



City of Fort Lupton

REGULAR MEETING AGENDA

Tuesday, March 16, 2021

7:00 PM

130 South McKinley Avenue

Zo Stieber, Mayor

Shannon Rhoda, Ward 1

Chris Ceretto, Ward 2

Mike Sanchez, Ward 3

David Crespin, Ward 1

Tommy Holton, Ward 2

Bruce Fitzgerald, Ward 3

You may join in person or join remotely by registering at:

<https://attendee.gotowebinar.com/register/8202213119026433036>

Pledge of Allegiance

Call to Order - Roll Call

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

Approval of Agenda

Review of Accounts Payables

a. 03162021 Accounts Payable

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

a. 03022021 City Council Meeting Minutes

b. Second Reading Ordinance 2021-1106 An Ordinance Accepting the NNN Lupton SE LLC Public Right of Way Dedication for 14th Street

c. Second Reading Ordinance 2021-1107 An Ordinance Annexing Land Legally Described in Exhibit "A" Known as Been Annexation Nos. 1-4 and Approving the Annexation Agreement

d. Second Reading Ordinance 2021-1108 An Ordinance Initially Zoning Land Known as the Been Initial Zoning Legally Described in Exhibit A, to the 'A' Agricultural Zone District

e. AM 2021-041 Replace and Upgrade SCADA computers at the Water Treatment Plant for \$30,631.00

f. AM 2021-042 Approving a Resolution Appointing Amy Adkins to the Historic Preservation Board for a Term to Expire January 21, 2023

- g.** AM 2021-044 Award Contract for Annual Traffic Signal Maintenance to Lumin8 Transportation Technologies for Not to Exceed \$3,480.00 from Public Works Street Sales Tax Fund
- h.** AM 2021-045 Award Contract for Integrated Mosquito Management Services to Vector Disease Control International, LLC for Not to Exceed \$17,806.25 from the Public Works Shop General Fund
- i.** AM 2021-051 Authorizing the City Administrator to Sign Fireworks Agreement for Fireworks Display From J & M Displays for an Amount not to Exceed \$16,500

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

- a.** AM 2021-047 Adopt an Annexation, Known as the Alquist Annexation, to Annex Land Legally Described in Exhibit A to the Proposed Ordinance, and Approving the Annexation Agreement
- b.** AM 2021-048 Adopt an Ordinance to Initially Zone Land Legally Described in Exhibit A of the Proposed Ordinance, and Known as the Alquist Initial Zoning, to the 'A' Agricultural Zone District
- c.** AM 2021-049 Approve a Resolution Accepting the Lupton Village Townhomes Preliminary Plat

Action Memorandum

- a.** AM 2021-050 Approve a Resolution Accepting the Final Plat of the Lupton Village PUD Second Filing (AKA Lupton Village Townhomes Final Plat)
- b.** AM 2021-046 Approve the Purchase of 430 Cat Backhoe for Public Works Streets From Wagner Equipment Co., for Not to Exceed \$145,524.80 from the General Fund Public Works Streets General Fund
- c.** AM 2021-043 Approve Change Order Number 1 to Civil Resources, LLC for Not to Exceed \$6,815.00 for WWTP Lagoons Mining Engineering Services Project from Utility Fund

Staff Reports

Mayor/Council Reports

Future City Events

- a.** 03162021 Upcoming Events

Adjourn



City of Fort Lupton

Check Report

By Check Number

Date Range: 03/03/2021 - 03/16/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Golf Course-Golf Course						
000206	CENTURYLINK	03/09/2021	Regular	0.00	56.78	84226
3945 FEB21	Invoice	03/02/2021	GOLF-FEB21 PHONE SERVICES-MAINT	0.00	56.78	
000239	CITY OF FORT LUPTON	03/09/2021	Regular	0.00	46,818.33	84227
FIN2021061	Invoice	03/02/2021	GOLF-PAYROLL EXPENSES FOR 1/23-2/5 P/R ...	0.00	21,278.73	
FIN2021063	Invoice	03/02/2021	GOLF-PAYROLL EXPENSES FOR 2/06-2/19 P/R...	0.00	24,253.29	
FIN2021065	Invoice	02/15/2021	GOLF-REIMBURSE PINNACOL INV20356319 2..	0.00	995.87	
FIN2021067	Invoice	03/02/2021	GOLF-REIMBURSE COMCAST INV FOR 2/15-3...	0.00	290.44	
000241	CITY OF FT LUPTON-UTIL INVOICE	03/09/2021	Regular	0.00	184.68	84228
110249001 FEB21	Invoice	03/04/2021	Water/Sewer Bill-Golf	0.00	92.68	
110252101 FEB21	Invoice	03/04/2021	Water/Sewer Bill-Golf	0.00	51.25	
770214501 FEB21	Invoice	03/04/2021	Water/Sewer Bill-Golf	0.00	40.75	
000290	COLORADO GOLF & TURF INC	03/09/2021	Regular	0.00	126.96	84229
1-62509	Invoice	03/02/2021	GOLF-GRINDING WHEEL-MAINT	0.00	126.96	
000307	COMCAST CABLE COMM, LLC	03/09/2021	Regular	0.00	47.52	84230
606460025494 FE...	Invoice	03/02/2021	GOLF-FEB21 CABLE TV-PRO SHOP	0.00	47.52	
000461	FERRELLGAS LP	03/09/2021	Regular	0.00	2.47	84231
FC-13883587	Invoice	03/02/2021	GOLF-LATE CHARGES-MAINT	0.00	0.88	
FC-13938943	Invoice	03/02/2021	GOLF-LATE CHARGES-MAINT	0.00	1.59	
000512	FUZION FIELD SERVICES LLC	03/09/2021	Regular	0.00	220.00	84232
204371	Invoice	03/02/2021	GOLF-02/23-03/23 RENTAL POTTY-MAINT	0.00	220.00	
000735	LL JOHNSON DISTRIBUTING	03/09/2021	Regular	0.00	254.60	84233
1132988-00	Invoice	03/02/2021	GOLF-3" PVC REPAIR CLIP-MAINT	0.00	145.31	
1132994-00	Invoice	03/02/2021	GOLF-3" PVC REPAIR COUPLER-MAINT	0.00	48.44	
1849434-00	Invoice	03/02/2021	GOLF-BED KNIFE TOOL-MAINT	0.00	60.85	
000974	SAFE SYSTEMS INC	03/09/2021	Regular	0.00	190.00	84234
SI-544157	Invoice	03/02/2021	GOLF-ANNUAL FIRE INSPECTION-PRO SHOP	0.00	190.00	
001224	XCEL ENERGY-GAS	03/09/2021	Regular	0.00	394.82	84235
5322229501 FEB21	Invoice	03/02/2021	GOLF-FEB21 GAS BILL-PRO SHOP	0.00	394.82	
000024	ACE HARDWARE OF FORT LUPTON	03/16/2021	Regular	0.00	140.39	84236
87638	Invoice	03/10/2021	GOLF-PAINT AND SUPPLIES-PRO SHOP	0.00	122.40	
87658	Invoice	03/10/2021	GOLF-STARDRIVE SET-PRO SHOP	0.00	17.99	
002254	ADIDAS AMERICA INC	03/16/2021	Regular	0.00	3,473.93	84237
6152835767	Invoice	03/10/2021	GOLF-MERCHANDISE-PRO SHOP	0.00	1,372.98	
6152837933	Invoice	03/10/2021	GOLF-GOLF BALLS-PRO SHOP	0.00	1,381.89	
6152838387	Invoice	03/10/2021	GOLF-MERCHANDISE-PRO SHOP	0.00	719.06	
000048	AIRGAS USA LLC	03/16/2021	Regular	0.00	12.79	84238
9978001739	Invoice	03/10/2021	GOLF-ACETYLENE/OXYGEN TANK RENTALS-...	0.00	12.79	
000183	CALLAWAY GOLF SALES COMPANY	03/16/2021	Regular	0.00	3,234.10	84239
931001391	Credit Memo	12/18/2020	Callaway Golf	0.00	-1,370.84	
931188338	Invoice	03/05/2021	Callaway Golf	0.00	2,928.83	
931200012	Invoice	03/05/2021	Callaway Golf	0.00	1,109.37	
931243531	Invoice	03/05/2021	Callaway Golf	0.00	843.22	
931252472	Invoice	03/05/2021	Callaway Golf	0.00	302.04	
931290053	Invoice	03/05/2021	Callaway Golf	0.00	105.74	

Check Report

Date Range: 03/03/2021 - 03/16/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
931501119	Invoice	03/05/2021	Callaway Golf	0.00	187.68	
931650225	Invoice	03/05/2021	Callaway Golf	0.00	221.40	
931747667	Credit Memo	03/05/2021	Callaway Golf	0.00	-160.00	
932247381	Invoice	03/05/2021	Callaway Golf	0.00	367.68	
932270660	Credit Memo	03/05/2021	Callaway Golf	0.00	-1,677.04	
932276033	Credit Memo	03/05/2021	Callaway Golf	0.00	-1,770.74	
932527954	Invoice	03/05/2021	Callaway Golf	0.00	353.52	
932537171	Invoice	03/05/2021	Callaway Golf	0.00	219.60	
932543803	Invoice	03/05/2021	Callaway Golf	0.00	353.52	
932543804	Invoice	03/05/2021	Callaway Golf	0.00	109.80	
932571350	Invoice	03/05/2021	Callaway Golf	0.00	777.21	
932649621	Invoice	03/10/2021	GOLF-CLUB DEMOS-PRO SHOP	0.00	222.08	
932681869	Invoice	03/10/2021	GOLF-CLUBS DEMO-PRO SHOP	0.00	111.03	
000239	CITY OF FORT LUPTON	03/16/2021	Regular	0.00	1,067.44	84240
FIN2021068	Invoice	03/11/2021	GOLF-AR INVOICES	0.00	167.01	
FIN2021084	Invoice	03/09/2021	Golf ComData Purchases	0.00	470.11	
INV00514	Invoice	03/11/2021	GOLF-AR INVOICES	0.00	67.00	
INV00597	Invoice	03/11/2021	GOLF-AR INVOICES	0.00	171.28	
INV00657	Invoice	03/11/2021	GOLF-AR INVOICES	0.00	16.00	
INV00866	Invoice	03/11/2021	GOLF-AR INVOICES	0.00	176.04	
000246	CLEVELAND GOLF / SRIXON	03/16/2021	Regular	0.00	75.60	84241
62409650	Invoice	03/10/2021	GOLF-GOLF BALLS-PRO SHOP	0.00	1,635.12	
6280774NO	Credit Memo	02/26/2021	GOLF-GOLF BALLS-PRO SHOP	0.00	-1,559.52	
000512	FUZION FIELD SERVICES LLC	03/16/2021	Regular	0.00	2,200.00	84242
204814	Invoice	03/10/2021	GOLF-ANNUAL PORT A POTTY RENTAL-MAINT	0.00	2,200.00	
000567	HIGH COUNTRY BEVERAGE CORP	03/16/2021	Regular	0.00	467.60	84243
W-591610	Invoice	03/10/2021	GOLF-BEVERAGES-PRO SHOP	0.00	467.60	
001417	JOE PATE	03/16/2021	Regular	0.00	179.67	84244
A09642/2	Invoice	03/10/2021	GOLF-REIMBURSE FOR SUPPLIES-MAINT	0.00	179.67	
000735	LL JOHNSON DISTRIBUTING	03/16/2021	Regular	0.00	2,502.11	84245
1132734-00	Invoice	03/10/2021	GOLF-IRRIGATION SUPPLIES-MAINT	0.00	2,466.68	
1132994-01	Invoice	03/10/2021	GOLF-IRRIGATION SUPPLIES-MAINT	0.00	128.05	
1133067-00	Credit Memo	02/19/2021	GOLF-IRRIGATION SUPPLIES-MAINT	0.00	-92.62	
000742	LORENTE LLC	03/16/2021	Regular	0.00	766.58	84246
289295	Invoice	03/10/2021	GOLF-TEE FLAGS-PRO SHOP	0.00	376.38	
289296	Invoice	03/10/2021	GOLF-FLAG HAT CLIPS-PRO SHOP	0.00	390.20	
000991	SCNS SPORTS FOODS INC	03/16/2021	Regular	0.00	102.60	84247
147455	Invoice	03/10/2021	GOLF-SNACKS-PRO SHOP	0.00	102.60	
001064	TAYLORMADE GOLF COMPANY INC	03/16/2021	Regular	0.00	832.56	84248
34730147	Invoice	03/10/2021	GOLF-MERCHANDISE-PRO SHOP	0.00	327.49	
34730177	Invoice	03/10/2021	GOLF-MERCHANDISE-PRO SHOP	0.00	362.37	
34739987	Invoice	03/10/2021	GOLF-MERCHANDISE-PRO SHOP	0.00	142.70	
001183	WAXIE SANITARY SUPPLY	03/16/2021	Regular	0.00	192.12	84249
79838560	Invoice	03/10/2021	GOLF-JANITORIAL SUPPLIES-PRO SHOP	0.00	7.51	
79854962	Invoice	03/10/2021	GOLF-JANITORIAL SUPPLIES-PRO SHOP	0.00	184.61	
001207	WESTERN DISTRIBUTING INC	03/16/2021	Regular	0.00	261.80	84250
625862	Invoice	03/10/2021	GOLF-BEVERAGES-PRO SHOP	0.00	261.80	
000239	CITY OF FORT LUPTON	03/16/2021	Regular	0.00	175.00	84251

Check Report

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
304301RENEW	Invoice	03/10/2021	GOLF-LIQUOR LICENSE RENEWAL-PRO SHOP	0.00	175.00	

Bank Code Golf Course Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	67	26	0.00	63,980.45
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	67	26	0.00	63,980.45

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Pooled Cash-Pooled Cash						
001301	AAA AUTO PARTS INC	03/09/2021	Regular	0.00	91.37	69055
105099	Invoice	03/03/2021	MAXLIFE ATF	0.00	91.37	
000031	ADAMSON POLICE PRODUCTS	03/09/2021	Regular	0.00	267.19	69056
INV344483	Invoice	03/03/2021	GF-EARPIECE, INNER BELT HEMPEL-PD	0.00	69.19	
INV345285	Invoice	03/03/2021	GF-BOOTS,PANT DEVICH-PD	0.00	198.00	
000108	AUSMUS LAW FIRM PC	03/09/2021	Regular	0.00	165.87	69057
24178950	Invoice	03/02/2021	GF-REIMBURSE AUSMUS LAW FIRM FOR RE...	0.00	165.87	
001918	AXON ENTERPRISES INC	03/09/2021	Regular	0.00	44,911.79	69058
SI-1572580	Invoice	03/03/2021	2019 Axon Update	0.00	11,444.54	
SI-1709512	Invoice	03/03/2021	Annual Axon Payment	0.00	18,395.93	
SI-1717859	Invoice	03/03/2021	Annual Axon Invoice for Fleet cameras/supp...	0.00	15,071.32	
001820	BADGER METER	03/09/2021	Regular	0.00	19,762.22	69059
1414819	Invoice	03/03/2021	UF-PIT SETTER PARTS-W LINES	0.00	3,895.68	
1414820	Invoice	03/03/2021	UF-METER PARTS-W LINES	0.00	14,211.51	
1414821	Invoice	03/03/2021	UF-19-26GA SPLICE CONN,SPICE ENCLOSURE...	0.00	1,352.51	
80067636	Invoice	03/03/2021	SSTX-JAN21 MOBILE HOSTING SERVCS-STRE...	0.00	153.18	
80069342	Invoice	03/03/2021	SSTX-FEB21 BEACON MBL HOSTING SERVICE...	0.00	149.34	
000136	BG'S JAPANESE DESIGNS	03/09/2021	Regular	0.00	242.00	69060
6245	Invoice	03/03/2021	GF-EMPLOYEE APPRECIATION 5YR-CITY ADM	0.00	45.00	
6247	Invoice	03/03/2021	GF-EMPLOYEE APPRECIATION 10YR-CITY A...	0.00	197.00	
001965	CCNC	03/09/2021	Regular	0.00	100.00	69061
2020-000-269	Invoice	03/02/2021	GF-2021 CCNC MEMBERSHIP-PD	0.00	100.00	
000211	CH2M	03/09/2021	Regular	0.00	33,707.50	69062
D3410900-01	Invoice	03/02/2021	OMI Engineering Services	0.00	13,205.00	
D3410900-02	Invoice	03/02/2021	OMI Engineering Services	0.00	12,132.50	
D3410900-03	Invoice	03/02/2021	OMI - Engineering Services	0.00	8,370.00	
000241	CITY OF FT LUPTON-UTIL INVOICE	03/09/2021	Regular	0.00	2,245.64	69063
110035001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
110221001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
110222001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
110251001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
330025001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
330031001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
330045001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	128.29	
330092001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
330166001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	56.95	
330920000 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
550055501 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	63.92	
550057001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	87.58	
550057601 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	975.07	
550057701 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
660092001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
770109501 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
770116501 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
770229001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
770229501 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
770229601 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
770231101 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
990004001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
990004101 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	51.25	
990005001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	151.13	
990006001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
990007001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
990008001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	34.65	
990132001 FEB21	Invoice	03/03/2021	Water/Sewer Bill-City	0.00	38.45	
001949	CIVIL RESOURCES LLC	03/09/2021	Regular	0.00	7,965.00	69064
19-305.01.11	Invoice	03/03/2021	UF- Lagoon Mining Engineering- WWTP	0.00	7,965.00	
000247	CLIFTONLARSONALLEN LLP	03/09/2021	Regular	0.00	500.00	69065
2724959-2	Invoice	03/03/2021	GF-INTERIM AUDIT-FIN	0.00	500.00	
000267	COLONIAL LIFE	03/09/2021	Regular	0.00	105.96	69066
7816820-0301654	Invoice	03/01/2021	GF-MAR21 COLONIAL INSURANCE	0.00	105.96	
000268	COLORADO ANALYTICAL LAB	03/09/2021	Regular	0.00	92.00	69067
210203002	Invoice	03/03/2021	UF-TOTAL COLIFORM (2)-W LINES	0.00	46.00	
210222052	Invoice	03/03/2021	UF-TOTAL COLIFORM (2)-W LINES	0.00	46.00	
002651	COLORADO COMMUNITY MEDIA	03/09/2021	Regular	0.00	295.96	69068
19116	Invoice	03/01/2021	GF-LEGAL PUBLICATIONS/NOTICES	0.00	295.96	
000307	COMCAST CABLE COMM, LLC	03/09/2021	Regular	0.00	304.69	69069
606460147405 FE...	Invoice	03/01/2021	CPR-FEB21 INTERNET/PHONE SERVICES-MU...	0.00	205.82	
606460159244 FE...	Invoice	03/02/2021	GF-FEB21 FAX/INTOXILIZER-PD	0.00	98.87	
002611	COMPLETE AUTO GLASS	03/09/2021	Regular	0.00	680.00	69070
82568	Invoice	03/03/2021	GF-WINDSHIELD REPLACE UNIT1201-PD	0.00	210.00	
82570	Invoice	03/03/2021	GF-WINDSHIELD REPLACE UNIT1303-PD	0.00	210.00	
82574	Invoice	03/03/2021	GF-WINDSHIELD REPLACE UNIT1701-PD	0.00	260.00	
001517	CORE&MAIN LP	03/09/2021	Regular	0.00	3,200.00	69071
N631829	Invoice	03/03/2021	UF-20X36 METER PITS (40)-W LINES	0.00	3,200.00	
002712	DENVER DEMOLITION AND ABATEMENT LLC	03/09/2021	Regular	0.00	1,170.00	69072
2020-29	Invoice	03/02/2021	GF-40% DOWN BREAKROOM DEMOLITION-...	0.00	1,170.00	
000431	EMPLOYERS COUNCIL SERVICES, INC	03/09/2021	Regular	0.00	785.00	69073
370265	Invoice	03/03/2021	GF-PUBLIC EMPLOYERS CONFERENCE-HR	0.00	125.00	
370590	Invoice	03/03/2021	GF-PUBLIC EMPLOYERS CONFERENCE-HR	0.00	125.00	
370955	Invoice	03/03/2021	GF-WORKPLACE RESPECT,PROJECT MGMT-...	0.00	535.00	
000436	ENVIROTECH SERVICES, INC	03/09/2021	Regular	0.00	2,233.73	69074
CD202107204	Invoice	03/03/2021	SSTX-ICE SLICER RS 9.98TON-STREETS	0.00	1,136.22	
CD202107205	Invoice	03/03/2021	SSTX-ICE SLICER RS 9.64TON-STREETS	0.00	1,097.51	
000455	FASTENAL COMPANY 01COFTL	03/09/2021	Regular	0.00	30.90	69075
COFTL1711135	Invoice	12/31/2020	GF-ORINGS-PARKS	0.00	30.90	
002568	FORT LUPTON CAR WASH	03/09/2021	Regular	0.00	254.00	69076
171	Invoice	03/03/2021	GF-VEHICLE MAINTENANCE-PD	0.00	254.00	
000508	FULTON IRRIGATING DITCH	03/09/2021	Regular	0.00	12,090.40	69077
22501	Invoice	03/02/2021	UF-2021 FULTON ASSESS 215.9AF-ADMIN	0.00	12,090.40	
000546	GREEN MILL SPORTSMAN'S CLUB	03/09/2021	Regular	0.00	150.00	69078
102	Invoice	03/03/2021	GF-OFFICER TRAINING/QUALIFYING-PD	0.00	150.00	
002674	HAYES POZNANOVIC KORVER, LLC	03/09/2021	Regular	0.00	3,962.50	69079
42227	Invoice	03/04/2021	WSTX-FEB21 LEGAL-WTP	0.00	3,962.50	
002209	INTERNATIONAL BUSINESS INFORMATION TECHN	03/09/2021	Regular	0.00	1,545.00	69080
INV-000166	Invoice	03/03/2021	GF-2021 LEFTA SUBSCRIPTION-PD	0.00	1,545.00	
000605	INTERNATIONAL INST OF MUNICIPAL	03/09/2021	Regular	0.00	175.00	69081
38474 2021	Invoice	03/01/2021	GF-IIMC ANNUAL MEMBERSHIP-CITY CLEK	0.00	175.00	
002589	JACK'S TIRE & OIL	03/09/2021	Regular	0.00	940.00	69082
948477-81	Invoice	03/03/2021	OTR SERVICE CALL UNIT#32	0.00	295.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
957636-81	Invoice	03/03/2021	OTR SERVICE CALL UNIT#32	0.00	645.00	
002166	JBS PIPELINE CONTRACTORS	03/09/2021	Regular	0.00	680,701.95	69083
JBS0243-3	Invoice	03/02/2021	SDF-KAHIL STORM DRAIN PROJECT-	0.00	230,792.80	
JBS0243-3 985	Invoice	03/02/2021	WST-AM2020-196 REPLACE KAHIL WATER ...	0.00	180,425.50	
JBS0243-4	Invoice	03/02/2021	SDF-KAHIL STORM DRAIN PROJECT-	0.00	249,251.65	
JBS0243-4 985	Invoice	03/04/2021	WST-AM2020-196 REPLACE KAHIL WATER ...	0.00	20,232.00	
000655	JOHN DEERE FINANCIAL	03/09/2021	Regular	0.00	90.23	69084
963576	Invoice	12/31/2020	GF-MOWER BLADE-PARKS	0.00	26.84	
DEC20	Invoice	12/31/2020	GF-INTEREST CHARGES-PARKS	0.00	2.89	
FEB21	Invoice	03/01/2021	GF-INTEREST CHARGES-PARKS	0.00	4.40	
JAN21	Invoice	03/01/2021	GF-LATE CHARGES/INTEREST-PARKS	0.00	41.14	
NOV20	Invoice	12/31/2020	GF-INTEREST CHARGES-PARKS	0.00	14.96	
000670	K & K LASER CREATIONS LLC	03/09/2021	Regular	0.00	260.05	69085
31878	Invoice	03/03/2021	GF-EMPLOYEE APPRECIATION 5YRS-CITY A...	0.00	260.05	
000698	L.G. EVERIST, INC	03/09/2021	Regular	0.00	1,008.54	69086
531364	Invoice	03/03/2021	ICE SLICER/SAND/SQUEEGEE	0.00	1,008.54	
002713	LYDIA HOSELTON	03/09/2021	Regular	0.00	530.00	69087
22721	Invoice	03/02/2021	CEM-REFUND DUE TO SCHEDULING ERROR	0.00	530.00	
002027	MURRAYSMITH INC	03/09/2021	Regular	0.00	1,276.50	69088
20-2746.00-12	Invoice	03/03/2021	WST- Non-Pot Pumphouse Engineering- WTP	0.00	1,276.50	
002243	NOCO MUNICIPAL CONSULTING LLC	03/09/2021	Regular	0.00	725.00	69089
14	Invoice	03/02/2021	GF-FEB21 GUN RANGE SVCS-MISC	0.00	725.00	
000856	NORTHERN COLO CRIME STOPPERS	03/09/2021	Regular	0.00	184.00	69090
1107	Invoice	03/03/2021	GF-2021 ADMINISTRATIVE-PD	0.00	184.00	
000857	NORTHERN WATER	03/09/2021	Regular	0.00	266,445.99	69091
3121	Invoice	03/03/2021	UF-2021 Windy Gap Estimated Cost	0.00	266,445.99	
000865	OFFICE DEPOT	03/09/2021	Regular	0.00	18.28	69092
153281697001	Credit Memo	02/05/2021	GF-DIVIDERS FOR BINDERS-CITY CLK	0.00	-69.21	
156451410001	Invoice	03/02/2021	GF-LEGAL HANGING FOLDERS-FIN	0.00	58.79	
156467316001	Invoice	03/02/2021	GF-MANILA FILE FOLDERS,KLEENEX,PKG TAP...	0.00	28.70	
000869	OPERATIONS MANAGEMENT INT	03/09/2021	Regular	0.00	163,855.97	69093
351230-21R-CL	Invoice	12/31/2020	UF-OMI 2020 CONTRACT OVERAGE	0.00	43,531.17	
351230-22-04	Invoice	04/01/2021	UF-APR21 OMI MONTHLY BILLING	0.00	120,324.80	
000862	O'REILLY AUTO PARTS	03/09/2021	Regular	0.00	909.68	69094
2997-321225	Invoice	03/03/2021	SEAL KIT,5PC EXTRACT, WASHERS, BOLTS UN...	0.00	46.13	
4489-266064	Invoice	03/03/2021	GF-OIL,CRNKSHFT SENSOR,OIL,AIR FILTERS ...	0.00	90.28	
4489-266774	Invoice	03/03/2021	GF-110ZMAFCLNR, TEST KIT-STREETS	0.00	168.97	
4489-266881	Invoice	03/03/2021	GF-FUEL INJECTOR/SEAL KIT UNIT#12-STREE...	0.00	76.92	
4489-266996	Invoice	03/03/2021	GF-F/P MOD ASM UNIT#12-STREETS	0.00	243.52	
4489-267149	Invoice	03/03/2021	GF-CAMSHAFT SENSOR-STREETS	0.00	44.80	
4489-268313	Credit Memo	02/01/2021	GF-TEST KIT, OIL UNIT12-STREETS	0.00	-115.25	
4489-268669	Invoice	03/03/2021	GF-WIPER BLADES UNIT#42-STREETS	0.00	71.92	
4489-272270	Invoice	03/03/2021	GF-GLOVES/HAND CREAM	0.00	72.47	
4489-273584	Invoice	03/03/2021	SF-5GAL MOTOR OIL UNIT#37-S LINES	0.00	179.98	
4489-273694	Invoice	03/03/2021	GF-WIPER FLUID-STREETS	0.00	29.94	
001643	PROCEDURE INC	03/09/2021	Regular	0.00	27,720.78	69095
1905	Invoice	03/03/2021	GF-FEB21 BUILDING PERMITS/FEEES-BLDG IN...	0.00	27,720.78	
002082	QUALITY WELL AND PUMP	03/09/2021	Regular	0.00	40,057.30	69096
2021-325	Invoice	03/02/2021	Well #5 at 451 Kahil Repaired	0.00	40,057.30	
000931	R & L TIRES	03/09/2021	Regular	0.00	1,773.11	69097

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
38685	Invoice	03/03/2021	4 NEW TIRES UNIT#31	0.00	911.44	
38723	Invoice	03/03/2021	2 NEW TIRES UNIT07	0.00	861.67	
000932	R & M SERVICES	03/09/2021	Regular	0.00	430.03	69098
10562	Invoice	03/02/2021	GF-OIL CHANGE, FLUIDS,ROTATE,UNIT1402-...	0.00	76.46	
10563	Invoice	03/03/2021	GF-BATTERY-PD	0.00	218.95	
10564	Invoice	03/03/2021	GF-TEST/CHARGE BATTERY, OIL UNIT1402-PD	0.00	17.99	
10565	Invoice	03/02/2021	GF-TIRE REPAIR/BALANCE UNIT2008-PD	0.00	45.00	
10566	Invoice	03/02/2021	GF-OIL CHANGE, ROTATE/INSPECT BRAKES ...	0.00	71.63	
000942	RENEWABLE FIBER INC	03/09/2021	Regular	0.00	1,138.00	69099
INV0764285	Invoice	03/02/2021	GF-SAFE PLAY GROUND CHIPS-PARKS	0.00	1,138.00	
001035	STANDARD INSURANCE CO.	03/09/2021	Regular	0.00	5,621.56	69100
00 759761 0001 ...	Invoice	03/01/2021	LI, AD&D, LTD, STD Ins Prem	0.00	5,621.56	
001624	STATE OF COLORADO	03/09/2021	Regular	0.00	2,307.82	69101
15373-21	Invoice	03/02/2021	UF-FEB21 PRINT BILL/LATE NOTICES-UB	0.00	2,307.82	
002694	SYMMETRY ENERGY SOLUTIONS LLC	03/09/2021	Regular	0.00	2,784.70	69102
9359564	Invoice	03/01/2021	REC-CNG DELIVERIES 577GALS	0.00	2,784.70	
001075	THE CONSOLIDATED MUTUAL	03/09/2021	Regular	0.00	353.38	69103
JAN21 B	Invoice	03/01/2021	UF-JAN21 ELECTRIC PERRY PIT WELL B-W ST...	0.00	34.22	
JAN21 C	Invoice	03/01/2021	UF-JAN21 ELECTRIC PERRY PIT WELL C-W ST...	0.00	33.26	
JAN21 PUMP	Invoice	03/01/2021	UF-DEC20 ELECTRIC PERRY PIT -W STOR	0.00	285.90	
001101	TODD HODGES DESIGN LLC	03/09/2021	Regular	0.00	10,592.50	69104
3300	Invoice	03/01/2021	GF-PLANNING SERVICES 02/15-02/28-PLAN	0.00	10,592.50	
001120	TRUDILIGENCE LLC	03/09/2021	Regular	0.00	167.72	69105
39821	Invoice	03/03/2021	GF-RECRUITING AND TESTING	0.00	167.72	
001138	UNITED POWER	03/09/2021	Regular	0.00	2,304.52	69106
20364	Invoice	03/02/2021	GF-STREET LIGHT REPAIR-STREETS	0.00	2,304.52	
001149	UTILITY NOTIFICATION CENTER	03/09/2021	Regular	0.00	803.15	69107
220120551	Invoice	12/31/2020	GF-DEC20 LINE LOCATES-W LINES	0.00	421.67	
221020589	Invoice	03/02/2021	UF-FEB21 LINE LOCATES-W LINES	0.00	381.48	
001174	WAGNER EQUIPMENT CO.	03/09/2021	Regular	0.00	2,595.07	69108
P00C2334017	Invoice	03/03/2021	UF-CUTTING EDGE-W LINES	0.00	2,729.02	
P00R0466070	Credit Memo	03/01/2021	GF-FLEX PIN, PENETRATE TIP-STREETS	0.00	-48.43	
P00R0466071	Credit Memo	03/01/2021	GF-PENETRATING TIP-STREETS	0.00	-85.52	
001963	WASTE CONNECTIONS OF COLO, INC	03/09/2021	Regular	0.00	159.71	69109
31174336 MAR21	Invoice	03/03/2021	GF-FEB21 TRASH SERVICE-PW SHOP	0.00	159.71	
001212	WILLIAMS AND WEISS CONSULTING	03/09/2021	Regular	0.00	3,825.00	69110
1479	Invoice	03/03/2021	2021 WATER ENGINEERING	0.00	3,825.00	
000031	ADAMSON POLICE PRODUCTS	03/16/2021	Regular	0.00	150.00	69188
INV347065	Invoice	03/11/2021	GF-BOOTS WALKER-PD	0.00	150.00	
002718	ADVANCED ENGINEERING, LLC	03/16/2021	Regular	0.00	1,345.00	69189
10269Q	Invoice	03/10/2021	GF-SITE CONSULT FOR NEW DOOR-PD	0.00	1,345.00	
000037	ADVANCED URGENT CARE AND OCC MED	03/16/2021	Regular	0.00	110.00	69190
67065	Invoice	03/10/2021	GF-PRE EMPLOYMENT SCREENS HILLEY-HR	0.00	55.00	
67066	Invoice	03/10/2021	GF-PREEMPLOYMENT SCREENING LUCERO-...	0.00	55.00	
001387	ANGEL ARMOR	03/16/2021	Regular	0.00	650.00	69191
8144	Invoice	03/11/2021	GF-RISE2.0 BLACK VEST HELBIG-PD	0.00	650.00	
000108	AUSMUS LAW FIRM PC	03/16/2021	Regular	0.00	1,800.00	69192

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7054	Invoice	03/10/2021	GF-FEB21 PROSECUTION SERVICES-COURT	0.00	1,800.00	
001820	BADGER METER	03/16/2021	Regular	0.00	5,425.48	69193
1419495	Invoice	03/10/2021	UF-METER PARTS-W LINES	0.00	5,425.48	
000136	BG'S JAPANESE DESIGNS	03/16/2021	Regular	0.00	197.50	69194
6248	Invoice	03/10/2021	GF-EMBROIDERY SERVICES-PD	0.00	197.50	
002717	BRITTANY ENGLISH	03/16/2021	Regular	0.00	201.40	69195
16471	Invoice	03/10/2021	GF-REIMBURSE UNIFORM ACCESSORY ENGLI...	0.00	201.40	
000182	CEM SALES & SERVICE INC	03/16/2021	Regular	0.00	1,442.95	69196
153606	Invoice	03/10/2021	REC-POOL/SPA CHEMICALS, REPAIRS	0.00	1,442.95	
000235	CITRIX SYSTEMS INC	03/16/2021	Regular	0.00	5,811.00	69197
92166259	Invoice	03/10/2021	Citrix - 30 VApps License Renewals until 2023	0.00	5,811.00	
002651	COLORADO COMMUNITY MEDIA	03/16/2021	Regular	0.00	87.16	69198
20398	Invoice	03/11/2021	GF-LEGAL PUBLICATIONS	0.00	87.16	
000281	COLORADO DEPARTMENT OF AGRICULTURE	03/16/2021	Regular	0.00	104.00	69199
4351	Invoice	03/11/2021	GF-LASER/RADAR EQUIPMENT-PD	0.00	104.00	
000307	COMCAST CABLE COMM, LLC	03/16/2021	Regular	0.00	391.20	69200
606460116038 FE...	Invoice	03/10/2021	REC-FEB21 PHONE SERVICE	0.00	218.67	
6460163725 FEB21	Invoice	03/11/2021	Comcast Acct 8497 60 646 0163725	0.00	172.53	
000342	CUSTOM FENCE & SUPPLY INC	03/16/2021	Regular	0.00	37.05	69201
20FTL-00115-R	Invoice	03/10/2021	GF-PERMIT REFUND CUSTOM FENCE-PLAN	0.00	37.05	
002719	DAVID RIVAS ZUPANSKYJ	03/16/2021	Regular	0.00	250.00	69202
44792	Invoice	03/10/2021	GF-RESTITUTION E0020660-1	0.00	250.00	
000372	DELL MARKETING LP	03/16/2021	Regular	0.00	6,808.20	69203
10469316063	Invoice	03/10/2021	Upgrade and Extensions of three Dell Servers	0.00	6,808.20	
001401	DIVISION OF OIL & PUBLIC SAFETY	03/16/2021	Regular	0.00	30.00	69204
CP 15-000578	Invoice	03/10/2021	CPR-ELEVATOR INSPECTION-MUSEUM	0.00	30.00	
000426	ELEVATION LIGHTING SERVICES COMPANY	03/16/2021	Regular	0.00	225.00	69205
2021-121	Invoice	03/10/2021	CPR-LIGHTS REPLACED-COM CTR	0.00	225.00	
000429	EMPIRE PORTABLE RESTROOMS	03/16/2021	Regular	0.00	708.15	69206
55625	Invoice	03/10/2021	PORTABLE RESTROOM SERVICE 3/2-3/29	0.00	583.00	
55735	Invoice	03/10/2021	GF-PORTABLE RESTROOMS 3/2-3/29-PARKS	0.00	125.15	
001919	FUREVERDOG RESCUE AND BOARDING	03/16/2021	Regular	0.00	60.00	69207
FEB21	Invoice	03/10/2021	GF-FEB21 ANIMAL IMPOUDS-COM SVCS	0.00	60.00	
001713	KIMBALL MIDWEST	03/16/2021	Regular	0.00	26.90	69208
8645330	Invoice	03/10/2021	REC-HIGH PEEL STRENGTH	0.00	26.90	
000691	KONE INC	03/16/2021	Regular	0.00	140.80	69209
959804949	Invoice	03/10/2021	REC-FEB21 ELEVATOR SERVICE	0.00	140.80	
000698	L.G. EVERIST, INC	03/16/2021	Regular	0.00	18,266.13	69210
2020 SALES TAX RE	Invoice	03/10/2021	2020 SALES TAX REBATE	0.00	18,266.13	
000806	MORNING STAR CUSTOM BUILDERS	03/16/2021	Regular	0.00	560.00	69211
INV16-20372	Invoice	03/10/2021	CPR-MAINTENANCE/REPAIRS ELEVATOR-MU...	0.00	560.00	
000865	OFFICE DEPOT	03/16/2021	Regular	0.00	50.91	69212
154627560001	Invoice	03/10/2021	GF-9V BATTERIES-ADMIN	0.00	37.49	
154662705001	Invoice	03/10/2021	GF-5PK LITHIUM BATTERIES-ADMIN	0.00	9.99	
154662714001	Invoice	03/10/2021	GF-9" PLATES-ADMIN	0.00	3.43	
000916	PRAIRIE MOUNTAIN MEDIA	03/16/2021	Regular	0.00	195.36	69213

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
263484	Invoice	03/10/2021	GF-LEGAL NOTICES	0.00	195.36	
002265	QUADIENT FINANCE USA INC	03/16/2021	Regular	0.00	758.00	69214
79000110025088...	Invoice	03/11/2021	Postage Charges	0.00	758.00	
002002	SHANNON DEVRIES	03/16/2021	Regular	0.00	47.93	69215
3421	Invoice	03/10/2021	GF-NOTARY STAMP/JOURNAL-PLAN	0.00	47.93	
001070	TERRIE L. ASAY	03/16/2021	Regular	0.00	57.56	69216
21921	Invoice	03/11/2021	GF-REIMBURSE COSTCO SUPPLIES-PD	0.00	57.56	
001126	TYLER TECHNOLOGIES	03/16/2021	Regular	0.00	281.39	69217
130-119251	Invoice	03/11/2021	GF-BRAZOS MAINTENANCE APR2021-MAR2...	0.00	281.39	
001156	VERIZON WIRELESS SVCS LLC	03/16/2021	Regular	0.00	4,340.78	69218
9874257750	Invoice	03/11/2021	Verizon Bill	0.00	4,340.78	
001963	WASTE CONNECTIONS OF COLO, INC	03/16/2021	Regular	0.00	701.56	69219
1187327 MAR21	Invoice	03/11/2021	Waste Connections	0.00	110.15	
1187330 MAR21	Invoice	03/11/2021	Waste Connections	0.00	284.94	
31174336 MAR21	Invoice	03/11/2021	Waste Connections	0.00	159.71	
31174339 MAR21	Invoice	03/11/2021	Waste Connections	0.00	53.38	
31174340 MAR21	Invoice	03/11/2021	Waste Connections	0.00	93.38	
001183	WAXIE SANITARY SUPPLY	03/16/2021	Regular	0.00	1,141.49	69220
79371037 CORR	Credit Memo	12/31/2020	GF-CREDIT CORRECTION-MISC	0.00	-114.00	
79821356	Invoice	03/10/2021	REC-JANITORIAL SUPPLIES	0.00	537.78	
79821358	Invoice	03/10/2021	REC-JANITORIAL SUPPLIES	0.00	144.92	
79829483	Invoice	03/10/2021	REC-JANITORIAL SUPPLIES	0.00	572.79	
001189	WELD COUNTY ACCTG DEPART	03/16/2021	Regular	0.00	3,307.48	69221
FEB21	Invoice	03/11/2021	GF-FEB21 FUEL PURCHASES	0.00	3,307.48	
001208	WHITE BEAR ANKELE TANAKA & WALDRON	03/16/2021	Regular	0.00	645.75	69222
14655	Invoice	03/10/2021	GF-BOND ISSUE ADVISE-LEGAL	0.00	645.75	
000432	EMPS	03/03/2021	Bank Draft	0.00	2,356.55	DFT0001576
MAR21 DISC CC F...	Invoice	03/03/2021	UF-EMPS DISCOUNT CREDIT CARD FEE FOR 3...	0.00	2,356.55	
000432	EMPS	03/03/2021	Bank Draft	0.00	159.71	DFT0001577
MAR21 INTCHNG ...	Invoice	03/03/2021	GF-EMPS INTERCHNG CREDIT CARD FEE-UB	0.00	159.71	
000432	EMPS	03/03/2021	Bank Draft	0.00	43.44	DFT0001578
MAR21 CC FEE	Invoice	03/03/2021	UF-EMPS CREDIT CARD FEE 3/2021-UB	0.00	43.44	
000119	BANK OF COLORADO	03/12/2021	Bank Draft	0.00	5,924.74	DFT0001583
INV0000946	Invoice	03/12/2021	HSA DISTRIBUTION	0.00	5,924.74	
000119	BANK OF COLORADO	03/12/2021	Bank Draft	0.00	689.78	DFT0001584
INV0000947	Invoice	03/12/2021	HSA DISTRIBUTION	0.00	689.78	
001416	VALIC_1	03/12/2021	Bank Draft	0.00	28,949.75	DFT0001585
INV0000948	Invoice	03/12/2021	VALIC - 457(b) \$ Contributions	0.00	28,949.75	
001265	IRS	03/12/2021	Bank Draft	0.00	46,405.75	DFT0001586
INV0000949	Invoice	03/12/2021	Federal Withholding	0.00	46,405.75	
001418	CO DEPARTMENT OF REVENUE	03/12/2021	Bank Draft	0.00	7,477.14	DFT0001587
INV0000950	Invoice	03/12/2021	CO Withholding	0.00	7,477.14	
000309	COMDATA BUSINESSLINK	03/05/2021	Bank Draft	0.00	19,947.81	DFT0001588

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FEB21	Invoice	03/05/2021	GF-FEB21 COMDATA CREDIT CARD CHARGES	0.00	19,947.81	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	178	91	0.00	1,412,970.39
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	9	9	0.00	111,954.67
EFT's	0	0	0.00	0.00
	187	100	0.00	1,524,925.06

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	245	117	0.00	1,476,950.84
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	9	9	0.00	111,954.67
EFT's	0	0	0.00	0.00
	254	126	0.00	1,588,905.51

Fund Summary

Fund	Name	Period	Amount
600	GOLF ENTERPRISE FUND	3/2021	63,980.45
999	POOLED CASH/CONSOLIDATED CASH	3/2021	1,524,925.06
			1,588,905.51

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
March 2, 2021**

The City Council of the City of Fort Lupton met in a regular session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Tuesday, March 2, 2021. Due to the COVID-19 virus, the meeting was held with remote access provided through GoToWebinar. Mayor Zo Stieber called the meeting to order at 7:00 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

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

Also present were City Administrator, Chris Cross, Assistant City Administrator, Glenda Aretxuloeta, City Clerk, Mari Peña, City Attorney, Andy Ausmus, Public Works Director, Roy Vestal, and Planning Director, Todd Hodges.

