An existing residence and accessory buildings will continue to be used by the owners.

Existing Use: Rural residential.

Hearing Dates: Planning Commission – February 25, 2021 at 6:00 PM; and
City Council – March 16, 2021 at 7:00 PM.

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

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

SUMMARY OF PREVIOUS APPLICATIONS

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

APPLICATION PROCESS

The Applicants are requesting approval of an annexation and initial zoning to the 'A' Agriculture Zone District.

An annexation is processed under [Chapter 15: Annexation](#) of the Fort Lupton Municipal Code ("Code").

After required public notice of annexation and initial zoning, the Planning Commission shall review the annexation map, the concept land use plan and the zoning request at a public hearing, and shall submit a written recommendation to City Council.

The City Council shall then conduct a public hearing and consider the approval of an ordinance annexing the property to the City without election if it finds that the annexation is in compliance with the requirements of the Colorado Municipal Annexation Act of 1965, as amended, and the Fort Lupton Municipal Code. The City Council shall then either:

1. Approve, or approve with conditions, the ordinances for annexation and initial zoning. Approval may be contingent upon specific changes to the zoning or to the annexation agreement provided to the City Council prior to the public hearing.
2. Disapprove the ordinances to annex and initially zone the Property. If the City Council disapproves annexation, no similar request may be heard for a period of one year from the date of denial.

NOTIFICATION REQUIREMENTS

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 500 feet of the site, and the publishing notice of the hearing in the Fort Lupton Press for four consecutive weeks, with the first publication being at least 30 days prior to the City Council public hearing.

In addition, notice of the public hearings, as well as the resolution and petition, was sent to the Weld County Commissioners and Weld County Attorney, the school district and all special districts on February 18, 2021 by certified mail, return-receipt requested. An annexation impact report is not required for annexation under 10 acres.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

This annexation meets the requirements set forth by the Municipal Annexation Act of 1965, as amended and by [Chapter 15 of the Municipal Code](#) relating to Annexation. The Planning Department staff has determined that the applicant has submitted all required documents pursuant to the Code.

Section 15-3 of the Municipal Code outlines the Annexation Policy, which is:

- a) The City Council shall have the sole discretion in the annexation of territory proposed for annexation to the City, and the City is under no obligation to approve any annexation petition.

Staff Comment: On February 2, 2021, the City Council accepted the annexation petition and set the public hearing date for this matter on March 16, 2021.

- b) Land to be annexed shall conform to the goals, policies and strategies of the City.

Staff Comment: The Planning Department finds that the annexation meets the goals, policies and strategies of the City, specifically in relation to the Comprehensive Plan, which is further explained later in this Staff Report.

- c) The petitioner for annexation of land to the City shall be responsible for paying all required fees and for all related costs and overhead incurred by the City in reviewing and processing the annexation petition.

Staff Comment: The Applicant was not responsible for any fees due to the unique nature of this annexation. Due to the property being served city utilities prior to annexation, an agreement was reached with the property owners that they would agree to annex the property and the City would take cover the cost.

- d) Annexation shall not divide tracts of land in such a way as to prevent annexation of adjoining land.

Staff Comment: The proposed annexation will not prevent future annexation of land.

- e) All annexations shall be accompanied by an [annexation] agreement between the petitioner and the City, stating conditions related to municipal services or other terms of annexation that are not specifically provided for in the Code.

Staff Comment: The annexation agreement has been completed and is included in the packet.

- f) Unless specifically deferred by the City Council, zoning of the property shall occur concurrently with the annexation. Proposed zoning shall conform to a concept land use plan submitted with

the annexation petition. In the event that sufficient planning has not been done to define zoning boundaries at the time of annexation, the City may zone the property “A,” Agricultural, as an interim zoning classification.

Staff Comment: The Applicant is requesting zoning to the ‘A’ Agricultural Zone District.

- g) Required contiguity of noncontiguous parcels proposed for annexation may be achieved by annexation of one (1) or more portions of street right-of-way or other public way, a process commonly referred to as “flagpole” annexation.

Staff Comment: The proposed annexation is contiguous with city limits to the north and south.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area for the single-family detached land use type. This designation allows for neighborhoods of predominantly 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 zoning to the ‘A’ Agricultural Zone District is compatible with this land use designation due to the size of the property. The property will continue to be used in a rural residential manner.

REFERRALS

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

Buildings / Grounds Manager	OMI	City Attorney
GIS Specialist	Police Chief	Public Works Director
Fort Lupton Fire Protection District	CDOT	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	NCWCD
Weld County School District RE-8		

RECOMMENDATION

Staff recommends conditional approval of the Alquist Annexation and Initial Zoning to ‘A’ Agricultural. Conditions are listed on the proposed Resolution provided to Planning Commission.

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



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351
www.fortlupton.org

Project No. _____

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

- 1) Property Owner Name: Melody & Bob Alquist
 Company: _____
 Phone: (719) 838-1180 Email: m.alquistace@gmail.com
 Address: 1310 14th Street, Fort Lupton, CO 80621
 Preferred method of contact? Email: ☐ Phone: ☐ Mail: ☐
- 2) Representative Name: City of Fort Lupton, Planning Department
 Company: City of Fort Lupton
 Phone: (303) 857-6694 Email: planningdept@fortluptonco.gov
 Address: 130 S. McKinley Avenue
 Preferred method of contact? Email: ☐ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): N/A
 Billing Company: _____
 Phone: _____ Email: _____
 Address: _____

B. SITE DESCRIPTION

Site Address: 1310 14th Street, Fort Lupton, CO 80621
 Parcel Number: 130932301001
 Existing Zone Classification: Agriculture Proposed Zone Classification: Agriculture
 Water Type: Municipal Name: _____
 Sewage Type: Municipal District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

Project No. _____

D. PROJECT DESCRIPTION

Project Name: Alquist Annexation

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

This property is currently connected to municipal utilities. Typically, annexation into the City would be required before utility services are provided. In order to clean this up, the property will be annexed into the City at this time.

E. REQUIRED DOCUMENTS

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

F. CERTIFICATIONS

Representative Certification

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

Representative: _____ Date: _____

Owner Certification

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

Owner:  Date: 1-19-21

For Office Use Only

Received Date: _____

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

Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

Instructions for Submitting the Land Use Application Form

DEFINITIONS

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

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

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

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

A. CONTACT INFORMATION

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

B. SITE DESCRIPTION

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

C. APPLICATION TYPE

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

D. PROJECT DESCRIPTION

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

E. REQUIRED DOCUMENTS

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

F. CERTIFICATIONS

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

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

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

Alquist Annexation Project Narrative

Introduction

Robert Alquist and Melody Alquist (the “Applicants”) are requesting the annexation and initial zoning of their property located in a Part of the Southwest Quarter of Section 32, Township 2 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado. The subject property is located south and adjacent to 14th Street and approximately 0.16 miles east of Pacific Court. The portion of 14th street adjacent to the site is within Fort Lupton city limits, enabling the property to meet contiguity requirements. The annexation will include approximately 0.43 acres, more or less.

The subject property is eligible for annexation and capable of integration into the City of Fort Lupton. The annexation area is less than three miles from the City of Fort Lupton’s municipal boundaries. Annexation proceedings have not been commenced by another municipality. Additionally, a community of interest exists between the area proposed to be annexed and the City of Fort Lupton.