Chief John Fryar and City Planners Maria Lancto and Alyssa Knutson participated remotely through GoToWebinar.

Mayor Stieber read the general advisement for connected meetings.

PERSONS TO ADDRESS COUNCIL

There was no one to address the Council.

APPROVAL OF AGENDA

It was moved by Bruce Fitzgerald and seconded by David Crespin to move the public hearing for AM 2021-035 Continuance of the Public Hearings for the Hagler Annexation Nos. 1-5, Hagler Initial Zoning and Hagler Special Use Permit Submitted by Mandi and Lee Hagler following the Approval of the Agenda. Motion passed unanimously on roll call vote.

PUBLIC HEARING

AM 2021-035 Continuance of the Public Hearings for the Hagler Annexation Nos. 1-5, Hagler Initial Zoning and Hagler Special Use Permit Submitted by Mandi and Lee Hagler

Mayor Stieber read the following advisement to Mandi Hagler: You understand that members of the City Council may be appearing tonight via a virtual connection and may not be appearing in person? You consent to the applicable member voting on your submittal even though said member is not present in person? You understand that the Applicant has a right to continue this public hearing to such a date to allow a full in person public hearing? You have agreed to voluntarily waive that right on behalf of the Applicant by proceeding tonight electronically, is that correct? Therefore, on behalf of the Applicant, you waive Applicant's right to proceed in an in person public hearing and have consented to proceed forward voluntarily tonight in this virtual

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
March 2, 2021**

City Council meeting, is that correct? Mrs. Hagler responded 'yes' to all questions.

Mayor Stieber opened the public hearing at 7:05 p.m.

The City Attorney, Andy Ausmus, stated that in order to meet the requirements of C.R.S. §31-12-108(3), the public hearing must be open for at least one (1) hour to hear any testimony. The meeting may continue with the hearing staying open for anyone that has any questions or comments. The Council may continue with normal business and return to the public hearing at the end of the meeting.

Mayor Stieber asked if anyone from the public wished to speak. Vicki Hutchinson, who was participating through GoToWebinar, asked if the item would come back again for further comments. The City Attorney answered 'yes' since the matter is being continued, further comment could be made at the next hearing.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the February 16, 2021 payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

It was moved by Bruce Fitzgerald and seconded by David Crespino to approve the Consent Agenda as presented with the following items: 02162021 City Council Meeting Minutes, 02182021 City Council Special Meeting Minutes, Second Reading Ordinance 2021-1104 AN ORDINANCE ANNEXING LAND LEGALLY DESCRIBED IN EXHIBIT "A" KNOWN AS THE TOEWS ANNEXATION AND APPROVING THE ANNEXATION AGREEMENT, Second Reading Ordinance 2021-1105 INITIALLY ZONING LAND KNOWN AS THE TOEWS INITIAL ZONING, LEGALLY DESCRIBED IN EXHIBIT A, TO THE 'A' AGRICULTURAL ZONE DISTRICT, Approving Resolution 2021R017 RATIFYING THE MAYOR'S APPOINTMENT OF AMY ADKINS TO THE CULTURE PARKS AND RECREATION AND MUSEUM ADVISORY COMMITTEE FOR A TERM BEGINNING MARCH 2, 2021, AND ENDING DECEMBER 31, 2021 (AM 2021-031), Renew Agreement with Williams and Weiss Consulting, LLC to Provide Water Engineering Services for the City of Fort Lupton for an Amount of \$97,880 from the Utility Fund and Water Sales Tax Funds (AM 2021-032), Reconciliation of Jacobs Rebateable Budget with Invoice for \$43,531.17 (AM 2021-033), Approve Estimated 2021 Windy Gap Assessment for an Amount not to Exceed \$266,445.99 to be Paid Out of the Utility Fund (AM 2021-034).

Motion passed unanimously on roll call vote.

PUBLIC HEARINGS

AM 2021-036 Approve a Resolution for the 2567 County Road 29 (aka Quality Carpentry Services, Inc.) Site Plan

Mayor Stieber read the following advisement to Danelle Fifer: You understand that members of

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
March 2, 2021**

the City Council may be appearing tonight via a virtual connection and may not be appearing in person? You consent to the applicable member voting on your submittal even though said member is not present in person? You understand that the Applicant has a right to continue this public hearing to such a date to allow a full in person public hearing? You have agreed to voluntarily waive that right on behalf of the Applicant by proceeding tonight electronically, is that correct? Therefore, on behalf of the Applicant, you waive Applicant's right to proceed in an in person public hearing and have consented to proceed forward voluntarily tonight in this virtual City Council meeting, is that correct? Ms. Fifer responded 'yes' to all questions.

Mayor Stieber opened the public hearing at 7:13 p.m.

The City Planner, Alyssa Knutson stated that HenSul Development, LLC (owner) and Quality Carpentry Services, Inc. (tenant) have submitted an application for a site plan for a commercial metal framing, drywall, and rough carpentry business. There is an existing house on the property that will remain and be converted to an office for the business. An additional existing shop building will be used for storage of materials. No new structures area planned at this time, although an ADA parking pad is planned, and a future planned 4,900 asphalt pad is requested. There are anticipated to be 6 – 10 employees at the site. The property is surrounded by other I-2 Heavy Industrial zoned properties to the north, west, and south. The eastern boundary is adjacent to Weld County properties that are zoned agricultural. All notification requirements have been met.

Danelle Fifer, the applicant's representative, stated that the plan is to convert the residence into commercial offices for business. There will be no manufacturing as the shop is only for storage of material.

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

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

Mayor Stieber closed the public hearing at 7:19 p.m.

It was moved by Michael Sanchez and seconded by Shannon Rhoda to approve Resolution 2021R018 A RESOLUTION APPROVING 2567 COUNTY ROAD 29 (AKA QUALITY CARPENTRY SERVICES, INC.) SITE PLAN FOR A CARPENTRY BUSINESS ON A PROPERTY AT 2567 COUNTY ROAD 29. Motion passed unanimously on roll call vote.

ACTION AGENDA

AM 2021-039 Approve Resolution 2021R010 Approving the Willow Bend (F/K/A/ Fulton

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
March 2, 2021**

Ranch) Subdivision Preliminary Plat and Preliminary PUD Plan to Create a Single Lot Residential Subdivision

On January 19, 2021, the City Council approved Resolution 2021R010 for the Willow Bend Subdivision Preliminary Plat and Preliminary PUD Plan. The motion was made “contingent upon the applicant addressing concerns herein tonight whether through staff review or conditions.” In order to clarify, the attached Resolution reflects the staff and the Applicants understanding of the resulting Resolution. Staff and the applicant have approved the attached Resolution.

It was moved by Bruce Fitzgerald and seconded by David Crespín to approve Resolution 2021R010 A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE WILLOW BEND (F/K/A FULTON RANCH) SUBDIVISION PRELIMINARY PLAT AND PRELIMINARY PUD PLAN TO CREATE A SINGLE LOT RESIDENTIAL SUBDIVISION. Motion passed with Councilmember Shannon Rhoda voting ‘no’ to the motion.

AM 2021-037 Award Contract to Colorado Paving Inc. for Not to Exceed \$903,534.45 for Kahil Reconstruction Project from Street Sales Tax Fund

Bid documents were advertised from January 22, 2021 with bid opening on February 19, 2021. Eight bids were received with Colorado Paving Inc. providing the lowest responsible bid as shown in the attached Bid Tabulation.

Colorado Paving Inc. is a highly respected contractor in Front Range communities with several local municipalities’ projects in the area. The City contracted with them this past year for the 2019 Streets projects that included Broadway Ave, 7th St and Greenwood Court street rehabilitation. City staff has a very high opinion of this contractor, and they did an excellent job with the construction work.

\$700,000 is budgeted for the project in 2021 and \$310,000 is budgeted for Kahil / Denver Storm outfall in 2021.

The original paving budget was based on Kahil Street alone. The project has expanded to include reconstruction of Kahil Circle south side following the development of the drainage project conception. The project includes \$64,000.00 in utility work to complete the drainage. The over budget bid amount is attributed to a 2-year-old cost estimate for the project and expansion of the paving to include Kahil Circle to correct drainage issues in the street.

Project cost deleting the trail sidewalk section along the north side of Kahil would result in \$844,492.20, including a \$50,000 contingency. Anticipated project start this spring with completion in June.

It was moved by Tommy Holton and seconded by Bruce Fitzgerald to award the contract to Colorado Paving Inc. for not to exceed \$903,534.45 for Kahil Reconstruction Project from Street Sales Tax Fund. Motion passed unanimously on roll call vote.

AM 2021-038 Approve a Resolution Revising the Water and Sewer Infrastructure

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
March 2, 2021**

Investment Fee Schedule Effective April 5, 2021

Periodically, it is necessary to revise the Water and Sewer Plant Investment Fee Schedule. City staff conducted a survey of water and sewer taps in the surrounding region. Of the 17 communities surveyed, Fort Lupton fell on the bottom of the list. The average was \$12,160.52 for water fees and \$7,130.14 for sewer fees (or \$19,290.66 for both taps for a ¾" meter). During the budget discussions held on October 17, 2020, the City looked at the upcoming needs to expand the water and sewer plants totaling \$63 million within the next 10 years. As a result, staff recommends increasing the ¾" residential tap fee to \$7,500 per tap and adjust the other tap fees accordingly and adjusting the sewer tap fees to \$9,500 and adjusting the other size fees accordingly.

It was moved by Shannon Rhoda and seconded by Bruce Fitzgerald to approve Resolution 2021R019 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON ACTING AS THE FORT LUPTON UTILITY ENTERPRISE BOARD REVISING THE WATER AND SEWER PLANT INVESTMENT FEE SCHEDULE EFFECTIVE APRIL 5, 2021. Motion passed unanimously on roll call vote.

AM 2021-040 Lease Thirteen (13) Vehicles from Enterprise Fleet Management for an Annual Payment of \$107,709.60 and a One (1) Time Payment of \$31,193 to be Paid from the General Fund

By partnering with Enterprise Fleet Management, the City of Fort Lupton will be better able to leverage its buying power as well as lower total cost of ownership and in turn minimize annual spending on vehicles. The City may potentially reduce fuel costs by approximately 25% and reduce maintenance costs per month to \$30.00 per unit. With the City entering an open-ended lease agreement, an increase of cash flow should be realized. The Enterprise agreement we are entering into will allow the City to keep the equity from vehicles sold creating a boost to our internal vehicle replacement fund. The City also hopes to enjoy some money coming back from selling newer vehicles at an average of 110% above Black Book value, using a planned vehicle replacement model. The City expects to have an overall cost savings over the long run, while being able to have employees in newer and safer vehicles

The City will enter into the Enterprise Fleet Lease program with an initial list of vehicles, these vehicles have been determined to be the oldest and in the worst shape of current City Fleet vehicles. The White Fleet vehicles will be placed into a 5-year lease rotation program, and at the end of the 5th year determine if we would like to replace the vehicle or purchase it. The Police Department vehicles will be on a 4 year rotating schedule, and will likely be replaced once those vehicles hit the 4-year mark, with the possible exception of the lighter used vehicles, replacement of these vehicles will be determined after the 4-year mark.

It was moved by David Crespín and seconded by Michael Sanchez to approve the lease of thirteen (13) vehicles from Enterprise Fleet Management for an annual payment of \$107,709.60 and a one (1) time payment of \$31,193 to be paid from the General Fund. Motion passed with Tommy Holton voting 'no' to the motion.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
March 2, 2021**

STAFF

Staff provided the following updates:

- The Police Department has 3 positions open.
- The Finance Department is working on month end financials and will be applying for a loan from Colorado Water and Power Authority and CDPHE grant which is contingent on finalizing the audit by the beginning of June.
- The Planning Department stated that Cottonwood Greens is breaking ground.
- The City Attorney stated that he and staff are working on marijuana ordinances and court is continuing with a hybrid process, the City is working on an Intergovernmental Agreement with the Town of Firestone.
- The City Clerk stated that the liquor code updates will be coming before Council and the banners are up at the cemetery for Cemetery Clean Up. There is drug free zone requirement buffers that is being reviewed alongside the marijuana codes.

Vicki Hutchinson asked what the Hagler Annexation has to do with the IGA with Firestone? The City Attorney stated that the Hagler Annexation is not related to the IGA with Firestone. The IGA refers to an Intergovernmental Agreement with surrounding municipalities and concerns growth and planning areas between those municipalities.

- The City Administrator stated that staff continues to work on WWTP options and notices will go with the utility bills. The meeting will be held on March 18th at the Recreation Center or citizens can register online. The flyers will be mailed to the 80621 zip code.

PUBLIC HEARING

AM 2021-035 Continuance of the Public Hearings for the Hagler Annexation Nos. 1-5, Hagler Initial Zoning and Hagler Special Use Permit Submitted by Mandi and Lee Hagler

Mayor Stieber asked if there was any further questions, public input or discussion. There being none, Bruce Fitzgerald made a motion to continue Public Hearing for the Hagler Annexation Nos. 1-5 to April 6, 2021 to allow for additional information. Shannon Rhoda seconded the motion. Motion passed unanimously on roll call vote.

MAYOR/COUNCIL REPORTS

There were no reports from the Mayor or Council.

FUTURE CITY EVENTS

March 9, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
March 16, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
March 18, 2021	Public Meeting, Fort Lupton Recreation Center, 203 S. Harrison Ave. 6:30 p.m.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
March 2, 2021**

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

April 6, 2021 City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.

ADJOURNMENT

Mayor Stieber adjourned the meeting at 8:11 p.m.

Respectfully Submitted,

Maricela Peña, City Clerk

Approved by City Council

Zo Stieber, Mayor

ORDINANCE NO. 2021-1106

INTRODUCED BY: TOMMY HOLTON

A ORDINANCE OF THE CITY COUNCIL OF FORT LUPTON ACCEPTING THE NNN LUPTON SE LLC PUBLIC RIGHT OF WAY DEDICATION FOR 14TH STREET LOCATED IN THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO.

THIS RIGHT OF WAY IS CREATED AND GRANTED THIS 16th DAY OF FEBRUARY 2021.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 16th Day of February 2021.

PUBLISHED in the Fort Lupton Press the 24th day of February 2021.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this 16th day of March 2021.

PUBLISHED BY TITLE ONLY the 24th day of March 2021.

EFFECTIVE (after publication) the 23rd day of April 2021.

CITY OF FORT LUPTON, COLORADO

Zo Stieber, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

ORDINANCE NO. 2021-1107

INTRODUCED BY: BRUCE FITZGERALD

ADOPT ORDINANCE 2021-1107 ANNEXING LAND LEGALLY DESCRIBED IN EXHIBIT "A" KNOWN AS THE BEEN ANNEXATION NOS. 1 – 4 AND APPROVING THE ANNEXATION AGREEMENT.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 16th day of February 2021.

PUBLISHED in the Fort Lupton Press the 24th day of February 2021.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this 16th day of March 2021.

PUBLISHED BY TITLE ONLY the 24th day of March 2021.

EFFECTIVE (after publication) the 23rd day of April 2021.

CITY OF FORT LUPTON, COLORADO

Zo Stieber, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A
LEGAL DESCRIPTION

DESCRIPTION OF BEEN ANNEXATION NO. 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472769 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 12°24'49" EAST, A DISTANCE OF 140.00 FEET TO THE EAST LINE OF THE NORTH- EAST 1/4 OF SAID SECTION 16; THENCE NORTH 12°19'56" EAST, A DISTANCE OF 140.02 FEET TO THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON; THENCE SOUTH 89°56'40" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4103 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

DESCRIPTION OF BEEN ANNEXATION NO. 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472769 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 12°24'49" EAST, A DISTANCE OF 140.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 12°19'56" EAST, A DISTANCE OF 140.02 FEET TO THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON; THENCE SOUTH 02°27'07" WEST, A DISTANCE OF 690.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 02°38'42" WEST, A DISTANCE OF 660.05 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 10 AND THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19; THENCE NORTH N00°02'24" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 10, A DISTANCE OF 29.97 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17,027 SQUARE FEET OR 0.39 ACRES, MORE OR LESS.

DESCRIPTION OF BEEN ANNEXATION NO. 3

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472769 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 00°02'24" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19, A DISTANCE OF 29.97 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 10 AND THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°02'24" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 700.00 FEET; THENCE S01°50'59" EAST, A DISTANCE OF 950.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; TENCE NORTH 01°46'10" EAST, A DISTANCE OF 950.00 FEET TO THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. 19; THENCE NORTH 00°02'24" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 729.98 FEET TO THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6; THENCE SOUTH 02°27'07" WEST, A DISTANCE OF 690.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 02°38'42" WEST, A DISTANCE OF 660.05 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 51,155 SQUARE FEET OR 1.17 ACRES, MORE OR LESS.

DESCRIPTION OF BEEN ANNEXATION NO. 4

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472769 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 00°02'24" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19, A DISTANCE OF 729.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°02'24" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 864.43 FEET TO THE NORTH LINE OF LOT A, RECORDED EXEMPTION NO. RE-4223 AS SHOWN ON THE PLAT RECORDED NOVEMBER 23, 2005 AS RECEPTION NO. 3342371 IN THE

RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE COINCIDENT WITH SAID NORTH LINE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1) NORTH 70°29'49" WEST, A DISTANCE OF 48.75 FEET;
- 2) NORTH 76°52'39" WEST, A DISTANCE OF 461.68 FEET;
- 3) NORTH 74°47'30" WEST, A DISTANCE OF 66.09 FEET;
- 4) NORTH 72°36'36" WEST, A DISTANCE OF 384.13 FEET;
- 5) SOUTH 89°59'19" WEST, A DISTANCE OF 10.07 FEET;
- 6) SOUTH 49°07'04" WEST, A DISTANCE OF 244.82 FEET;
- 7) SOUTH 50°18'30" EAST, A DISTANCE OF 340.62 FEET;
- 8) SOUTH 47°52'20" WEST, A DISTANCE OF 299.39 FEET;
- 9) SOUTH 55°57'49" WEST, A DISTANCE OF 88.08 FEET;
- 10) SOUTH 65°00'00" WEST, A DISTANCE OF 80.60 FEET;
- 11) SOUTH 77°14'08" WEST, A DISTANCE OF 107.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT A; THENCE NORTH 86°23'22" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 1920.13 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19; THENCE NORTH 00°02'24" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1176.07 FEET; THENCE SOUTH 01°46'10" WEST, A DISTANCE OF 950.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 01°50'59" WEST, A DISTANCE OF 950.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 729,846 SQUARE FEET OR 16.75 ACRES, MORE OR LESS.

ORDINANCE NO. 2021-1108

INTRODUCED BY: TOMMY HOLTON

ADOPT ORDINANCE 2021-1108 INITIALLY ZONING LAND KNOWN AS THE BEEN INITIAL ZONING, LEGALLY DESCRIBED IN EXHIBIT A, TO THE ‘A’ AGRICULTURAL ZONE DISTRICT.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 16th day of February 2021.

PUBLISHED in the Fort Lupton Press the 24th day of February 2021.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this 16th day of March.

PUBLISHED BY TITLE ONLY the 24th day of March.

EFFECTIVE (after publication) the 23rd day of April 2021.

CITY OF FORT LUPTON, COLORADO

Zo Stieber, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

**EXHIBIT A
LEGAL DESCRIPTION**

DESCRIPTION OF BEEN ANNEXATION NO. 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472769 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 12°24'49" EAST, A DISTANCE OF 140.00 FEET TO THE EAST LINE OF THE NORTH- EAST 1/4 OF SAID SECTION 16; THENCE NORTH 12°19'56" EAST, A DISTANCE OF 140.02 FEET TO THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON; THENCE SOUTH 89°56'40" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4103 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

DESCRIPTION OF BEEN ANNEXATION NO. 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472769 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 12°24'49" EAST, A DISTANCE OF 140.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 12°19'56" EAST, A DISTANCE OF 140.02 FEET TO THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON; THENCE SOUTH 02°27'07" WEST, A DISTANCE OF 690.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 02°38'42" WEST, A DISTANCE OF 660.05 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 10 AND THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19; THENCE NORTH N00°02'24" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 10, A DISTANCE OF 29.97 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17,027 SQUARE FEET OR 0.39 ACRES, MORE OR LESS.

DESCRIPTION OF BEEN ANNEXATION NO. 3

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472769 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 00°02'24" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19, A DISTANCE OF 29.97 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 10 AND THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°02'24" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 700.00 FEET; THENCE S01°50'59" EAST, A DISTANCE OF 950.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; TENCE NORTH 01°46'10" EAST, A DISTANCE OF 950.00 FEET TO THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. 19; THENCE NORTH 00°02'24" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 729.98 FEET TO THE SOUTH LINE OF SAID ZADEL ANNEXATION NO. 6; THENCE SOUTH 02°27'07" WEST, A DISTANCE OF 690.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 02°38'42" WEST, A DISTANCE OF 660.05 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 51,155 SQUARE FEET OR 1.17 ACRES, MORE OR LESS.

DESCRIPTION OF BEEN ANNEXATION NO. 4

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, AND THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO BEAR NORTH 00°02'24" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF ZADEL ANNEXATION NO. 6 TO THE CITY OF FORT LUPTON, AS SHOWN ON THE PLAT RECORDED MARCH 11, 2019 AS RECEPTION NO. 4472769 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 00°02'24" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19, A DISTANCE OF 729.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°02'24" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 864.43 FEET TO THE NORTH LINE OF LOT A, RECORDED EXEMPTION NO. RE-4223 AS SHOWN ON THE PLAT RECORDED NOVEMBER 23, 2005 AS RECEPTION NO. 3342371 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE COINCIDENT WITH SAID NORTH LINE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1) NORTH 70°29'49" WEST, A DISTANCE OF 48.75 FEET;
- 2) NORTH 76°52'39" WEST, A DISTANCE OF 461.68 FEET;

3) NORTH 74°47'30" WEST, A DISTANCE OF 66.09 FEET;
4) NORTH 72°36'36" WEST, A DISTANCE OF 384.13 FEET;
5) SOUTH 89°59'19" WEST, A DISTANCE OF 10.07 FEET;
6) SOUTH 49°07'04" WEST, A DISTANCE OF 244.82 FEET;
7) SOUTH 50°18'30" EAST, A DISTANCE OF 340.62 FEET;
8) SOUTH 47°52'20" WEST, A DISTANCE OF 299.39 FEET;
9) SOUTH 55°57'49" WEST, A DISTANCE OF 88.08 FEET;
10) SOUTH 65°00'00" WEST, A DISTANCE OF 80.60 FEET;
11) SOUTH 77°14'08" WEST, A DISTANCE OF 107.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT A; THENCE NORTH 86°23'22" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 1920.13 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19; THENCE NORTH 00°02'24" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1176.07 FEET; THENCE SOUTH 01°46'10" WEST, A DISTANCE OF 950.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 01°50'59" WEST, A DISTANCE OF 950.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 729,846 SQUARE FEET OR 16.75 ACRES, MORE OR LESS.

**CITY OF FORT LUPTON
CITY COUNCIL**



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

Zo Stieber, Mayor

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

AM 2021-041

**REPLACE AND UPGRADE SCADA COMPUTERS AT THE WATER TREATMENT PLANT FOR
\$30,631.00**

- I. **Agenda Date:** Council Meeting – March 16, 2021
- II. **Attachments:** a. Quote from Brownhill Engineering
- III. **Summary Statement:**

One of the SCADA computers at the Water Treatment Facility has failed. This computer allowed Plant Staff to access Programmable Logic Controllers (PLCs) that control different Plant Processes. This Project will replace the failed computer, update the 2014 SCADA Computer, and update all software.

IV. **Submitted by:** _____
John Mays, Supervisor, Treatment Plant

V. **Finance Reviewed** _____
Shannon Rhoda
Finance Director

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

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

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

IX. Detail of Issue/Request:

Staff requested quotes from Brownhill Engineering and Amwest Controls to replace and update SCADA computers at the Water Treatment Plant. Staff received a quote from Brownhill only. The project will replace the existing 2014 computer and the failed 2008 computer with a Tower Server, a presenter P.C. and a 24-inch Monitor. All of the Rockwell SCADA software will be upgraded and the licensing will be brought current. This is the same package that was bid for the upgrades at the Wastewater Project. The two systems are linked by a dedicated radio link and will serve as backups for each other. Brownhill has performed many projects for the City and is the preferred vendor for repairs on the equipment.

X. Legal/Political Considerations:

Discuss any legal or political issues that may be affected by this decision. If there are not any, put "Not Applicable". Examples might include "This issue is required to be addressed in this manner by the Taxpayer's Bill of Right's (TABOR)" or "Section V. of the City's 1996 Golf Revenue Bond covenants require this issue to be addressed in this manner".

Note: You should consult with the City Attorney when discussing legal issues to avoid creating "additional" liabilities. Be careful of unintended consequences.

XI. Alternatives/Options:

The existing computers have reached and exceeded their lifespans. The software has not been kept up to date and is difficult to get support for. There is new online SCADA programs that would use less onsite equipment. However, Internet service at both facilities is point to point wireless and has outages.

XII. Financial Considerations:

The Utility Fund has \$20,000 budgeted for water treatment plant SCADA upgrades. This will require a budget supplemental resolution.

XIII. Staff Recommendation:

Staff recommends accepting the Brownhill quotation and authorizing Brownhill Engineering to update the SCADA systems.



BROWNS HILL ENGINEERING & CONTROLS

8119 Shaffer Parkway, Unit C

Littleton, CO 80127

PHONE: 720-344-7771

FAX: 720-344-7460

Service Quote

Client: Fort Lupton
Project: WTP HMI Computer Upgrade

Browns Hill Job #: 21-040-SQ01 r1
Quote Date: 2/2/21

Subject: Browns Hill Engineering & Controls, LLC herein proposes to furnish instrumentation, control systems and electrical equipment specifically listed in the following "Scope of Work."

Scope of Work:

WTP - HMI Computer Upgrade

- Provide & Install Quantity 1 - Dell PowerEdge T140 Tower Server (Windows Server 2106 OS Xeon E2124 Proc, 32GB RAM. 2-2TB Hard Drives in RAID 1 Config)
- Provide & Install Quantity 1 - Dell OptiPlex Presenter PC (Windows 10 Pro, 16GB RAM, 512GB SSD)
- Provide & Install Quantity 1 - 24" Monitor
- Provide & Install the current versions of the following software:
 - Rockwell FactoryTalk View Station SE, 100 Displays - Quantity 1
 - Rockwell RSLogix 500 Standard - Quantity 1
 - Rockwell Studio 5000 Standard - Quantity 1
 - Rockwell RSLinx OEM - Quantity 1
 - Webroot Antivirus - Quantity 2
- Migrate existing application data to new computers

Only items listed on this scope of work are included in this pricing.

Exclusions: The following items are specifically excluded from this scope of work:

- All costs associated with cutting, patching and painting

Browns Hill Engineering & Controls, LLC agrees to perform all work described per this proposal for the following lump sum price.

Proposal lump sum cost
\$30,631 and no/100 dollars

This proposal is valid for 30 days and subject to revision after that time.

We are now accepting all major credit cards.

We appreciate the opportunity to provide this proposal and should you have any questions please contact the undersigned at 720-344-7771.

Sincerely,

John Suder

John Suder, Service Manager

Browns Hill Engineering & Controls, LLC

Customer Approval:

Signature: _____

Name: _____

Date: _____

— CITY OF —
Fort Lupton
EST. 1836

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

AM 2021-042

APPROVING A RESOLUTION APPOINTING AMY ADKINS TO THE HISTORIC PRESERVATION BOARD FOR A TERM TO EXPIRE JANUARY 21, 2023.

- I. **Agenda Date:** Council Meeting – March 16, 2021
- II. **Attachments:**
 - a. Proposed Resolution
 - b. Application.
- III. **Summary Statement:**

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

IV. Submitted by:

Planner

V. Finance Reviewed

Finance Director

VI. Approved for Presentation:

City Administrator

VII. Attorney Reviewed

Approved

Pending Approval

VIII. Certification of Council Approval:

City Clerk

Date _____

IX. Detail of Issue/Request:

The Historic Preservation Board has a vacancy for a new member with a term ending on January 21, 2023. Amy Adkins is a resident of the City of Fort Lupton and has expressed interest in serving on the Board. Ms. Adkins has submitted an application to serve as a member of the Board. The appointment of Ms. Adkins will ensure the Historic Preservation Board is able to keep and maintain a quorum.

X. Legal/Political Considerations:

There are no political considerations.

XI. Alternatives/Options:

- 1) Approve the Resolution appointing Amy Adkins.*
- 2) Do not Approve the Resolution appointing Amy Adkins.*

XII. Financial Considerations:

There are no financial considerations.

XIII. Staff Recommendation:

Staff recommends approval of Amy Adkins' appointment to the Historic Preservation Board for a term to expire on January 21, 2023.

RESOLUTION 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE APPOINTMENT OF AMY ADKINS AS A MEMBER OF THE HISTORIC PRESERVATION BOARD FOR A TERM ENDING ON JANUARY 21, 2023

WHEREAS, Amy Adkins has expressed an interest to serve on the Historic Preservation Board;
and

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

WHEREAS, the Historic Preservation Board recommends Amy Adkins serve on the Board.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council appoint Amy Adkins for a term expiring on January 21, 2023 to the Historic Preservation Board.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 16th DAY OF MARCH 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney



Adkins ✓

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

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

Date: 2/15/2021

City of Fort Lupton Resident? Yes



No



Name:

Amy K. Adkins

Home Phone:



Address:



Cell Phone:



Occupation:

Ft. Lupton, CO 80621

Work Phone:



Occupation:

Store Manager O'Reilly Auto

e-mail:



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

Historic Preservation Board

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

I have 10 years of successful management experience, am detailed, organized and have good time management skills.

I would like to become more involved with my local government to assist my community and gain a better understanding of how it works.

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

N/A

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

I believe the past has influence on the future and so is important to preserve and promote. I know I value my family history and my antique collections. Fort Lupton has a rich history that deserves to be shared.

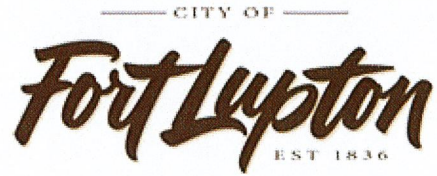
4. Please list supporting documents if not continued on other side:

N/A

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

A. K. Adkins

**CITY OF FORT LUPTON
CITY COUNCIL**



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

Zo Stieber, Mayor

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

AM 2021-044

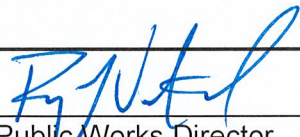
**AWARD CONTRACT FOR ANNUAL TRAFFIC SIGNAL MAINTENANCE TO LUMIN8
TRANSPORTATION TECHNOLOGIES FOR NOT TO EXCEED \$3,480.00 FROM PUBLIC WORKS
STREET SALES TAX FUND**

- I. **Agenda Date:** Council Meeting – March 16, 2021
- II. **Attachments:**
- a. Contract Agreement – Lumin8 Transportation Technologies
 - b. Lumin8 Services Proposal (Exhibit A)

III. **Summary Statement:**

Award of contract to Lumin8 Transportation Technologies for Annual Traffic Signal Maintenance during the 2021 for not to exceed \$3,480.00 from the Public Works Street Sales Tax Fund, Contractual Services budget.

IV. **Submitted by:**


Public Works Director

V. **Finance Reviewed**

Finance Director

VI. **Approved for Presentation:**

City Administrator

VII. **Attorney Reviewed**

Approved

Pending Approval

VIII. **Certification of Council Approval:**

City Clerk

Date

IX. Detail of Issue/Request:

The City owns and operates 2 traffic signal within the City, CR 8 / S Denver Ave and S Fulton Ave school crossing.

Maintenance of these facilities is beyond the technical capabilities of current staffing. There have been 3 instances in the past 4-years when we have required assistance with restoring operations to the signal. We have been fortunate each time that these guys have been available in the area to assist.

Lumin8 has maintenance agreements with multiple municipalities along the Front Range. Their office is located in Arvada, CO.

Current proposal is for the 2021-time frame with the intent to extend additional years.

X. Legal/Political Considerations:

"Not Applicable"

XI. Alternatives/Options:

- A) Approve the contract award to Lumin8*
- B) Reject agreement - contract with another firm.*
- C) Delay action on the contract to gather more information.*

XII. Financial Considerations:

The 2021 budget includes \$5,000 for contractual services in the Public Works Street Sales Tax Fund.

XIII. Staff Recommendation:

Staff recommends approving award of the contract to Lumin8 Transportation Technologies for Traffic Signal Annual Maintenance for not to exceed \$3,480.00 for the 2021 term and possible extension in future years.



Public Works Contract Services Agreement

This PUBLIC WORKS Agreement is entered into by and between the City of Fort Lupton, Colorado (hereinafter "City") and **Lumin8 Transportation Technologies** (hereinafter "CONTRACTOR").

WHEREAS, the parties hereto agree in consideration of the covenants, payments and agreements set forth herein as follows:

1. **SCOPE OF WORK.** Contractor will furnish all tools, equipment, machinery, supplies, superintendence, insurance, transportation, labor and other construction accessories, services and facilities specified or required to be incorporated in and for a permanent part of the completed work. Contractor shall provide and perform all necessary labor in a first class and workmanlike manner and in accordance with the conditions and prices stated in the bid proposal and the requirements, stipulations, provisions and conditions of the contract documents. Contractor shall perform, execute, construct and complete all things mentioned to be done by the Contractor and all work included in the scope of work and bid specifications set forth and incorporated herein as **Exhibit A** (See attached).
2. **CONTRACT DOCUMENTS.** This Agreement consists of and includes this Agreement and the scope of work set forth in the Contractor's Bid proposal set forth as **Exhibit A**. In the event of any conflict between any of these documents, this document shall control.
3. **TIME OF COMPLETION.** The Contractor agrees to commence work upon execution of this Agreement for a term on one calendar year beginning April 1, 2021.
4. **CONTRACT SUM.** The City shall pay to the Contractor for performance and completion of the work encompassed by this Agreement, and the Contractor will accept as full compensation on an annual basis **\$3,480.00**, subject to confirmation by the City of completion of the scope of work in accordance with the contract documents attached hereto. Said amounts to be paid upon inspection and acceptance of the work by the City, in its sole discretion, including completion by the Contractor of any punch-list items as determined by the City and execution of any releases by Contractor deemed necessary by the City.
5. **CONTRACT APPROPRIATIONS/NO CHANGE ORDERS.** No change orders shall be allowed on this project unless with written approval of the City. The City states that the amount of money appropriated for this Agreement is equal to or in excess of the contract amount. No change order to this Agreement requiring additional compensable work to be performed, which work causes the aggregate amount payable under this Agreement to exceed the amount appropriated for the original contract shall be issued by the City unless the City notifies the Contractor in writing, that lawful appropriations to cover the costs of this additional work has been made. No Change Order work shall be allowed unless approved in writing by City.

6. **AMENDMENT/NO ASSIGNMENT.** No modification or amendment of this Agreement shall be valid unless in writing and signed by all parties to this Agreement.

7. **COMPLETE AGREEMENT.** This Agreement, and the exhibits hereto, shall constitute the entire agreement between the parties with respect to the subject matter hereof and there are no agreements, representations or warranties other than as set forth herein.

8. **SEVERABILITY.** In the event any portion of this Agreement is held to be unenforceable, the unenforceable portion of this Agreement will be deleted and the remaining provisions of the Agreement shall continue in full force and effect.

9. **GOVERNING LAW.** Contractor agrees to comply with all local, state and federal laws in its performance of work under this Agreement. This Agreement shall be governed by the laws of the State of Colorado. All parties agree that any dispute regarding enforcement of this Agreement shall be filed in Weld County District Court after first attempting in good faith to submit the dispute to mediation. Submission of any dispute to mediation shall be a condition precedent to filing litigation in this matter, other than the request for injunctive relief.

10. **OSHA REQUIREMENTS.** Contractor agrees that it alone bears the responsibility for providing a safe and healthy work environment and shall provide its employees with adequate orientation and training to safely perform the scope of work set forth in this contract. Contractor shall at all times comply with the safety and health regulations of the Occupational Safety and Health Act of 1970 (29 CFR 1926) including all amendments and modifications thereto. In the event there is a conflict between the safety and health provisions of federal, state or local regulations, the more stringent provision shall prevail. Contractor acknowledges and agrees that with respect to the scope of work under this contract, it shall comply with all obligations and assume all responsibilities for its actions as required by all OSHA rules and regulations. The Contractor shall adhere to all federal, state and local safety and health regulations, laws and ordinances.

11. **NO WAIVER OF GOVERNMENTAL IMMUNITY.** The City, its elected officials, officers and employees are relying upon, and do not waive or intent to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. Sec. 24-10-101 et seq. as amended or otherwise available to the City. Nothing herein shall operate as a waiver of any right the City has of governmental immunity under Colorado law which is specifically herein reserved.

12. **INDEPENDENT CONTRACTOR.** Contractor is a separate, legal entity from the City and the parties make this Agreement accordingly with the understanding that Contractor at all times is acting as an independent contractor and not an employee or agent of the City. All persons retained by Contractor to perform services pursuant to this Agreement shall be employees or independent contractors of Contractor and are not employees, contractors or agents of the City. Contractor does not have the authority to bind the City by contract or otherwise

13. **FORCE MAJEURE.** Neither party shall be liable or responsible to the other party nor be deemed to have defaulted under or breached this Agreement for failure or delay in fulfilling or performing any obligation under this Agreement when such failure or delay is caused by or results from causes beyond the reasonable control of the affected party, including but not limited to fire, floods, embargoes, pandemics, wars, acts of war (whether war is declared or not), insurrections, riots, civil commotions, strikes, lockouts or other labor disturbances, instances affecting public health including pandemics, acts of God or acts, omission, or delays in acting by any governmental authority. Provided, however, that the party so affected shall use reasonable efforts to avoid or remove such causes of non-performance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either party shall provide the other party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure. The parties shall mutually seek a resolution of the delay or the failure to perform as noted above.

14. **INDEMNIFICATION BY CONTRACTOR.** Contractor shall defend, indemnify and hold the City harmless from any damages, including but not limited to any loss, liability, expenses, suit or claim, or claim for injury to persons or damage to property arising out of the activities of Contractor or its contractors pursuant to this Agreement. Expenses shall include all out of pocket expenses, attorney fees, expert costs and related litigation fees.

15. **APPROVAL REQUIRED.** This Agreement is subject to the final approval of the Fort Lupton City Council and signature by the Mayor of Fort Lupton.

EXECUTED THIS 16th DAY OF March, 2021.

CITY OF FORT LUPTON, COLORADO

BY: Zo Stieber

TITLE: Mayor

Lumin8 Transportation Technologies:

BY: _____

TITLE: _____

EXHIBIT A

WORK TO BE PERFORMED:

Signal Maintenance:

TS-1 Semi-Annual Preventive Maintenance (APM): (Twice per Year)

Preventive maintenance shall be done on a Semi-annual basis and completed at each traffic signal location.

The following shall be completed:

1. **Documentation:**

The Contractor shall check for all documentation as defined by the Owner. This documentation shall include, but not be limited to, the cabinet print(s), phasing diagram, intersection plan/as-built, controller data sheet(s), and logbook. The Owner shall be notified of all missing, illegible, or damaged documentation.

2. **Cabinet:**

The Contractor shall check the general condition of the controller cabinet. Clean cabinet and components thoroughly, replace disposable filters, clean permanent filters, lubricate locks and hinges, check door seals, check condition of cabinet caulking at the cabinet base and re-caulk if necessary. Remove posters, tape, and graffiti from cabinet surface. Check the thermostat, fan, cabinet light, and convenience outlet for proper operation. Verify that the thermostat is set at 85 degrees as defined by the Owner. Verify that anchor bolts and ground rod clamp(s) are tight. Ensure that all field wiring is identified with tags, indicating phase and direction. Tag field wiring that is not identified. Check field wire connections. Tighten field wire connections as needed. Report problems to the Owner.

In cases of infestation by mice, etc. the Contractor shall notify the Owner, take appropriate safety precautions, and immediately remove nesting material and debris. Required actions to limit the possibility for future infestation, including actions required to seal access points, shall be noted by the Contractor and reported to the Owner. Material and labor used in the removal of nesting material and debris shall be billed to the Owner at contract rates as defined in this agreement.

3. **Wiring:**

All wires shall be neatly arranged in the cabinet, tagged & grounded.

4. **Cabinet Switches:**

The Contractor shall check all switches, in the police door and inside the cabinet, for proper operation. These switches include flash, on/off, stop time, detector test, manual control, etc. Flash transfer relays and associated contacts shall be inspected for wear. Report problems to the Owner.

5. ***Controller:***

The Contractor shall check all controller settings against what is stated on the controller data sheet(s). Check all indicator lamps, LEDS and LCDS for proper operation. Check all clearance intervals with a stopwatch. Observe dynamic operation, insuring all functions to be operating properly. The Owner shall be notified of all problems, controller data sheet discrepancies, and noted areas of concern.

6. ***Conflict Monitor (CMU)/Malfunction Management Unit (MMU):***

The Contractor shall check voltage monitor operation by turning off, or disconnecting, the controller. Check red fail operation by removing a load switch or flash transfer relay. Check for conflicts and conformance to NEMA specifications. Report problems to the Owner.

Computerized testing using an ATSI approved tester may be performed at the Owner's request and charged as per unit pricing. Computerized test results shall include monitor location, manufacturer, model, serial number, tests completed, and test date. The technician shall review these results and check for conformance with tester standards. Copies of test results shall be left in the cabinet.

7. ***Communication Equipment:***

Check telephone lines, Fiber Optic, & Twisted Pair. Verify operation. Report problems to County.

8. ***Uninterruptible Power Supply (UPS):***

The Contractor shall check the UPS for proper operation by disconnecting the power source. Where the UPS functions properly, the power source shall remain disconnected for a period of no less than 5 minutes. Where the UPS fails operation, the power source shall be reconnected with the signal restored to normal operation. Additional checks shall be made using a battery load tester. Report problems to the Owner.

9. ***Coordination:***

The Contractor shall check telephone lines, interconnect, and all associated equipment for proper operation. Check for proper controller manipulation by use of holds, force off, max 2, etc. Check all settings per data sheet. Check clock on coordination equipment and reset if necessary. Report problems to the Owner.

10. ***Preempt:***

The Contractor shall test railroad preempt for proper operation with a test switch or by removing or jumping input as required. The Contractor shall test emergency vehicle preemption by use of an emitter from proper distance. Report problems to the Owner.

11. *Detection:*

The Contractor shall check for proper operation of all vehicle detection.

Inductance Loops – Check vehicle detection for proper operation; re-tune detector amplifiers if necessary. Check loop splices; re-splice inductance loops if necessary and if the water valve boxes and/or pull boxes are readily accessible. Check detector amplifier settings, including extend/delay function settings, and make setting adjustments as necessary to maximize detection operation based on the Owner's specifications. Make cursory checks regarding the general condition of the inductance loops, surrounding pavement, and water valve boxes. Report pavement failures related to existing or imminent loop failures to the Owner. Report damaged, missing, buried, raised and/or sunken water valve boxes, water valve box lids, and/or pull boxes to the Owner. Report problems to the Owner.

Where vehicle detection is failed, the Contractor shall place the vehicle detection's associated vehicle phase on maximum recall and immediately notify the Owner.

Video Detection – Check vehicle detection for proper operation. Conduct a cursory check of the attachment hardware. Check video quality. Check cameras for proper alignment. Clean camera lenses. Report problems to the Owner.

Where vehicle detection is failed, the Contractor shall place the vehicle detection's associated vehicle phase on maximum recall and immediately notify the Owner.

12. *Signal Heads:*

The Contractor shall check all signal heads for proper height and alignment, check for damaged housings, lenses, reflectors, visors, burned out bulbs, inoperable LEDs, and worn mounting hardware. Report problems to the Owner.

13. *Poles:*

The Contractor shall visually check the alignment and general condition of poles. Check poles for damage, rust, and need of paint. Check for missing or loose hand-hole covers, nut covers, and nuts. Conduct cursory visual inspection of signal caissons, bolts, welds, and attachment hardware. Tighten bolts where necessary. Document and report any deficiencies in the structure and/or hardware to the Owner.

If the condition of any pole creates a safety hazard and the Contractor in its reasonable professional discretion determines that immediate repair with extraordinary equipment or operations (such as use of a crane) is required, the Contractor shall notify the Owner and then correct the safety hazard as necessary. The Owner shall be responsible for the costs of any extraordinary equipment and operations necessary to correct a bona fide safety hazard.

14. Mast arms:

The Contractor shall visually check the alignment and general condition of mast arms. Check mast arms for damage, rust, and need of paint. Check for missing or loose hand-hole covers, bolts, and nuts. Conduct cursory visual inspection of bolts, welds, and attachment hardware. Tighten bolts where necessary. Document and report any deficiencies in the structure and/or hardware to the Owner.

If the condition of any mast arm creates a safety hazard and the Contractor in its reasonable professional discretion determines that immediate repair with extraordinary equipment or operations (such as use of a crane) is required, the Contractor shall notify the Owner and then correct the safety hazard as necessary. The Owner shall be responsible for the costs of any extraordinary equipment and operations necessary to correct a bona fide safety hazard.

15. Span-wire:

The Contractor shall check all top and bottom span-wires for excessive slack, sag, damage, fraying and proper height. Check all eyebolts, strand vices, hangers, hardware, signs, etc. for damage or excessive wear. Report problems to the Owner.

16. Pull-boxes:

The Contractor shall check all pull-boxes for damage. Check all pull boxes for missing, broken, and/or loose-fitting lids. Check for proper height and potential trip hazards. Check condition of wiring including conductor insulation, cable insulation, and splices. Check grounding where present to ensure grounding wires are correctly fastened and tight. Tighten and/or reattach conduit grounds where necessary. Re-splice and/or re-seal connections requiring immediate attention. Report any problems to the Owner.

17. Push-buttons:

The Contractor shall check pedestrian push buttons for proper and secure mounting, proper operation, and general condition. Verify pedestrian push button operation to ensure that the correct pedestrian phase is called. Check the presence and condition of pedestrian push button instructional signs. Report any problems to the Owner.

Where pedestrian detection is failed, place the pedestrian detection's associated pedestrian phase on pedestrian recall and immediately notify the Owner.

18. Voltage and Current Readings:

Check and record the controller +24VDC, total intersection current, and the A. C. line voltage.

19. Annual Inventory:

A written copy of the inventory of each location shall be provided to the Owner. The Contractor shall provide the appropriate information regarding the items listed on the intersection inventory sheet.

20. *Repair Report:*

All hazardous conditions shall be corrected immediately at additional cost to the Owner. The Contractor shall supply the Owner with a detailed report of work done and work required for each location at which an Annual Preventive Maintenance has been completed.

TS-2 Flashers And Beacons: (Option)

Prior to the beginning of each school year or other time designated by the Owner, each location will be reprogrammed for the coming school year and the following checks shall be performed at that time.

1. Check condition of signs, poles, signal heads, and cabinet.
2. Clean lenses, reflectors, signs, and cabinet as necessary.
3. Check operation of clock, flasher, and signals.
4. Check for obstruction by trees, bushes, etc.
5. Check signals and signs for proper alignment, realign and secure as necessary.
6. Replace bulbs as necessary.

TS-3 Speed Radar Signs: (Option)

One time per year, each location will be checked for correct operation and display with the following checks being performed.

1. Check display operation.
2. Check accuracy of speed display with the use of the manufacturer supplied tuning fork.
3. Check limit settings based on posted speeds and Owner specifications.

EMERGENCY REPAIR:

TS-4 Un-Scheduled And Emergency Repairs:

All malfunctions of a controller and its auxiliary equipment shall be considered an emergency unless otherwise identified by the Owner. Equipment malfunctions, and/or damage, which constitutes a serious hazard or inconvenience to the public shall be considered an emergency. Such malfunctions or damage may include, but not necessarily be limited to, situations where:

- (1) All red indications are out including bulbs, lenses or LEDs, for any one traffic movement.
- (2) Signal heads give conflicting indications to any intersection approach.
- (3) A signal has been knocked down.
- (4) An overhead red indication is out.
- (5) Signal in non- program flash.

Contractor shall undertake each such emergency repair no later than one hour after the Owner notifies Contractor of the emergency.

Contractor shall be entitled to charge Owner for a minimum of one hour for the labor and equipment used to make any such repair if the repair work takes less than one hour to complete. If the repair work exceeds one hour, the additional time shall be charged in one-half hour increments. The minimum of one hour for labor and equipment does not apply to Scheduled Preventive Maintenance. The Owner shall pay Contractor for the materials, parts and/or supplies used by Contractor in making any such repair pursuant to this contract.

TS-5 Extra Work:

The term "extra work" shall be understood to mean and to include all work that may be required by the Owner which is not preventive maintenance or unscheduled and emergency repair work. Examples of extra work may include, but not be limited to, the extra work defined below. All extra work is chargeable to the customer at additional costs to the base contract.

1. Modifications to an existing signal.
2. Installation of equipment or materials.
3. Change in signal timing.
4. Installation of School Flashers, Speed Radar Signs, VMS's, and Warning Beacons.
5. Maintenance and repair of County owned street lights.
6. Traffic signal locates.
7. Acting as county's agent in the review or inspection of traffic signals or infrastructure.

TS-6 Time And Material Proposal:

For any installations or extra work, the Contractor may submit a proposal for acceptance or rejection by the Owner. The proposal shall include estimated time, equipment and materials. If the proposal is accepted by the Owner, the installation or extra work would be performed by the Contractor on a time and materials basis for a price not to exceed that set forth in the proposal. Changes by the Owner, which occur after the proposal has been submitted, will be considered as changes to the proposal.

Traffic Signal Inventory For Ft Lupton

General:

Location: _____ Date: _____

Internal

Config: 8 Phase Quad / Tee / Other _____

Coordinated

Phase(s): 2 / 2&6 / 4&8 Dir of Coordinated Phase(s): N&S / E&W

Cabinet:

Mnf: _____ Type: _____ Size: _____
4, 8,

of Phases: 12

Master Controller

Mnf: _____ Model: _____ Ser #: _____

Software Revision: _____

Local Controller

Mnf: _____ Model: _____ Ser #: _____

Software Revision: _____

Conflict Monitor/MMU

Mnf: _____ Model: _____ Ser #: _____

of Channels: _____

Filter

of Filters: _____ Size: _____ Type: Perm / Disposable

Interconnect

None / Radio / Fiber / Copper Twisted
Type: Pair Other: _____

Additional Equipment:

UPS Mnf: _____ Model: _____

Radio Mnf: _____ Model: _____

Phone Modem Mnf: _____ Model: _____

Fiber Modem Mnf: _____ Model: _____

ICM/470i Mnf: _____ Model: _____

Other: _____

**Presence
Detectors**

Type: Inductance / Radar / Video Mnf: _____
Model: _____ Channels: _____ Dir: All / NB / SB / EB / WB

Type: Inductance / Radar / Video Mnf: _____
Model: _____ Channels: _____ Dir: All / NB / SB / EB / WB

Type: Inductance / Radar / Video Mnf: _____
Model: _____ Channels: _____ Dir: All / NB / SB / EB / WB

Type: Inductance / Radar / Video Mnf: _____
Model: _____ Channels: _____ Dir: All / NB / SB / EB / WB

System Detectors

Type: Inductance / Radar / Video Mnf: _____
Model: _____ Channels: _____ Dir: All / NB / SB / EB / WB

Type: Inductance / Radar / Video Mnf: _____
Model: _____ Channels: _____ Dir: All / NB / SB / EB / WB

Type: Inductance / Radar / Video Mnf: _____
Model: _____ Channels: _____ Dir: All / NB / SB / EB / WB

Type: Inductance / Radar / Video Mnf: _____
Model: _____ Channels: _____ Dir: All / NB / SB / EB / WB

**Spare Equipment in
Cabinet**

Load Switches: _____

DC Isolators: _____

Other: _____

External**Signal Heads**

Color: Yellow / Black Type: Poly / Metal OH Backplates: Y / N
LED: Y / N / Some Count Down Pedestrian Heads: Y / N / Some

NB

Count: OH 5 Section: _____ SOP 5 Section: _____
OH 3 Section: _____ SOP 3 Section: _____
Pedestrian Heads: _____

SB

Count: OH 5 Section: _____ SOP 5 Section: _____
OH 3 Section: _____ SOP 3 Section: _____
Pedestrian Heads: _____

EB

Count: OH 5 Section: _____ SOP 5 Section: _____
OH 3 Section: _____ SOP 3 Section: _____
Pedestrian Heads: _____

WB

Count: OH 5 Section: _____ SOP 5 Section: _____
OH 3 Section: _____ SOP 3 Section: _____
Pedestrian Heads: _____

_____ OH 5 Section: _____ SOP 5 Section: _____
OH 3 Section: _____ SOP 3 Section: _____
Pedestrian Heads: _____

Poles/Mastarms

NE
Corner: Type: Ped / Mastarm / Span Traffic Signal / Street Light
 AND
 Mastarm Length
 #1: _____ Mastarm Length #2: _____
 Luminaire Davit: Y / N Luminaire: Y / N
 Bolt Cir/ Diameter: _____ # of Anchor Bolts: _____

NW
Corner: Type: Ped / Mastarm / Span Traffic Signal / Street Light
 AND
 Mastarm Length _____ Mastarm Length #2: _____

#1: _____
 Luminaire Davit: Y / N _____ Luminaire: Y / N _____
 Bolt Cir/ Diameter: _____ # of Anchor Bolts: _____

SE
 Corner: Type: Ped / Mastarm / Span
AND Traffic Signal / Street Light
 Mastarm Length
 #1: _____ Mastarm Length #2: _____
 Luminaire Davit: Y / N _____ Luminaire: Y / N _____
 Bolt Cir/ Diameter: _____ # of Anchor Bolts: _____

SW
 Corner: Type: Ped / Mastarm / Span
AND Traffic Signal / Street Light
 Mastarm Length
 #1: _____ Mastarm Length #2: _____
 Luminaire Davit: Y / N _____ Luminaire: Y / N _____
 Bolt Cir/ Diameter: _____ # of Anchor Bolts: _____

_____ Type: Ped / Mastarm / Span
AND Traffic Signal / Street Light
 Mastarm Length
 #1: _____ Mastarm Length #2: _____
 Luminaire Davit: Y / N _____ Luminaire: Y / N _____
 Bolt Cir/ Diameter: _____ # of Anchor Bolts: _____

Pedestrian Push Buttons

Count: _____ ADA: Y / N

Bulb Count

68/69 116 150
 Watt: _____ Watt: _____ Watt: _____ 3M: _____

Opticom

Count: 2 Ch Phase Selectors (752): _____
 4 Ch Phase Selectors (754): _____
 711 Detectors: _____
 721 Detectors: _____
 722 Detectors: _____

Comments/Observations:

Technician:

A. Work Progress Tracking System:

Lumin8 created WL-Online / Powder Desk. Powder Desk is our real-time, paperless work progress tracking system that saves you time, money, and allows you to manage the work we do for you at an unprecedented level. Combined with our daily systems monitoring, Lumin8 provides the fastest, most effective, and most transparent maintenance in Colorado.

Through Powder Desk, Lumin8 records when a trouble call request and/or extra work requests are issued, date and time. The issuing agency, contact person, and phone number. The trouble call and/or extra work request details. The Lumin8 technician assigned to complete the repairs and/or extra work.

Once the repairs and/or extra work have been completed, technicians record the time and date that they arrived on site, what they found, the repairs and/or extra work they completed, the materials they used, and the time and date they completed the work.

Features of W.L. Online / Powder Desk include:

- An unlimited number of user accounts.
- Security with hidden user defined passwords.
- 24/7 access to database information.
- Personalized user settings which allow for the customer to receive automatic email notifications of trouble calls and extra work as requests are queued in our database, and as repairs and/or extra work are completed.
- Query tools that allow the customer to conduct research and generate reports on their traffic signal histories.
- Query tools that allow our technicians to conduct extended research on traffic signal histories for all customers.

Through the use of WL-Online, Ft Lupton may realize the following benefits:

- ***Time and money savings can be realized by reducing the amount of traditional communication***, like phone calls and county generated emails, to check on the status of trouble calls and extra work requests.

Lumin8 has provided our maintenance technicians with secure, wireless laptops which enable them to view and enter data directly from the job site and keep the status information real-time. Through these services, Lumin8 Inc. provides the fastest, most effective, and most transparent maintenance in Colorado while limiting administrative costs for both The City and ourselves.

- ***Improved monitoring of a projects progress***, to determine when a project approaches key points and site visits are required, and to monitor Lumin8's response time to trouble reports and ensure that we meet contract requirements.
- ***Use Lumin8's database as a tool to better control the maintenance budget***. As our database presently spans more than five years and includes the ability to run electronic queries on database data, queries may assist The City's traffic engineer in determining signal fault trends early on. As such, major signal failures may be avoided, and budgetary focus may better be placed on areas requiring additional attention. With the growth of the database through expanded years of service, trend data may be more precise, limiting The City's liability.

Through Powder Desk, Ft Lupton maintains the greatest control, limits their liability, and improves in the coordination between the city and Lumin8. Access is secure, proven, and reliable with all system access being provided through the internet. Access has been provided to the county at no cost and shall continue as such while Lumin8. retains Ft Lupton's maintenance contract.

Lumin8 employs a full-time programmer. We continually strive to expand and add functionality to the system to ensure that our customers are kept up to date with operations. We encourage our customers to provide feedback, both positive and negative, regarding the site. A demonstration of Powder Desk is available upon request.

Method & Term of Payment:

METHODS OF PAYMENT

MP-1 Payment:

Customer may make payment using either check or Credit Card. Type of payment will be at the customer's convenience. Both check and Credit Card are acceptable methods of payment.

TERMS OF PAYMENT

TP-1 Payment Schedule:

Unit monthly costs, un-scheduled and emergency repair work, and extra work costs shall be invoiced on a monthly basis.

TP-2 Invoice Disputes:

Should an invoice dispute arise, the Contractor shall supply and review the associated records with the Owner. Should a mistake be found within the Contractor's records, the invoice shall be adjusted and a new invoice shall be issued. Where no mistake has been made by the Contractor, the invoice shall stand with payment being made pursuant to this Agreement and the original date of invoice.

The Owner shall be responsible for all invoices associated with maintenance and repairs of traffic signals and equipment included as part of this Agreement. Should the Owner deem any maintenance or repair completed by the Contractor, which is in any way associated with traffic signals and equipment included as part of this agreement, to be the responsibility of a different agency or third party, it shall be the Owner's responsibility to contact the responsible party and recoup the fees invoiced by the Contractor. The Owner shall pay the Contractor all costs associated with the disputed invoice pursuant to this Agreement.

TP-3 Payment Schedule:

All payments for invoiced work as part of this Agreement are due Net 30 days.

Value Added:

Service Maintenance Options:

Throughout this RFP response, Lumin8 has noted the fees associated with specific preventive maintenance procedures. In some circumstances, agencies may elect to pay for these procedures at straight hourly rates. Lumin8 is available to proceed with the contract in either fashion with the City making final decisions prior to the start of the contract.

Lumin8 has also listed additional maintenance procedures which, at this time, are not included as part of the City's standard maintenance procedures. These services have been listed as a means to present the county with additional options as the county grows and as additional equipment is installed.

Periodic Reports:

With the use of WL-Online, Lumin8 has the capability to thoroughly review all trouble call and extra work completion records in relation to the county's traffic signals and traffic system as a whole. When these records span the previous 12 months and are analyzed, Lumin8 is better able to pinpoint specific historic problem areas, assess existing conditions of the individual signals and system, and define beneficial and/or required signal and system upgrades. This analysis ensures that special attention is paid to upgrades completed during the said 12-month period. A report can be provided to the county which outlines specific areas of concern, defines solution options for repetitive problems, defines relevant upgrade options, and provides recommendations by Lumin8. Assessment of the apparent effectiveness of upgrades completed during the said 12 month period can also be provided.

When requested, this analysis can help the county to determine where existing funding may best be spent, and determine additional funding requirements for the upcoming fiscal year.

Periodic reports shall only be generated at the county's request with labor costs being charged at the "Hourly Rates" as defined on the "Fee Schedule" included as part of our RFP response.

Application of Technology Enhancements:

Lumin8 continues to research, test, and review new products and research new technology to determine how it best fits into today's and tomorrow's traffic system environment. Areas in which these newer technologies have been used include:

Secure Traffic Operations Center (TOC):

Lumin8 recognizes the need to protect signal system access and the county's data. As such, Lumin8 has installed electronic security which limits TOC access to only those personnel who require it. Specifications regarding TOC security shall be provided to the county upon request.

Lumin8 has also installed a WWV time sync. Through our TOC's time sync, signal system servers, and signal system software, Lumin8 is able to sync Master and Local controller's time of day and ensure that coordination is maintained at agency boundaries.

Wireless Laptop Computers:

Wireless laptop computers have been issued to each of our employees within our maintenance department who have been delegated to this contract.

Through these laptops and W.L.-Online, employees can view and complete work request on location, review historic signal and repair information, and gain remote access to the county's traffic signals and traffic signal system. As with the TOC, multi-layer security has been put in place to secure this access, protect the signal system, and protect the county's data.

Benefits realized as a result of the use of wireless laptops include minimizing the chance that unsuccessful repair procedures are duplicated when failures are repetitive in nature, minimizing the time and number of personnel required when dealing with communication failures, the

ability to remotely command signal downloads of accurate timing data when controller replacements are required. Cost savings and liability reduction can be realized across the board.

Contract Renewal Incentives:

Lumin8 gives the City the option to renew this contract on a yearly basis.

Training:

While technology, traffic systems, and ITS systems continue to evolve, we are understanding the need to keep our technicians trained in the latest technology, and the need to train new employees to ensure we constantly meet and exceed customer's goals and expectations.

Through Lumin8 and the U.S. Department of Labor's 5-year Traffic Signal Apprenticeship program, we are able to continually train our employees, providing them the knowledge and understanding required to remain current with today's technology, and ensure that required I.M.S.A. certifications are maintained.

Additional Employees and Company Abilities:

Lumin8 realizes the need for specific licenses and abilities as part of today's traffic signal industry. Although not specifically called for in the county's RFP, Lumin8 employs the following:

Traffic Engineer:

Lumin8 works with Traffic Engineer, Fred Lantz of "Lantz and Associates", to assist as needed on projects as required and requested by the county.

Master Electrician(s):

Lumin8 employs both Master Electricians and Journeyman Electricians to assist with electrical services and the pulling of electrical permits as required and requested by the county.

Fiber Technicians:

Lumin8 employs fiber optic technicians to complete new fiber installations and fiber repairs as projects required and as requested by the county.

Safety Manager:

Lumin8 recognizes the need to ensure that our technicians and crews work safely and meet state and federal safety regulations while working in your area. To this end, we employ a full-time safety manager to assist in keeping us up-to-date on new regulations, monitor current operations, define safety standards, train new employees, and complete field spot checks as projects and operations progress.

Lumin8 has established safety rules and guidelines in compliance with the requirements of the MUTCD, OSHA, and state and federal regulations. Our safety rules and guidelines are defined in Lumin8 220-page safety manual. A copy of our safety manual shall be provided for review upon request.

Spare Inventory of Material and Parts:

Lumin8 stocks materials and parts as may be needed for normal repair of the traffic control equipment. In addition, Lumin8 stocks the necessary controllers, poles, signals and parts necessary to restore an intersection to an operating condition on an emergency basis.

Mast Arm Inspections.

Lumin8 has had the opportunity to work with agencies including Arapahoe County, Douglas County, the City of Littleton, Westminster, Jefferson County, The City of Centennial, and the City of Arvada to complete detailed inspections of poles and mast-arms to determine structures which showed cracks and damage to the structure and to the associated welds which were not visible with the naked eye. Through established relationships with certified engineering firms, we are able to extend this option to the county on as as-needed and as-requested basis.

Lumin8's online database presently spans 5 years. Through Teamwl.com, the city can run database queries, allowing the county to see and respond to signal failure trends. As such, major signal failures may be avoided by addressing fault trends early on and thus limiting the county's liability.

Lumin8 has extensive knowledge and experience in the development, installation, and implementation of Intelligent Traffic Systems (ITS) and can assist the county with all of their ITS needs. ITS includes fiber, CCTV, VMS, and wireless applications.

Lumin8 has extensive experience with the majority of traffic signal systems throughout the Denver Metro area. We can quickly and reliably make repairs to the City's traffic signal or systems as needed. Return trips can be limited, saving the City money on maintenance repairs.

Upon request, Lumin8 will prepare a cost estimate for larger, extra work projects to assist the City with their budget priorities.

Lumin8 also has a Design engineering agreement with Lantz & Associates enabling us to submit traffic signal design in a timely and economical fashion.

Apprenticeship Program:

Lumin8 also operates a national accredited apprenticeship program available to all employees. The apprenticeship program is for certification for Traffic Signal Technician with the approval of the United States Department of Labor. This program is the only one of its kind in Colorado. Five years of classroom study and on the job training are required to complete the Journeyman Traffic Signal Technician certification.

Lumin8 also participates in the training and certification of its employees through the International Municipal Signal Association (IMSA). The training for IMSA Levels I, II and III is provided through the apprenticeship program. There are numerous IMSA Level II certified employees at Lumin8.

Lumin8 will undertake each such emergency repair no later than two hours after the City notifies Lumin8 of the emergency. Lumin8's main phone number, 303-422-7985, is our 24 hour, 7 days a week emergency number.

— CITY OF —
Fort Lupton
EST. 1836

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

AM 2021-045

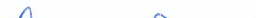
AWARD CONTRACT FOR INTEGRATED MOSQUITO MANAGEMENT SERVICES TO VECTOR DISEASE CONTROL INTERNATIONAL, LLC FOR NOT TO EXCEED \$17,806.25 FROM PUBLIC WORKS SHOP GENERAL FUND

- I. **Agenda Date:** Council Meeting – March 16, 2021
- II. **Attachments:**
- a. Contract Agreement – Vector Disease Control International, LLC.
- b. VDCI Services Proposal (Exhibit A)
- III. **Summary Statement:**

Award of contract to Vector Disease Control International, LLC for Integrated Mosquito Management Services during the 2021 season for not to exceed \$17,806.25 from the Public Works Shop General Fund.

- IV. Submitted by: 
Public Works Director

V. Finance Reviewed 
Finance Director

VI. Approved for Presentation: 
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

VIII. Certification of Council Approval:

City Clerk

Date _____

IX. Detail of Issue/Request:

Mosquito operations are a specialized service that requires training, knowledge and a methodical approach to effectively and economically balance the city's needs and environmental issues.

The VDCI program will handle all aspects of the City's program with added technology and information assistance to our residents.

Program begins in May with larval surveillance with completion in September. Services include larval control, adult insecticide applications weekly, trap monitoring, mapping and reporting.

X. Legal/Political Considerations:

XI. Alternatives/Options:

- A) Approve the contract award to VDCI*
- B) Reject agreement contract with another firm.*
- C) Delay action on the contract to gather more information.*
- D) Have PW staff resume spraying operations.*

XII. Financial Considerations:

The 2021 budget includes \$25,000 for insect control in the Public Works Shop General Fund.

XIII. Staff Recommendation:

Staff recommends approving award of the contract to VDCI for Integrated Mosquito Management Services for not to exceed \$17,806.25 for the 2021 season.



City of Fort Lupton, Colorado

Public Works Department

Public Works Agreement

This PUBLIC WORKS Agreement is entered into by and between the **City of Fort Lupton, Colorado** (hereinafter “City”) and **Vector Disease Control International, LLC (VDCI)** (hereinafter “VDCI”).

WHEREAS, the parties hereto agree in consideration of the covenants, payments and agreements set forth herein as follows:

1. **SCOPE OF SERVICES.** VDCI shall perform the services included in the scope of work set forth and incorporated herein as **Exhibit A**. VDCI confirms it possesses all necessary professional licenses and is in good standing with the State of Colorado.

2. **CONTRACT DOCUMENTS.** This Agreement consists of and includes this Agreement and VDCI’s Services Proposal (Exhibit A). In the event of any conflict between any of these documents, this document shall control.

3. **PERIOD OF SERVICE AND SCHEDULE.** The provisions of this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the services stated in the Proposal. VDCI's obligation to render services hereunder will extend for a period that may reasonably be required for the completion of said services. VDCI shall make reasonable efforts to comply with deliverable schedules and consistent with VDCI’s professional responsibility.

4. **CONTRACT SUM.** The City shall pay to VDCI for performance and completion of the work encompassed by this Agreement, and VDCI will accept as full compensation therefore the sum of not to exceed **Seventeen Thousand, Eight Hundred and Six Dollars and Twenty-Five Cents, \$17,806.25**, subject to confirmation by the City of completion of the scope of work in accordance with the contract documents attached hereto. Said amounts to be paid upon review and acceptance of the work by the City, in its sole discretion.

5. **CONTRACT APPROPRIATIONS/NO CHANGE ORDERS.** The City states that the amount of money appropriated for this Agreement is equal to or in excess of the contract amount. No change order to this Agreement requiring additional compensable work to be performed, which work causes the aggregate amount payable under this Agreement to exceed the amount appropriated for the original contract shall be issued by the City unless the City notifies VDCI in writing, that lawful appropriations to cover the costs of this additional work has been made and the change order is approved by the City in its sole discretion in writing. City shall have the right to make changes within the general scope of

VDCI's services, with an appropriate change in compensation and schedule, upon execution of a mutually acceptable amendment or change order signed by authorized representatives of City and VDCI.

6. **AMENDMENT/NO ASSIGNMENT.** No modification or amendment of this Agreement shall be valid unless in writing and signed by all parties to this Agreement. VDCI's services will be performed solely for the benefit of City and not for the benefit of any other persons or entities. Neither City nor VDCI shall assign or transfer interest in this Agreement without the written consent of the other.

7. **COMPLETE AGREEMENT.** This Agreement, and the exhibits hereto, shall constitute the entire agreement between the parties with respect to the subject matter hereof and there are no agreements, representations or warranties other than as set forth herein.

8. **COMPUTER PROGRAMS OR MODELS.** Any use, development, modification, or integration by VDCI of computer software modeling programs does not constitute ownership or a license to City to use or modify such computer software modeling programs.

9. **ELECTRONIC MEDIA AND DATA TRANSMISSIONS**

A. Any electronic media (computer disks, tapes, etc.) or data transmissions furnished (including Project Web Sites or CAD file transmissions) are for City information and convenience only. Such media or transmissions are not to be considered part of VDCI's instruments of service. VDCI, at its option, may remove all indicia of its ownership and involvement from each electronic display.

B. VDCI shall not be liable for loss or damage directly or indirectly, arising out of City's use of electronic media or data transmissions.

10. **TERMINATION.** Services may be terminated by City or VDCI by seven (7) days' written notice in the event of substantial failure to perform in accordance with the terms hereof by the other party through no fault of the terminating party. If so terminated, City shall pay VDCI all amounts due for all services properly rendered and expenses incurred to the date of receipt of notice of termination.

11. **SEVERABILITY.** In the event any portion of this Agreement is held to be unenforceable, the unenforceable portion of this Agreement will be deleted and the remaining provisions of the Agreement shall continue in full force and effect.

12. **GOVERNING LAW.** This Agreement shall be governed by the laws of the State of Colorado. All parties agree that any dispute regarding enforcement of this Agreement shall be filed in Weld County District Court after first attempting in good faith to submit the dispute to mediation. Submission of any dispute to mediation shall be a condition precedent to filing litigation in this matter, other than the request for injunctive relief.

13. **OSHA REQUIREMENTS.** VDCI agrees that it alone bears the responsibility for providing a safe and healthy work environment and shall provide its employees with adequate orientation and training to safely perform the scope of work set forth in this contract. VDCI shall at all times comply with the safety and health regulations of the Occupational Safety and Health Act of 1970 (29 CFR 1926) including all amendments and modifications thereto. In the event there is a conflict between the safety and health provisions of federal, state or local regulations, the more stringent provision shall prevail. VDCI acknowledges and agrees that with respect to the scope of work under this contract, it shall comply with all obligations and assume all responsibilities for its actions regarding all OSHA rules and regulations.

14. **NO WAIVER OF GOVERNMENTAL IMMUNITY.** The City, its elected officials, officers and employees are relying upon, and do not waive or intent to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. Sec. 24-10-101 et seq. as amended or otherwise available to the City. Nothing herein shall operate as a waiver of any right the City has of governmental immunity under Colorado law which is specifically herein reserved.

15. **INDEPENDENT CONTRACTOR.** VDCI is a separate, legal entity from the City and the parties make this Agreement accordingly with the understanding that VDCI at all times is acting as an independent contractor and not an employee or agent of the City. All persons retained by VDCI to perform services pursuant to this Agreement shall be employees or independent contractors of VDCI and are not employees, contractors or agents of the City. VDCI does not have the authority to bind the City by contract or otherwise.

16. **FORCE MAJEURE.** Neither party shall be liable or responsible to the other party nor be deemed to have defaulted under or breached this Agreement for failure or delay in fulfilling or performing any obligation under this Agreement when such failure or delay is caused by or results from causes beyond the reasonable control of the affected party, including but not limited to fire, floods, embargoes, pandemics, wars, acts of war (whether war is declared or not), insurrections, riots, civil commotions, strikes, lockouts or other labor disturbances, instances affecting public health including pandemics, acts of God or acts, omission, or delays in acting by any governmental authority. Provided, however, that the party so affected shall use reasonable efforts to avoid or remove such causes of non-performance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either party shall provide the other party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure. The parties shall mutually seek a resolution of the delay or the failure to perform as noted above.

17. **INDEMNIFICATION BY VDCI.** VDCI shall defend, indemnify and hold the City harmless from any damages caused by negligence, including but not limited loss, liability, expenses, suit or claim, or claim for injury to persons or damage to property arising out of

the activities of VDCI pursuant to this Agreement. Expenses shall include all out of pocket expenses, attorney fees, expert costs and related litigation fees.

18. **APPROVAL REQUIRED.** This Agreement is subject to the final approval of the Fort Lupton City Council and signature by the Mayor of Fort Lupton.

EXECUTED THIS _____ DAY OF **March, 2021.**

CITY OF FORT LUPTON, COLORADO

BY: Zo Stieber

TITLE: Mayor

VECTOR DISEASE CONTROL INTERNATIONAL, LLC

BY: Jason W. Williams

TITLE: Regional Director

EXHIBIT "A"

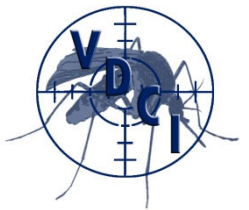
CITY OF FORT LUPTON MOSQUITO MANAGEMENT SERVICES PROPOSAL 2021

FEBRUARY 2021



VECTOR DISEASE CONTROL INTERNATIONAL, LLC

7000 North Broadway, Suite 108
Denver, Colorado 80221
Contact: Nicholas Bates
Phone: (303) 428-5908
Email: nbates@vdcil.net



CITY OF FORT LUPTON
2021 INTEGRATED MOSQUITO MANAGEMENT
SERVICES PROPOSAL

VECTOR DISEASE CONTROL INTERNATIONAL, LLC

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INTRODUCTION

Vector Disease Control International, LLC (VDCI) is committed to providing the best possible mosquito control services to our customers. We strive to improve the quality of human life in communities through education, surveillance and the control of mosquitoes and other disease vectors. We are also committed to research and the use and support of application technologies. VDCI is a company built on the foundations of public health, ethics, professionalism, and technical expertise. Many of our staff come from the field of public health and have experience with public mosquito control districts all over the country. At all times, we will conduct business professionally in a manner that protects the environment and the welfare of residents.

Starting with the simple idea to provide municipalities with the products and services needed to run effective mosquito control programs, VDCI now has operations in 20 states and over 25 years of experience as an industry leader. VDCI constantly strives to provide our customers with the best, most efficacious and scientifically sound integrated mosquito control programs possible.

Because it is often impossible to eradicate all mosquitoes in a given area due to their behavior patterns, resilient nature and enormous breeding potential, our goal is to manage mosquito populations within tolerable levels and simultaneously help prevent possible outbreaks of mosquito-borne diseases. To achieve this goal, we use the most effective combination of methods for controlling mosquitoes, including surveillance, public education, biological control and the use of insecticides, as established in both the American Mosquito Control Association (AMCA) and Centers for Disease Control and Prevention (CDC) guidelines. Habitat inspection of the service area coupled with collections from adult mosquito traps enable us to determine which species of mosquito are present, their population size and specific locations. This information is critical for determining when, where, and how often larvicides and adulticides need to be applied.