The subject property is currently connected to municipal utilities. Typically, annexation into the City would be required before utility services are provided. However, it was decided that utility connection would be appropriate so long as the property owner agreed to annex at the request of the City in the future. Fort Lupton has now requested that this annexation be completed.

The proposed zoning is to the ‘A’ Agricultural Zone District. This is appropriate for the current rural residential land use.

Description of Site

There is an existing residence with a detached garage located at this site. Lot surface consists of grass and gravel. The site is accessed from 14th Street.

Uses surrounding the site are listed below:

North of the Site: Golden Aluminum, Inc. site. Zoned: I-2 Heavy Industrial

East of the Site: Rural residence owned by Jackie & Ruben Crespo. Zoned Agriculture in Weld County.

South of the Site: Vacant land owned by the City of Fort Lupton. Zoned for parks & open space.

West of the Site: Vacant land owned by the City of Fort Lupton and unknown individuals. Zoned for parks & open space.

Potential Impacts on Surrounding Properties

The proposed zoning is compatible with the existing rural residential land use. No future development is planned at this time. The Comprehensive Plan identifies the future land use of this area as single-family detached. The existing residence is aligned with this designation, and zoning to ‘A’ Agriculture will continue to allow this use.

Police protection will be provided by the City of Fort Lupton. Fire Protection will be provided by the Fort Lupton Fire Protection District. The annexation and zoning are not expected to impact the school district governing the area to be annexed.

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 Alquist 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 0.43 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' Agriculture, 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 \$_____ 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.

Land Owner(s) Name(s) and Signature(s)

Mailing Address

Date of Signing

Melody August
Robt J. August

1310 14th St
1310 14th St

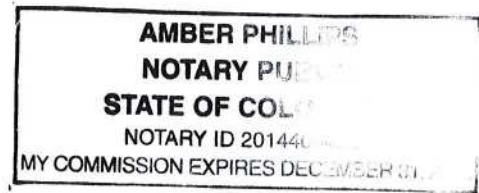
1-19-21
1-19-21

The foregoing signature(s) was/were subscribed and sworn to before me this 19 day of January, 2021, by

Witness my hand and official seal.

My commission expires on 12-31-2022.

Amber Phillips
Notary Public



Land Owned

If necessary, attach separate sheet.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

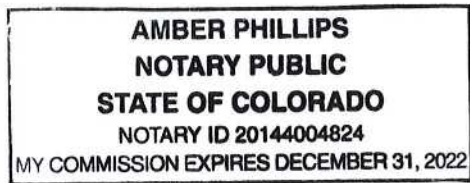
_____, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 19 day of January, 2021, by _____.

Witness my hand and official seal.

My commission expires on 12-31-22.



Amber Phillips
Notary Public

Legal Description

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32 TO BEAR SOUTH 89°36'06" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 2" ALUMINUM CAP, PLS 25937 IN MONUMENT BOX, AND ON THE WEST END BY 2" ALUMINUM CAPS, PLS 37971 AS REFERENCE MONUMENTS, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 89°36'06" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 708.00 FEET; THENCE SOUTH 00°23'54" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 14TH STREET AND THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED APRIL 4, 2016 AS RECEPTION NO. 4192789 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°23'54" EAST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL, A DISTANCE OF 176.71 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND SHOWN ON ANNEXATION MAP RECORDED JANUARY 16, 1974 AS RECEPTION NO. 1628442 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 52°09'19" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 165.55 FEET; THENCE NORTH 65°01'59" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 36.49 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED AS SAID RECEPTION NO. 4192789; THENCE NORTH 00°23'54" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 58.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 14TH STREET; THENCE NORTH 89°36'06" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 163.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 18,504 SQUARE FEET OR 0.43 ACRES, MORE OR LESS.

RESOLUTION NO. 2021R014

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE ALQUIST ANNEXATION AND SETTING THE PUBLIC HEARING FOR MARCH 16, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Melody A Alquist and Robert J Alquist for 0.43 acres, more or less, and known as the Alquist Annexation; and

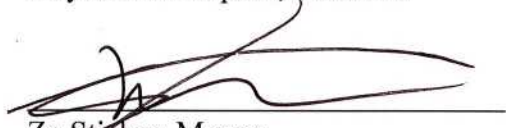
WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceedings for the Alquist Annexation and sets the hearing date for March 16, 2021, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

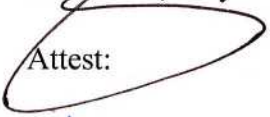
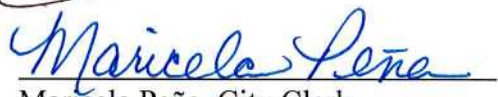
APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 2nd DAY OF FEBRUARY 2021.



City of Fort Lupton, Colorado


Zo Stieber, Mayor

Attest:



Maricela Peña, City Clerk

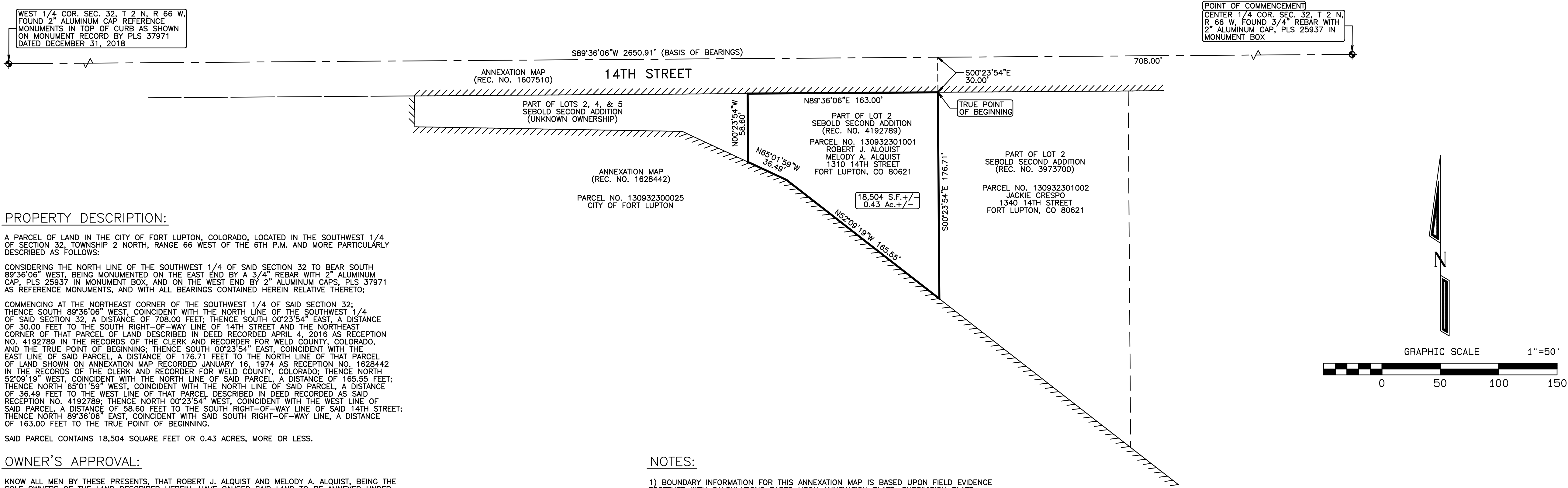
Approved as to form:


Andy Ausmus, City Attorney

ALQUIST ANNEXATION TO THE CITY OF FORT LUPTON

Part of the Southwest 1/4 of Section 32,
Township 2 North, Range 66 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

Sheet 1 of 1



PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32 TO BEAR SOUTH 89°36'06\"/>

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 89°36'06\"/>

SAID PARCEL CONTAINS 18,504 SQUARE FEET OR 0.43 ACRES, MORE OR LESS.