The employees of VDCI recognize and readily accept the special considerations that often surround the use of larviciding and adulticiding practices to abate mosquito populations within a mosquito control program. As a private entity working for you, VDCI looks forward to a close working relationship with all appropriate officials, and, as such, will work with and support you in all surveillance and application decisions. Additionally, with our fleet of over 200 trucks and 12 aircraft, we can provide both aerial and ground operations in any situation nationwide.

VDCI takes great pride in our ability of to protect the public's health from mosquitoes and mosquito-borne diseases and to provide a quality of life improvement for our residents. We invite you to review our proposal for providing comprehensive mosquito control services and we are confident that you will see that our qualifications, resources, extensive experience and commitment to excellence will allow for a successful and cost-effective partnership between VDCI and Fort Lupton.

SECTION I. GENERAL CONSIDERATIONS

1. PROJECT DESCRIPTION

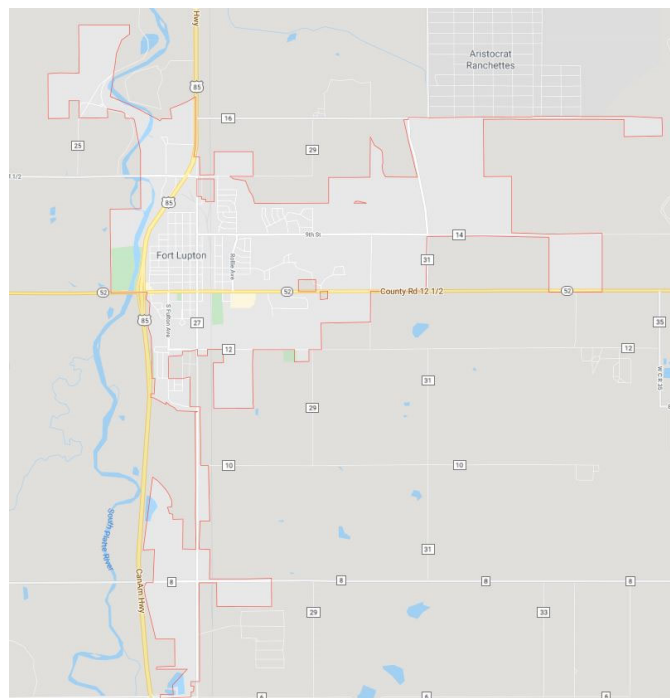
Vector Disease Control International (VDCI) will conduct a comprehensive Integrated Mosquito Management (IMM) Program for the City of Fort Lupton within the service area as defined below.

Vector Disease Control International will employ established IMM principles and practices to dramatically reduce the number of larval and adult mosquitoes in the City of Fort Lupton. These principles and practices are based on a sound Integrated Pest Management (IPM) framework. Monitoring and suppression of both larval and adult mosquitoes will be based on an environmentally focused, least-toxic approach, that utilizes a combination of cultural, biological, and chemical controls to target and reduce all mosquitoes, including potential disease-vector populations and nuisance species, and which is economically feasible, with an emphasis on minimizing chemical adulticide applications.

2. PROJECT AREA

Vector Disease Control International understands and agrees that the City of Fort Lupton Mosquito Control Service Area consists of all areas within the external boundary of the City, as illustrated in the map below.

The City of Fort Lupton, Colorado



SECTION II. INTEGRATED MOSQUITO CONTROL SERVICES SCOPE OF WORK

1. REQUIREMENTS

VDCI will maintain current licensing and certifications to perform commercial mosquito control services in the State of Colorado.

Vector Disease Control International, LLC is currently licensed and will maintain licensing to perform commercial mosquito control services in the State of Colorado (Colorado Department of Agriculture License No. 17165). See Appendix 1 for a copy of the License and Endorsements. VDCI currently employs more than 10 Colorado Department of Agriculture Licensed Qualified Supervisors.

VDCI will meet all Federal, State and Local requirements for storage, transport, dispensing and disposal of all products including pesticides.

Additionally, Vector Disease Control International, LLC will:

1. Warrant that all services provided will be in a professional and businesslike manner.
2. Comply with all aspects of the United States Department of Labor and the Occupational Safety and Health Administration's regulations concerning the hazards of the chemicals utilized in performance of the specification.
3. Provide entire labor staff directly, not through subcontractors, which staff shall have appropriate pesticide training and certification.
4. Provide telephone, facsimile and email communications capabilities.
5. VDCI will comply with the requirements of the Occupational Safety and Health Act (OSHA) and shall review and comply with the City's safety regulations while on any City property. Failure to comply with any applicable federal, state or local law, rule, or regulation shall give the City the right to terminate this agreement for cause.
6. COMPLIANCE WITH C.R.S. § 8-17.5-101, ET. SEQ. AS AMENDED 5/13/08: Pursuant to Colorado Revised Statute (C.R.S.), § 8-17.5-101, et. seq., as amended 5/13/08, VDCI will meet the following requirements prior to signing this Agreement (public contract for service) and for the duration thereof:
 - A. VDCI will certify participation in the E-Verify Program (the electronic employment verification program that is authorized in 8 U.S.C. § 1324a and jointly administered by the United States Department of Homeland Security and the Social Security Administration, or its successor program).
 - B. VDCI will not knowingly employ or contract with an illegal alien to perform work under this public contract for services.

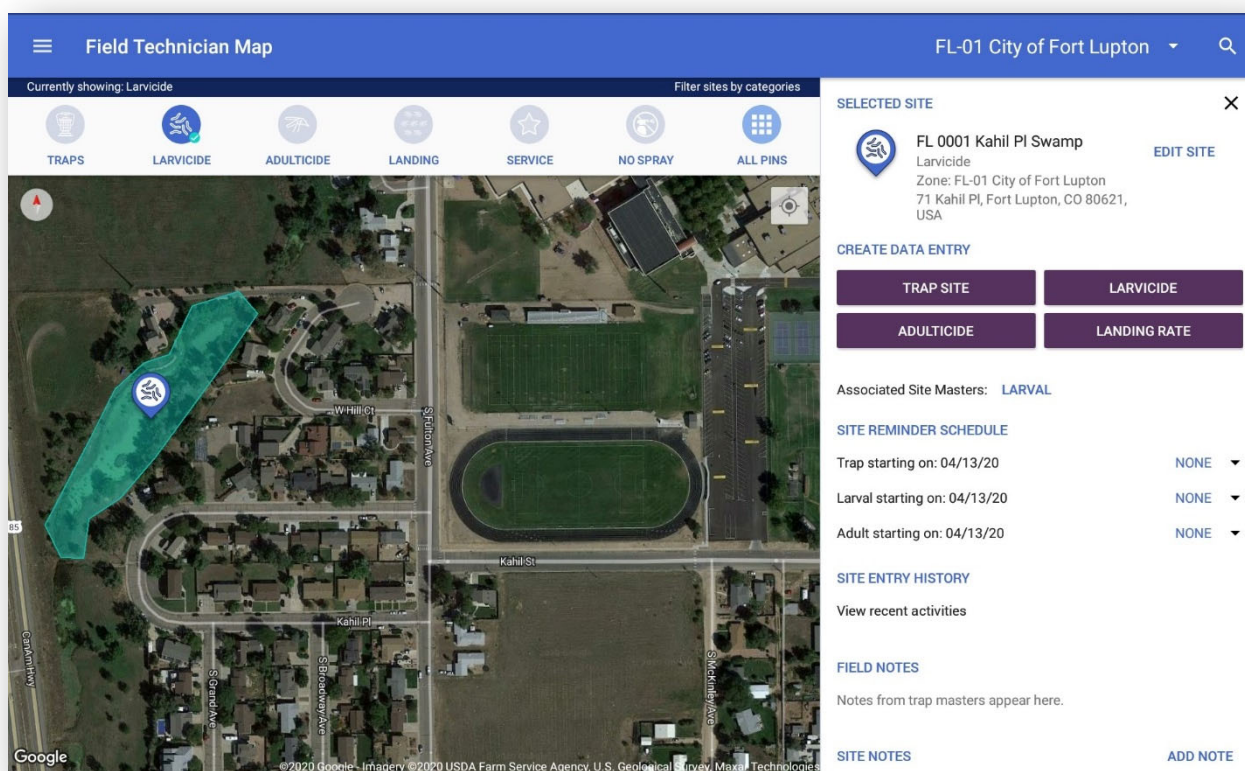
- C. VDCI will not enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this public contract for services.
 - D. At the time of signing this public contract for services, VDCI has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under this public contract for services through participation in the E-Verify Program.
 - E. VDCI will not use either the E-Verify Program procedures to undertake pre-employment screening of job applicants while this public contract for services is being performed.
 - F. If VDCI obtains actual knowledge that a subcontractor performing work under this public contract for services knowingly employs or contracts with an illegal alien, VDCI will: notify the subcontractor and the City within three days that VDCI has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to the previous paragraph, the subcontractor does not stop employing or contracting with the illegal alien; except that VDCI will not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.
 - G. VDCI will comply with any reasonable requests by the Department of Labor and Employment (the Department) made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).
- 7. If VDCI violates this Section of this Agreement, the City may terminate this Agreement for breach of contract. If the Agreement is so terminated, VDCI will be liable for actual and consequential damages to the City.
 - 8. Provide all employees extensive classroom and field training on issues pertaining to; Pesticide and Applicator Laws and Regulations, Pesticide Labels and Labeling, Pesticide Use, Applicator Safety, Public Safety, Environmental Protection, Integrated Pest Management, Integrated Mosquito Management, and Equipment Use and Calibration.
 - 9. Provide all employees training on all pertinent OSHA regulations. Employees will be instructed on required Personal Protective Equipment (PPE) for each product, its use, care, and disposal. Employees will receive instruction on what to do in case of an emergency including and not limited to; spill procedures, vehicular accidents, personal injury, West Nile prevention, environmental protection, and public safety. This training will include spill prevention, cleanup and disposal, and chain of command notification requirements.

10. Provide employees with all required Personal Protection Equipment as required by the EPA, Colorado Department of Agriculture, and OSHA.
11. Provide each employee VDCI company shirts so that they can be clearly identified as Mosquito Control Technicians by residents and City officials.
12. All vehicles are owned by VDCI and commercially insured under VDCI's master commercial automotive policy. All vehicles will be clearly marked with the company's name, Town, state and telephone number per CO Dept. of Agriculture rules. No private vehicles will be used. All employees will have proper ID at all times while in the field.
13. All company vehicles used for pesticide applications are trucks, with pesticides being stored and secured in the truck bed separate from the passenger compartment. This conforms to DOT and Colorado Department of Agriculture Regulations.
14. All trucks are equipped with a correctly rated fire extinguisher, current Material Safety Data Sheets for all carried products, current labels for all carried products, employee first aid kit, and chemical spill/recovery kit.
15. Use no subcontractors or independent contractors to perform normal surveillance or treatment of areas. All personnel will be legal employees of the company providing the mosquito control services. All employees will be properly trained and licensed by the CO Dept. of Agriculture and covered by General Liability Insurance Policy and Workers Compensation Insurance.
16. Provide Labels and MSDS for all products used by the company upon request.
17. Provide General Liability/Auto/Workers Compensation insurance policy as required with a minimum comprehensive of \$1 million per occurrence general liability, claims-made policy including chemical and pollution coverage is required. The City of Fort Lupton is named as additionally insured.

2. SURVEY AND MAPPING SERVICES

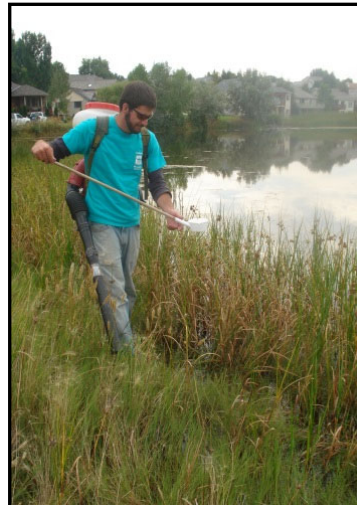
VDCI will survey the City of Fort Lupton lands designated in Section I. VDCI will develop and maintain mosquito management service related information in GIS format, and will provide GIS maps indicating mosquito-breeding sites and larval control activity to the City as requested.

VDCI will accurately map and catalog all potential larval mosquito production sites within the proposed service area. VDCI will then use its proprietary database and tablet-based software to create inspection routes that include maps overlaid on digital aerial orthophotography for accurate detail (see example below). VDCI will maintain and update this digital data as needed and will provide copies to the City of Fort Lupton as requested.



3. LARVAL MOSQUITO SURVEILLANCE AND CONTROL

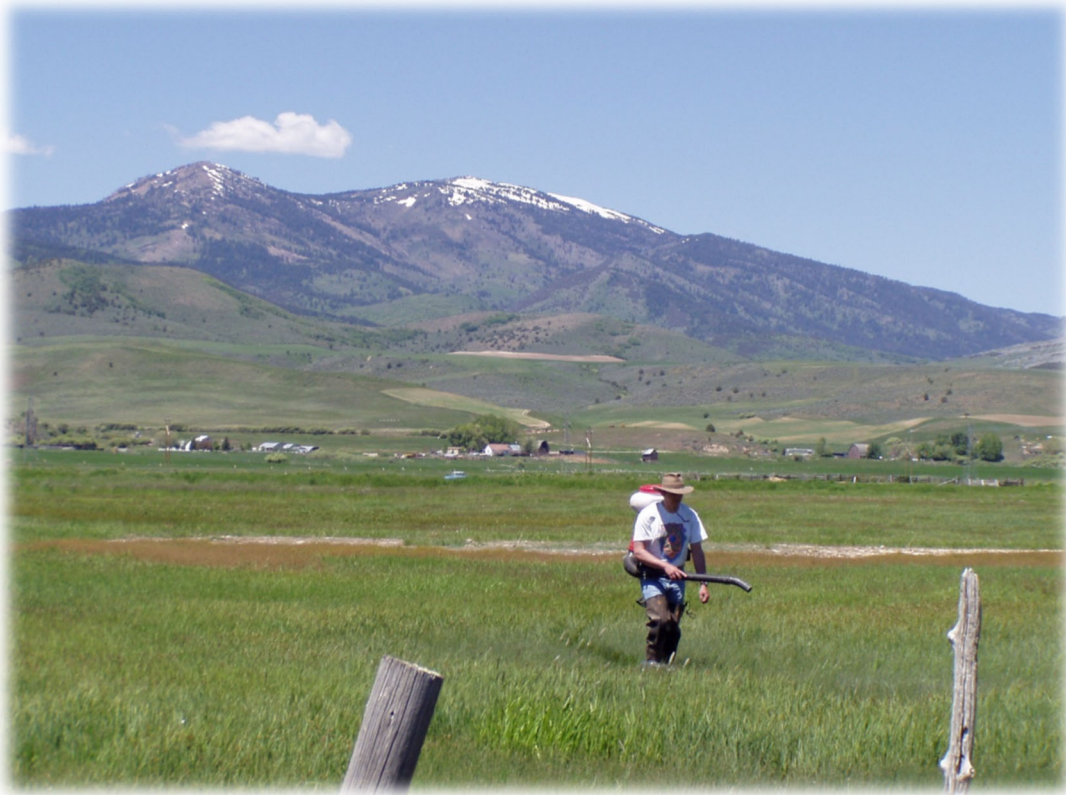
- I. VDCI will devote the majority of staff time to larval mosquito surveillance and control. VDCI will identify larval habitats within the City of Fort Lupton Service Area that are inspected throughout the season on a biweekly, weekly or monthly basis. VDCI will perform larval mosquito control operations from May through September (as needed, dependent on environmental conditions and presence of larvae). VDCI will continue to maintain a larval site history database that includes a site catalog number, date and time of inspections, wet/dry status of site, treatment (if any), product type and amount, estimated acreage treated, larval action threshold, documentation of any adverse incidents associated with treatments (NPDES/CDPS requirement), larval instars present and number of larvae present per dip.



VDCI has continually updated our database system and associated GIS data layers with additional new-found breeding sites and changes in parcel ownership. VDCI will continue to improve the program effectiveness by surveying, mapping and methodically inspecting new sites to build a site history and identify problem areas as they are located.

- II. VDCI will utilize our advanced database to accurately maintain inspection sites, dates, treatments, methods, product amounts, products used for control, and population dynamics of the mosquito larvae collected.
- III. VDCI will continuously fine-tune our proprietary database to efficiently target larval mosquito control operational efforts. Our operations will include:
 - a. Targeted larval site inspections, as needed, at all previously identified and new found potential larval development sites. Site inspections will target larval sites based on past comprehensive site history data as recorded in our database. These data incorporate historic records of larval presence, larval densities, habitat size and type, water source, and weather data.
 - b. As sites are found that contain mosquito larvae, VDCI will first look to cultural or physical controls to reduce or eliminate standing water and larval development. Water management and source reduction including clearing clogged ditches, hand digging of channels, and working with property owners to mitigate these sites will be implemented when applicable.

- c. VDCI will then, as appropriate, treat sites where mosquito larvae are detected with a “Prescription-oriented” least-toxic, biological control appropriate to the site. Larval control products will include; Vectobac (Bti), Vectolex (Bs), Altosid (methoprene), BVA 2 (highly refined mineral oil) and other registered larval control products as needed. All applications will be within label-specified rates and recorded in our database.
- IV. VDCI will perform random Quality Control field checks of previously inspected and/or treated larval sites. Quality Control inspections will be conducted regularly to ensure technician performance and pesticide efficacy. The Operations Manager or designated Quality Control Technician will also review data sheet entries to verify that sites are being inspected in accordance to site status and that larval control products are being applied according to habitat and water source information. Operational maps will be ground-verified to ensure accuracy and data collection will be screened prior to final submittal, in order to eliminate input error.



VDCI's LARVAL MOSQUITO CONTROL RESOURCES

 **Professional Staff:** VDCI will devote full-time field technicians and a Qualified Supervisor (licensed through the CO Dept. of Ag) to perform IMM-based larval mosquito control operations in the City of Fort Lupton. These technicians are fully trained via VDCI's classroom and field training program, and far exceed the minimum training standards set by the Colorado Department of Agriculture. All larval mosquito control work will be done by employees of Vector Disease Control International, who will be covered by VDCI's Worker's Compensation Insurance, and will not be subcontracted out.



 **Equipment:** Every technician will have access to a VDCI-owned fleet vehicle which is fully insured under VDCI's master commercial fleet policy and is equipped with all necessary larval surveillance equipment, larval control application equipment, and biological larvicide products.



 **Infrastructure:** Because much of VDCI's operations are targeted toward larval mosquito control, many of our resources are used on infrastructure to facilitate these operations. VDCI's warehouses, material handling equipment, supply chain, data input, vehicle fleet, and application equipment are all designed to support our larval control operations.

 **Technology:** VDCI's proprietary and advanced database system will be used to analyze historical breeding site data, which decreases our environmental impact by targeting site inspections and microbial larvicide control applications.

We have specifically engineered our database with proprietary algorithms and reporting capabilities to utilize historical data collected from communities throughout Colorado to precisely target larval mosquito control locations, reducing unnecessary treatments. Targeting our applications with our historical data allows our operations to provide the highest level of control while minimizing the quantity of larvicide being applied to the environment.

4. ADULT MOSQUITO SURVEILLANCE TRAPPING

- I. VDCI will conduct extensive adult mosquito surveillance trapping during the mosquito season (approximately the beginning of June through the end of August, weather permitting *or as requested by an authorized City Representative*) to monitor mosquito-borne disease risk and nuisance mosquito population levels. Trapping of adult mosquitoes at minimum will include:
 - a. Weekly trapping at three (3) pre-determined permanent surveillance locations within the City of Fort Lupton Mosquito Control Service Area, as illustrated in Section I. Samples may be tested for West Nile Virus in cooperation with the City of Fort Lupton and the Colorado Department of Public Health and Environment.
 - b. As necessary, VDCI may provide additional trapping with “floater” traps in areas of the City that are not covered by one of the permanent trap locations. Floater traps and Landing Rate Counts may be used to determine adult mosquito populations in areas where citizen complaints regarding high numbers of mosquitoes have been received and to determine whether spraying for adult mosquito control is needed (see Adult Mosquito Control, below.)
 - c. CDC light traps, baited with dry ice (CO₂), will be used for permanent and floater surveillance trapping operations.
 - d. Identification to genus and species, and total counts of adult mosquitoes will be completed within 24 hours of delivery of the specimens to VDCI’s lab if possible. Counts using statistically valid sampling methods will be used in large trap sample sizes (over 300 mosquitoes/trap).
 - e. VDCI will maintain trap data via our proprietary database and make it available to the City of Fort Lupton Representatives.
 - f. All mosquito trapping activities including the submission of mosquito pool specimens will be conducted in accordance with the protocols established in the current CDPHE Mosquito Surveillance Plan.



VDCI's MOSQUITO SURVEILLANCE & LABORATORY RESOURCES

✈ **In-House Larval and Adult Mosquito Identification** is critical to accurate surveillance and timely response to spikes in vector and nuisance mosquito populations. While VDCI technicians are trained to perform larval field ID to the genus level, larvae may be periodically brought to VDCI's labs for comprehensive identification to the species level. VDCI ensures that highly trained lab ID specialists, who have access to high quality stereo zoom microscopes and scientific keys, perform the identification of both larval and adult mosquito species.



✈ **Management:** All VDCI surveillance and laboratory services are managed by Dr. Michael "Doc" Weissmann. Dr. Weissmann holds a Ph.D. in Entomology from Colorado State University. Dr. Weissmann is a renowned expert in Dipteran biology and taxonomy.

✈ **Personnel:** VDCI has 8 full-time field surveillance and laboratory technicians trained in mosquito trap operations and taxonomic identification of larval and adult mosquitoes to species level. All adult mosquito surveillance trapping will be done in-house and will not be subcontracted. Operation of the adult mosquito surveillance trap network will be completed by trained employees of Vector Disease Control International.

✈ **Equipment:** The VDCI Surveillance Laboratories are fully equipped with 8 stereo zoom binocular microscopes, including one video/photographic microscope capable of projecting microscopic images onto computer screens or to projection equipment for wall sized viewing.



VDCI owns and maintains more than 100 CDC dry-ice baited Light Traps and 20 Reiter Gravid Traps and all associated equipment and hardware.

✈ **Infrastructure:** VDCI has over 500 sq. ft. of devoted Surveillance Laboratory facilities and an additional 100 sq. ft. of trap maintenance and dry ice storage space. In addition to the above-mentioned equipment, VDCI's lab facilities include other important equipment such as a deep freezer, multiple computer workstations, mobile dry ice holding containers, and a fleet of fuel-efficient vehicles specifically designated for surveillance operations.

✈ **Technology:** All data generated and collected by the Surveillance and Laboratory staff is entered into VDCI's database system **within 24 hours** of processing.

5. ADULT MOSQUITO CONTROL

- I. In keeping with the framework of an IMM approach to mosquito control, VDCI will focus on minimizing the use of chemical pesticides and understands that adulticides are the last resort when dealing with the biting adult stage of the mosquito. The program offered by VDCI will implement adult mosquito control applications as a final resource option, in the interest of public health and safety, as well as environmental sensitivity. VDCI acknowledges and will execute the preference of biological controls, larvicides, over chemical controls, adulticides.

To control adult mosquitoes that exceed pre-set threshold levels or present a public health threat due to mosquito infections rates or elevated vector populations, a prescription-based adulticiding program will be used. VDCI has not, and will not, subcontract ground-based ULV adulticide applications. All vehicles and equipment used in adult mosquito control operations will be owned and insured by VDCI.

- II. The use of chemical adulticide spray applications to control adult mosquitoes will be performed according to the following guidelines:
 - a. Permethrin/PBO formulations such as AquaKontrol, Pursuit 4-4, and Aqualuer (or other products with similar/less toxicity as approved by the City), will be applied within the EPA registered application rates via Ultra Low Volume (ULV) dispersal equipment.
 - b. Truck-mounted ULV dispersal will be the primary application method (ATV or hand-held ULV equipment may be used where appropriate). All ULV equipment shall be calibrated as needed, but not less than once annually.
 - c. In-cab GPS equipment will be used to map all routes and observe shutoff requests and provide accurate record keeping. Real-time data, collected during the applications, will be used to produce detailed post-application maps depicting the vehicle's path, with areas treated and not treated clearly labeled, along with reports for all adulticide applications.
 - d. Adulticide applications may be used *only* when nuisance or vector mosquitoes cannot be controlled to satisfactory levels by any other means (e.g. water management, vegetation control, biological controls, larvicide, etc.) and when any one of the following conditions exist:
 - There is an imminent threat of mosquito-borne disease transmission as directed by the City of Fort Lupton in cooperation with the Colorado Department of Health and Environment, or
 - When 100 adult mosquitoes are collected from any permanent CDC mosquito trap in a given night, or
 - In other areas of the City not routinely trapped, if a "floater" trap is set and there are 100 or greater adult mosquitoes captured per trap per night.

- III. VDCI will coordinate with the City of Fort Lupton officials to schedule and perform Barrier Backpack applications using the residual adulticide TalStar (or comparable mosquito barrier products) and/or Ground-based Truck ULV mosquito spraying in the City of Fort Lupton Parks for outdoor community events. Applications of mosquito adulticides and or barrier products will typically be performed on the day of, or evening prior to, any scheduled and agreed upon City events.

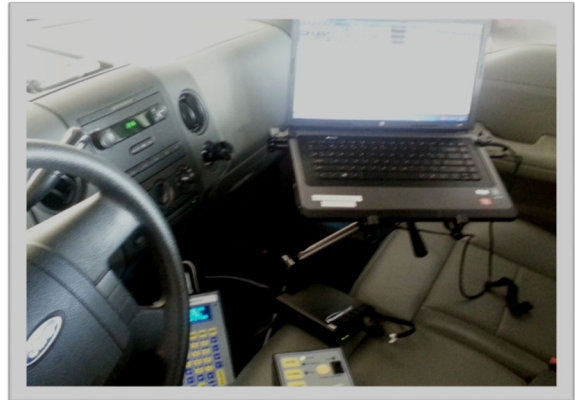
In addition, VDCI will make available to residents of the City of Fort Lupton private Barrier applications at an additional per service cost. The price of each application is determined by the size and complexity of the treatment area. *Payment of these private treatments is the sole responsibility of the property owner.*



VDCI's ADULT MOSQUITO CONTROL RESOURCES

✈ **Personnel:** All ground-based adult mosquito control applications are performed by VDCI management staff and veteran seasonal employees with specialized training in ULV (ultra-low volume) adulticide spraying and will not be subcontracted. Currently VDCI has over 15 fully trained personnel capable of performing ground based ULV applications. This level of staffing and expertise can handle any typical weekly application needs or even any atypical public health emergency situation at a moment's notice.

✈ **Technology:** VDCI will use the most advanced truck-mounted ULV application equipment available to provide great accountability in all phases of the application. Several vehicles will be equipped with GPS tracking units capable of delineating the spray routes of the vehicle. These units record at three (3) second intervals the date, time, latitude, longitude, and sprayer status (on or off). Detailed maps, graphically illustrating the application data, can be produced after each spray operation and provided to the City upon request. Our technology can also identify and mark all properties that have requested to be call notified and/or shutoff from any adulticide applications in their area.



✈ **Application Accountability:** Our primary objective whenever we apply pesticides is to achieve the greatest possible level of mosquito reduction while minimizing pesticide use in as environmentally accountable manner as possible. This commitment can be evidenced by our investment in application technologies such as on-board mapping, monitoring systems, and droplet measuring equipment. Together, these instruments allow us to not only apply the proper amount of product in the proper treatment area, but they also allow us to monitor every aspect of the application event. Consequently, pesticide application is maximized in the target area and the risk to adjacent, non-target areas is greatly minimized.

VDCI utilizes a proprietary live-mapping display that provides unparalleled accuracy of ground ULV treatments. Our on-board, computer-based GPS mapping and tracking system has the ability to provide accurate ULV treatments within the designated spray blocks/areas. This technology will be used in the City of Fort Lupton during the 2021 mosquito season.

Variable flow technology assures accurate insecticide application rates that will deliver the proper amount regardless of vehicle speed. Post treatment maps will contain the insecticide name, registration number, the total amount of product used in the treatment, and the dates and times of the treatment along with a delineation of the

movements of the vehicle within the treatment area. This allows for unparalleled accuracy and accountability.

✈ **Equipment and Capabilities:** With our large fleet of truck-mounted ground-based ULV adulticiding equipment, VDCI has the capacity to cover more than 1,250 linear miles of streets and roadways in ONE NIGHT. That equates to over 70 square miles or over 45,000 acres per night. In 2021, VDCI will have more than 12 spray units available on the Front Range of Colorado alone, with an additional 8 units on the western slope.

✈ **VDCI's History:** VDCI has extensive experience with emergency and comprehensive adult mosquito control applications. VDCI (as Colorado Mosquito Control) was the contractor hired by the Larimer and Weld City Departments of Health and Environment, as well as the Cities of Fort Collins, Loveland and Longmont during the West Nile Virus Public Health Sprayings in 2007, 2012, 2013 and 2015. VDCI not only has the capacity, with respect to equipment and staffing, but possesses the expertise and experience needed when scheduling, planning, and supplying the required materials. VDCI has always been able to coordinate emergency response applications in a moment's notice. We pride ourselves on our ability to meet the needs and specifications of our municipal accounts to successfully achieve the objectives of suppressing West Nile risks, all within accordance of the guidelines set forth by the CDC and Colorado Department of Agriculture.



VDCI's PUBLIC HEALTH EMERGENCY SURVEILLANCE & ADULTICIDE SERVICES

We have included contractual price quotes for additional vector mosquito surveillance trapping and a per mile cost for additional adulticide applications in the event of a large-scale public health emergency. At the request of the City, and in consultation with CDPHE and CDC Ft. Collins, Vector Disease Control International will provide the following Optional Public Health Emergency Services at an additional cost:



CDC Light Trap and/or Reiter Gravid Trap Surveillance

Upon request, VDCI will operate additional CDC light traps and/or Reiter gravid traps for expanded adult mosquito and disease vector mosquito surveillance within the City of Fort Lupton.

Identification of the trapped mosquitoes will be performed the following day after the mosquitoes are returned to the lab. The trapped mosquitoes will be counted and identified to the following species; *Culex tarsalis*, *Culex pipiens*, *Aedes/Ochlerotatus* species.

Cost per trap/night: \$125.00

Cost includes all equipment, dry ice, vehicles, labor, shipping and reporting.



Emergency Ground-based Truck ULV Adulticide Application

VDCI will undertake emergency ground-based truck ULV adulticide spraying in accordance with U.S. EPA, Colorado Dept. of Agriculture, and Colorado Dept. of Health and Environment regulations in the event of a declared public health state of emergency that exceeds the scope of the existing program. VDCI will, at the City's request, organize and coordinate all spraying operations for public health response.

Cost per linear spray route mile: \$85.00

Cost includes all equipment, vehicles, pesticide products, labor, and liability insurance.



Aerial ULV Adulticide Application via Fixed-Wing or Rotary-wing Aircraft

VDCI has extensive experience with aerial mosquito control application and would oversee and direct such applications. All aerial adulticide applications would be performed by experienced and insured aerial applicators, licensed through the Colorado Department of Agriculture. This work would be done through Vector Disease Control International's aerial division. Prices would be subject to the size of the designated spray area, application material selected, and current pricing.

6. PUBLIC OUTREACH & EDUCATION

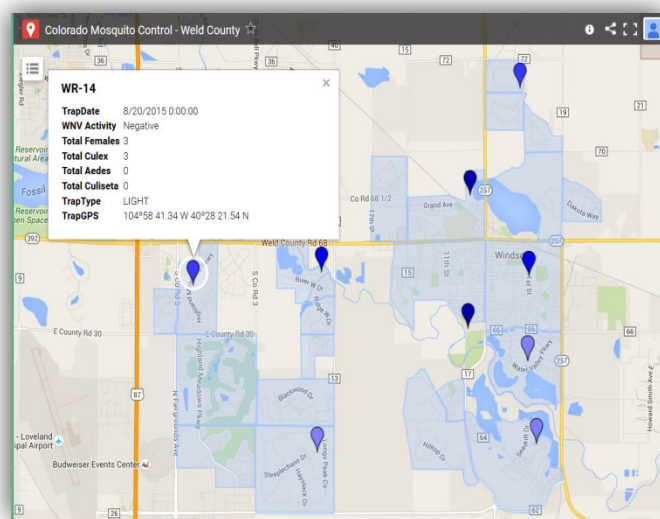
Since our inception in 1992, VDCI has believed in and demonstrated that a strong Public Outreach and Education Program is one of the keys to success in providing large-scale municipal mosquito control programs. Listening to citizen complaints and inquiries can aid in evaluating the effectiveness of a program. VDCI constantly looks for ways to better serve the communities we work with and appreciates citizen involvement in the betterment of the program. We have clearly demonstrated our commitment and belief in the strength of public outreach and education by proactively serving the City of Fort Lupton over the years with numerous innovative programs, activities and services as described below.

VDCI WEBSITE

Our website, www.vdci.net/colorado, is the leading website in the State of Colorado when it comes to providing up-to-date, factual, and comprehensive information on, and links to, mosquito biology and control, mosquito-borne diseases, pesticide toxicology information, and a wealth of topics relating to mosquitoes. VDCI will continue to maintain this website, including daily spray schedules of planned adulticide areas within the City of Fort Lupton.

Our website continues to serve as an integral part of the dissemination of operational data to citizens with little request for resources or time required by the City and its employees.

VDCI maintains and will continue to maintain website links to CDPHE (Colorado Dept. of Public Health & Environment), and NPIC (National Pesticide Information Center and CDC (US Centers for Disease Control).



MOSQUITOLINE™

VDCI will continue to maintain a toll-free telephone line at **(877) 276-4306** for customer service calls. We will accept calls from the public at any point concerning, but not limited to the following topics:

- Opting out of any adulticide spraying via a “shut-off list” which is updated annually and as new requests are received from private property owners.
- Request a telephone or email notification when adulticide spraying is planned in and around their neighborhood.

- Report mosquito annoyance areas and request floater traps at their residence.
- Report standing, stagnant water that may indicate the presence of larval sites or adult mosquito harborage.
- Request information about mosquito populations within the community.
- Request information on how to control and/or prevent mosquitoes on their property and mosquito-borne diseases such as WNV, WEE and SLE.
- Request health and safety information about mosquito control operations and pesticide products used in the City of Fort Lupton Mosquito Control Services Program.
- Request backyard inspections and information on inspection activity and larval production at sites of interest.

VDCI will maintain a log of calls received including date, name, address, type of call, response, resolution, and resolution date.

IMMEDIATE RESPONSE™

VDCI introduced the concept of a 24-hour response/resolution time to all mosquito annoyance complaints in 1994 with our trademarked ImmediateResponse™ System. VDCI will continue to respond accordingly to all mosquito related complaints and will refer any service related complaints to the City of Fort Lupton.

- VDCI will verify the validity of mosquito annoyance complaints by on-site inspection including; adult mosquito trapping via nearby pre-determined trap locations or floater traps, as needed, or landing rate counts (10 females mosquitoes per 5 minute period = annoyance level) and/or larval dip surveillance in local breeding sites.
- VDCI will resolve all complaints, *whenever possible*, within 24-hours to the satisfaction and standard of the City of Fort Lupton.
- VDCI will provide education, either verbally or through printed materials to the complainant to promote self-management of local mosquito problems.

CALL AND EMAIL NOTIFICATION AND SHUTOFF SYSTEM

VDCI will continue to maintain a comprehensive Call and Email Notification & Shutoff database and will notify residents on the list when conducting ULV adulticide applications near their property. All Shutoff locations are mapped in our proprietary database. Notification & Shutoff forms are available online and may be submitted via VDCI website, email or by mail. VDCI will mail renewal request forms each season and perform all updating of resident information as it is received.

DAILY POSTING OF ULV SPRAY ZONES

Areas scheduled for ULV truck spraying will be posted by 3pm daily on VDCI's website: www.vdci.net/colorado

WELD COUNTY

Town of Johnstown : Thompson River Ranch, Jt Central, Rolling Hills Ranch

Tuesday, August 29

Dacono: Sharpe Farms; Sweetgrass; Eagle Meadow.

Garden City: Town Limits.

Gilcrest: Town Limits.

Greeley: North Public Works area; Island Grove Park; Coyote Run area; Eppler Park/Pheasant Run; Country





VDCI is a company built on the foundations of public health, ethics, professionalism, and technical expertise. We establish vector management programs that are based on an understanding of the underlying vector's ecology and rooted in the current science of environmentally sound control measures. To learn more about VDCI services, gain greater insight on the various mosquito species as well as the potential diseases they vector, please subscribe to our blog.

We are committed to protecting public health through excellence in vector management and we are proud to serve your community!

VDCI's PUBLIC OUTREACH PROGRAM & EDUCATION RESOURCES

- ✈ **Innovative Programs:** VDCI has worked with dozens of municipalities on numerous public events across the state since our inception to supply information and provide personalized educational programs about mosquitoes, mosquito-borne illness, and public health. We have also provided personnel, larval and adult mosquito specimens, equipment such as light traps and microscopes, signs, etc. to various groups in need of such educational items. We have set-up booths at Fairs, Farmers' Markets and during West Nile Virus education outreach events in past years and will continue to do so for our customers.
- ✈ **Technology:** VDCI was one of the first mosquito control organizations in the United States to publish adult mosquito control spray schedules on the web. Additionally, our website www.vdci.net/colorado has been a leading source for up-to-date, factual and comprehensive information on, and links to, mosquito biology and control, mosquito-borne disease, pesticides, and many other issues relating to mosquitoes in the State of Colorado (and the US) for several years.



7. REPORTING

- I. VDCI will provide all maps, records, logs, complaints, correspondence, and reports to the City of Fort Lupton, where applicable and as requested by the City, in a common, easy to use, electronic/digital format or hard copy. All data listed above will be provided within 2 weeks of request, if not sooner.
- II. VDCI will provide the City of Fort Lupton Representatives with weekly trap counts, prior to close of business on Friday of each week (barring extenuating circumstances).
- III. VDCI will submit monthly reports of operational efforts during the months of June-September by the end of the following month. Monthly reports will include, at a minimum:
 - Updates on disease vector mosquitoes: local, state and national
 - Overall mosquito surveillance operations and breeding site activity
 - Larval control operations
 - Adult control operations
- IV. VDCI will submit an annual report by November 30th of the current contract year. At minimum, the annual report will include:
 - Mosquito Control Objectives
 - Detailed overview of the season
 - West Nile Virus overview
 - Larval mosquito surveillance and control
 - Adult surveillance & laboratory results
 - Adult mosquito control data
 - Public relations and education activities
 - Summaries
 - Graphs, charts and data summaries
 - Any other pertinent information

VDCI's REPORTS AND RECORD KEEPING RESOURCES

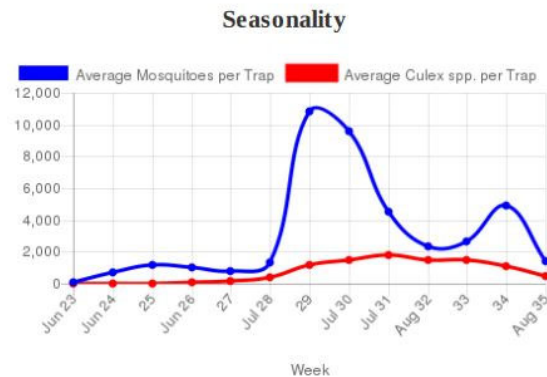
- ✈ **Personnel:** VDCI has dedicated office staff to handle all incoming telephone communications, computer data entry, website and notification updates, and report generation.
- ✈ **Equipment and Technology:** VDCI possesses a state-of-the-art server supported computer network with T-1 high-speed internet access, numerous computer workstations, printers, faxes, and scanners, all designed to support our proprietary database software systems. At VDCI, we view technology as the key to continued effective, efficient, cost-beneficial and environmentally sound mosquito control for today and well into the future.