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT J. ALQUIST AND MELODY A. ALQUIST, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF ALQUIST ANNEXATION TO THE CITY OF FORT LUPTON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20____.

STATE OF COLORADO,)
COUNTY OF WELD) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: ROBERT J. ALQUIST & MELODY A. ALQUIST
ON THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____

PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____,
RECOMMENDED THIS ____ DAY OF _____, 201__.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE ____ DAY OF _____ A.D., 20____ 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 SAID ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS ____ DAY OF _____, 201__.

ATTEST: CITY CLERK

MAYOR

SURVEYOR'S CERTIFICATE:

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID ANNEXATION MAP TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP. FURTHERMORE, THIS CERTIFIES THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE MUNICIPAL BOUNDARY OF THE CITY OF FORT LUPTON, COLORADO.

CURTIS D. HOOS PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

NOTES:

- BOUNDARY INFORMATION FOR THIS ANNEXATION MAP IS BASED UPON FIELD EVIDENCE TOGETHER WITH CALCULATIONS BASED UPON ANNEXATION PLATS, SUBDIVISION PLATS, AND PROPERTY DESCRIPTIONS OF RECORD.
- BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32 TO BEAR SOUTH 89°36'06\"/>
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.
- ALL DISTANCES SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET.

LEGEND:

- ALQUIST MONUMENT, AS NOTED.
- EXISTING MUNICIPAL BOUNDARY, AS NOTED.

ANNEXATION TABLE:

TOTAL PERIMETER:	600.35 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	100.06 FEET
CONTIGUOUS BOUNDARY:	365.04 FEET



VICINITY MAP: NTS

American West
Land Surveying Co.
A Colorado Corporation

PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestlls.com

SCALE 1" = 50' | DRAWN BY: CDH | CHECKED BY: MJH | DATE: NOV. 1, 2020

REVISIONS:

JOB NO: 20- FILE: F:\SURVEYS\S-T\Sebalds' Second Add\ALQUIST ANNEX_REV11012020.pro



Legend

- Parcels
- Highway
- County Boundary

Notes

600.0 0 300.00 600.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



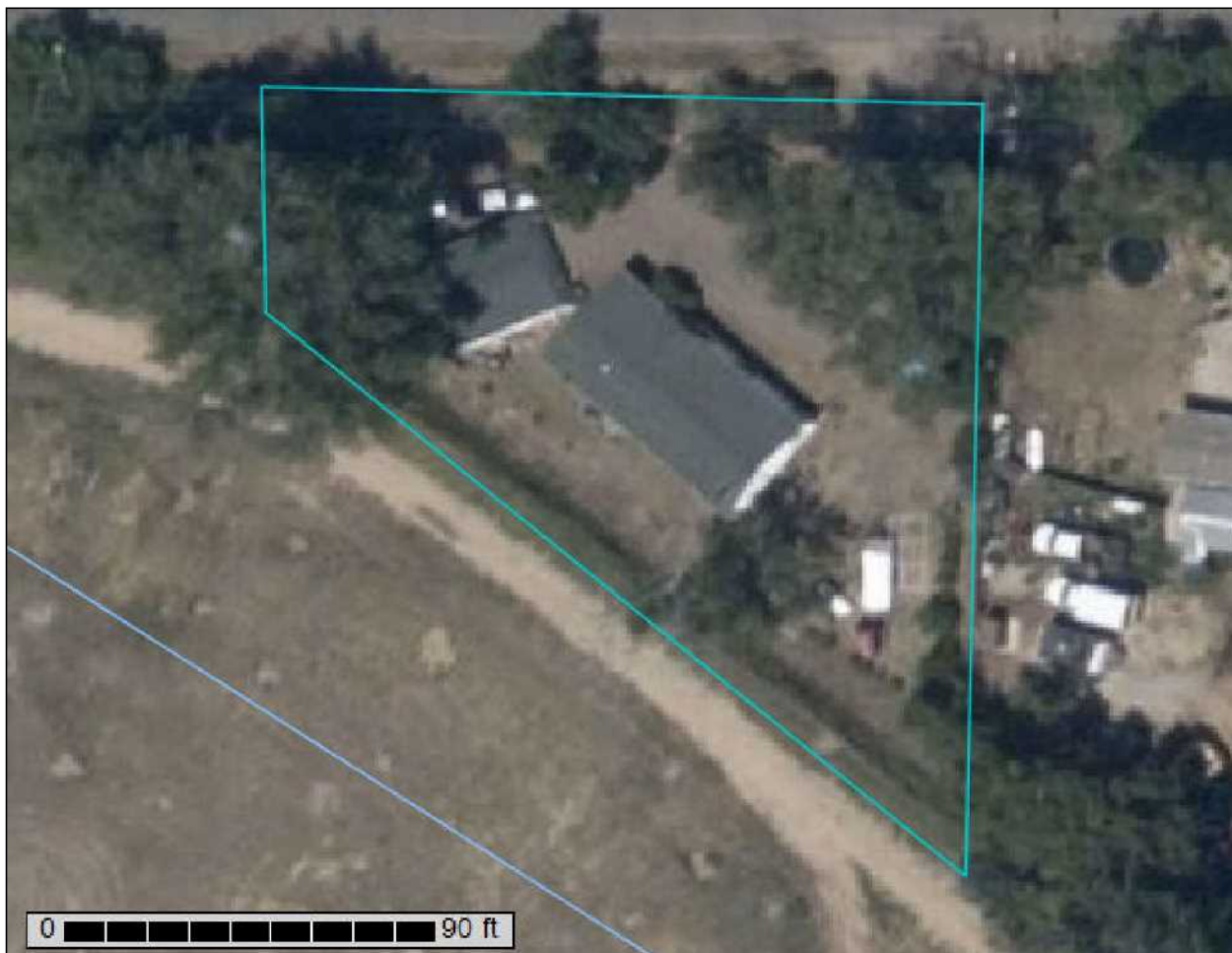
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for **Weld County, Colorado, Southern Part**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
46	Olney fine sandy loam, 0 to 1 percent slopes	0.3	67.5%
50	Otero sandy loam, 0 to 1 percent slopes	0.2	32.5%
Totals for Area of Interest		0.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Weld County, Colorado, Southern Part

46—Olney fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 362t

Elevation: 4,600 to 5,200 feet

Mean annual precipitation: 11 to 15 inches

Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 125 to 175 days

Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Olney and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Olney

Setting

Landform: Plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed deposit outwash

Typical profile

H1 - 0 to 10 inches: fine sandy loam

H2 - 10 to 20 inches: sandy clay loam

H3 - 20 to 25 inches: sandy clay loam

H4 - 25 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: Moderate (about 7.0 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: B

Ecological site: R067BY024CO - Sandy Plains

Hydric soil rating: No

Minor Components

Zigweid

Percent of map unit: 8 percent

Hydric soil rating: No

Vona

Percent of map unit: 7 percent

Hydric soil rating: No

50—Otero sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 362z

Elevation: 4,700 to 5,250 feet

Mean annual precipitation: 12 to 15 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 130 to 180 days

Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Otero and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Otero

Setting

Landform: Plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian deposits and/or mixed outwash

Typical profile

H1 - 0 to 12 inches: sandy loam

H2 - 12 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Custom Soil Resource Report

Available water capacity: Moderate (about 7.7 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Hydrologic Soil Group: A

Ecological site: R067BY024CO - Sandy Plains

Hydric soil rating: No

Minor Components

Haverson

Percent of map unit: 8 percent

Hydric soil rating: No

Kim

Percent of map unit: 7 percent

Hydric soil rating: No

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
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- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

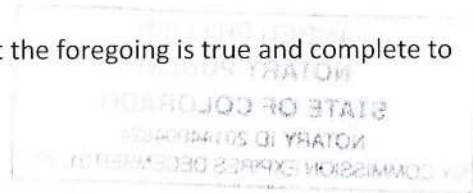
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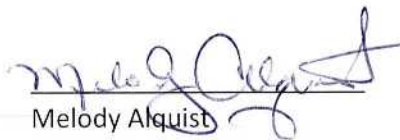
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Affidavit Regarding Environmental Hazards
(Fort Lupton Municipal Code Sec. 15-5(b)(8)(b))

We, Melody Alquist and Bob Alquist, the Affiants, being duly sworn, under oath, hereby state as follows:

1. We are the owners of the property which is the subject of this proposed annexation into the City of Fort Lupton and which is located at 1310 14th Street, Fort Lupton, Colorado, 80621 (the "Property").
2. Upon information and belief, we are aware of no environmental hazards present on the property.
3. We, Melody Alquist and Bob Alquist, hereby certify that the foregoing is true and complete to the best of our knowledge, information, and belief.




Melody Alquist

1-19-, 2021

STATE OF COLORADO

)

) ss.

COUNTY OF Weld

)

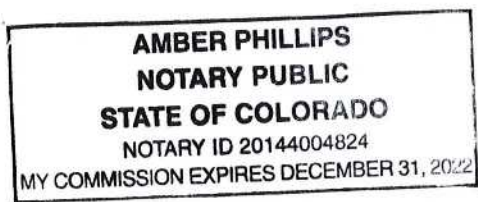
The foregoing was subscribed and sworn to before me by Melody Alquist and Bob Alquist on this 19 day of January, 2021.

Witness my hand and official seal.

Notary Public:



My Commission Expires: 12-31-22




Bob Alquist

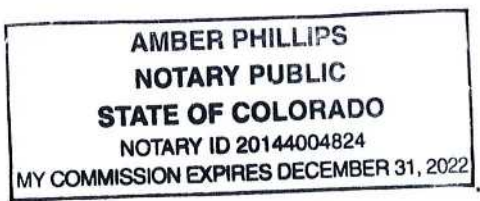
1-19-, 2021

STATE OF COLORADO

COUNTY OF Weld

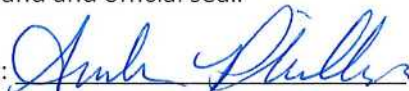
)
) ss.
)

The foregoing was subscribed and sworn to before me by Melody Alquist and Bob Alquist on this 19
day of January, 2021.



Witness my hand and official seal.

Notary Public:



My Commission Expires:

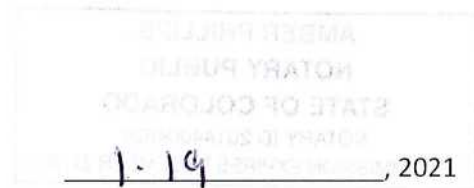
12-31-22

**Affidavit Regarding Water Rights
(Fort Lupton Municipal Code Sec. 15-5(b)(8)(f))**

We, Melody Alquist and Bob Alquist, the Affiants, being duly sworn, under oath, hereby state as follows:

1. We are the owners of the property which is the subject of this proposed annexation into the City of Fort Lupton and which is located at 1310 14th Street, Fort Lupton, Colorado, 80621 (the "Property").
2. Upon information and belief, we are aware of no water rights that pertain to this property.
3. We, Melody Alquist and Bob Alquist, hereby certify that the foregoing is true and complete to the best of our knowledge, information, and belief.


Melody Alquist

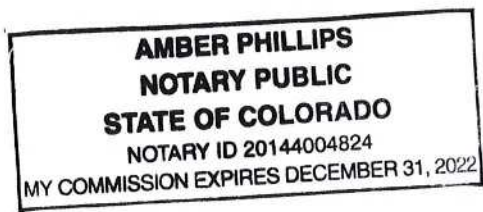


STATE OF COLORADO

COUNTY OF Weld

)
) ss.
)

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Witness my hand and official seal.

Notary Public



My Commission Expires: 12-31-22

Bob Alquist
Bob Alquist

1-19, 2021

STATE OF COLORADO

COUNTY OF Weld

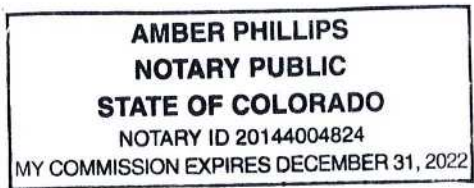
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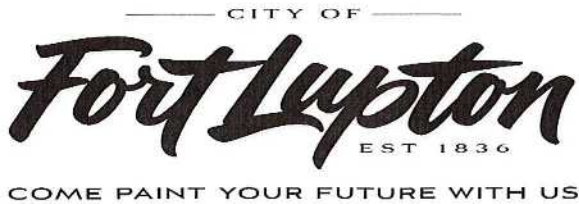
The foregoing was subscribed and sworn to before me by Melody Alquist and Bob Alquist on this 19
day of January, 2021.

Witness my hand and official seal.

Notary Public: Amber Phillips

My Commission Expires: 12-31-22





Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303-857-6694
Fax: 303.857.0351

www.fortluptonco.gov

Mr. Robert and Melody Alquist
1310 14th Street
Fort Lupton, CO 80621

January 30, 2020

RE: City Water Service Connection

Dear Mr. and Mrs. Alquist:

It has come to the City's attention that your property located at 1310 14th Street is being serviced with water by the City of Fort Lupton.

The City transitioned from well water supply use to Colorado-Big Thomson water from the Northern Colorado Water Conservancy District in 1995. A part of the City joining the municipal sub district of Northern Water includes the provision of not allowing water to be used outside the district boundaries.

In order for your service to remain active, your property must be annexed into the City and inclusion to the Northern Colorado Water Conservation District. The City is willing to waive the applicable annexation application fees as a courtesy to you. The City is also offering to pay for your initial inclusion petition fee of \$966.16 as a courtesy to you.

I have attached District inclusion information for your review. Please contact the City within the next 30 days to discuss. In accordance with District rules, the City will have to discontinue service to this property or risk the loss of raw water from the District.