2019 Weld County Health Department Trap Composite Data

Total number of trap/nights set:	63
Total number of mosquitoes collected:	41,482.0
Average mosquitoes per trap/night:	658.4
Average Culex per trap/night:	152.8

Species collected and abundance:

<i>Aedes cinereus</i>	1.0	0.0%
<i>Aedes dorsalis</i>	4,434.0	10.7%
<i>Aedes hendersoni</i>	9.0	0.0%
<i>Aedes increpitus</i>	74.0	0.2%
<i>Aedes melanimon</i>	108.0	0.3%
<i>Aedes nigromaculis</i>	8.0	0.0%
<i>Aedes trivittatus</i>	12.0	0.0%
<i>Aedes vexans</i>	26,807.0	64.6%
<i>Anopheles freeborni</i>	6.0	0.0%
<i>Coquillettidia perturbans</i>	1.0	0.0%
<i>Culex erythrorhox</i>	4.0	0.0%
<i>Culex pipiens</i>	496.0	1.2%
<i>Culex salinarius</i>	235.0	0.6%
<i>Culex tarsalis</i>	8,894.0	21.4%
<i>Culiseta inornata</i>	393.0	0.9%



SECTION III. VDCI KEY MANAGEMENT AND PERSONNEL

Vector Disease Control International is a professional organization dedicated to providing comprehensive state-of-the-science large-scale mosquito control contracted services to municipalities and other organizations. VDCI's mosquito management programs are designed, implemented, and supervised by experienced, trained, and licensed personnel with over 80 years of combined field mosquito control experience, including Board Certified Entomologists.

Nicholas Bates, Denver Office Contract Manager

15 years of experience in municipal mosquito control operations and management.

Member: American Mosquito Control Association

West Central Mosquito and Vector Control Association

Licensed: Qualified Supervisor - Colorado Department of Agriculture: Public Health 110

Michael J. "Doc" Weissmann, Ph.D., Chief Entomologist/Surveillance Manager

Over 30 years of extensive experience with insect identification, behavior, and public education. Faculty Affiliate in the Department of Bioagricultural Sciences and Pest Management at Colorado State University, Ft. Collins, Colorado

B.A. (1982) and M.A. (1986) in Biology, University of Colorado at Boulder

Ph.D. (1995) in Entomology, Colorado State University in Ft. Collins

Member: American Mosquito Control Association

West Central Mosquito & Vector Control Association

Licensed: Qualified Supervisor - Colorado Department of Agriculture: Public Health 110

Jason W. Williams, Regional Director

Mr. Williams has 20 years of experience in mosquito control including nine years as Biologist at the City of Chesapeake Mosquito Control Commission in Chesapeake, VA, three years as an Entomologist performing malaria control internationally, and eight years overseeing Regional Operations with VDCI.

B.S. in Biology (1998), Old Dominion University.

M.S. in Biological Oceanography (2000), Old Dominion University.

Member: Virginia Mosquito Control Association (2000-2010) - President (2006-2007)

Texas Mosquito Control Association (2009-Present)

American Mosquito Control Association (2001-Present)

Licensed: Certified Commercial Applicator – Texas Department of Agriculture

Seasonal Staff:

All VDCI seasonal employees are fully trained per Colorado Department of Agriculture regulations in all aspects of modern mosquito control operations, including; mosquito biology, field inspection and surveillance techniques, safe handling and application of pesticides and public relations. VDCI will hire and train additional employees as required to fulfill our contractual obligations.

SECTION IV. REFERENCES

City of Fort Collins

Mr. Matt Parker, Resources Management Supervisor
1745 Hoffman Mill Road
Fort Collins CO, 80524
(970) 416-2433
MParker@fcgov.com

City of Longmont

Mr. Dan Wolford, Land Program Administrator
7 So. Sunset St. Longmont, CO 80501
Longmont, CO 80501
(303) 774-4691
dan.wolford@longmontcolorado.gov

Town of Parker

Mr. Tom Williams
Director of Public Works and Engineering
2012 East Mainstreet
Parker, CO 80138
(303) 840-9546
twilliams@ci.parker.co.us

City of Windsor

Mr. Kenneth Breneman
Public Works Division Manager
922 N 15th St.
Windsor, CO 80550
(970) 674-5400
kbreneman@windsorgov.com

Additional references will be provided upon request.

SECTION V. PROGRAM COST

At VDCI, we fully understand our customers' need for a professional, reliable and environmentally responsible mosquito control contractor. Hence, we are offering a level service above and beyond the specifications normally required of a mosquito control services provider, such as state-of-the-art technology and GIS mapping, unlimited ground larvicide applications, extensive larval and adult mosquito surveillance, prescription-based adult mosquito control spraying, assistance with public outreach, and full reporting of all applications and quality control measures, for a single yearly cost to the City.

The amount listed is all-inclusive with no additional charges or costs. Please keep in mind that the services offered and the prices quoted here can be discussed so that a program tailored to the specific needs of the City can be developed.

The schedule of total annual cost to the City of Fort Lupton for mosquito control services, to include labor, materials, vehicles, equipment, liability/auto/workers compensation insurance coverage, administrative support, and overhead expenses, as detailed in this proposal for the 2021 mosquito season is not to exceed: **\$17,806.25.**

 COLORADO
Department of Agriculture
Division of Plant Industry

305 Interlocken Parkway, Broomfield, CO 80021
Tel: (303) 869-9066 Fax: (303) 466-2860

**COMMERCIAL APPLICATOR
CERTIFICATE OF LICENSE**

License Number: 17165 Effective Date: 01/01/2021
Date Issued: 11/24/2020 Good Through: 12/31/2021

VECTOR DISEASE CONTROL INTERNATIONAL
7000 N. BROADWAY STE 108
DENVER, CO 80221
DBA: VDCI

This certificate is evidence that a license has been issued to the person(s) listed above to do business in the name(s) listed above under the provisions of the Pesticide Applicators' Act and may be revoked, suspended, or have other lawful discipline imposed for cause.

COMMISSIONER OF AGRICULTURE
Kate Greenberg

0203000046

Page 1 of 1



COLORADO
Department of Agriculture
Division of Plant Industry

305 Interlocken Parkway, Broomfield, CO 80021
Tel: (303) 869-9066 Fax: (303) 466-2860

COMMERCIAL APPLICATOR ENDORSEMENT

License Number: 17165
Date Issued: 11/24/2020

Effective Date: 01/01/2021
Good Through: 12/31/2021

Mailing Address:

VECTOR DISEASE CONTROL INTERNATIONAL
7000 N. BROADWAY STE 108
DENVER, CO 80221

Home/Records Address:

7000 N. BROADWAY STE 108
DENVER, CO 80221

Doing-Business-As Name(s) (DBA)
VDCI

Contact: JASON WILLIAMS
Insurance Expires: 10/01/2021

Phone: (757) 449-0123
Aerial: N

This endorsement is valid for the following categories ONLY:

Agricultural: 108, 110
Ornamental:
Structural:

Qualified Supervisors

<u>Lic. #</u>	<u>Last Name</u>	<u>First Name</u>	<u>MI</u>	<u>Lic. Expires</u>
28843	SHEAFFER	STEPHEN	J	08/24/2023
License Categories: 110				
30053	LAUTZENHEISER	ERIC		02/19/2021
License Categories: 110				
30352	BATES	NICHOLAS		03/05/2021
License Categories: 110				
30814	BOZE	BROOX		03/18/2021
License Categories: 110				
31932	WEISSMANN	MICHAEL		02/24/2022
License Categories: 108 110				
32133	RODOSEVICH	NETTO		01/07/2022
License Categories: 108 110				
32889	KYER	MELISSA		05/28/2023
License Categories: 110				
33220	SCHLATMANN	WILLIAM		03/25/2023
License Categories: 110				
37466	MEDINA	HOLLY	M	07/05/2024
License Categories: 110				

Certified Operators



APPENDIX 2. CERTIFICATE OF COMPLIANCE

CONTRACTOR'S CERTIFICATION OF COMPLIANCE

Pursuant to Colorado Revised Statute, § 8-17.5-101, *et.seq.*, as amended 5/13/08, as a prerequisite to entering into a contract for services with the City of Fort Lupton, Colorado, the undersigned Contractor hereby certifies that at the time of this certification, Contractor does not knowingly employ or contract with an illegal alien who will perform work under the attached contract for services and that the Contractor will participate in the E-Verify Program or Department program, as those terms are defined in C.R.S. § 8-17.5-101, *et. seq.* in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the attached contract for services.

CONTRACTOR:

Vector Disease Control International, LLC

Company Name

9 February, 2021

Date

Jason W. Williams

Name (Print or Type)

Signature

Regional Director

Title

VECTOR DISEASE CONTROL INTERNATIONAL, LLC.

ATTACHMENT "A" 2021 CONTRACTUAL SERVICE COST SUMMARY February 2021

City of Fort Lupton Integrated Mosquito Management Program

The following price is quoted on a complete seasonal basis and will be fully earned. The complete seasonal cost will not be exceeded without the approval of City of Fort Lupton. This program is offered by VDCI as a comprehensive integrated mosquito management program specifically designed for City of Fort Lupton as a strategy to preclude local mosquito-borne disease transmission and associated problems from mosquito annoyance. Please see the previous services description pages for more detailed information. This proposal includes all labor, insecticides, vehicles, equipment, liability/auto/workers comp. insurance coverage, administrative support, and overhead expenses.

A. General Services

1. Liability/Auto/Workers Comp Insurance Coverage
2. MosquitoLine® Customer Response System
3. ImmediateResponse® System
4. Geographic Information System (GIS)
5. Proprietary Online Database
6. Annual Report
7. Public Relations & Community Outreach
8. Quality Control

B. Larval Mosquito Control Services

9. Larval Site Inspections and Larvicide Applications

C. Adult Mosquito Surveillance Services

10. Adult Mosquito Trapping and Identification

D. Adult Mosquito Control Services

11. Residual Barrier Adulticide Applications
12. ULV Adulticide Applications

CITY OF FORT LUPTON INTEGRATED MOSQUITO MANAGEMENT PROGRAM PROPOSED SERVICE COST FOR 2021....\$17,806.25
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VECTOR DISEASE CONTROL INTERNATIONAL, LLC.

ATTACHMENT "B"

Hold Harmless, Warranty, Disclaimer for City of Fort Lupton

February 2021

1. Hold Harmless Indemnity Clause:

Vector Disease Control International, LLC. ("VDCI") shall indemnify and hold harmless City of Fort Lupton and its agents and employees from and against all claims damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of the services, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of VDCI, any sub-contractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this paragraph.

Responsibility: liability. VDCI warrants that it will exercise in its performance of these services the standard of care normally exercised by nationally recognized organizations engaged in performing comparable services. VDCI shall be liable to City of Fort Lupton for any loss, damages or costs incurred by City of Fort Lupton because of VDCI's duties under this warranty.

2. Warranty & Disclaimer

Vector Disease Control International, LLC. ("VDCI") is engaged in the business of mosquito control and abatement, and has not been retained to eradicate the mosquito population in any particular area. There are severe, and sometimes fatal, consequences of some mosquito bites which may include transmission of certain serious diseases such as malaria, dengue fever, West Nile virus and several other forms of encephalitis. Not only can mosquitoes carry diseases which afflict humans, but they also can transmit several diseases and parasites that birds, dogs and horses and other animals are very susceptible to. These include dog heart worms, Western Equine Encephalitis and West Nile Virus. Because VDCI has not been retained to eradicate the mosquito population, VDCI can make no warranty, representation or guarantee, of any type, about the existence of mosquito borne diseases in the geographic area of the proposed area of contracting, or the potential for human or animal infection before, during or after the completion of the VDCI mosquito control services.

VDCI warrants that the services described in this proposal will be provided in a professional and business-like manner. Other than this warranty, VDCI makes no express or implied warranties, including without limitation, any express or implied warranties of merchantability or fitness for a particular purpose. Client understands and agrees that any liability of VDCI regarding the Project shall be limited to negligence of VDCI in the carrying out of its professional services under the

contract, and shall not include any special, incidental, consequential or punitive damages, or any damages based on any lost sales or profits.

VDCI will not be liable for any general, special, incidental or consequential damages for loss, damage or expense including but not limited to sickness, injury or death, loss of livestock or animals, or lost profits from any farm or ranching operations of any type from the mosquito control services provided by Vector Disease Control International, LLC.

3. No private vehicles will be operated in City of Fort Lupton in connection with the Mosquito Control Program.

4. Workman's Compensation, Automotive and General Liability Insurance are in place.
(Certificates available upon request)

5. Ownership of Work Product

The parties recognize and agree that Vector Disease Control International, LLC. (VDCI) in the course of mosquito control program design, development and implementation prepares and utilizes many documents, maps, data sets and files including GIS (geographic Information system) data and files. Such information is proprietary, a trade secret and the confidential work product of Vector Disease Control International, LLC. VDCI retains all, rights, copyrights and ownership to all work prepared, developed or created pursuant to this contract. City of Fort Lupton may, with written permission, utilize the data and documents internally, but will not distribute or display to the public copies of such data, files, and documents or prepare derivative work or products.

6. Independent Contractor.

The parties recognize and agree that the Contractor is an independent contractor for all purposes, both legal and practical, in performing services under this Agreement, and that the Contractor and its agent and employees are not agents or employees of City of Fort Lupton for any purpose. As an independent contractor, the Contractor shall be responsible for employing and directing such personnel and agents as it requires to perform the services purchased hereunder, shall exercise complete authority over its personnel and agents, and shall be fully responsible for their actions.

Contractor acknowledges that it is not entitled to unemployment insurance benefits nor worker's compensation benefits from City of Fort Lupton, its elected officials, agents, or any program administered or funded by City of Fort Lupton. Contractor shall be entitled to unemployment insurance or worker's compensations insurance only if unemployment compensation coverage or worker's compensation coverage is provided by the Contractor, or some other entity that is not a party to this contract. Contractor is obligated to pay Federal and State income tax on any monies earned pursuant to the contract relationship.

VECTOR DISEASE CONTROL INTERNATIONAL, LLC.

ATTACHMENT "C" 2021 CONTRACTUAL SERVICE COST AGREEMENT February 2021

For City of Fort Lupton for the 2021 season only;

Service costs include all labor, insecticides, vehicles and equipment, administrative support and overhead expenses. **Service Cost for 2021: \$17,806.25**

ONE YEAR CONTRACT: Signing and returning the attached copy of the contractual agreement will authorize VECTOR DISEASE CONTROL INTERNATIONAL, LLC. to perform the service items contained in the Proposal, within the stipulated limits, for the 2021 season only. The City of Fort Lupton also agrees to the terms set forth in Attachment "B". These prices are complete and fully earned. Billing will be in 6 equal monthly installments (April-September).

For acceptance of this Integrated Mosquito Management Services Proposal for ONE YEAR, the 2021 season only, sign here:

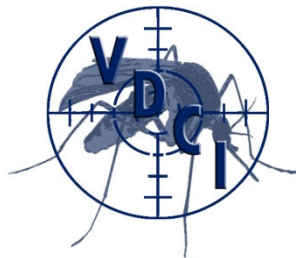
Name (X) _____ Title _____ Date _____.

For Vector Disease Control International, LLC.

Name  Title Regional Director Date 9 February, 2021
Jason W. Williams

Invoices should be sent to:

Name _____	Title _____
Address _____	Phone _____
City, State, Zip _____	Email _____



#

VECTOR DISEASE CONTROL INTERNATIONAL, LLC

Protecting Public Health Since 1992

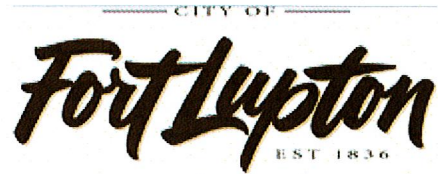
www.vdci.net/colorado

**CITY OF FORT LUPTON
CITY COUNCIL**

Zo Stieber, Mayor

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

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



AM 2021-051

**AUTHORIZING THE CITY ADMINISTRATOR TO SIGN FIREWORKS AGREEMENTS FOR
FIREWORKS DISPLAY FROM J & M DISPLAYS FOR AN AMOUNT NOT TO EXCEED
\$16,500**

I. **Agenda Date:** Council Meeting – March 16, 2021

II. **Attachments:** a. Multi-year Agreement

III. **Summary Statement:**

Fort Lupton negotiated with J & M Displays an extension to a multi-year agreement for an additional three years to create the 4th of July and Trapper Days shows. J & M agreed to offer more fireworks as an incentive for us in the past with a signed multi-year agreement. The City will receive additional funds for advertising them at the events and early payment incentive.

IV. **Submitted by:**



City Administrator

V. **Finance Reviewed**



Finance Director

VI. **Approved for Presentation:**



City Administrator

VII. **Attorney Reviewed**

Approved

Pending Approval

VIII. **Certification of Council Approval:**

City Clerk

Date

IX. Detail of Issue/Request:

Fort Lupton negotiated with J & M Displays an extension to a multi-year agreement for an additional three years to create the 4th of July and Trapper Days shows. J & M agreed to offer more fireworks as an incentive for us in the past with a signed multi-year agreement. The City will receive additional funds for advertising them at the events and early payment incentive. Due to the Trapper Days show being postponed last year we will be able to use the show from last year and add to it this year. This should provide two high quality shows for the public and these events.

X. Legal/Political Considerations:

None

XI. Alternatives/Options:

- *Only Sign one contract*
- *Do not purchase or sign the contracts*

XII. Financial Considerations:

\$16,500 has been budgeted in the General Fund.

XIII. Staff Recommendation:

Approve authorizing the City Administrator to sign the fireworks agreements for fireworks display from J & M displays for an amount not to exceed \$13,500 for the Fourth of July and not to exceed \$3,000 for Trapper Days and sign the multi-year extension.



MULTIPLE YEAR AGREEMENT EXTENSION

This Agreement can be considered an extension of the previously signed Multiple Year Agreement made by and between J & M Displays, Inc., an Iowa corporation, having its principal place of business in Yarmouth, Iowa, hereinafter referred to as Seller, and the City of Fort Lupton, hereinafter referred to as the Buyer. Whereas, the parties agree as follows:

1. Seller is in the business of providing fireworks displays. More specifically, Seller is in the business of providing fireworks for display.
2. Buyer hereby agrees to purchase all of their fireworks exclusively from Seller for the next three years (20²¹, 20²², 20²³). In consideration thereof, Seller hereby agrees to provide bonus product to the Buyer in an amount based on the total dollars of fireworks purchased by Buyer for a given year. The Seller will have the final choice of bonus product but said product is to be fireworks of like quality and condition as the fireworks purchased by Buyer from Seller for the given year. The bonus for signing this extension to the Buyer's original Multiple Year Agreement is as follows:
 - 1st year: Bonus product equaling a dollar value of **15%** of the total fireworks dollar value purchased by Buyer (total dollar value is fireworks only and excludes cost of insurance, shoot fee, taxes, etc.);
 - 2nd year: Bonus product equaling a dollar value of **15%** of the total fireworks dollar value purchased by Buyer (total dollar value is fireworks only and excludes cost of insurance, shoot fee, taxes, etc.);
 - 3rd year: Bonus product equaling a dollar value of **15%** of the total fireworks dollar value purchased by Buyer (total dollar value is fireworks only and excludes cost of insurance, shoot fee, taxes, etc.).
3. In addition to the "bonus product" described above, Buyer will also be entitled for each year of this Agreement to receive 8% of bonus product of like quality and condition as the fireworks purchased by the Buyer for the given year if Buyer provides an early order (all paperwork and payment for the fireworks display provided to Seller at least 70 days prior to display date). In the event that Seller should increase the amount of its bonus product percentage for "early order" for the years of this exclusive Agreement, Seller agrees to match the increased bonus product percentage for Buyer these given years.
4. In no way is Buyer obligated to purchase fireworks from Seller for any of the years covered by this Agreement. Rather, Buyer is only obligated to purchase fireworks from Seller should Buyer opt, at Buyer's sole discretion, to have a fireworks display at its events for the years in question.
5. Extension: The final year of the Multiple Year Agreement the buyer will have the option to extend the Multiple Year Agreement for an additional three years if both parties mutually agree and a Multiple Year Agreement Extension is completed and signed.
6. Termination: This Agreement will expire three (3) years from its execution. The Buyer or Seller may terminate this Agreement within 30 days after their fireworks display date. If Agreement is not terminated within the 30-day deadline, this Agreement will be in full force and effect for the following year.

J & M DISPLAYS, INC.

Claire Skalinski
Seller
3/5/21
Date

Buyer

Date

— CITY OF —
Fort Lupton
EST. 1836

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

AM 2021-047

ADOPT AN ANNEXATION, KNOWN AS THE ALQUIST ANNEXATION, TO ANNEX LAND LEGALLY DESCRIBED IN EXHIBIT A TO THE PROPOSED ORDINANCE, AND APPROVING THE ANNEXATION AGREEMENT

I. **Agenda Date:** Council Meeting – March 16, 2021

II. Attachments:

- a. Proposed Ordinance
- b. Planning Commission Resolution and Minutes
- c. Staff Report
- d. Land Use Application
- e. Project Description
- f. Annexation Agreement (Draft) & Petition
- g. City Council Resolution No. 2021R014
- h. Annexation Map
- i. Vicinity Map
- j. Soils Report
- k. Water Affidavit
- l. Environmental Hazards Affidavit
- m. Referral Responses
- n. Legal Notifications

III. Summary Statement:

Melody A. Alquist and Robert J. Alquist have submitted a request for annexation of land totaling 0.43 acres, more or less, known as the Alquist Annexation. The Property is located south and adjacent to 14th Street and approximately 0.63 miles west from County Road 29 in Weld County, Colorado. The proposed initial zoning is to the 'A' Agricultural Zone District, which is being presented to City Council for approval under a separate Action Memorandum and Ordinance following the hearing on this Annexation.

IV. Submitted by:

Planner

V. Finance Reviewed

Finance Director

VI. Approved for Presentation:

City Administrator

VII. Attorney Reviewed

Approved

Pending Approval

VIII. Certification of Council Approval:

City Clerk

Date _____

IX. Detail of Issue/Request:

Melody A. Alquist and Robert J. Alquist have submitted a request for annexation of land totaling 0.43 acres, more or less, known as the Alquist Annexation. The Property is south and adjacent to 14th Street and approximately 0.63 miles west from County Road 29 in Weld County, Colorado. The proposed initial zoning is to the 'A' Agricultural Zone District, which is being presented to City Council for approval under a separate Action Memorandum and Ordinance following the hearing on this Annexation.

The property is currently being served by City water and sewer utilities. Typically, city services are not provided until after annexation. The purpose for this annexation is to correct this situation.

X. Legal/Political Considerations:

This annexation meets the requirements set forth by Colorado Statutes in 31-12-104 and by Municipal Code, Section 15-3. The Applicant has submitted the required documents pursuant to the Code.

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 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. A flagpole notification letter was also sent to owners along the right of way being annexed.

XI. Alternatives/Options:

The City Council has the following options for this request:

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

XII. Financial Considerations:

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

XIII. Staff Recommendation:

Staff recommends conditional approval of the proposed Ordinance annexing land legally described in Exhibit A of the proposed Ordinance and approving the annexation agreement.

ORDINANCE NO. 2021-xxxx

INTRODUCED BY: -----

ADOPT ORDINANCE 2021-xxxx ANNEXING LAND LEGALLY DESCRIBED IN EXHIBIT “A” KNOWN AS THE ALQUIST ANNEXATION AND APPROVING THE ANNEXATION AGREEMENT.

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

WHEREAS, a petition for annexation of the subject property was filed with the City on February 2, 2021. The owner of 100% of the territory, with the exception of any road rights-of-ways, if applicable, hereinafter described as the Alquist Annexation, is Melody A. Alquist and Robert J. Alquist, and this territory is not solely a public street or rights-of-ways. The City Council accepted said petition and has found and determined that an election was not required for this annexation under state statute or municipal ordinance or code section and that no additional terms and conditions are to be imposed upon the annexation, other than those expressed in the annexation agreement. The Planning Commission of the City of Fort Lupton, after public hearing on February 25, 2021, has recommended approval of the annexation. After a public hearing on March 16, 2021, Council found that the area to be annexed is eligible for annexation pursuant to Section 31-12-104 C.R.S. as to contiguity; and, the area is not affected by any of the limitations that would prevent annexation set forth in Section 31-12-105 C.R.S.

WHEREAS, the annexation agreement between the applicant and the City has been reviewed by City staff and by this Council and is approved and shall be signed by the Mayor.

WHEREAS, the City Council, after public notice and hearing, and consideration of the Planning Commission recommendation, declares that the subject property is hereby annexed conditional to 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.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 16th day of March 2021.

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

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

PUBLISHED BY TITLE ONLY the xxth day of xx 2021.

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

CITY OF FORT LUPTON, COLORADO

Zo Stieber, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A
PROPERTY DESCRIPTION

A 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. 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.

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

ATTEST:

Chairman

Planning Director

This resolution was approved by Planning Commission on February 25, 2021.

Staff has been unable to get the signatures to the Resolution due to social distancing requirements, but the signed Resolution will be added to the file once it is fully executed.

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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

The Planning Commission of the City of Fort Lupton met in session virtually via GoToMeeting, on Thursday, February 25, 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 and Commission Members Carlos Barron, Kathy Kvasnicka, Thomas Meyers 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. Vice Chair Bushrod White arrived at 6:11 p.m.

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 Member Kathy Kvasnicka and seconded by Thomas Meyers.

CONSENT AGENDA

Chair Simone called for a motion to approve the consent agenda. It was moved by Kathy Kvasnicka and seconded by Member Carlos Barron.

PUBLIC COMMENT

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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.

ACTION ITEMS

Lupton Village Townhomes Preliminary Plat P2021-006

City Planner Maria Lancto introduced the project. She stated this was submitted in conjunction with a final plat, however final plats are generally only reviewed by city council. Ms. Lancto stated that this proposal is to plat a portion of the Lupton Village PUD which was approved by City Council on January 5, 2021. She stated this is for a single family attached subdivision with 73 townhome units. Ms. Lancto stated that all notification requirements have been met, including posting in the newspaper, posting on the property and mailing to surrounding property owners.

Andrew Gerk presented on behalf of the applicant, Baessler Homes. Mr. Gerk explained that the site would consist of 73 lots with anticipated 3, 4 and 5-plex townhome buildings. He stated that there would be 13.4 units per acre and landscape coverage would be 30% of the overall space. He stated there would be an HOA/Metro District to implement covenants to maintain and enforce the overall appearance and value of the property. Mr. Gerk stated that there would be a park in the center of the development with a playground that would be maintained by the HOA/Metro District. Mr. Gerk stated that there would be some public street lighting around the park which would match the lighting used by the Lupton Village single family development on the south. Mr. Gerk stated that he believes the plat conforms the development code. Mr. Gerk stated that the townhomes would consist of 2 car garage, 2-3 bedroom units. He stated that there are an additional 68 parking spaces for the community. Mr. Gerk provided graphics showing the elevations of the townhomes and common drives. He stated that they are available to answer any questions.

Chair Mike Simone addressed the representative, Andrew Gerk. He asked if Mr. Gerk understood that Members of the Planning Commission may be appearing tonight via virtual connection and may not be appearing in-person.

Mr. Gerk stated yes.

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

Mr. Gerk stated yes.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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

Mr. Gerk stated yes.

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

Mr. Gerk stated yes.

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

Mr. Gerk stated yes.

Chair Simone asked if he 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.

Mr. Gerk stated yes.

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

Chair Simone asked Mr. Gerk if he felt she had a full opportunity to participate in the public meeting.

Mr. Gerk stated yes.

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

Member Thomas Meyers asked if that location was where the fireworks are displayed.

Chair Mike Simone asked Planning Director Todd Hodges to confirm that the fireworks were displayed behind the rec center last year.

Planning Director Todd Hodges stated that he was not sure but that he believes the display would be at a different location due to the development in the area

Member Carlos Barron asked how many units per building would be in the development.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

Mr. Gerk stated that there would be a total of 73 units and referred to the graphic on screen to state that there would be 3-plex, 4-plex and 5-plex buildings.

Member Barron asked if the development south of this development would be townhomes as well.

Mr. Gerk stated that the projects are separate but the development on the south are single family homes.

Member Barron asked if there would be sufficient parking for the residents on the area.

Mr. Gerk stated that he believes that there is ample parking with the 2 car garages, the additional parking spaces around the park and parking on the common drives. He stated that this is more parking spaces than they have previously done for other communities and believe it will be sufficient for the residents.

Chair Simone asked to confirm that the lighting would be downcast lighting.

Mr. Gerk stated they are committed to match the downcast street lighting at the Lupton Village development on the south.

Chair Simone asked when the proposed ground breaking for this project would be.

Mr. Gerk stated that the groundbreaking for the development on the south and overall grading for the Lupton 110 properties would begin in the upcoming weeks.

Chair Simone called for a motion to approve Resolution P2021-006. It was moved by Member Paul Weber and seconded by Carlos Barron.

Motion carried by unanimous roll call vote.

Alquist Annexation and Initial Zoning P2021-007

City Planner Maria Lancto presented this project. She stated that this would be an annexation and initial zoning to the agricultural zoning district. Ms. Lancto stated that this project is located south and adjacent to 14th Street and approximately .63 miles west of County Road 29. She stated that the annexation would include .43 acres of land. Ms. Lancto stated that the reason for annexation is due to the fact that the property is currently being serviced by city water. She stated all notification requirements had been met, including posting in the newspaper, posting on the property and mailing to surrounding neighbors. Ms. Lancto stated that the applicants were available to answer any questions however there was no additional presentation.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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

Ms. Alquist 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. Alquist 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. Alquist 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. Alquist stated yes.

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

Ms. Alquist 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. Alquist stated yes.

Chair Simone opened up the public comment portion of the Hearing for the Site Plan 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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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

Chair Simone called for a motion to approve P2021-007. It was moved by Member Carlos Barron and Member Kathy Kvasnicka seconded.

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 March 11, 2021 at 6:00 PM.

ADJOURNMENT

Chair Mike Simone adjourned the meeting at 6:35 PM.

Magaly Morales-Tejada, Planning Assistant

Approved by Planning Commission

Mike Simone, Chair

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.

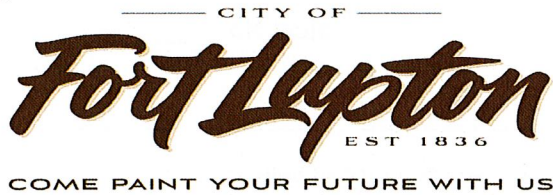
Buildings / Grounds Manager	OMI	City Attorney
GIS Specialist	Police Chief	Public Works Director
Fort Lupton Fire Protection District	CDOT	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	NCWCD
Weld County School District RE-8		

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.

**Statement on Community Need for Proposed Annexation and Zoning
(Fort Lupton Municipal Code Sec. 15-5(b)(8)(h))**

The proposed annexation into the city limits of the City of Fort Lupton will allow the property to continue utilizing municipal utility services. Furthermore, the Application does not include development or land use changes. The current rural residential use of the property will continue; therefore, the Applicant is requesting to maintain agricultural zoning.



Planning & Building

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

ALQUIST ANNEXATION **ANNEXATION AGREEMENT**

THIS AGREEMENT is made and entered into this _____ day of _____, 2020, by and between Melody & Bob Alquist (“Owner”) and the City of Fort Lupton (“Fort Lupton” or “City”), a municipal corporation of the State of Colorado (collectively, the “Parties”).

WITNESSETH:

WHEREAS, Owner desires to annex to Fort Lupton the property more particularly described on Exhibit A, which is attached hereto, incorporated herein, and made a part hereof (such property is hereinafter referred to as “the Property”); and

WHEREAS, Owner has executed a petition to annex the Property, a copy of which petition is attached hereto as Exhibit B, and incorporated herein and made a part hereof; and

WHEREAS, it is to the mutual benefit of the Parties hereto to enter into the following Agreement; and

WHEREAS, Owner acknowledges that upon annexation, the Property will be subject to all ordinances, resolutions, and other regulations of Fort Lupton, as they may be amended from time to time; and

WHEREAS, the Parties mutually agree that the annexation of the Property shall not create any additional cost or impose additional burden on the existing residents of the City to provide public facilities and services to the Property after annexation; and

WHEREAS, Owner acknowledges that the need for conveyances and dedication of certain property, including but not limited to property for rights of ways and easements to Fort Lupton as contemplated in this Agreement, are directly related to and generated by development intended to occur within the Property and that no taking thereby will occur requiring any compensation.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE PREMISES AND THE CONVENANTS AS HEREINAFTER SET FORTH, IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. **Maps and Surveys.** Owner agrees to execute, promptly upon request of Fort Lupton, any and all maps, surveys, engineering, master planning, annexation impact reports and public notice and other documents necessary to finalize the annexation of the Property and the other provisions of this Agreement.
2. **Exclusivity.** Owner agrees to not sign any other petition for annexation of the Property or any petition for an annexation election relating to the Property, except upon request of Fort Lupton.
3. **Fees.** Owner agrees to pay Fort Lupton an annexation fee in the amount of **\$0.00**.
4. **Resolution of Substantial Compliance.** Fort Lupton shall act upon the annexation petition on February 2, 2021 and shall set a public hearing for March 16, 2021, unless Owner consents to later action.
5. **Zoning.** Parties recognize that it is necessary by State law, to zone the Property within 90 days of annexation, and that the most appropriate use of the Property is for Agricultural and Rural Residential purposes. Owner has submitted a request to zone the Property 'A' Agricultural Zone District and the City will act upon this request following a public hearing on March 16, 2021. Notwithstanding such zoning, City agrees that Owner's Present Uses (defined below) of the Property shall be deemed to be lawful nonconforming uses and such Present Uses may continue on the Property so long as Owner does not change the use of the Property. For purposes of this Agreement, Present Uses means all current activities, practices and uses of, on, or about the Property, whether engaged in by or on behalf of Owner, which include these types of uses: agricultural and residential structures and uses, agricultural activities, farming, hunting, waste water management, farm vehicle management, livestock, ditch burning, weed and pest management, dust and noise abatement, odor management, times of operation, land and crop management, outdoor storage of farm and marketing materials, growing crops that are the same or similar to those that are currently grown on the Property, and irrigating such crops through accepted, either presently or in the future, irrigation practices. Owner shall take all action necessary to permit zoning by Fort Lupton of the annexed Property within the time prescribed by State statutes. The Owner recognizes that the City has adopted design standards for Residential uses and the Owner will comply with, and adhere to, these guidelines subject to the terms of this Agreement.
6. **Rights-of-Way and Easements.** Owner agrees to dedicate by General Warranty Deed or appropriate instrument of conveyance acceptable to the City, easements and rights-of-way for streets and other public ways and for other public purposes, as required by City master plans, ordinances, and resolutions. Such dedications shall occur immediately upon request of the City, except that internal rights-of-way shall be dedicated at the time of subdivision platting, unless the City specifies another time.

7. **Streets.** Owner agrees to design, improve, and provide signage, lighting, and signalization for all public streets and other public ways within or adjacent to the Property in accordance with City ordinances and resolutions and other applicable standards, subject to any reimbursement which may be provided for in such ordinances, resolutions, and standards, and to make such other improvements as required by City ordinances and resolutions, to guarantee construction of all required improvements, and, if requested by Fort Lupton, to dedicate to Fort Lupton any or all other required improvements. Owner agrees to enter into an agreement pertaining to such improvements and other matters prior to any development and/or subdivision of the Property.

In the event traffic numbers and usage significantly exceed those represented by Owner and relied upon by the City for compilation of the traffic study applicable to this project, future improvements to the truck routes may be required by the City for reasons related to site activity or truck circulation patterns and numbers, roadway classification changes and newly permitted facilities affecting the truck haul route traffic usage. Owner shall pay a proportionate cost share of future improvements not described herein based on the Owner's percentage of truck total trips using the current data on the haul route in comparison to the numbers and usage represented by Owner in compilation of the traffic study. After execution of this Agreement, the City may retain a third party traffic study consultant to evaluate traffic data usage by Owner and provide said study to Owner prior to the imposition of any costs stated herein.

8. **Compliance with Master Plans.** Owner agrees that future development of the Property will comply with any adopted infrastructure plans, including but not limited to, transportation, drainage, water, sewer, land use and comprehensive plans.
9. **Special Improvement Districts.** If requested by Fort Lupton, Owner agrees to include the Property in one or more special improvement districts or other mechanisms established by Fort Lupton for making improvements to streets and other public ways, or for making other public improvements authorized by law, and Owner hereby appoints the City Administrator of Fort Lupton as Owner's attorney-in-fact for the purpose of executing all documents determined by Fort Lupton to be necessary for such inclusion. If requested by Owner, Fort Lupton agrees to consider the establishment of one or more special improvement districts for making such improvements.
10. **Compliance with Ordinances, Resolutions and Standards.** Owner agrees that the design, improvement, construction, development, and use of the Property shall be in conformance with, and that Owner shall comply with, all City ordinances and resolutions including, without limitation, ordinances and resolutions pertaining to subdivision, zoning, storm drainage, utilities, and flood control.
11. **Limitations.** Nothing contained in this Agreement shall constitute or be interpreted as a repeal of the City's ordinances or resolutions, or as a waiver of the City's legislative, governmental, or police powers to promote and protect the health, safety, and welfare of the City and its inhabitants; nor shall this Agreement prohibit the enactment or increase by the City of any tax or fee.

12. **Disconnection.** No right or remedy of disconnection of the Property from the City shall accrue from this Agreement, other than that provided by applicable State laws. In the event the Property or any portion thereof is disconnected at Owner's request, Fort Lupton shall have no obligation to serve the disconnected Property or portion thereof and this Agreement shall be void and of no further force and effect as to such Property or portion thereof.
13. **Severability.** The Parties agree that if any part, term, portion, or provision of this Agreement is held by a court of competent jurisdiction to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining parts, terms, portions, or provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the Agreement did not contain the particular part, term, portion, or provision held to be invalid.
14. **Municipal Services.** Fort Lupton agrees to make available to the Property all of the usual municipal services in accordance with the ordinances and policies of the City, which services include, but are not limited to, police protection and water and sewer services. Owner acknowledges that City services do not include, as of the date of the execution of this Agreement, fire protection or emergency medical services, but the Property is presently included within the boundaries of and is entitled to receive such services from the Fort Lupton Fire Protection District.
15. **Future Conveyance of Water Rights.** In accordance with Fort Lupton Municipal Code Section 13-122, Owner agrees to convey to the City all water rights necessary for development, and any related stock certificates evidencing ownership of the water rights, free and clear of all encumbrances and with all taxes and assessments related hereto paid in full, but the City retains the right to require cash in lieu thereof. Water rights may be conveyed on a pro-rata basis as the Property develops.
- Owner hereby acknowledges its receipt of a copy of Fort Lupton Municipal Code Section 13-122 concerning City policy with respect to the dedication of water rights, or cash in lieu, to the City in connection with annexations, and agrees to comply with such resolutions and with any amendments thereto, including any applicable amendments adopted subsequent to the annexation of the subject Property.
16. **Parks and Public Lands.** Owner agrees to dedicate to the City, or pay cash in lieu of land, areas to be used for public purposes if required by City at the time of platting. Lands dedicated shall be acceptable to City and shall comprise six (6) percent of gross residential and two (2) percent of gross non-residential land. All dedicated lands shall be platted by the Owner in accordance the City's subdivision regulations. Owner agrees to pay to City at the time of building permit any applicable park development fees as enacted by City Council by ordinance.

17. **Cooperation.** The Parties agree that they will cooperate with one another in accomplishing the terms, conditions, and provisions of the Agreement, and will execute such additional documents as necessary to effectuate the same.
18. **Amendments.** This Agreement may be amended with the written consent of the City and Owner of the Property. Such amendments shall be in writing, shall be recorded with the County Clerk of Weld County, Colorado, shall be covenants running with the land, and shall be binding upon all persons or entities having an interest in the Property subject to the amendment unless otherwise specified in the amendment.
19. **Sole Agreement.** This Agreement embodies the entire agreement of the Parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement supersedes all previous communications, representations, or agreements, either verbal or written, between the Parties.
20. **Liability.** Owner agrees to indemnify and hold harmless the City and the City's officers, employees, agents, and contractors, from and against all liability, claims, and demands, including attorney's fees and court costs, which arise out of or are in any manner connected with the annexation of the Property, or with any other annexation or other action determined necessary or desirable by the City in order to effectuate the annexation of the Property, or which are in any manner connected with Fort Lupton's enforcement of this Agreement. Owner further agrees to investigate, handle, respond to, and to provide defense for and defend against or at the City's option to pay the attorney's fees for defense counsel of the City's choice for any such liability, claims, or demands.
21. **No Waiver of Governmental Immunity.** The City, its elected officials, officers and employees are relying upon, and do not waive or intent to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. Sec. 24-10-101 et seq. as amended or otherwise available to the City. Nothing herein shall operate as a waiver of any right the City has of governmental immunity under Colorado law which is specifically herein reserved.
22. **"Owner" Defined.** As used in this Agreement, the term "Owner" shall include any of the heirs, transferees, successors, or assigns of Owner, and all such parties shall have the right to enforce this Agreement, and shall be subject to the terms of this Agreement, as if they were the original Parties thereto.
23. **External References.** As used in this Agreement, unless otherwise specifically provided herein, any reference to any provision of any City ordinance, resolution, or policies are incorporated herein by reference, and the Parties agree that amendments or revisions thereto shall be binding upon Owner.