Please call me if you have any questions at 720-466-6109.

Sincerely,

Public Works Director

Magaly Morales-Tejada

From: Kristen Thompson
Sent: Tuesday, February 9, 2021 4:32 PM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Alyssa Knutson; Todd Hodges
Subject: RE: Referral Response Request: Alquist Annexation & Initial Zoning; Project No. LUP2021-0004; Plan Nos. ANX2021-0001 & COZ2021-0001

Magaly,

This parcel is **not** within the boundaries of Northern Colorado Water Conservancy District or the Municipal Subdistrict, Northern Colorado Water Conservancy District.

They will need to file a Petition for Inclusion with Northern Water and the Municipal Subdistrict.

If I can be of assistance in helping them with this process, please have them contact me.

Thank you
Kris



Kristen Thompson | Inclusion Specialist
220 Water Ave | Berthoud, CO 80513
Direct: 970-622-2237
Main: 800-369-RAIN (7246)

www.northernwater.org

[Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#)

Disclaimer Notice: An allotment of Colorado-Big Thompson water is subject to the Water Conservancy Act, C.R.S 37-45-101 et seq, the authority of the Board of Directors of the Northern Colorado Water Conservancy District, and other relevant laws and regulations. The information provided in this email is not binding on Northern Water because the legal rights to Colorado-Big Thompson Project Allotments are subject to the continuing discretion of the Board of Directors of Northern Water and other legal limitations and requirements. Northern Water staff and counsel cannot provide you with legal advice, and you are advised to seek legal counsel with respect to the subject matter of this email. You also have an independent obligation to review and confirm the accuracy and completeness of any information provided to you by Northern Water, and to supplement or correct the records of Northern Water with respect to any errors or omissions.

From: Magaly Morales-Tejada
Sent: Tuesday, February 2, 2021 8:46 AM
Cc: Maria Lancto; Alyssa Knutson; Todd Hodges
Subject: Referral Response Request: Alquist Annexation & Initial Zoning; Project No. LUP2021-0004; Plan Nos. ANX2021-0001 & COZ2021-0001

External Message - Please be cautious when replying or opening links or attachments in this email

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation & initial zoning being reviewed concurrently by the City of Fort Lupton. The application documents can be reviewed at the following link: [Alquist Annexation & Initial Zoning](#).

Any comments you consider relevant to this request would be appreciated. Please reply by **February 23, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, February 25, 2021 at 6:00 PM; and
- City Council: Tuesday, March 16, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Office: 720-466-6111
Ext: 1111



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



February 16, 2021

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

Re: Alquist Annexation Project No. LUP2021-0004 & Plan Nos. ANX2021-0001; COZ2021-0001

Dear Mr. Hodges and Maria Lancto:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Alquist Annexation. After review of the information, United Power has no concerns or objection to the proposed Project No. LUP2021-0004 & Plan Nos. ANX2021-0001; COZ2021-0001; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

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

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

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

Thank you,

Amber Mendoza

Amber Mendoza
ROW Agent
720.249.9315 | platreferral@unitedpower.com

Maria Lancto

From: Alyssa Knutson
Sent: Thursday, February 11, 2021 1:38 PM
To: Jim Flesher
Cc: Maria Lancto; Jake Freier; Todd Hodges
Subject: RE: Referral Response Request: Alquist Annexation & Initial Zoning; Project No. LUP2021-0004; Plan Nos. ANX2021-0001 & COZ2021-0001

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Jim! I forwarded this to our planner (Maria Lancto) taking the lead on this one and have also cc'ed her on this message.

Hope all is well,
Alyssa

From: Jim Flesher [mailto:jflesher@weldgov.com]
Sent: Thursday, February 11, 2021 1:33 PM
To: Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: RE: Referral Response Request: Alquist Annexation & Initial Zoning; Project No. LUP2021-0004; Plan Nos. ANX2021-0001 & COZ2021-0001

Hi, Alyssa:

The only comment we have on this annexation is that we'd really encourage the City to annex the adjacent land with the ditch to the west if at all possible rather than create this small enclave. You might bring it up with the city attorney to find out if there's any way to do that. I imagine it might require a quiet title action or something. More effort than the City probably wants to expend on it. We did look into it to try to figure out ownership but didn't have much luck. It doesn't look like the original subdivider, Mary Sebold, ever conveyed it. I wish I could be more help. Let me know if you want copies of the deeds I found or if there's anything else I may be able to assist with.

Thanks,
Jim

From: Tom Parko Jr. <tparko@weldgov.com>
Sent: Tuesday, February 2, 2021 9:05 AM
To: Jim Flesher <jflesher@weldgov.com>
Subject: FW: Referral Response Request: Alquist Annexation & Initial Zoning; Project No. LUP2021-0004; Plan Nos. ANX2021-0001 & COZ2021-0001

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Tuesday, February 2, 2021 8:46 AM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>
Subject: Referral Response Request: Alquist Annexation & Initial Zoning; Project No. LUP2021-0004; Plan Nos. ANX2021-0001 & COZ2021-0001

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation & initial zoning being reviewed concurrently by the City of Fort Lupton. The application documents can be reviewed at the following link: [Alquist Annexation & Initial Zoning](#).

Any comments you consider relevant to this request would be appreciated. Please reply by **February 23, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

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- Planning Commission: Thursday, February 25, 2021 at 6:00 PM; and
- City Council: Tuesday, March 16, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Office: 720-466-6111
Ext: 1111



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

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

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Melody Alquist and Robert Alquist for an annexation and initial zoning to the 'A' Agricultural Zone District for a property located south and adjacent to 14th Street and approximately 0.63 miles west from County Road 29 in Weld County, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, February 25, 2021, at 6:00 P.M., and before the City Council on Tuesday, March 16, 2021, at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held in the City Hall, 130 South McKinley Avenue, Fort Lupton, Colorado, or at such other time or place in the event this hearing is adjourned. In the event that City Hall is closed to the public at the time of the hearings due to COVID-19, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda posted on the City's website, www.fortluptonco.gov.

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

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32 TO BEAR SOUTH 89°36'06" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 2" ALUMINUM CAP, PLS 25937 IN MONUMENT BOX, AND ON THE WEST END BY 2" ALUMINUM CAPS, PLS 37971 AS REFERENCE MONUMENTS, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 89°36'06" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 708.00 FEET; THENCE SOUTH 00°23'54" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 14TH STREET AND THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED APRIL 4, 2016 AS RECEPTION NO. 4192789 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°23'54" EAST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL, A DISTANCE OF 176.71 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND SHOWN ON ANNEXATION MAP RECORDED JANUARY 16, 1974 AS RECEPTION NO. 1628442 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 52°09'19" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 165.55 FEET; THENCE NORTH 65°01'59" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 36.49 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED AS SAID RECEPTION NO. 4192789; THENCE NORTH 00°23'54" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 58.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 14TH STREET; THENCE NORTH 89°36'06" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF

163.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 18,504 SQUARE FEET OR 0.43 ACRES, MORE OR LESS.

RESOLUTION NO. 2021R014

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE ALQUIST ANNEXATION AND SETTING THE PUBLIC HEARING FOR MARCH 16, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Melody A Alquist and Robert J Alquist for 0.43 acres, more or less, and known as the Alquist Annexation; 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 Alquist Annexation and sets the hearing date for March 16, 2021, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 2nd DAY OF FEBRUARY 2021.

City of Fort Lupton, Colorado
/s/ Zo Stieber
Zo Stieber, Mayor

Attest:
/s/ Maricela Peña
Maricela Peña, City Clerk

Approved as to form:
s/ Andy Ausmus
Andy Ausmus, City Attorney

Legal Ad No.: FLP22224
First Publication: February 10, 2021
Last Publication: March 3, 2021
Published In: Fort Lupton Press

Sign Posting Affidavit

Alquist Annexation and Initial Zoning

Project No. LUP2021-0004 / Plan Nos. ANX2021-0001 & COZ2021-0001



I, _____ hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this ____ day of _____, 2021.

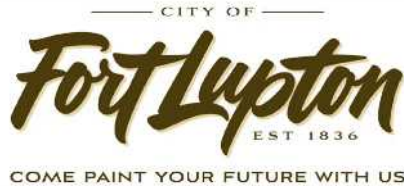
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by _____, this _____ day of _____, 2021. Witness my hand and seal.

My commission expires _____.

Notary Public

(SEAL)



I, the undersigned, hereby certify that on the 8th day of February, 2021, a true and correct copy of the foregoing Notice of Public Hearings and Annexation Map for the Alquist Annexation was sent via U.S. Mail, postage pre-paid, to the following addresses:

FORT LLC 1011
PO BOX 323
HENDERSON, CO 80640

GOLDEN ALUMINUM
1405 14TH STREET
FORT LUPTON, CO 80621

HL WILLET
518 17TH STREET
STE 250
DENVER, CO 80202

JACKIE CRESPO, RUBEN CREPO JR
RUBEN CRESPO
1340 14TH STREET
FORT LUPTON, CO 80621

ERIKA S GUADARRAMA
ANTONIO BATALLA TRUJILLO
1370 14TH STREET
FORT LUPTON, CO 80621

AGRIPINA HERNANDEZ
376 S 33RD AVENUE
BRIGHTON, CO 80601

MARIA I SALCIDO SOTELO
1430 14TH STREET
FORT LUPTON, CO 80621

SERENESEN PARK INC
3571 E 91ST AVENUE
THORNTON, CO 80229

NICHOLAS RAY WRENFROW
BROOKE FOREST WOOD
1103 STAGE DRIVE
FORT LUPTON, CO 80621

BEVERLY M BAKER
LEROY A BAKER
1306 LANCASTER AVENUE
FORT LUPTON, CO 80621

JOE AMADOR
1107 STAGE DRIVE
FORT LUPTON, CO 80621

ELIZABETH VALADEZ
1111 STAGE DRIVE
FORT LUPTON, CO 80621

ERIC JOSS
1201 STAGE DRIVE
FORT LUPTON, CO 80621

ANGELA R SULLIVAN
MICHAEL L SULLIVAN
1203 STAGE DRIVE
FORT LUPTON, CO 80621

DORI B VAN WATERMEULEN
PERRY L VAN WATERMEULEN
1200 STAGE DRIVE
FORT LUPTON, CO 80621

CORYN C CARR
1202 STAGE DRIVE
FORT LUPTON, CO 80621



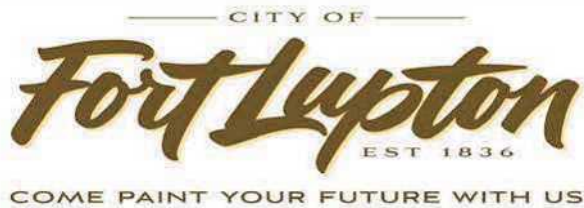
ROSA M MARTINEZ
JESUS M MARTINEZ
1312 LANCASTER DRIVE
FORT LUPTON, CO 80621

DARRIN BULLOCK
1310 LANCASTER AVENUE
FORT LUPTON, CO 80621

MICHELLE DIANE SWANSON
1308 LANCASTER AVNUE
FORT LUPTON, CO 80621

Maria Lanato

City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

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

**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT
BIT.LY/DEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: ALQUIST ANNEXATION &
INITIAL ZONING**

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 89°36'06" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 708.00 FEET; THENCE SOUTH 00°23'54" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 14TH STREET AND THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED APRIL 4, 2016 AS RECEPTION NO. 4192789 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°23'54" EAST, COINCIDENT WITH THE

EAST LINE OF SAID PARCEL, A DISTANCE OF 176.71 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND SHOWN ON ANNEXATION MAP RECORDED JANUARY 16, 1974 AS RECEPTION NO. 1628442 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 52°09'19" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 165.55 FEET; THENCE NORTH 65°01'59" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 36.49 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED AS SAID RECEPTION NO. 4192789; THENCE NORTH 00°23'54" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 58.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 14TH STREET; THENCE NORTH 89°36'06" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 163.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 18,504 SQUARE FEET OR 0.43 ACRES, MORE OR LESS.

RESOLUTION NO. 2021R014

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE ALQUIST ANNEXATION AND SETTING THE PUBLIC HEARING FOR MARCH 16, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Melody A Alquist and Robert J Alquist for 0.43 acres, more or less, and known as the Alquist Annexation; 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 Alquist Annexation and sets the hearing date for March 16, 2021, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 2nd DAY OF FEBRUARY 2021.

City of Fort Lupton, Colorado

s/ Zo Stieber

Zo Stieber, Mayor

Attest:

s/ Maricela Peña

Maricela Peña, City Clerk

Approved as to form:

s/ Andy Ausmus

Andy Ausmus, City Attorney

Part of the Southwest 1/4 of Section 32,
Township 2 North, Range 66 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

WEST 1/4 COR. SEC. 32, T 2 N, R 66 W,
FOUND 2" ALUMINUM CAP REFERENCE
MONUMENTS IN TOP OF CURB AS SHOWN
ON MONUMENT RECORD BY PLS 37971
DATED DECEMBER 31, 2014

POINT OF COMMENCEMENT
CENTER 1/4 COR. SEC. 32, T. 2 N.,
R. 66 W., FOUND 3/4" REBAR WITH
2" ALUMINUM CAP, PLS 25937 IN
MONUMENT BOX.



1) BOUNDARY INFORMATION FOR THIS ANNEXATION MAP IS BASED UPON FIELD EVIDENCE TOGETHER WITH CALCULATIONS BASED UPON ANNEXATION PLATS, SUBDIVISION PLATS, AND PROPERTY DESCRIPTIONS OF RECORD.

(3) SHOW ANY REASON FOR THE TWO KNOWN RELATIVE VALUES OR DEFICIENCIES AMOUNTING TO LESS THAN 10% OF THE CERTIFICATION PURSUANT TO 19-4-2006, C.A.S.

(4) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFICATION" BY AN INDIVIDUAL OR ENTITY, OR THE USE OF THE WORD "CERTIFIED" BY AN INDIVIDUAL OR ENTITY, TO REPRESENT THAT THE INDIVIDUAL OR ENTITY HAS CONDUCTED AN INSPECTION OF A PERSONAL OR PROFESSIONAL JUDGMENT REGARDING THE FACTS OF A MATTER, AND THAT THE INDIVIDUAL OR ENTITY DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE. EITHER EXPRESSED OR IMPLIED.