24. **Transferability.** This Agreement shall be binding upon and inure to the benefit of the heirs, transferees, successors, and assigns hereof, and shall constitute covenants running with the land.
25. **Recording.** This Agreement shall be recorded with the County Clerk of Weld County, Colorado, at Owner's expense.
26. **Enforcement.** Subject to the conditions precedent herein, this Agreement may be enforced in any court of competent jurisdiction.
27. **Termination.** This Agreement shall be null and void if the City fails to approve the annexation of the Property.
28. **No Assurance of Annexation.** The Owner acknowledges that the annexation and zoning of the Property are subject to the legislative discretion of the Fort Lupton City Council. No assurances of annexation or zoning have been made or relied upon by Owner. In the event that, in the exercise of its legislative discretion, any action with respect to the Property herein contemplated is not taken, then the sole and exclusive remedy for the breach hereof accompanied by the exercise of such discretion shall be the withdrawal of the petition for annexation by the Owner, or disconnection from the City in accordance with State law, as may be appropriate.
29. **Inclusion in NCWCD.** The Owner consents to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub-district pursuant to Section 97-45-136 (3.6) C.R.S. and to pay the appropriate inclusion fees and costs associated with such inclusion **within six months of the date of annexation.** Owner acknowledges that, upon inclusion into the district and sub-district, Owner'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 sub-district at the time of inclusion of Owner's lands. Owner agrees 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 sub-district can impose such mill levies and special assessments as it has the authority to impose. Owner also agrees to waive, upon inclusion, any right, which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

By: _____
Melody & Bob Alquist

CITY OF FORT LUPTON

By: _____
Zo Stieber, Mayor

ATTEST:

By: _____
Mari Peña, City Clerk

State of Colorado)
) ss
County of Weld)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by
_____ as _____.

Notary Signature

Seal

State of Colorado)
) ss
County of Weld)

The foregoing instrument was acknowledged before me this ____ day of ____, 2021 by
Zo Stieber as Mayor for the City of Fort Lupton, Colorado.

Notary Signature

Seal

EXHIBIT A

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.

EXHIBIT B

Signed Petition for Annexation (Attached)

EXHIBIT C
[IF APPLICABLE – SEE PARAGRAPH 15]
Water Rights Appurtenant to Property

<u>Water rights</u>	<u>Number of Shares</u>	<u>Certificate Number(s)</u>
TBD	TBD	TBD

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. Phillips

1310 14th St

1-19-21

1310 14th St

1-19-21

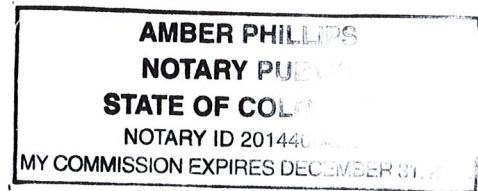
The foregoing signature(s) was/were subscribed and sworn to before me this 19 day of January, 2021, by

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)

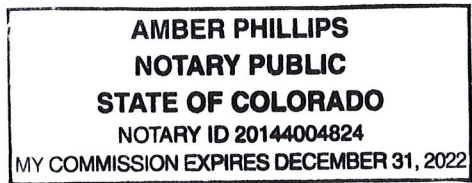
_____, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

(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.



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

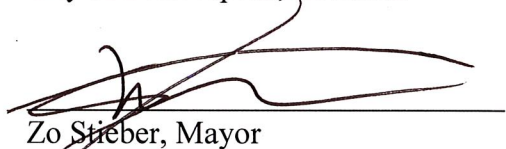
WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

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.

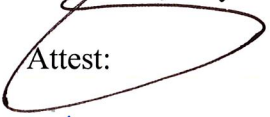
APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 2nd DAY OF FEBRUARY 2021.



City of Fort Lupton, Colorado

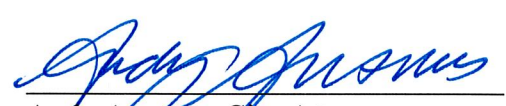

Zo Stieber, Mayor

Attest:



Maricela Peña, City Clerk

Approved as to form:

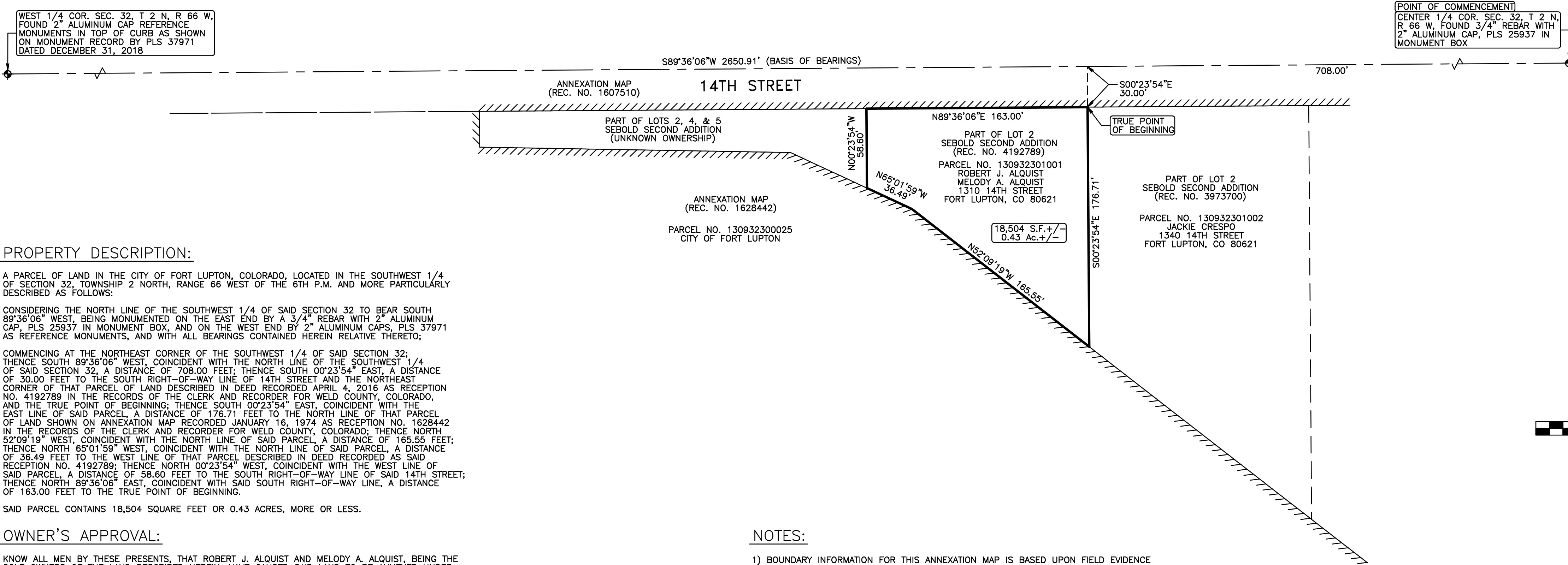


Andy Ausmus, City Attorney

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" 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.

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" 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 SHOWN HEREON RELATIVE THERETO.
- 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

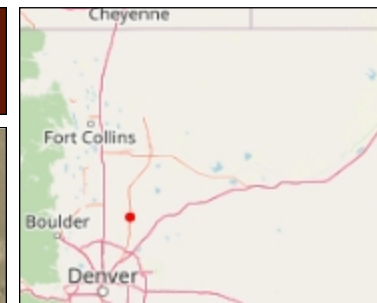
American West
Land Surveying Co.
A Colorado Corporation

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



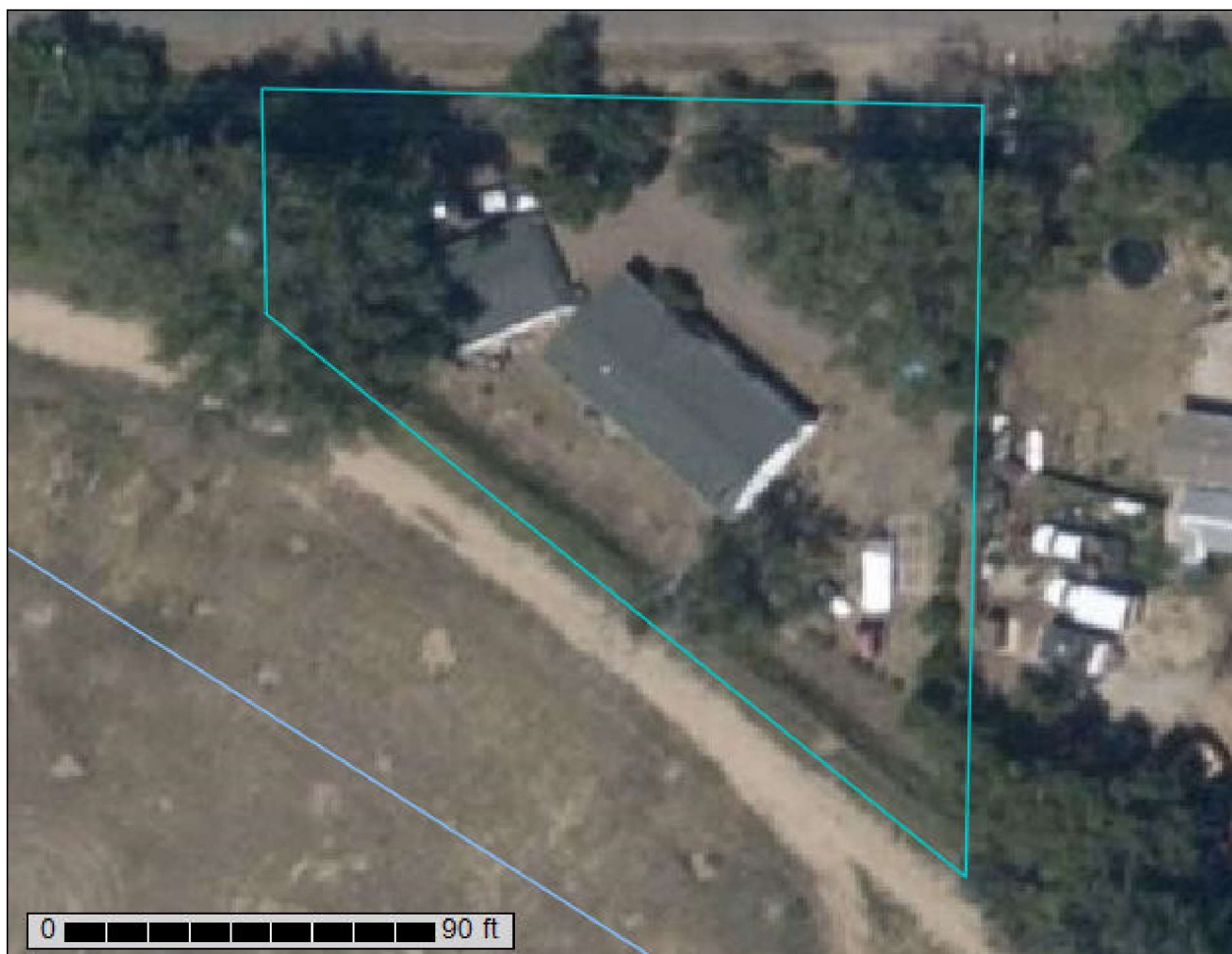
United States
Department of
Agriculture

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

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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50—Otero sandy loam, 0 to 1 percent slopes.....	14
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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

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- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- 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

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

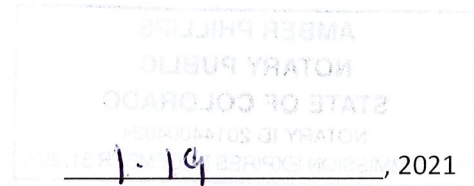
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**Affidavit Regarding Water Rights
(Fort Lupton Municipal Code Sec. 15-5(b)(8)(f))**

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

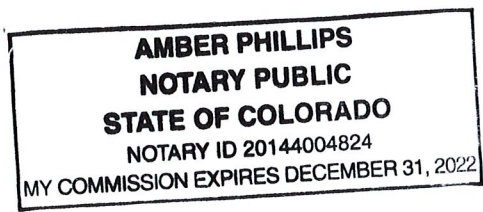


STATE OF COLORADO

COUNTY OF Weld

)
) ss.
)

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
Bob Alquist

1-19, 2021

STATE OF COLORADO

COUNTY OF Weld

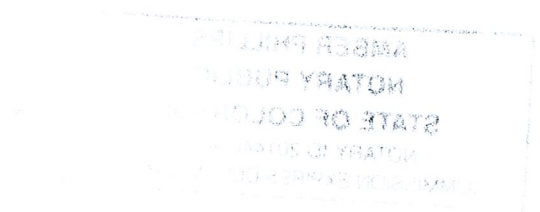
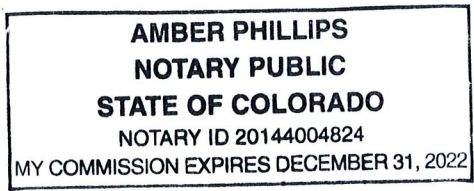
)
) ss.
)

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: Amber Phillips

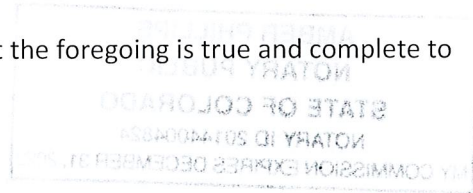
My Commission Expires: 12-31-22



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

)

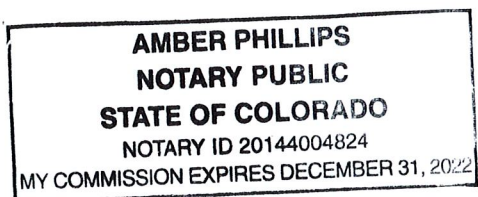
The foregoing was subscribed and sworn to before me by Melody Alquist and Bob Alquist on this 19 day of January, 2021.

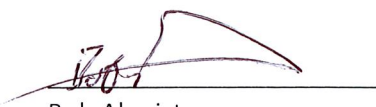
Witness my hand and official seal.

Notary Public:



My Commission Expires: 12-31-22




Bob Alquist

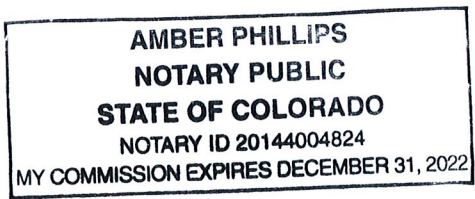
1-19-, 2021

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

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



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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



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Maria Lancto

From: Roy Vestal
Sent: Friday, February 19, 2021 1:44 PM
To: Maria Lancto
Subject: RE: Referral Response Request: Alquist Annexation & Initial Zoning; Project No. LUP2021-0004; Plan Nos. ANX2021-0001 & COZ2021-0001

PW has no issues with the annexation as prepared.

RoyV

Roy L. Vestal, P.E.
Public Works Director / City Engineer



130 S. McKinley, Fort Lupton, CO 80621
Office: 720.466.6109
Mobile: 720.966.3613

From: Maria Lancto
Sent: Friday, February 19, 2021 1:35 PM
To: Roy Vestal <RVestal@Fortluptonco.gov>
Subject: FW: Referral Response Request: Alquist Annexation & Initial Zoning; Project No. LUP2021-0004; Plan Nos. ANX2021-0001 & COZ2021-0001

Hi Roy,

It sounds like you may be gone next week, so I wanted to follow up on this project.

Thanks!

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



From: Magaly Morales-Tejada

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

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- 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



**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)

The sign was posted by the Public Works department. Signatures will be added to the file.



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

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.

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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: ALQUIST ANNEXATION &
INITIAL ZONING**

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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

[illegible]

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 LUDION.

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

WITNESS MY HAND AND SEAL.

PLANNING COMMITTEE

RECOMMENDED THIS _____ DAY OF _____, 201...

CHAIRPERSON, FORT LUPTON

MAYOR'S CERTIFICATE:

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. _____ OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION ON BEHALF OF THE CITY OF FORT LUPTON.


 UNIVERSITY OF MICHIGAN PRESS

© 2001 Blackwell Science Ltd, *Journal of Internal Medicine* 250: 101–107

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD.

CURTIS D. HOOS PLS 37971

A COLORADO CORPORATION

- 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.
- 2) BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32

3) 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 18-4-50B, C.R.S.

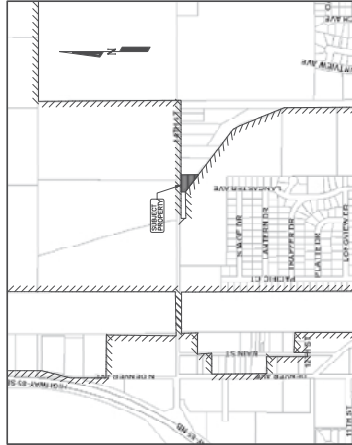
5) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY

b. - ALLIOT MOVEMENT AS NOTED

REPRODUCTION OF *THE MOUNTAIN GULL* — 1

ANNEXATION TABLE:

TOTAL PERIMETER:	600.30 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	100.06 FEET



VICINITY MAP: NTS

American West
Land Surveying Co.
A Colorado Corporation
PO Box 128, Brighton, CO 80601 • P 303-635-1532 F 303-635-0573 • emswest@comcast.net
CROWN 100 • 50' DOWN PT. CO. SHEETED BY: MHT DATE: NOV. 1, 2020
JOB NO. 20- FILE: F:\SURVEYING\130606066 SHOWN ANALYST: ANNEK17012020 JWS
REVISIONS

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

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\$ 3.60

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

- ☒ Return Receipt (hardcopy) \$ 2.85
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$.75

Total Postage and Fees

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Sent To

High Plains Library

Street and Apt. No., or PO Box No.

7660 W 29th St

City, State, ZIP+4®

Greeley CO 80631

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☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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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

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☐ Adult Signature Restricted Delivery \$

Postage

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\$ 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

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☐ Adult Signature Restricted Delivery \$

Postage

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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

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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

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

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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

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

Postmark
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FEB 18 2021

USPS

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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

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Total Postage and Fees

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Sent To

Aims Junior College

Street and Apt. No., or PO Box No.

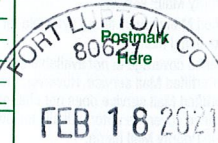
PO Box 69

City, State, ZIP+4®

Greeley CO 80632

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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**

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Sent To

Central Colorado Water Conservancy Ground Maint.

Street and Apt. No., or PO Box No.

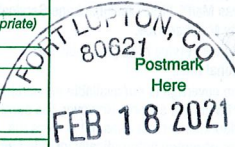
3709 W 28th St

City, State, ZIP+4®

Greeley CO 80634

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

See Reverse for Instructions



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Certified Mail Fee

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Postage

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Total Postage and Fees

\$ **7.20**

Sent To

Platte Valley Conservation District

Street and Apt. No., or PO Box No.

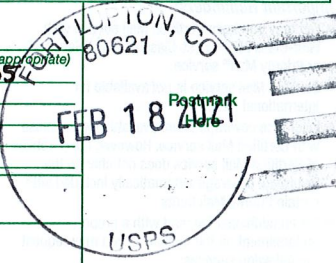
57 W Bromley Land

City, State, ZIP+4®

Brighton CO 80601

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

See Reverse for Instructions



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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

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

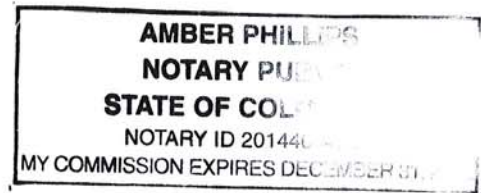
1-19-21
1-19-21

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)

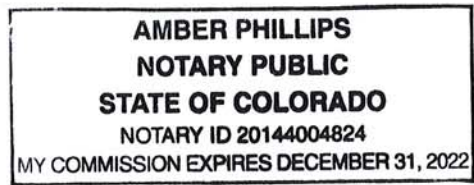
_____, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

(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.





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:

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

CITY OF FORT LUPTON CITY COUNCIL



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

Zo Stieber, Mayor

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

AM 2021-048

ADOPT AN ORDINANCE TO INITIALLY ZONE LAND LEGALLY DESCRIBED IN EXHIBIT A OF THE PROPOSED ORDINANCE, AND KNOWN AS THE ALQUIST INITIAL ZONING, TO THE 'A' AGRICULTURAL ZONE DISTRICT

I. **Agenda Date:** Council Meeting – March 16, 2021

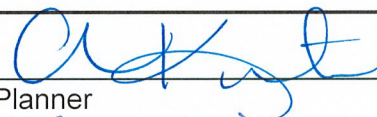
II. **Attachments:**

- a. Proposed Ordinance
- b. Planning Commission Resolution and Minutes
- c. Staff Report
- d. Land Use Application
- e. Project Description
- f. Annexation Map (Showing Proposed Zoning)
- g. Referral Responses
- h. Legal Notifications

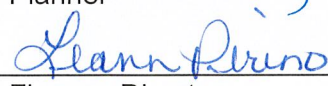
III. **Summary Statement:**

Melody A. Alquist and Robert J. Alquist (the "Applicants") have submitted a request for initial zoning of certain land identified in Exhibit A of the Ordinance to the 'A' Agricultural Zone District. The Property that is the subject of the initial zoning is located south and adjacent to 14th Street and approximately 0.63 miles west from County Road 29 in Weld County, Colorado (the "Property"). City Council has previously reviewed and considered an Ordinance to approve the annexation known as the Alquist Annexation at a hearing on March 16, 2021. This request is to initially zone the property included within that Annexation.

IV. **Submitted by:**


Planner

V. **Finance Reviewed**


Finance Director

VI. **Approved for Presentation:**


City Administrator

VII. **Attorney Reviewed**

Approved

Pending Approval

VIII. **Certification of Council Approval:**

City Clerk

Date

IX. Detail of Issue/Request:

Melody A. Alquist and Robert J. Alquist (the "Applicants") have submitted a request for initial zoning of certain land identified in Exhibit A of the Ordinance to the 'A' Agricultural Zone District. The Property that is the subject of the initial zoning is located south and adjacent to 14th Street and approximately 0.63 miles west from County Road 29 in Weld County, Colorado (the "Property"). City Council has previously reviewed and considered an Ordinance to approve the annexation known as the Alquist Annexation at a hearing on March 16, 2021. This request is to initially zone the property included within that Annexation.

The Fort Lupton Comprehensive Plan designates this property for single-family detached residential land uses. The Property is currently being used for rural residential land uses. The use of the Property will not be changing at this time. Staff agrees that it is appropriate to zone the property 'A' Agriculture.

X. Legal/Political Considerations:

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 500 feet of the site (only 100 feet required by the Code, but notice was sent with the notice of annexation, which requires a 500 foot notice), and publishing notice of the hearing at least fifteen days prior to the hearing.

XI. Alternatives/Options:

The City Council has the following options for this request:

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

XII. Financial Considerations:

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

XIII. Staff Recommendation:

Staff recommends approval of the proposed Ordinance initially zoning the land described in Exhibit A of the proposed Ordinance to the 'A' Agricultural Zone District.

ORDINANCE NO. 2021-xxxx

INTRODUCED BY: xxx

ADOPT ORDINANCE 2021-xxxx INITIALLY ZONING LAND KNOWN AS THE ALQUIST INITIAL ZONING, LEGALLY DESCRIBED IN EXHIBIT A, TO THE 'A' AGRICULTURAL ZONE DISTRICT.

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

WHEREAS, under the procedures detailed in Section 16-9 of the Fort Lupton Municipal Code, the Applicants, Melody A. Alquist and Robert J. Alquist, submitted a request to initially zone 0.43± acres of land more particularly described in Exhibit A.

WHEREAS, the Planning Commission held a public hearing on the zone request on February 25, 2021, and recommended approval to City Council of the initial zoning of land described in Exhibit A to the 'A' Agricultural Zone District, with all the uses-by-right allowed in said district.

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

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 16th day of March 2021.

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

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

PUBLISHED BY TITLE ONLY the xx day of xx 2021.

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

CITY OF FORT LUPTON, COLORADO

Zo Stieber, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A
PROPERTY DESCRIPTION

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

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.

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

Chairman

ATTEST:

Planning Director

This resolution was approved by Planning Commission on February 25, 2021.

Staff has been unable to get the signatures to the Resolution due to social distancing requirements, but the signed Resolution will be added to the file once it is fully executed.

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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

The Planning Commission of the City of Fort Lupton met in session virtually via GoToMeeting, on Thursday, February 25, 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 and Commission Members Carlos Barron, Kathy Kvasnicka, Thomas Meyers 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. Vice Chair Bushrod White arrived at 6:11 p.m.

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 Member Kathy Kvasnicka and seconded by Thomas Meyers.

CONSENT AGENDA

Chair Simone called for a motion to approve the consent agenda. It was moved by Kathy Kvasnicka and seconded by Member Carlos Barron.

PUBLIC COMMENT

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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.

ACTION ITEMS

Lupton Village Townhomes Preliminary Plat P2021-006

City Planner Maria Lancto introduced the project. She stated this was submitted in conjunction with a final plat, however final plats are generally only reviewed by city council. Ms. Lancto stated that this proposal is to plat a portion of the Lupton Village PUD which was approved by City Council on January 5, 2021. She stated this is for a single family attached subdivision with 73 townhome units. Ms. Lancto stated that all notification requirements have been met, including posting in the newspaper, posting on the property and mailing to surrounding property owners.

Andrew Gerk presented on behalf of the applicant, Baessler Homes. Mr. Gerk explained that the site would consist of 73 lots with anticipated 3, 4 and 5-plex townhome buildings. He stated that there would be 13.4 units per acre and landscape coverage would be 30% of the overall space. He stated there would be an HOA/Metro District to implement covenants to maintain and enforce the overall appearance and value of the property. Mr. Gerk stated that there would be a park in the center of the development with a playground that would be maintained by the HOA/Metro District. Mr. Gerk stated that there would be some public street lighting around the park which would match the lighting used by the Lupton Village single family development on the south. Mr. Gerk stated that he believes the plat conforms the development code. Mr. Gerk stated that the townhomes would consist of 2 car garage, 2-3 bedroom units. He stated that there are an additional 68 parking spaces for the community. Mr. Gerk provided graphics showing the elevations of the townhomes and common drives. He stated that they are available to answer any questions.

Chair Mike Simone addressed the representative, Andrew Gerk. He asked if Mr. Gerk understood that Members of the Planning Commission may be appearing tonight via virtual connection and may not be appearing in-person.

Mr. Gerk stated yes.

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

Mr. Gerk stated yes.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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

Mr. Gerk stated yes.

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

Mr. Gerk stated yes.

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

Mr. Gerk stated yes.

Chair Simone asked if he 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.

Mr. Gerk stated yes.

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

Chair Simone asked Mr. Gerk if he felt she had a full opportunity to participate in the public meeting.

Mr. Gerk stated yes.

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

Member Thomas Meyers asked if that location was where the fireworks are displayed.

Chair Mike Simone asked Planning Director Todd Hodges to confirm that the fireworks were displayed behind the rec center last year.

Planning Director Todd Hodges stated that he was not sure but that he believes the display would be at a different location due to the development in the area

Member Carlos Barron asked how many units per building would be in the development.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

Mr. Gerk stated that there would be a total of 73 units and referred to the graphic on screen to state that there would be 3-plex, 4-plex and 5-plex buildings.

Member Barron asked if the development south of this development would be townhomes as well.

Mr. Gerk stated that the projects are separate but the development on the south are single family homes.

Member Barron asked if there would be sufficient parking for the residents on the area.

Mr. Gerk stated that he believes that there is ample parking with the 2 car garages, the additional parking spaces around the park and parking on the common drives. He stated that this is more parking spaces than they have previously done for other communities and believe it will be sufficient for the residents.

Chair Simone asked to confirm that the lighting would be downcast lighting.

Mr. Gerk stated they are committed to match the downcast street lighting at the Lupton Village development on the south.

Chair Simone asked when the proposed ground breaking for this project would be.

Mr. Gerk stated that the groundbreaking for the development on the south and overall grading for the Lupton 110 properties would begin in the upcoming weeks.

Chair Simone called for a motion to approve Resolution P2021-006. It was moved by Member Paul Weber and seconded by Carlos Barron.

Motion carried by unanimous roll call vote.

Alquist Annexation and Initial Zoning P2021-007

City Planner Maria Lancto presented this project. She stated that this would be an annexation and initial zoning to the agricultural zoning district. Ms. Lancto stated that this project is located south and adjacent to 14th Street and approximately .63 miles west of County Road 29. She stated that the annexation would include .43 acres of land. Ms. Lancto stated that the reason for annexation is due to the fact that the property is currently being serviced by city water. She stated all notification requirements had been met, including posting in the newspaper, posting on the property and mailing to surrounding neighbors. Ms. Lancto stated that the applicants were available to answer any questions however there was no additional presentation.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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

Ms. Alquist 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. Alquist 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. Alquist 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. Alquist stated yes.

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

Ms. Alquist 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. Alquist stated yes.

Chair Simone opened up the public comment portion of the Hearing for the Site Plan 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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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

Chair Simone called for a motion to approve P2021-007. It was moved by Member Carlos Barron and Member Kathy Kvasnicka seconded.

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 March 11, 2021 at 6:00 PM.

ADJOURNMENT

Chair Mike Simone adjourned the meeting at 6:35 PM.

Magaly Morales-Tejada, Planning Assistant

Approved by Planning Commission

Mike Simone, Chair

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.

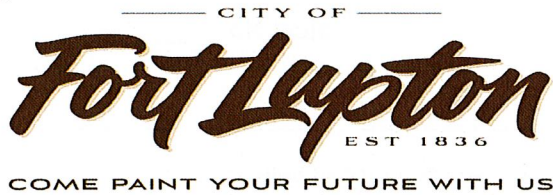
Buildings / Grounds Manager	OMI	City Attorney
GIS Specialist	Police Chief	Public Works Director
Fort Lupton Fire Protection District	CDOT	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	NCWCD
Weld County School District RE-8		

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.

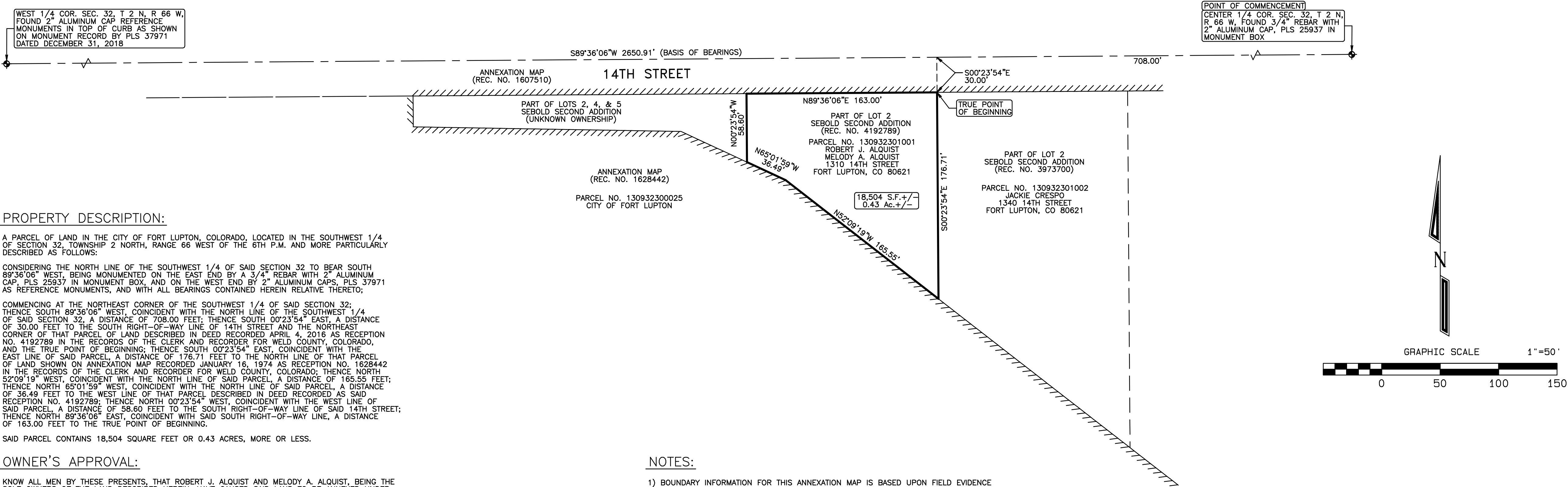
**Statement on Community Need for Proposed Annexation and Zoning
(Fort Lupton Municipal Code Sec. 15-5(b)(8)(h))**

The proposed annexation into the city limits of the City of Fort Lupton will allow the property to continue utilizing municipal utility services. Furthermore, the Application does not include development or land use changes. The current rural residential use of the property will continue; therefore, the Applicant is requesting to maintain agricultural zoning.

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

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.

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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



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Maria Lancto

From: Roy Vestal
Sent: Friday, February 19, 2021 1:44 PM
To: Maria Lancto
Subject: RE: Referral Response Request: Alquist Annexation & Initial Zoning; Project No. LUP2021-0004; Plan Nos. ANX2021-0001 & COZ2021-0001

PW has no issues with the annexation as prepared.

RoyV

Roy L. Vestal, P.E.
Public Works Director / City Engineer



130 S. McKinley, Fort Lupton, CO 80621
Office: 720.466.6109
Mobile: 720.966.3613

From: Maria Lancto
Sent: Friday, February 19, 2021 1:35 PM
To: Roy Vestal <RVestal@Fortluptonco.gov>
Subject: FW: Referral Response Request: Alquist Annexation & Initial Zoning; Project No. LUP2021-0004; Plan Nos. ANX2021-0001 & COZ2021-0001

Hi Roy,

It sounds like you may be gone next week, so I wanted to follow up on this project.

Thanks!

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



From: Magaly Morales-Tejada

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

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](#).

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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



**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

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

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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**

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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.



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.

- 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.
- 2) BEAR OF BEARING: THE WEST LINE OF THE SOUTHWEST 1/4 OF SAND SECTION 32 TO BEAR SOUTH 89°36'00" WEST, BEING MONUMENTED ON THE EAST END BY A 1 1/2" ALUMINUM CAPS, PLS 25937 IN MONUMENT BOX AND ON THE WEST END REBAR WITH 2" ALUMINUM CAPS, PLS 37971 AS REFERENCE MONUMENTS, AND ON ALL BEARINGS BY 3" ALUMINUM CAPS, PLS 37971 AS REFERENCE MONUMENTS, AND ON ALL BEARINGS

3) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC AND PRIVATE RECORD OR INSTRUMENT OR RECORD OF ANY AGENCY OR AGENCY CLASS 2) OR MISDEMEANOR PURSUANT TO LAWS 14-4-508, C.S.

4) CERTIFICATION DENIED: THE USE OF THE WORD "CERTIFICATION" OR "CERTIFIED" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF A MATTER, AND THEREFORE, IT IS NOT TO BE USED WITHOUT THE SUPPORT OF A WARRANTY OR GUARANTEE. EITHER EXPRESSED OR IMPLIED.

5) ACCORDING TO COLORADO LAW, YOU MUST OBTAIN ANY LEGAL ACTION BASED UPON SUCH SURVEY INFORMATION IN NO EVENT MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

6) ALL DISTANCES SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET.

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

ANNEXATION TABLE:

CONSIDERING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SMD SECTION 32 TO BEAR SOUTH 89°36'06" WEST, BEING MONUMENTED ON THE EAST END BY A 3" REBAR WITH 2 ALUMINUM CAPS, PLS 25937 IN MONUMENT BOX, AND ON THE WEST END BY 2" ALUMINUM PINS, PLS 37971 DESCRIBED AS FOLLOWS:

[illegible]

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 HERETO 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 & MELDY A. ALQUIST
ON THIS _____ DAY OF _____, 20____.

NAVY COMMISSION FILES

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

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. _____ OF THE CITY OF FORT Lupton, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENJOINED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS ____ DAY OF _____, 201__.

WUYN

SURVEYOR'S CERTIFICATE:

6. CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAS RESEARCHED THE MAP, RECORDED HEREIN, AND CERTAINLY REPRESENTS, MADE BY HIM OR UNDER HIS DIRECT SUPERVISION, AND THIS LAND SURVEYOR'S REPRESENTS, AND ANNEAION MAP TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP. FURTHERMORE, THIS CERTIFICATE THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE MUNICIPAL BOUNDARY OF THE CITY OF FORT LYTON, 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.

7660 W 29th St

City, State, ZIP+4®

Greeley CO 80631

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

See Reverse for Instructions

Postmark
Here

FEB 18 2021

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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

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

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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

Postmark
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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

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

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FEB 18 2021

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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

Postmark
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FEB 18 2021

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Certified Mail Fee

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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

Postmark
Here

FEB 18 2021

USPS

7019 1640 0000 5253 4955

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
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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 Aims 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 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 Central Colorado Water Conservancy Ground Maint.	
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

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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 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	

**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 NOVEMBER 15, 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.

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 LIPUTON.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT Lupton PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____, AND THAT THE MAYOR AND THE CITY OF FORT Lupton, AS AUTHORIZED BY ORDINANCE NO. _____, 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__.

10

I, CURTIS D. HOGG, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE AND CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THIS FACT IS EVIDENCED BY THE RECORDS OF MY OFFICE. I HAVE NO KNOWLEDGE OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD INVALIDATE THIS SURVEY. I DO NOT CONSTITUTE A MAP SEARCH BY ME TO DETERMINE OWNERSHIP. FURTHERMORE, THIS CERTIFIES THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS IN CONFLICT WITH THE MUNICIPAL BOUNDARY OF THE CITY OF FORT LUPIN, COLORADO.

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

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) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DETRACES ANY PUBLIC LAND OR PUBLIC LAND INTEREST FROM THE SURVEY RECORDS OF THE BUREAU OF LAND MANAGEMENT IS COMMITTING A CRIME UNDER FEDERAL LAW, VIOLATING 18 U.S.C. § 361.

(4) MISFEASANCE UNDER STATE STATUTE 18-4-508, C.R.S., IS CONSIDERED A VIOLATION OF THE FEDERAL CRIMINAL LAWS OF THE UNITED STATES.

(5) A CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFICATION" OR "CERTIFIED" DOES NOT CONSTITUTE AN ENDORSEMENT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION. IT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

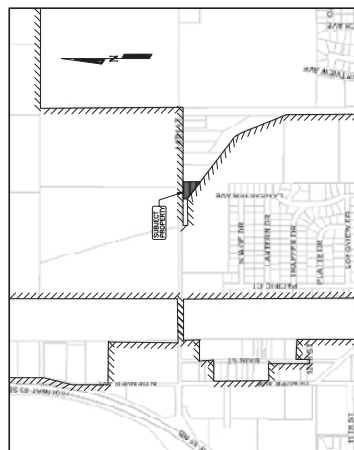
(6) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED ON THIS SURVEY RECORD WITHIN ONE YEAR OF THE DATE OF THE SURVEY. IF YOU DO NOT COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY RECORD WITHIN ONE YEAR OF THE DATE OF THE SURVEY, YOU WILL BE DEEMED TO HAVE ACCEPTED THE SURVEY RECORD.

(7) ALL DISTANCES SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET.

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

ANNEXATION TABLE:

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



VICINITY MAP: NTS

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

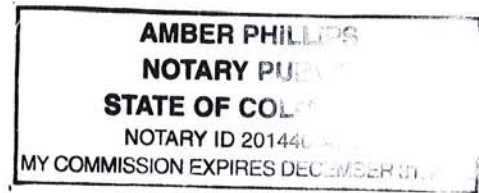
1-19-21
1-19-21

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)

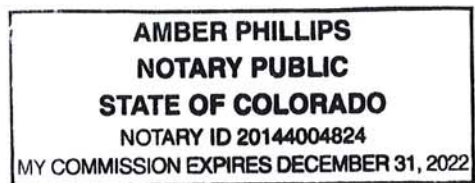
_____, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

(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.