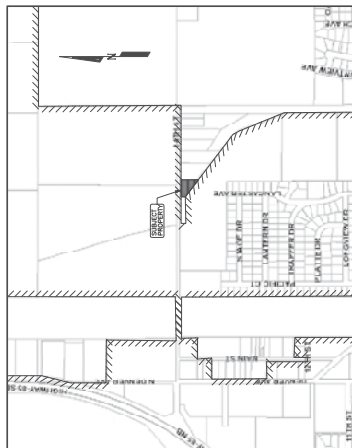
(5) ACCORDING TO COLORADO LAW YOU MUST COMBINE ANY LEGAL ACTIONS BASED ON THIS CERTIFICATION WITH ANY OTHER LEGAL ACTIONS BASED ON THE SAME FACTS. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY REPORT.

(6) DISTANCES SHOWN HEREIN ARE REPORTED IN U.S. SURVEY FEET.

== ALIQUOT MONUMENT, AS NOTED.
== EXISTING MUNICIPAL BOUNDARY, AS NOTED.

ANNEXATION TABLE:

TOTAL PERIMETER:	600.35 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	100.06 FEET
CONTIGUOUS BOUNDARY:	365.04 FEET



VICINITY MAP: NTS

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT J. ALQUIST AND MELODY A. ALQUIST, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF ALQUIST ANNEXATION TO THE CITY OF FORT LUTHER.

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

STATE OF COLORADO, } SS
COUNTY OF WELD }

NOTARY PUBLIC

PLANNING COMMISSION RECOMMENDATION:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS RECOMMENDED
TO THE FORT LUIPTON CITY COUNCIL VIA RESOLUTION NO. _____,
RECOMMENDED THIS ____ DAY OF _____, 201__.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUTPON PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____, AND THAT THE MAYOR AND THE CITY OF FORT LUTPON, AS AUTHORIZED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUTPON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION MAP ON WHICH THIS CERTIFICATE IS ENCLOSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS ____ DAY OF _____, 201__

ATTEST: CITY CLERK

MAYOR

SURVEYOR'S CERTIFICATE:

CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SAME ACCURATELY REPRESENTS THE ACTUAL SITUATION ON THE GROUND. THIS PLAT DOES NOT CONSTITUTE A MAP SEARCH BY ME TO DETERMINE OWNERSHIP. FURTHERMORE, THIS CERTIFICATE THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS IN CONFLICT WITH THE MUNICIPAL BOUNDARY OF THE CITY OF FORT LUNEN, COLORADO.

CURTIS D. HOOS PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
COLORADO CORPORATION

Certificate of mailing

I, the undersigned, hereby certify that on the 18th day of February 2021, a true and correct copy of the foregoing notice of public hearings, and annexation petition for the Alquist Annexation sent via certified mail, return-receipt requested, to the following addresses:

Aims Junior College
P.O. Box 69
Greeley, Co 80632

Central Colorado Water Conservancy District
3209 West 28th Street
Greeley, Co 80634

Central Colorado Water Conservancy
Groundwater Mgmt. Subdistrict
3209 West 28th Street
Greeley, Co 80634

Fort Lupton Fire Protection District
1121 Denver Avenue
Fort Lupton, Co 80621

High Plains Library
2650 W. 29th Street
Greeley, Co 80631

School District Re-8-Fort Lupton
200 South Fulton Avenue
Fort Lupton, Co 80621

Platte Valley Conservation District
57 W Bromley Land
Brighton, CO 80601

Weld County Commissioners
1150 O Street
Po Box 758
Greeley, Co 80631

Weld County Attorney
1150 O Street
Po Box 758
Greeley, Co 80631



City Official

7019 1640 0000 5253 4931

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee
\$ **3.60**

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ **2.85**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
\$ **.75**

Total Postage and Fees
\$ **7.20**

Sent To
High Plains Library
Street and Apt. No., or PO Box No.
7600 W 29th St
City, State, ZIP+4®
Greeley CO 80631

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7019 1640 0000 5253 4870

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Certified Mail Fee
\$ **3.60**

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ **2.85**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

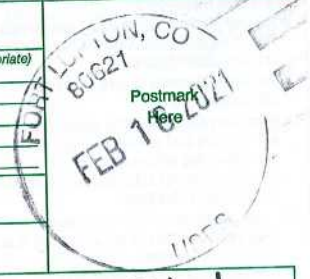
Postage
\$ **.75**

Total Postage and Fees
\$ **7.20**

Sent To
Central Colorado Water Conservancy District
Street and Apt. No., or PO Box No.
3709 W 28th St
City, State, ZIP+4®
Greeley CO 80634

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7019 1640 0000 5253 4900

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☒ Return Receipt (hardcopy) \$ **2.85**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
\$ **.75**

Total Postage and Fees
\$ **7.20**

Sent To
Weld County Commissioners
Street and Apt. No., or PO Box No.
1150 O St PO Box 758
City, State, ZIP+4®
Greeley CO 80631

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7019 1640 0000 5253 4894

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Certified Mail Fee
\$ **3.60**

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ **2.85**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
\$ **.75**

Total Postage and Fees
\$ **7.20**

Sent To
School District Re-8-Fort Lupton
Street and Apt. No., or PO Box No.
700 S Milton Ave
City, State, ZIP+4®
Fort Lupton CO 80621

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7019 1640 0000 5253 4917

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Certified Mail Fee
\$ **3.60**

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ **2.85**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
\$ **.75**

Total Postage and Fees
\$ **7.20**

Sent To
Weld County Attorney
Street and Apt. No., or PO Box No.
1150 O Street PO Box 758
City, State, ZIP+4®
Greeley CO 80631

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7019 1640 0000 5253 4887

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee
\$ **3.60**

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ **2.85**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
\$ **.75**

Total Postage and Fees
\$ **7.20**

Sent To
Fort Lupton Fire Protection District
Street and Apt. No., or PO Box No.
1121 Denver Ave
City, State, ZIP+4®
Fort Lupton CO 80621

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7019 1640 0000 5253 4955

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ **3.60**

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$ **2.85**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$ **.75**

Total Postage and Fees

\$ **7.20**

Sent To

Hims Junior College

Street and Apt. No., or PO Box No.

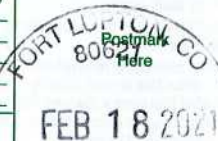
PO Box 69

City, State, ZIP+4®

Greeley CO 80632

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7019 1640 0000 5253 4948

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

\$ **3.60**

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$ **2.85**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$ **.75**

Total Postage and Fees

\$ **7.20**

Sent To

Central Colorado Water Conservancy Ground Nymf.

Street and Apt. No., or PO Box No.

3709 W 28th St

City, State, ZIP+4®

Greeley CO 80634

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7019 1640 0000 5253 4924

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ **3.60**

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$ **.75**

Total Postage and Fees

\$ **7.20**

Sent To

Platte Valley Conservation District

Street and Apt. No., or PO Box No.

57 W Bromley Land

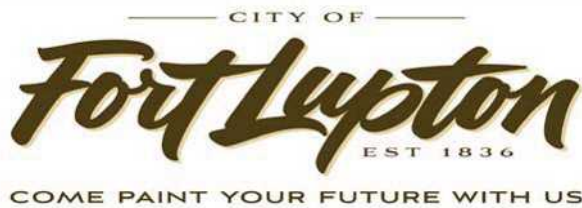
City, State, ZIP+4®

Brighton CO 80601

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions





Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Melody Alquist and Robert Alquist for an annexation and initial zoning to the 'A' Agricultural Zone District for a property located south and adjacent to 14th Street and approximately 0.63 miles west from County Road 29 in Weld County, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, February 25, 2021, at 6:00 P.M., and before the City Council on Tuesday, March 16, 2021, at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held in the City Hall, 130 South McKinley Avenue, Fort Lupton, Colorado, or at such other time or place in the event this hearing is adjourned. In the event that City Hall is closed to the public at the time of the hearings due to COVID-19, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda posted on the City's website, www.fortluptonco.gov.

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

**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT
BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: ALQUIST ANNEXATION
& INITIAL ZONING**

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32 TO BEAR SOUTH 89°36'06" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 2" ALUMINUM CAP, PLS 25937 IN MONUMENT BOX, AND ON THE WEST END BY 2" ALUMINUM CAPS, PLS 37971 AS REFERENCE MONUMENTS, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 89°36'06" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 708.00 FEET; THENCE SOUTH 00°23'54" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 14TH STREET AND THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED APRIL 4, 2016 AS RECEPTION NO. 4192789 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°23'54" EAST, COINCIDENT WITH THE

EAST LINE OF SAID PARCEL, A DISTANCE OF 176.71 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND SHOWN ON ANNEXATION MAP RECORDED JANUARY 16, 1974 AS RECEPTION NO. 1628442 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 52°09'19" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 165.55 FEET; THENCE NORTH 65°01'59" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 36.49 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED AS SAID RECEPTION NO. 4192789; THENCE NORTH 00°23'54" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 58.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 14TH STREET; THENCE NORTH 89°36'06" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 163.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 18,504 SQUARE FEET OR 0.43 ACRES, MORE OR LESS.

RESOLUTION NO. 2021R014

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE ALQUIST ANNEXATION AND SETTING THE PUBLIC HEARING FOR MARCH 16, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Melody A Alquist and Robert J Alquist for 0.43 acres, more or less, and known as the Alquist Annexation; 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 Alquist Annexation and sets the hearing date for March 16, 2021, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 2nd DAY OF FEBRUARY 2021.

City of Fort Lupton, Colorado

s/ Zo Stieber

Zo Stieber, Mayor

Attest:

s/ Maricela Peña

Maricela Peña, City Clerk

Approved as to form:

s/ Andy Ausmus

Andy Ausmus, City Attorney

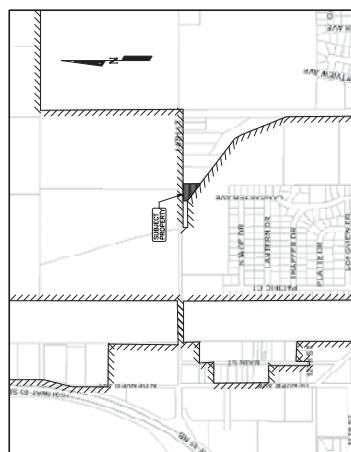
Part of the Southwest 1/4 of Section 32,
Township 2 North, Range 66 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

WEST 1/4 COR. SEC. 32, T 2 N, R 66 W,
FOUND 2" ALUMINUM CAP REFERENCE
- MONUMENTS IN TOP OF CURB AS SHOWN
ON MONUMENT RECORD BY PLS 37971
DATED DECEMBER 31, 2018

POINT OF COMMENCEMENT
CENTER 1/4 COR. SEC. 32, T 2 N,
R 66 W, FOUND 3/4" REBAR WITH
2" ALUMINUM CAP, PLS 25937 IN
MONUMENT BOX



GRAPHIC SCALE 1"=50'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0', '50', '100', and '150' at regular intervals. Above the bar, the text 'GRAPHIC SCALE' and '1"=50\'' are printed.

VICINITY MAP: NTS

ANNEXATION TABLE:

TOTAL PERIMETER:	600.35 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	100.06 FEET
CONTIGUOUS BOUNDARY:	365.04 FEET

ANNEXATION TABLE:

TOTAL PERIMETER:	600.35 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	100.06 FEET
CONTIGUOUS BOUNDARY:	345.04 FEET

ANNEXATION TABLE:

TOTAL PERIMETER: 600.

REQUIRED 1/6 CONTIGUOUS PERIMETER: 100.06 FEET
CONTIGUOUS BOUNDARY: 365.04 FEET



American West
Land Surveying Co.

PO Box 129, Brighton, CO 80661 * P-303-659-1532 F-303-655-0575 * emvest@tla.com
A Colossus Corporation
SCALE 1" = 50' DRAWN BY: CDH CHECKED BY: M.J.H. DATE: NOV. 1, 2020
REVISIONS:

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 Alquist 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 0.43 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' Agriculture, 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 \$_____ 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.

Land Owner(s) Name(s) and Signature(s)

Mailing Address

Date of Signing

Melody August
Robt J. August

1310 14th St

1-19-21

1310 14th St

1-19-21

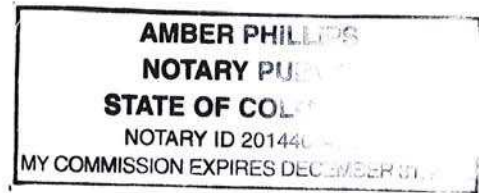
The foregoing signature(s) was/were subscribed and sworn to before me this 19 day of January, 2021, by

Witness my hand and official seal.

My commission expires on 12-31-2022.

Amber Phillips

Notary Public



Land Owned

If necessary, attach separate sheet.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

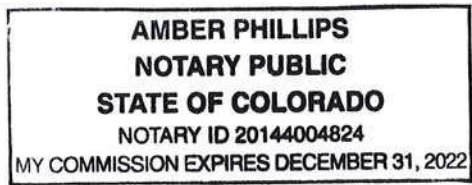
_____, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 19 day of January, 2021, by _____.

Witness my hand and official seal.

My commission expires on 12-31-22.





Notary Public

Legal Description

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32 TO BEAR SOUTH 89°36'06" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 2" ALUMINUM CAP, PLS 25937 IN MONUMENT BOX, AND ON THE WEST END BY 2" ALUMINUM CAPS, PLS 37971 AS REFERENCE MONUMENTS, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 89°36'06" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 708.00 FEET; THENCE SOUTH 00°23'54" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 14TH STREET AND THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED APRIL 4, 2016 AS RECEPTION NO. 4192789 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°23'54" EAST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL, A DISTANCE OF 176.71 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND SHOWN ON ANNEXATION MAP RECORDED JANUARY 16, 1974 AS RECEPTION NO. 1628442 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 52°09'19" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 165.55 FEET; THENCE NORTH 65°01'59" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 36.49 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED AS SAID RECEPTION NO. 4192789; THENCE NORTH 00°23'54" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 58.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 14TH STREET; THENCE NORTH 89°36'06" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 163.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 18,504 SQUARE FEET OR 0.43 ACRES, MORE OR LESS.