Notary Public

Legal Description

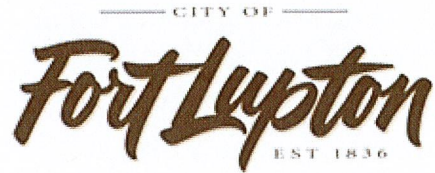
A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

**CITY OF FORT LUPTON
CITY COUNCIL**



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

Zo Stieber, Mayor

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

AM 2021-049

APPROVE A RESOLUTION ACCEPTING THE LUPTON VILLAGE TOWNHOMES PRELIMINARY PLAT.

I. Agenda Date: Council Meeting – March 16, 2021

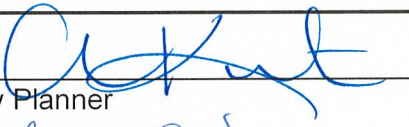
II. Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution and Minutes
- c. Staff Report
- d. Land Use Application
- e. Project Description
- f. Preliminary Plat Map
- g. Lupton Village PUD Plan – Approved January 5, 2021
- h. Exterior Light Plan
- i. Traffic Letter
- j. Drainage Letter
- k. Lupton Village Drainage Report
- l. Referral Responses
- m. Legal Notifications

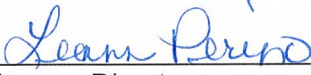
III. Summary Statement:

The applicant, Townhome Developers, LLC, has applied for approval of a Preliminary Plat, known as the Lupton Village Townhomes Preliminary Plat for the City Council's consideration. A public hearing for this application was held on February 25, 2021, and Planning Commission recommended approval to City Council of the Preliminary Plat.

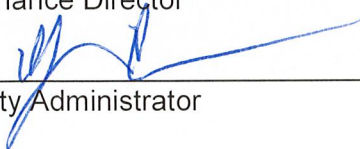
IV. Submitted by:


City Planner

V. Finance Reviewed


Finance Director

VI. Approved for Presentation:


City Administrator

VII. Attorney Reviewed

Approved

Pending Approval

VIII. Certification of Council Approval:

City Clerk

Date

IX. Detail of Issue/Request:

The applicant, Townhome Developers, LLC, has applied for approval of a Preliminary Plat, known as the Lupton Village Townhomes Preliminary Plat for the City Council's consideration. A public hearing for this application was held on February 25, 2021, and Planning Commission recommended approval to City Council of the Preliminary Plat.

The site that is the subject of the Preliminary Plat is located approximately 0.08 miles east of South Rollie Avenue and approximately 0.25 miles north of County Road 12 (the Property). The proposed Preliminary Plat is for a single-family attached residential subdivision that will include 73 townhomes. The subdivision is 5.41 acres, more or less.

The property is currently zoned PUD, with details of the PUD on the PUD Plan that was approved by City Council on January 5, 2021.

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

X. Legal/Political Considerations:

Notice was mailed to neighbors within 500 feet of the Property on February 8, 2021.

Notice of the public meetings was posted on February 10, 2021, pursuant to the Subdivision Regulations, which require the Applicant post the Property with notice of the hearings at least 15 days prior to meetings.

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

XI. Alternatives/Options:

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

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

XII. Financial Considerations:

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

XIII. Staff Recommendation:

Staff recommends conditional approval of the Lupton Village Townhomes Preliminary Plat.

RESOLUTION NO. 2021-Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING 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 recommended approval of the Lupton Village Townhomes Preliminary Plat; and

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

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

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 16th DAY OF MARCH, 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

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.
- 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.

Chairman

ATTEST:

Planning Director

This resolution was approved by Planning Commission on February 25, 2021.

Staff has been unable to get the signatures to the Resolution due to social distancing requirements, but the signed Resolution will be added to the file once it is fully executed.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

The Planning Commission of the City of Fort Lupton met in session virtually via GoToMeeting, on Thursday, February 25, 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 and Commission Members Carlos Barron, Kathy Kvasnicka, Thomas Meyers 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. Vice Chair Bushrod White arrived at 6:11 p.m.

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 Member Kathy Kvasnicka and seconded by Thomas Meyers.

CONSENT AGENDA

Chair Simone called for a motion to approve the consent agenda. It was moved by Kathy Kvasnicka and seconded by Member Carlos Barron.

PUBLIC COMMENT

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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.

ACTION ITEMS

Lupton Village Townhomes Preliminary Plat P2021-006

City Planner Maria Lancto introduced the project. She stated this was submitted in conjunction with a final plat, however final plats are generally only reviewed by city council. Ms. Lancto stated that this proposal is to plat a portion of the Lupton Village PUD which was approved by City Council on January 5, 2021. She stated this is for a single family attached subdivision with 73 townhome units. Ms. Lancto stated that all notification requirements have been met, including posting in the newspaper, posting on the property and mailing to surrounding property owners.

Andrew Gerk presented on behalf of the applicant, Baessler Homes. Mr. Gerk explained that the site would consist of 73 lots with anticipated 3, 4 and 5-plex townhome buildings. He stated that there would be 13.4 units per acre and landscape coverage would be 30% of the overall space. He stated there would be an HOA/Metro District to implement covenants to maintain and enforce the overall appearance and value of the property. Mr. Gerk stated that there would be a park in the center of the development with a playground that would be maintained by the HOA/Metro District. Mr. Gerk stated that there would be some public street lighting around the park which would match the lighting used by the Lupton Village single family development on the south. Mr. Gerk stated that he believes the plat conforms the development code. Mr. Gerk stated that the townhomes would consist of 2 car garage, 2-3 bedroom units. He stated that there are an additional 68 parking spaces for the community. Mr. Gerk provided graphics showing the elevations of the townhomes and common drives. He stated that they are available to answer any questions.

Chair Mike Simone addressed the representative, Andrew Gerk. He asked if Mr. Gerk understood that Members of the Planning Commission may be appearing tonight via virtual connection and may not be appearing in-person.

Mr. Gerk stated yes.

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

Mr. Gerk stated yes.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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

Mr. Gerk stated yes.

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

Mr. Gerk stated yes.

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

Mr. Gerk stated yes.

Chair Simone asked if he 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.

Mr. Gerk stated yes.

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

Chair Simone asked Mr. Gerk if he felt she had a full opportunity to participate in the public meeting.

Mr. Gerk stated yes.

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

Member Thomas Meyers asked if that location was where the fireworks are displayed.

Chair Mike Simone asked Planning Director Todd Hodges to confirm that the fireworks were displayed behind the rec center last year.

Planning Director Todd Hodges stated that he was not sure but that he believes the display would be at a different location due to the development in the area

Member Carlos Barron asked how many units per building would be in the development.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

Mr. Gerk stated that there would be a total of 73 units and referred to the graphic on screen to state that there would be 3-plex, 4-plex and 5-plex buildings.

Member Barron asked if the development south of this development would be townhomes as well.

Mr. Gerk stated that the projects are separate but the development on the south are single family homes.

Member Barron asked if there would be sufficient parking for the residents on the area.

Mr. Gerk stated that he believes that there is ample parking with the 2 car garages, the additional parking spaces around the park and parking on the common drives. He stated that this is more parking spaces than they have previously done for other communities and believe it will be sufficient for the residents.

Chair Simone asked to confirm that the lighting would be downcast lighting.

Mr. Gerk stated they are committed to match the downcast street lighting at the Lupton Village development on the south.

Chair Simone asked when the proposed ground breaking for this project would be.

Mr. Gerk stated that the groundbreaking for the development on the south and overall grading for the Lupton 110 properties would begin in the upcoming weeks.

Chair Simone called for a motion to approve Resolution P2021-006. It was moved by Member Paul Weber and seconded by Carlos Barron.

Motion carried by unanimous roll call vote.

Alquist Annexation and Initial Zoning P2021-007

City Planner Maria Lancto presented this project. She stated that this would be an annexation and initial zoning to the agricultural zoning district. Ms. Lancto stated that this project is located south and adjacent to 14th Street and approximately .63 miles west of County Road 29. She stated that the annexation would include .43 acres of land. Ms. Lancto stated that the reason for annexation is due to the fact that the property is currently being serviced by city water. She stated all notification requirements had been met, including posting in the newspaper, posting on the property and mailing to surrounding neighbors. Ms. Lancto stated that the applicants were available to answer any questions however there was no additional presentation.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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

Ms. Alquist 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. Alquist 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. Alquist 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. Alquist stated yes.

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

Ms. Alquist 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. Alquist stated yes.

Chair Simone opened up the public comment portion of the Hearing for the Site Plan 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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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

Chair Simone called for a motion to approve P2021-007. It was moved by Member Carlos Barron and Member Kathy Kvasnicka seconded.

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 March 11, 2021 at 6:00 PM.

ADJOURNMENT

Chair Mike Simone adjourned the meeting at 6:35 PM.

Magaly Morales-Tejada, Planning Assistant

Approved by Planning Commission

Mike Simone, Chair

**LUPTON VILLAGE TOWNHOMES PRELIMINARY PLAT STAFF REPORT
LUP2021-0003 & PLAN NO. PPL2021-0001**

PROJECT DESCRIPTION

Project No.: LUP2021-0003 / Plan No. PPL2021-0001

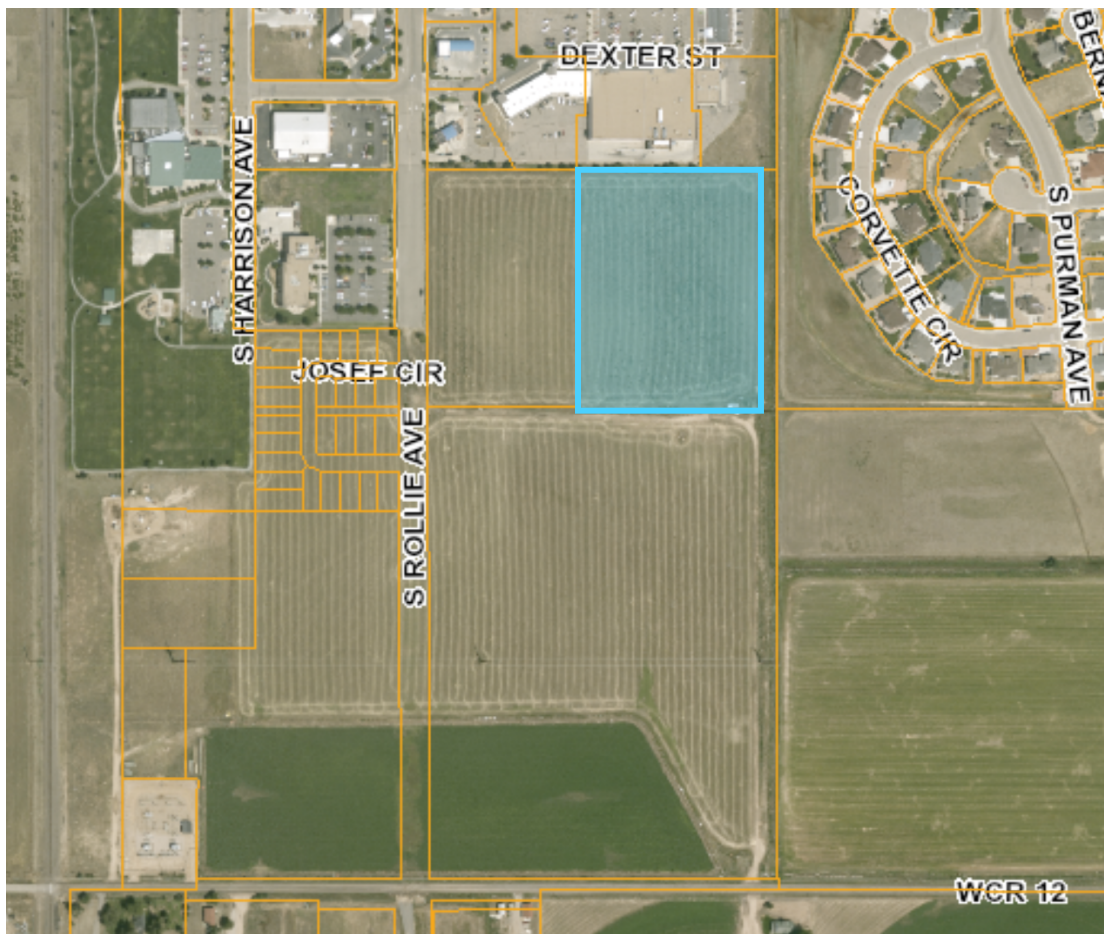
Project Name: Lupton Village Townhomes Preliminary Plat

Owner's Name: Fort Lupton 110, LLP

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

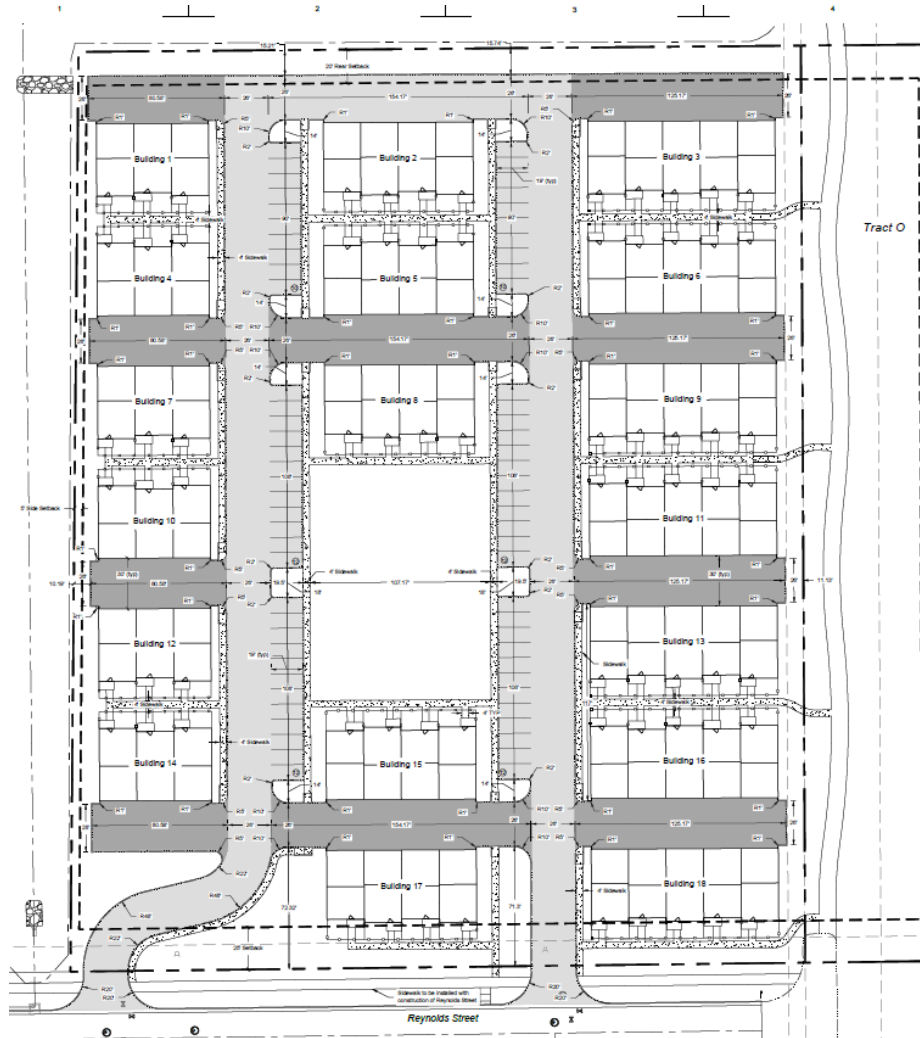
Location of Request:

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. 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 II O, 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

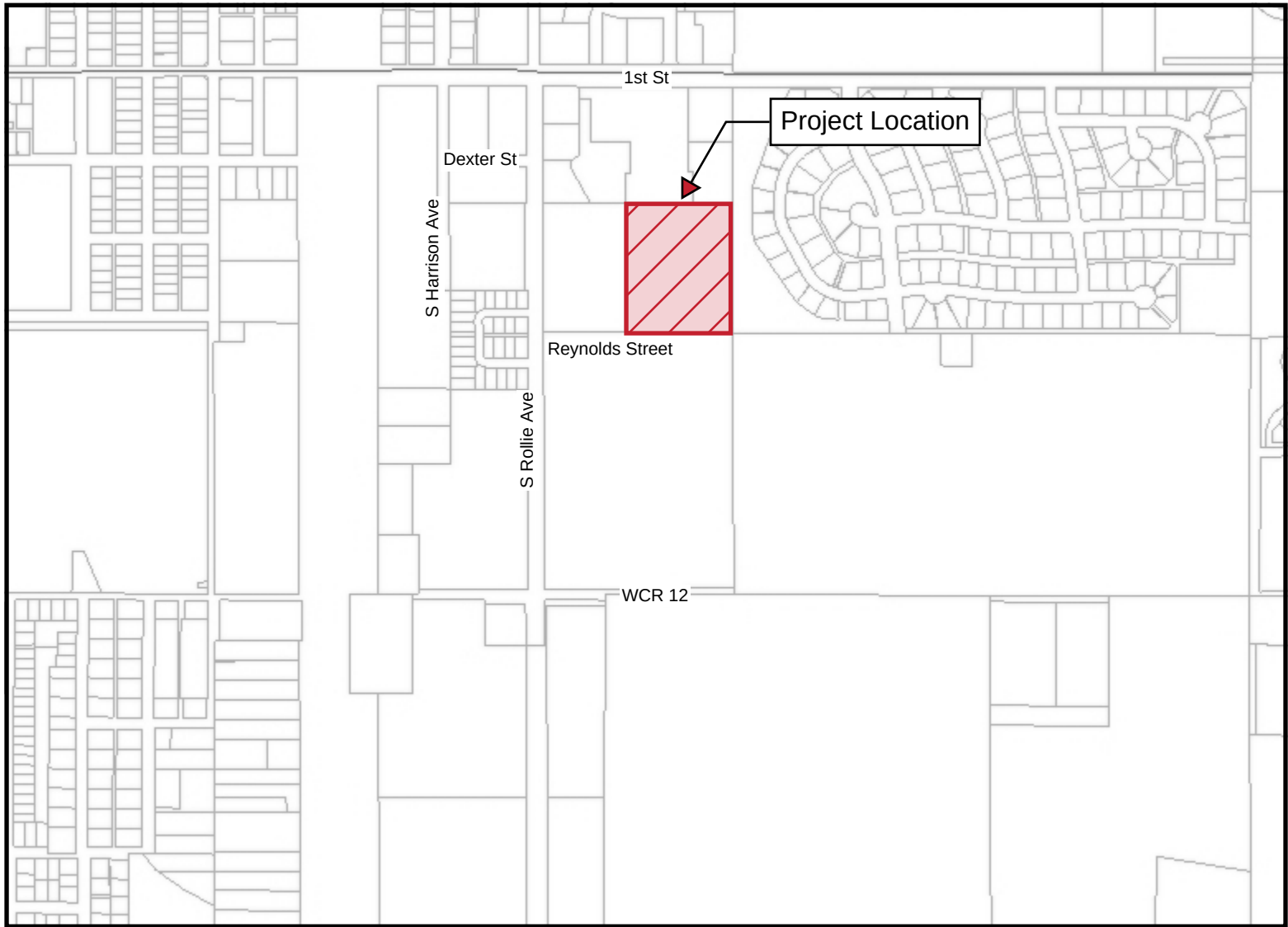
In general, the proposed subdivision is consistent and complies with City of Fort Lupton applicable zoning and comprehensive planning criteria.

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



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.

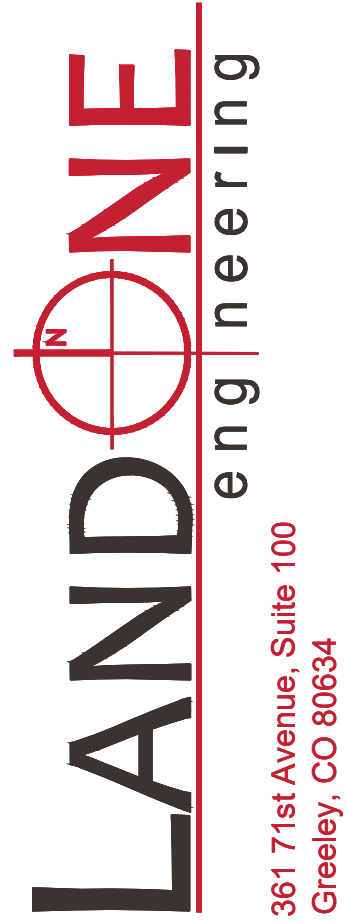
Multi-Family Building Design Standards
Exterior Wall Materials
The total exterior wall area of each building elevation shall be composed of at least twenty-nine percent (29%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap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

<u>Owner/Applicant</u> Townhome Developers, LLC 3780 West 10th Street, Suite 200 Greeley, CO 80634 (970) 702-2051	<u>Surveyor</u> L&A0, Inc. 6250 West 10th Street #2 Greeley, CO 80634 (970) 515-5294
<u>Civil Engineer</u> LandOne Engineering 361 71st Avenue, Suite 100 Greeley, CO 80634 (970) 632-2311	<u>Landscape Architect</u> 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.



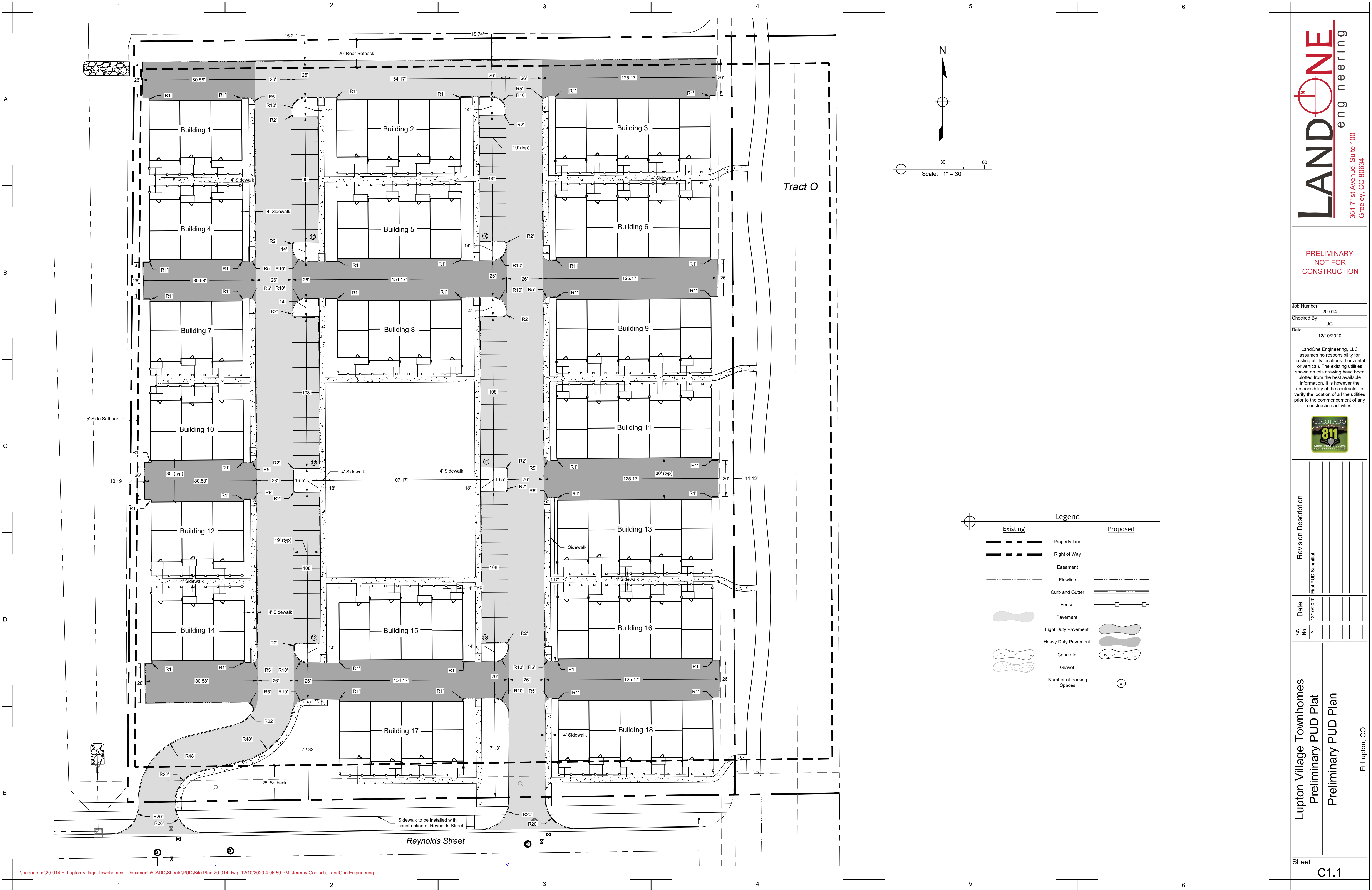
Revision Description	
Rev.	Description
1	First PUD Submittal

Date	
Date	
12/10/2020	

Rev. No.	
Rev. No.	
A	

Lupton Village Townhomes
Preliminary PUD Plat
Coversheet
Ft Lupton, CO

Sheet
C1.0



PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number: 20-014
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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

Sheet
C1.1

Ft Lupton, CO

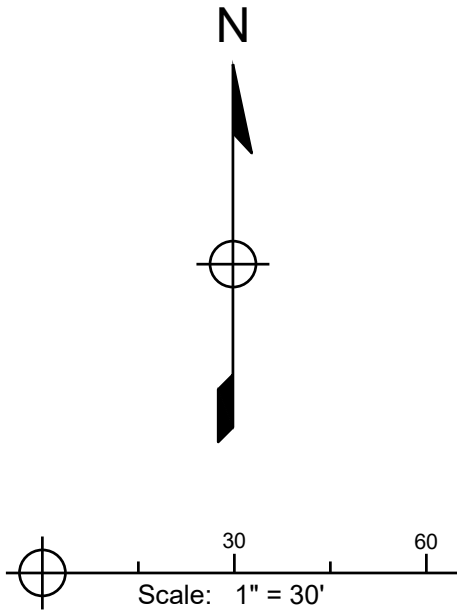
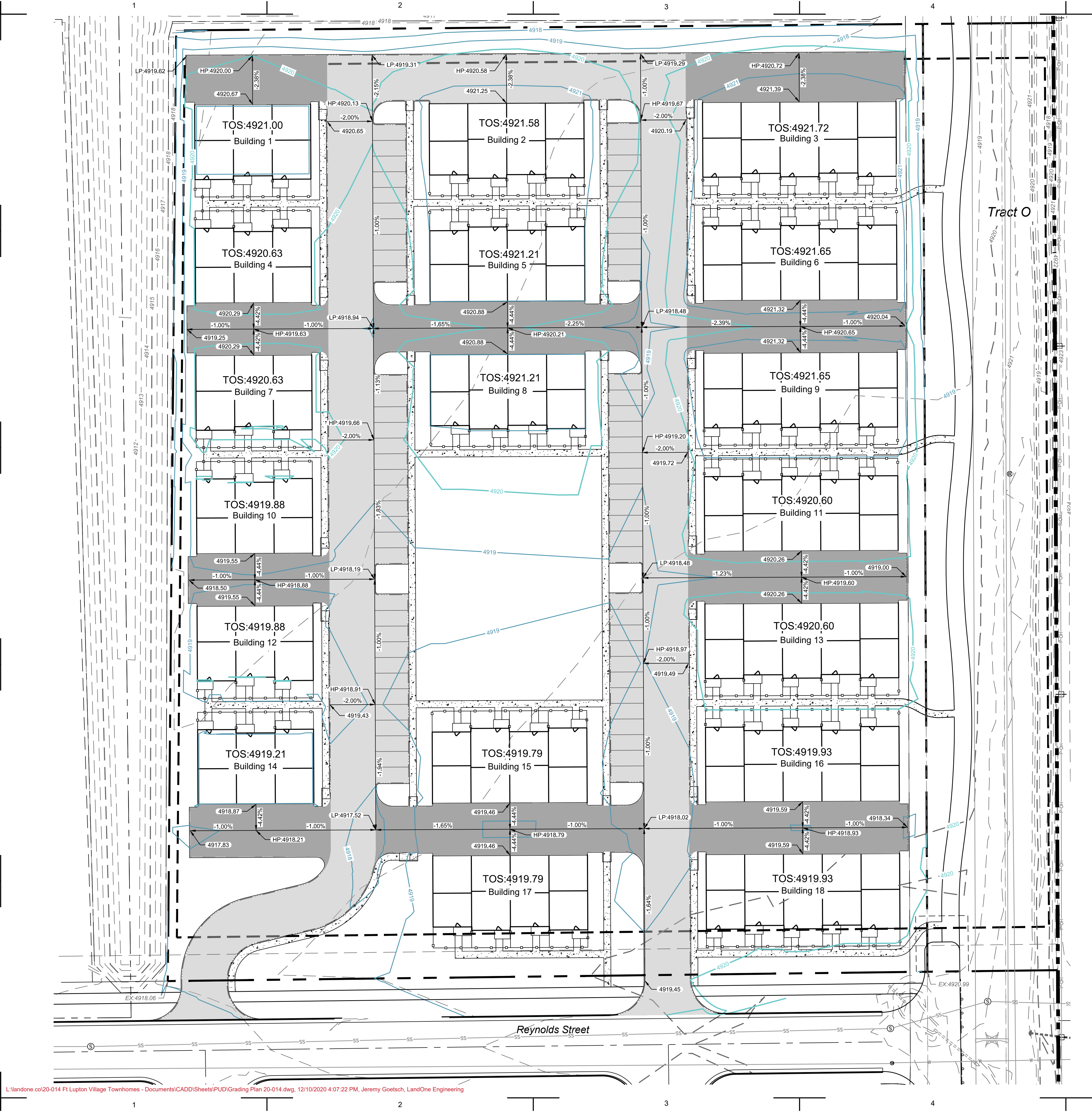
A

B

C

D

E



Legend	
Existing	Proposed
	Property Line
	Right of Way
	Easement
	Major Contour
	Minor Contour
	Flowline
	Swale Flowline
	Curb and Gutter
	Fence
	Limits of Disturbance
	Pavement
	Light Duty Pavement
	Heavy Duty Pavement
	Concrete
	Gravel

Tract O

Reynolds Street

L:\landone.co\20-014 Ft Lupton Village Townhomes - Documents\CADD\Sheets\PUD\Grading Plan 20-014.dwg, 12/10/2020 4:07:22 PM, Jeremy Goetsch, LandOne Engineering

PRELIMINARY
NOT FOR
CONSTRUCTION

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

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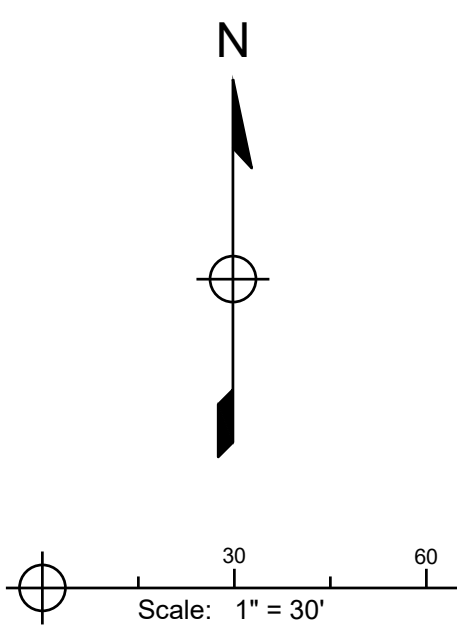
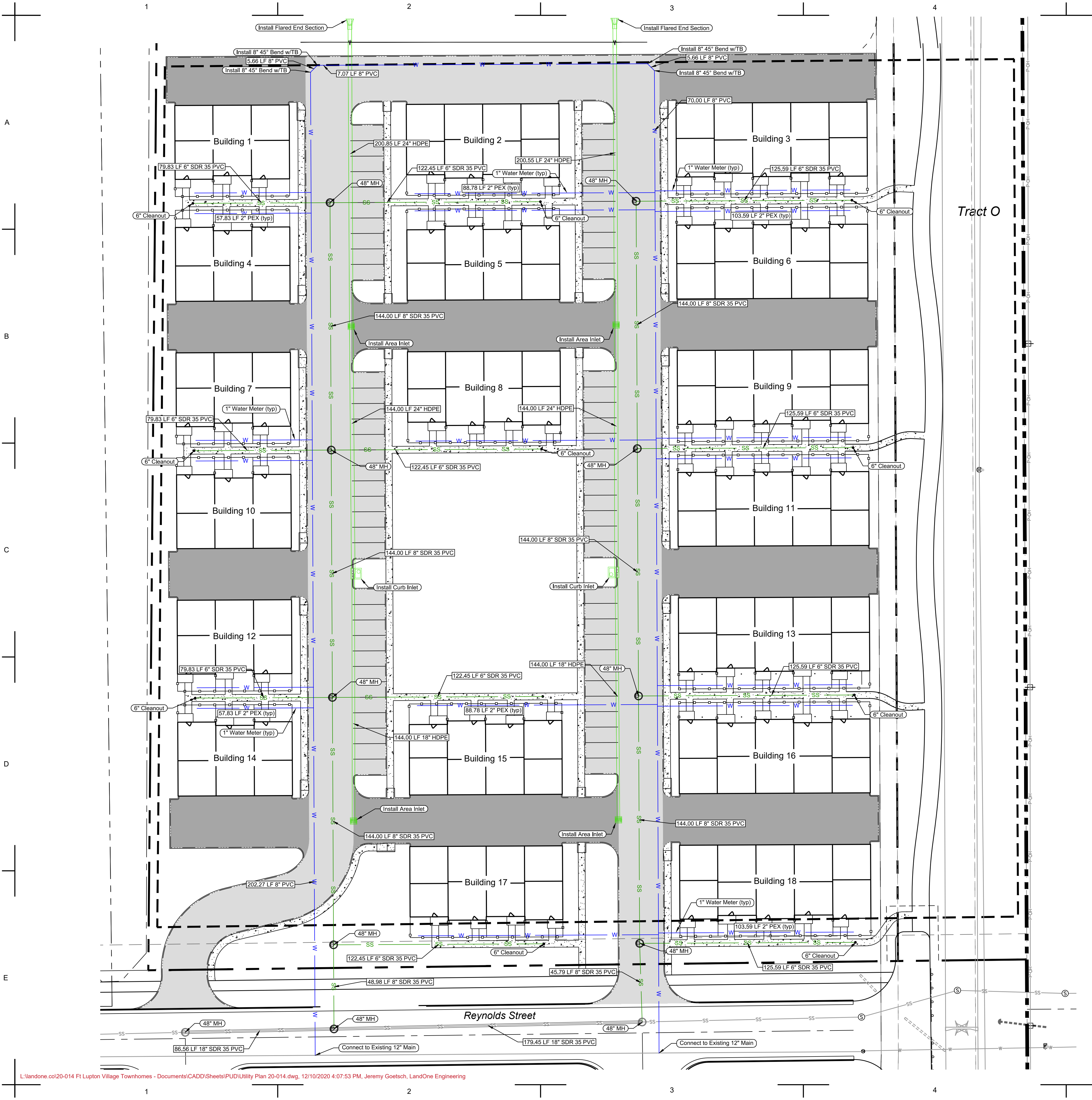
Revision Description	
Rev.	Description
No.	
A	First PUD Submittal

Date	12/10/2020
Rev.	A
No.	

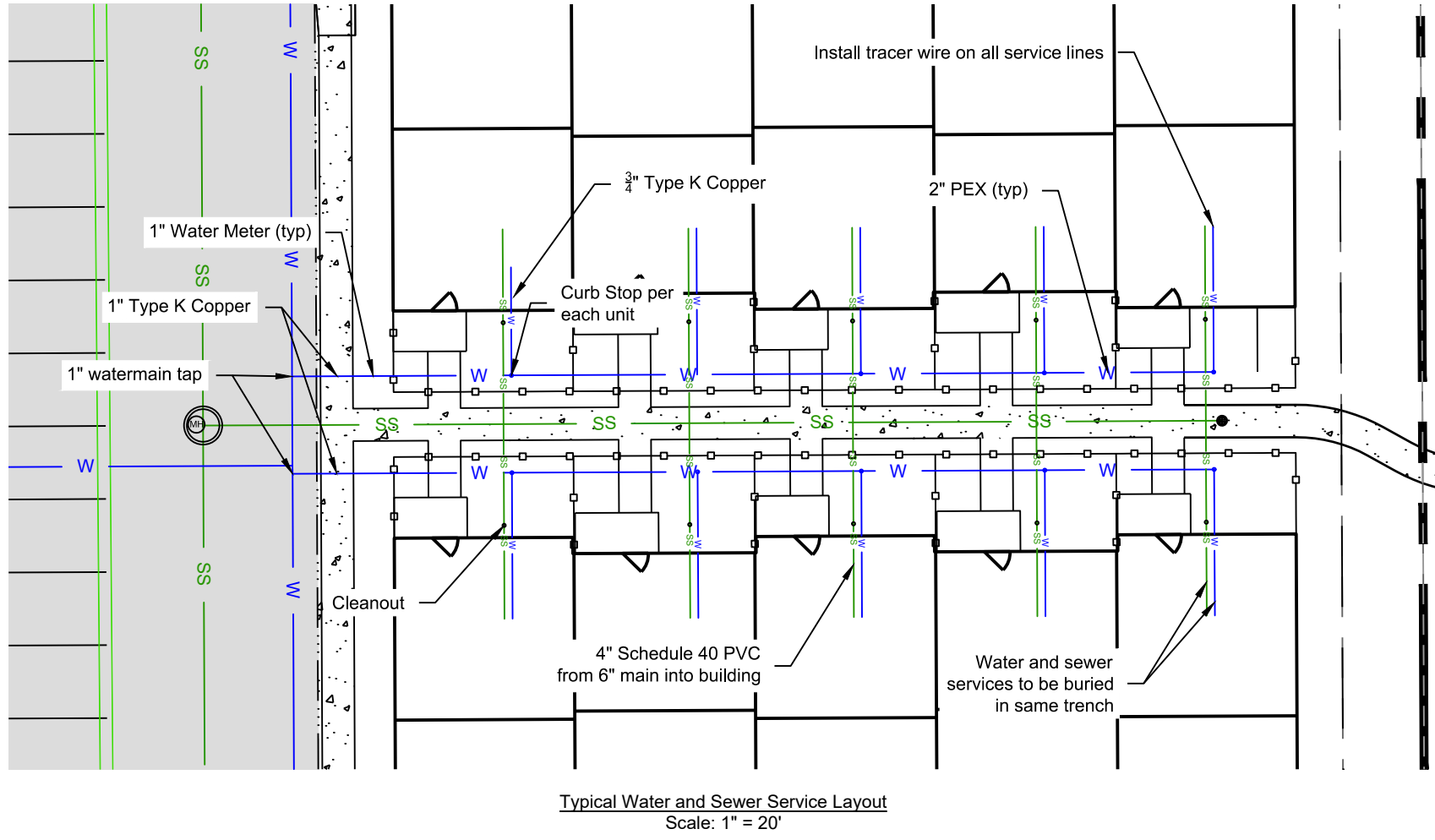
Lupton Village Townhomes
Preliminary PUD Plat
Grading Plan

Ft Lupton, CO

Sheet
C6.0



Legend	
Existing	Proposed
	Property Line
	Right of Way
	Easement
	Gas
	Potable Water
	Sanitary Sewer
	Storm
	Electric
	Fiber Optic
	Light Pole
	Flowline
	Curb and Gutter
	Fence
	Pavement
	Light Duty Pavement
	Heavy Duty Pavement
	Concrete
	Gravel



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.



Rev.	No.	Date	Revision 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

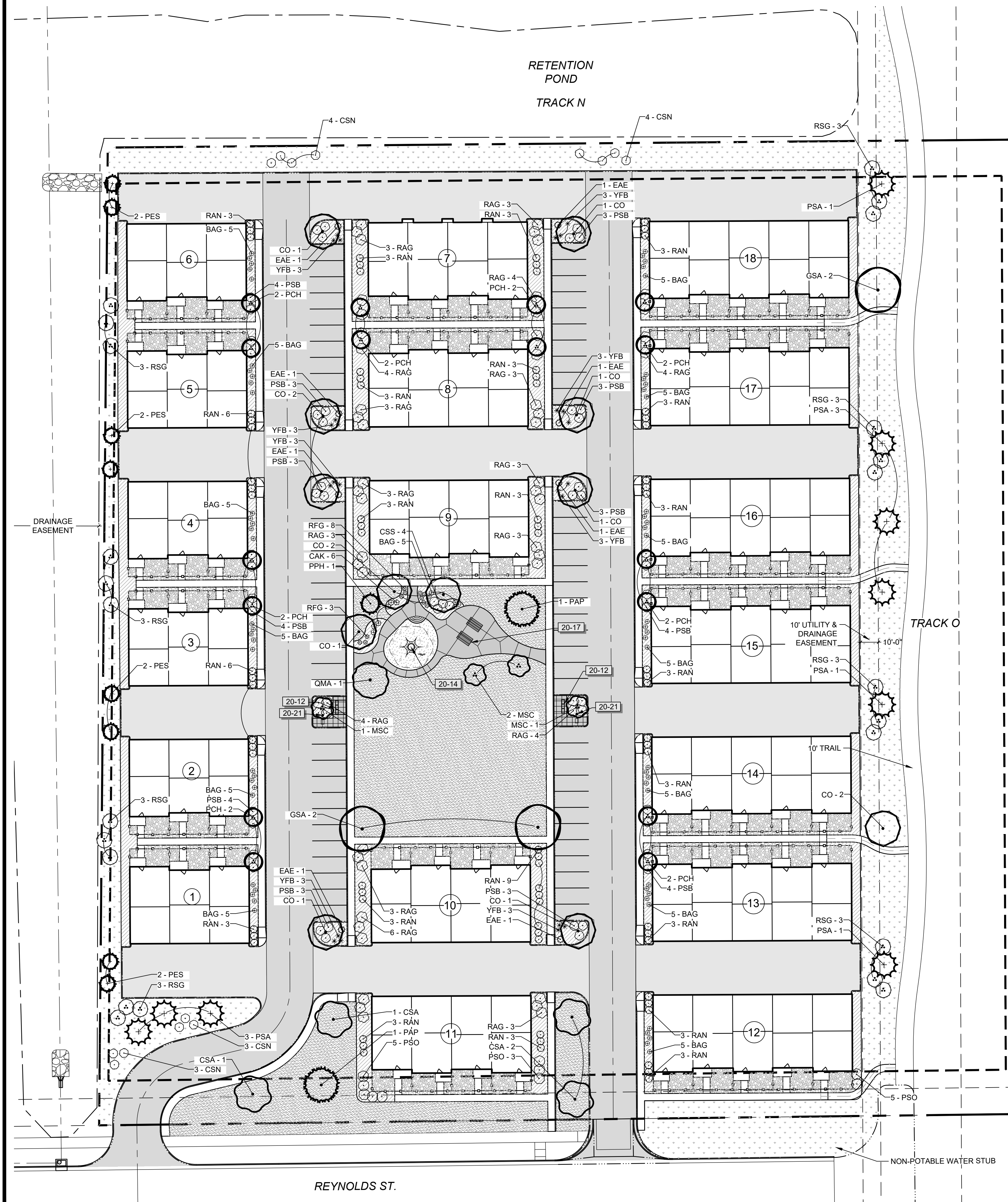
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Revision Description	
1	First PUD Submittal

Rev.	Date
A	12/10/2020

Lupton Village Townhomes Preliminary PUD Plat Representative Elevations	
Ft Lupton, CO	



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	CHRYSOTHAMNUS 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
20-12	MAIL BOX 12 UNIT MBU	6
20-13	PET WASTE STATION	2
20-14	PLAY EQUIPMENT, NET PLAY	1
20-17	TABLE	2
20-21	PEDESTRIAN LIGHT	2

PUD

FORT LUPTON, CO

PREPARED BY:



APPLICANT

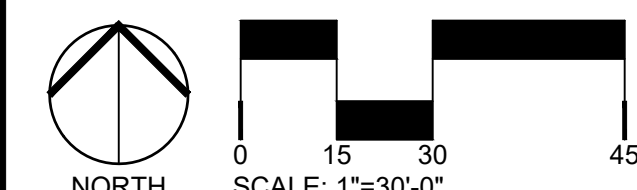
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ORIGINAL SIZE 24X36

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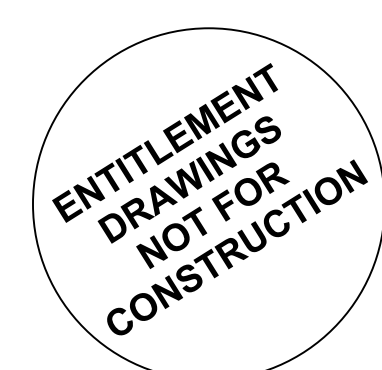
01	PUD	12/10/2020

REVISIONS

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LANDSCAPE PLAN

SEAL:



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

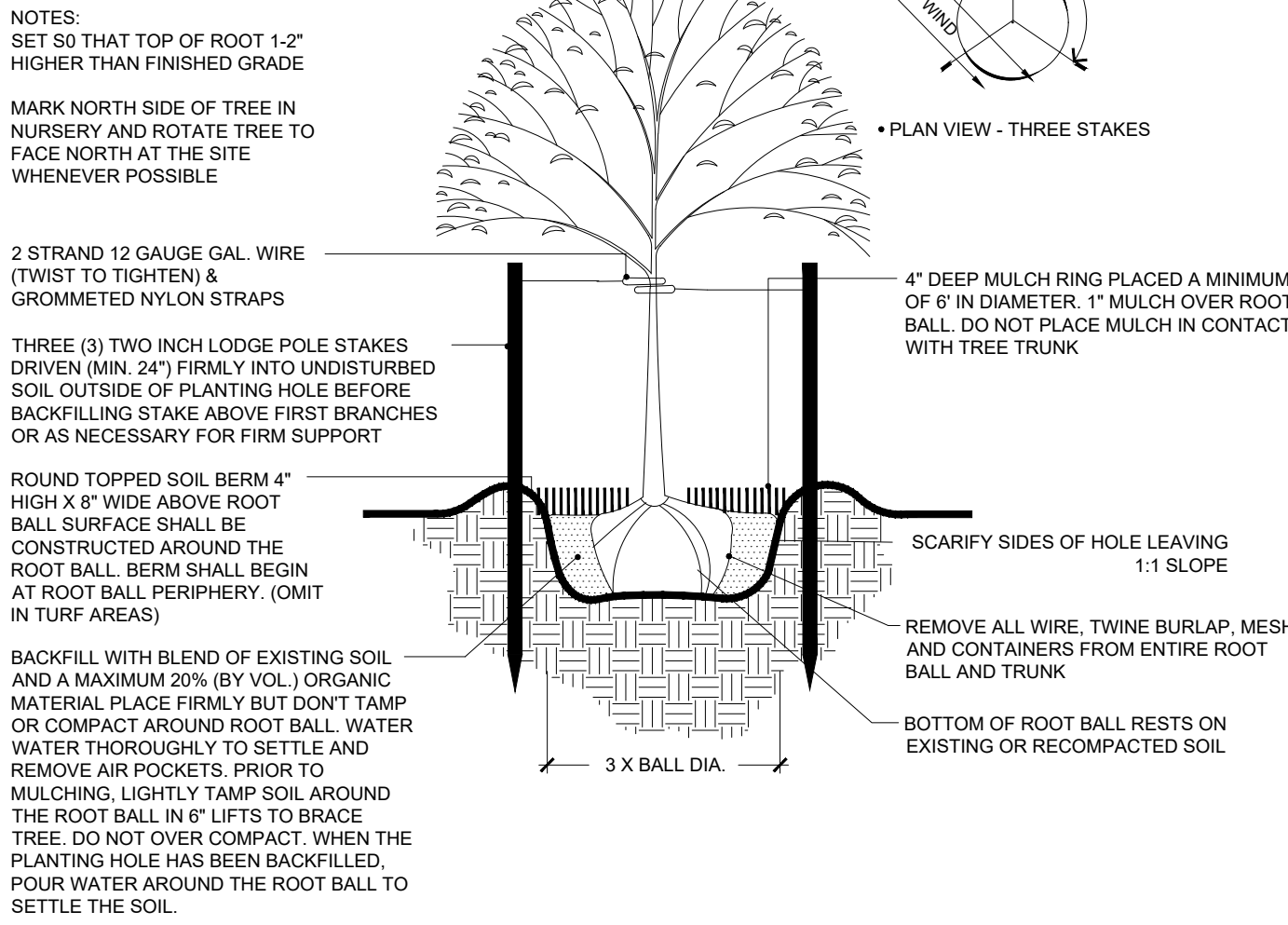
GENERAL LANDSCAPE NOTES

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 LANDSCAPE 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.

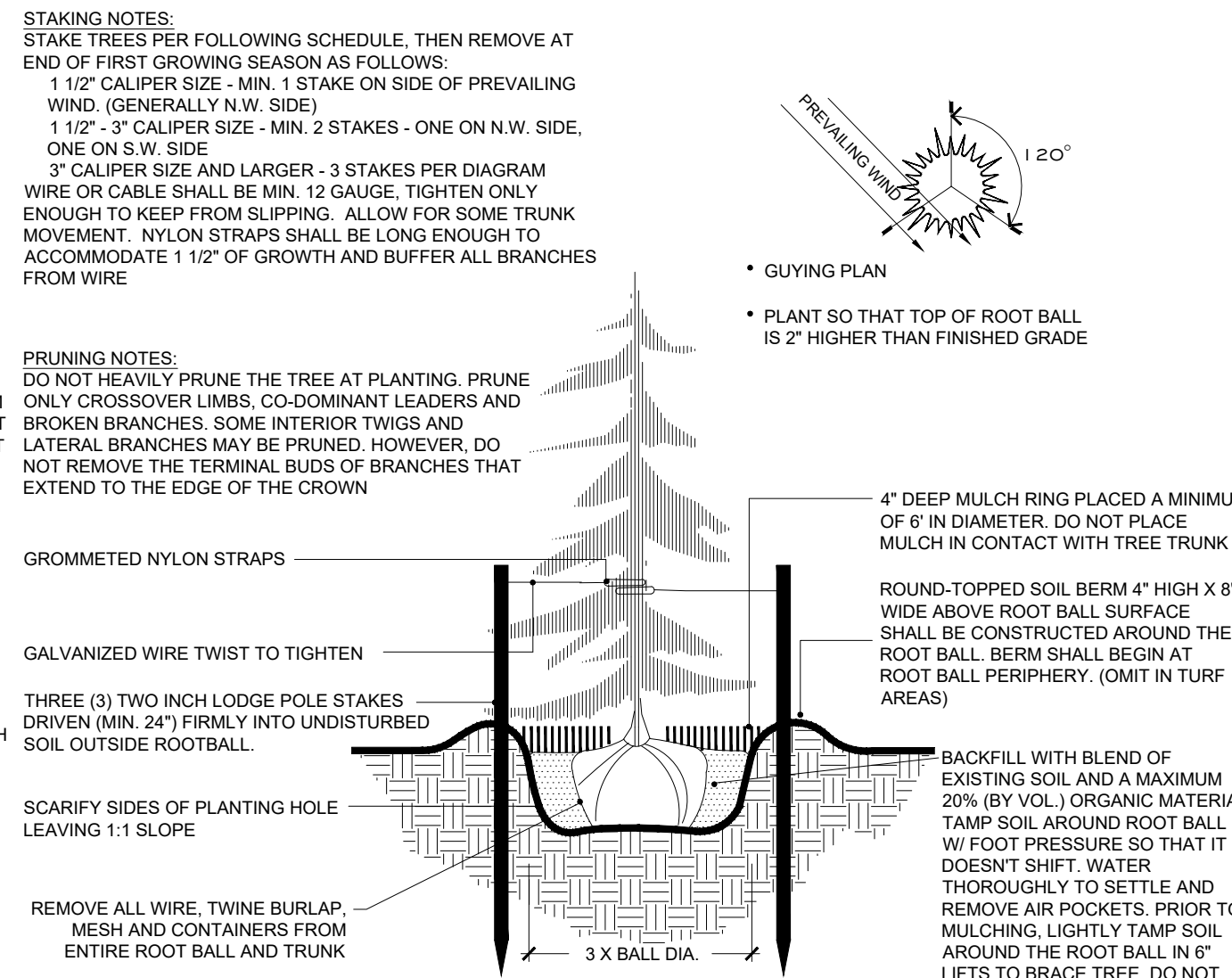
WATER USE TABLE

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

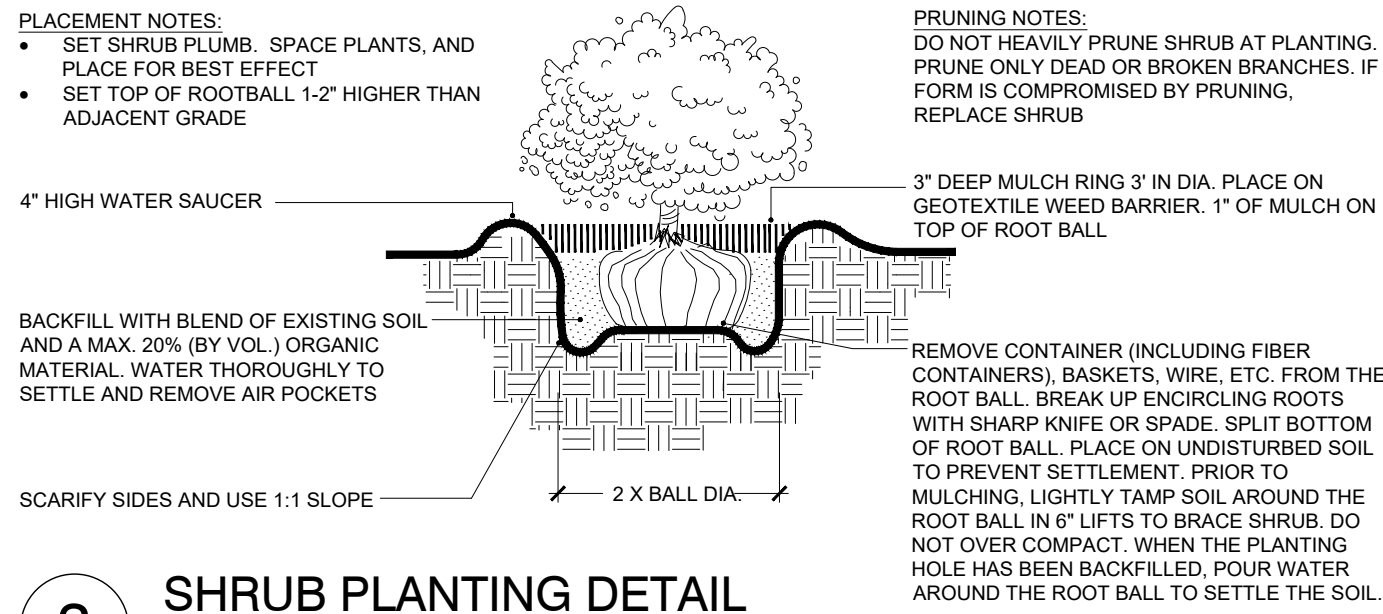
ANNUAL WATER USE NOT TO EXCEED 15 GAL./SF. AVERAGE OVER THE SITE



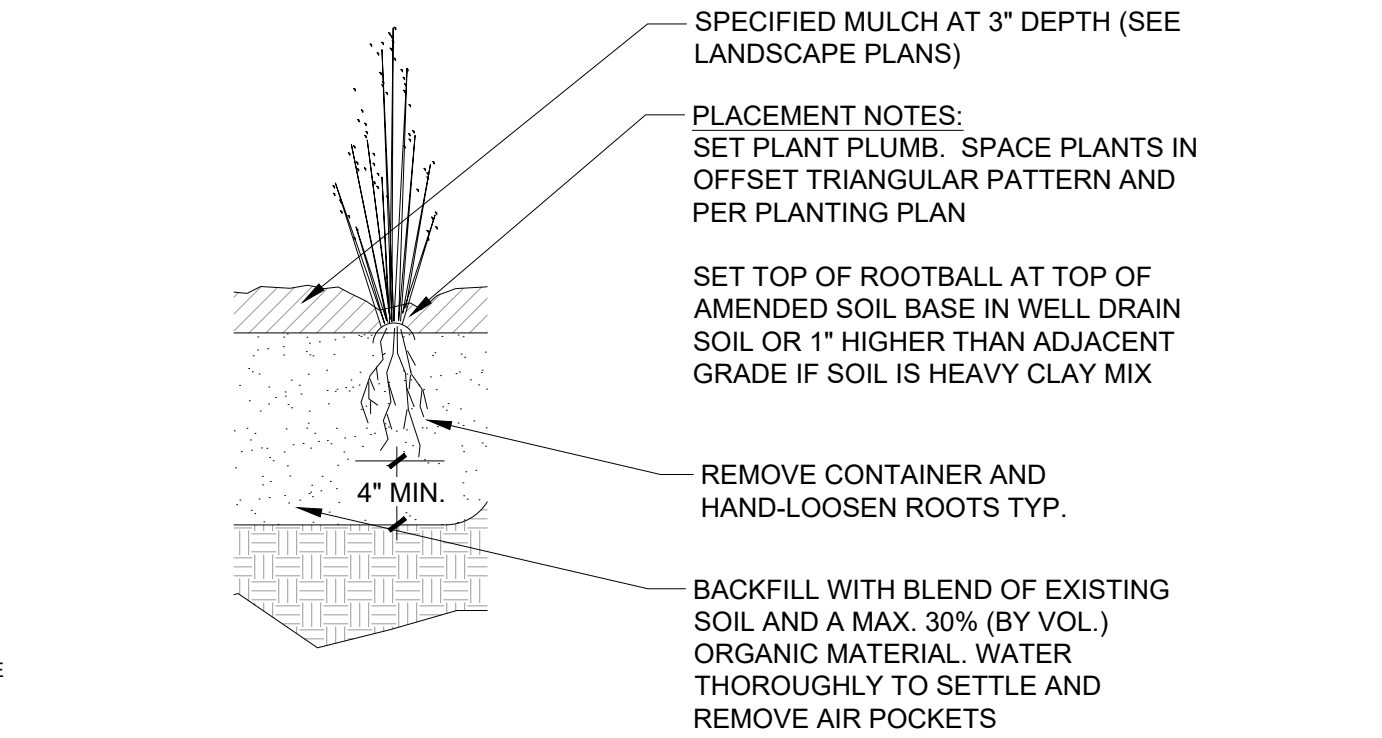
1 TREE PLANTING DETAIL - WOOD POSTS
SCALE: NTS L-PL2-PLA-02



2 CONIFER TREE PLANTING DETAIL - WOOD POSTS
SCALE: NTS L-PL2-PLA-16



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

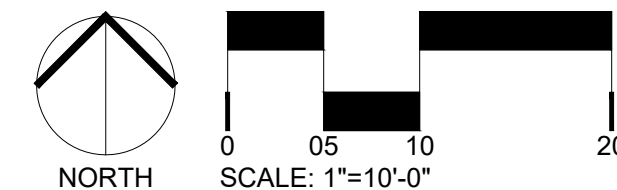
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PUD	12/10/2020

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE NOTES AND DETAILS

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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

DRAWING NUMBER:

L2.0 OF 2

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

LAND USE SUMMARY TABLE					
LAND USE	AREA (AC)	NO. OF BLOCKS	MAX. LOT SIZE	MIN. LOT SIZE	DENSITY
SINGLE FAMILY RESIDENTIAL	28.01	5	10,000 SF	5,000 SF	4-6 DU/AC
MULTI-FAMILY RESIDENTIAL	9.69	3	N/A	N/A	8-16 DU/AC
GENERAL COMMERCIAL	9.57	2	N/A	2,000 AC	0.25 F.A.R.
TRACTS/PARKS AND OPEN SPACE	14.42				
RIGHT-OF-WAY	6.84				
TOTAL	62.10				
LAND USE DESIGN STANDARDS					
LAND USE ZONE	MINIMUM SETBACKS				
	FRONT	REAR	SIDE	CORNER	MAX. HEIGHT
SINGLE FAMILY RESIDENTIAL	20'	15'	5'	15'	35'
MULTI-FAMILY RESIDENTIAL	20'	20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	PER CITY CODE
COMMERCIAL	PER CITY CODE	PER CITY CODE	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	PER CITY CODE

NOTE: *LOT 1 BLOCK 8 - MINIMUM BUILDING SETBACK FROM TRACT M IS 10'
*LOT 2 BLOCK 8 - MINIMUM BUILDING SETBACK FROM TRACT N IS 5'
*MINIMUM SINGLE-FAMILY BUILDING SETBACK FROM REYNOLDS ST ROW SHALL BE REDUCED FROM 15' PER ABOVE TO 12'



VICINITY MAP
NOT TO SCALE

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

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PLAT NOTES:

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

P.U.D. LAND USE STANDARDS

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

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

SINGLE-FAMILY USES ON STANDARD LOTS, INCLUDING THE NECESSARY APPURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS. NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREAFTER ERRECTED OR STRUCTURALLY ALTERED, UNLESS OTHERWISE PROVIDED FOR IN THIS P.U.D., EXCEPT FOR SINGLE-FAMILY DWELLINGS, INCLUDING HOMES BUILT ON SITE. SINGLE-FAMILY DWELLINGS MAY INCLUDE HOME OCCUPATIONS.

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

BUILDING WALLS SHALL NOT BE WITHIN THE DEFINED SETBACKS AND EASEMENTS. ROOF OVERHANGS, CANTILEVERS, WINDOW WELLS AND FOOTERS MAY EXTEND THREE FEET OVER SETBACK LINES WHERE NOT ENCROACHING UPON EASEMENTS. REFER TO ARTICLE V SEC. 16-101 OF THE CITY OF FORT LUPTON MUNICIPAL CODE FOR GENERAL FENCING PROVISIONS. FENCING SHALL BE VINYL WITH COLOR APPROVED BY FORT LUPTON PLANNING DEPARTMENT PRIOR TO INSTALLATION.

UTILITY MAINTENANCE STATEMENT

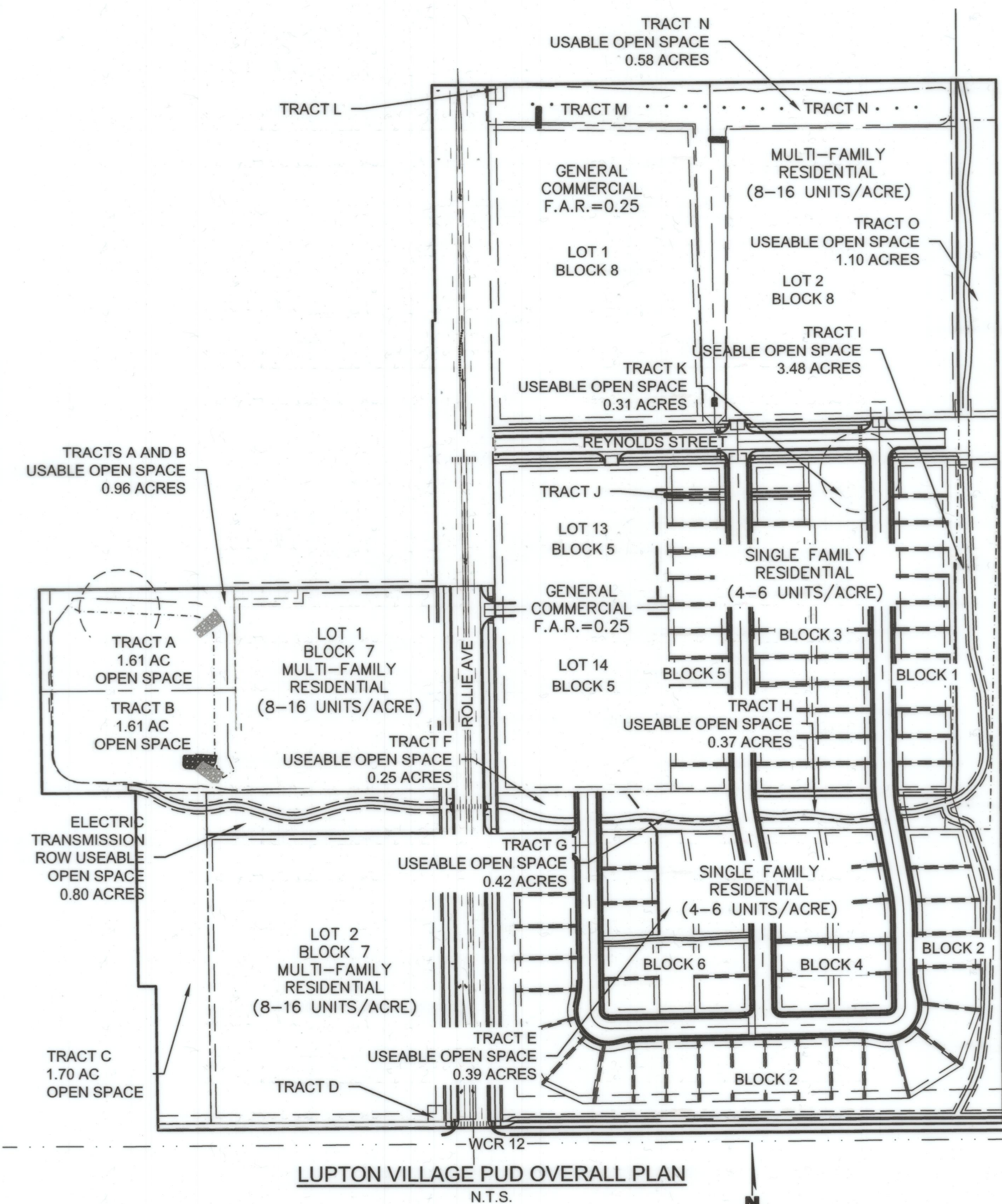
ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE CITY OF FORT LUPTON PUBLIC WORKS DEPARTMENT. ALL PUBLIC WATER, STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. CITY IS RESPONSIBLE 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.

FENCING STANDARDS

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

DESIGN STANDARDS

NO HOME MODEL ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY THIRD (3RD) LOTS ON THE SAME SIDE OF THE STREET (E.G. THE FIRST AND FOURTH LOTS IN A ROW MAY CONTAIN THE SAME MODEL ELEVATION, BUT THE SECOND AND THIRD LOT MUST CONTAIN TWO (2) DIFFERENT MODEL ELEVATIONS).
ALL STREET FACING GARAGE DOORS ON GARAGES ATTACHED TO PRINCIPAL DWELLING STRUCTURES SHALL HAVE THE ABILITY TO BE PROUD OF THE FRONT FACADE OF THE DWELLING PORTION OF THE STRUCTURE AND/OR FRONT PORCH.
GARAGE DOORS SHALL NOT COMPRISE MORE THAN FORTY-SEVEN (47) PERCENT OF THE FRONT FACADE OF THE PRINCIPAL DWELLING STRUCTURE FOR TWO-CAR GARAGES NOR MORE THAN FIFTY-FIVE (55) PERCENT FOR THREE-CAR GARAGES.
ALL HOMES WILL INCORPORATE A SINGLE EARTH-TONED ASPHALT SHINGLE COLOR THAT WILL HARMONIZE WITH ALL EXTERIOR COLOR PALETTES WITHIN THE SUBDIVISION.



REQUIRED OPEN SPACE CALCULATIONS LUPTON VILLAGE P.U.D.			
LOT/BLOCK	USEAGE	OCCUPANTS PER DWELLING UNIT	REQUIRED OPEN SPACE (10 ACRES/1000 OCCUPANTS)
LOT 1 BLOCK 7	3.340 AC @ 16 UNITS/AC	2.5	1.34 AC
LOT 2 BLOCK 7	5.25 AC @ 16 UNITS/AC	2.5	2.10 AC
LOT 2 BLOCK 8	6.352 AC @ 16 UNITS/AC	2.5	2.54 AC
BLOCK 1	1.44 AC W/ 12 UNITS	3	0.36 AC
BLOCK 2	3.95 AC W/ 23 UNITS	3	0.69 AC
BLOCK 3	2.74 AC W/ 22 UNITS	3	0.66 AC
BLOCK 4	1.71 AC W/ 10 UNITS	3	0.30 AC
BLOCK 5	1.52 AC W/ 12 UNITS	3	0.36 AC
BLOCK 6	1.73 AC W/ 11 UNITS	3	0.33 AC
TOTAL REQUIRED OPEN SPACE			8.68 AC

PROVIDED OPEN SPACE CALCULATIONS		
LOCATION	DESCRIPTION	PROVIDED OPEN SPACE (ACRE)
TRACTS A & B	RETENTION POND AREA ABOVE 10YR STAGE AND LESS THAN 25% SLOPE	0.96 AC
TRACT C	DESIGNATED OPEN SPACE	1.70 AC
TRACT E	ELECTRIC TRANSMISSION ROW	0.39 AC
TRACT F	DESIGNATED OPEN SPACE	0.25 AC
TRACT G	ELECTRIC TRANSMISSION ROW	0.42 AC
TRACT H	ELECTRIC TRANSMISSION ROW	0.37 AC
TRACT I	ELECTRIC TRANSMISSION ROW	3.48 AC
TRACT K	DESIGNATED OPEN SPACE	0.31 AC
TRACT N & M	RETENTION POND AREA ABOVE 10YR STAGE AND LESS THAN 25% SLOPE	0.58 AC
TRACT O	ELECTRIC TRANSMISSION ROW	1.10 AC
TRACT P	ELECTRIC TRANSMISSION ROW	0.80 AC
TOTAL PROVIDED OPEN SPACE		10.36 AC
SURPLUS OPEN SPACE		1.62 AC



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

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO



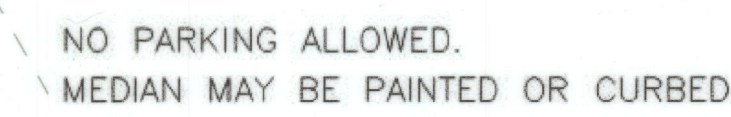
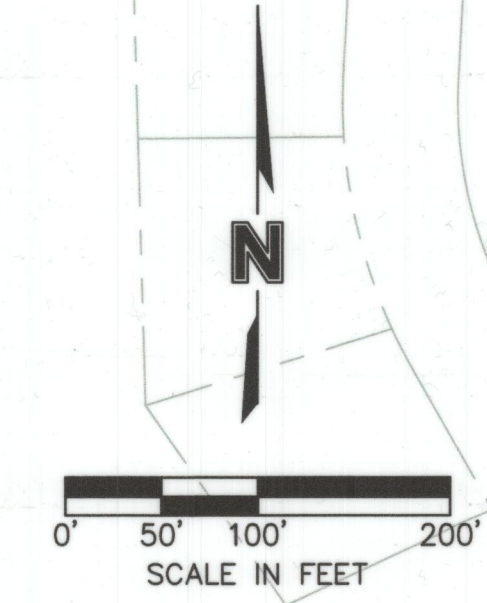
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS DESCRIPTION		REVISIONS	
REV. NO.	DATE		

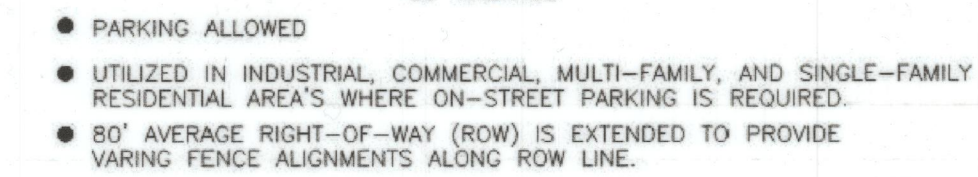
COVER SHEET		LUPTON VILLAGE PRELIMINARY PUD PLAT	
		FORT LUPTON, CO	
		2021	

drawn by: ZB
checked by: JB
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C COV. 181732
date: 02-09-2021

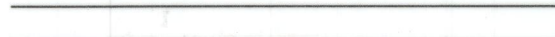
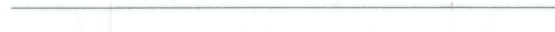
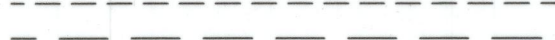
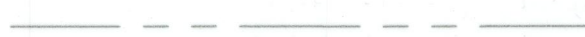
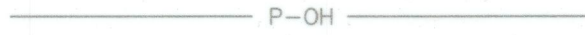
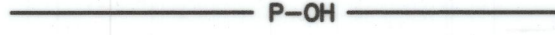
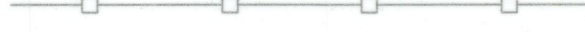
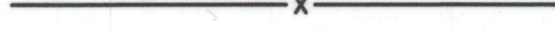
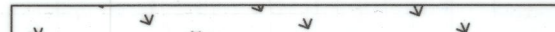
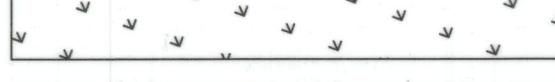
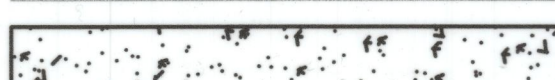
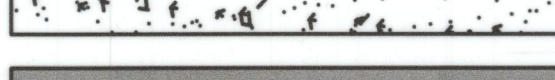
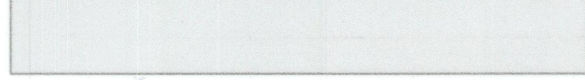
A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



A circular professional engineer seal for Oliver Bailey RYA. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the name "OLIVER BAILEY RYA" and the license number "44239". Below the license number is the date "02-29-2008". The seal is crossed out with a large, stylized signature or scribble.



LEGEND

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

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UTILITIES.

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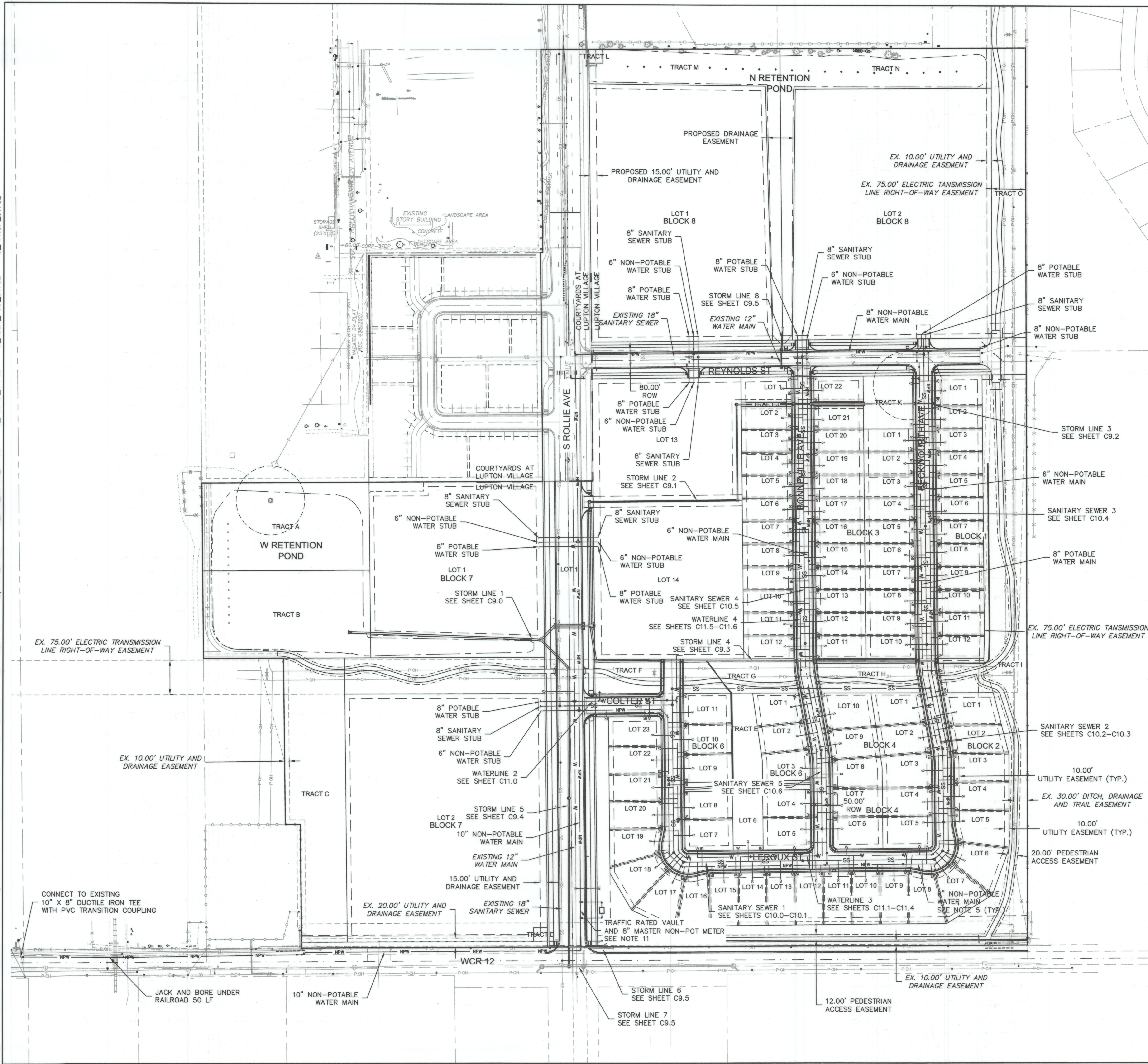
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drawn by: _____ JD
checked by: _____ DP
approved by: _____ RB
QA/QC by: _____ DP

project no.: 018-1732
drawing no.: C SIT 0181732
date: 02-09-2021

SHEET
2 OF 12



- NOTES:
1. CONSTRUCTION OF UTILITIES SHALL COMPLY WITH SITE PLANS AND THE CITY OF FORT LUTPON STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS.
2. ALL CONCRETE ENCASEMENTS SHALL BE A MINIMUM OF 10' ON CENTER OF CROSSING.
3. ALL SANITARY SERVICES SHALL BE 4" PVC CAPPED AND PLUGGED INSTALLED AT 2% SLOPE, UNLESS OTHERWISE NOTED.
4. ALL CROSSING UTILITIES REQUIRE 18 INCHES OF CLEARANCE MINIMUM, UNLESS OTHERWISE NOTED.
5. NON-POTABLE WATER MAINS SHALL BE PURPLE C900 PVC BURIED 4' DEPTH UNLESS OTHERWISE NOTED.
6. ALL FITTINGS SHALL HAVE THRUST BLOCKS SIZED ACCORDING TO DETAIL W3, W4, AND W5, SHEET C11.12.
7. WHEN THE WATER MAIN CROSSES UNDER A STORM PIPE WITH 3' OF LESS CLEARANCE, A 12" THICK LAYER OF EXTRUDED POLYSTYRENE (XPS) INSULATING FOAM SHALL BE PLACED ON THE WATER MAIN 5' ON EACH SIDE OF THE CROSSING.
8. ALL NON-POTABLE PVC MAINS SHALL BE INSTALLED WITH A TRACER WIRE (SEE DETAIL W7, SHEET C11.12).
9. ALL WATER SERVICES SHALL BE 3" TYPE-K COPPER INSTALLED A 5' DEPTH UNLESS OTHERWISE NOTED OR AS NEEDED TO CROSS OTHER UTILITIES.
10. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, AND WATER MAINS.
11. NON-POTABLE WATER SYSTEM IS NOT INCLUDED IN THE INFRASTRUCTURE CONSTRUCTION FOR THE SUBDIVISION IMPROVEMENTS. THE SYSTEM IS DESIGNED FOR FUTURE INSTALLATION BY OTHERS.
12. SEE CONSTRUCTION PLANS FOR COURTYARDS AT LUTPON

drawn by: _____ MG checked by: _____ MM approved by: _____ MM QA/QC by: _____ MG project no.: 018-1732 date: C. UTL 0181732 02-09-2021		UTILITY PLAN		REV. NO.	DATE	REVISIONS DESCRIPTION
LUPTON VILLAGE PRELIMINARY PUD PLAT						
FORT LUPTON, CO		2021	REVISIONS			

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drawn by:		MG

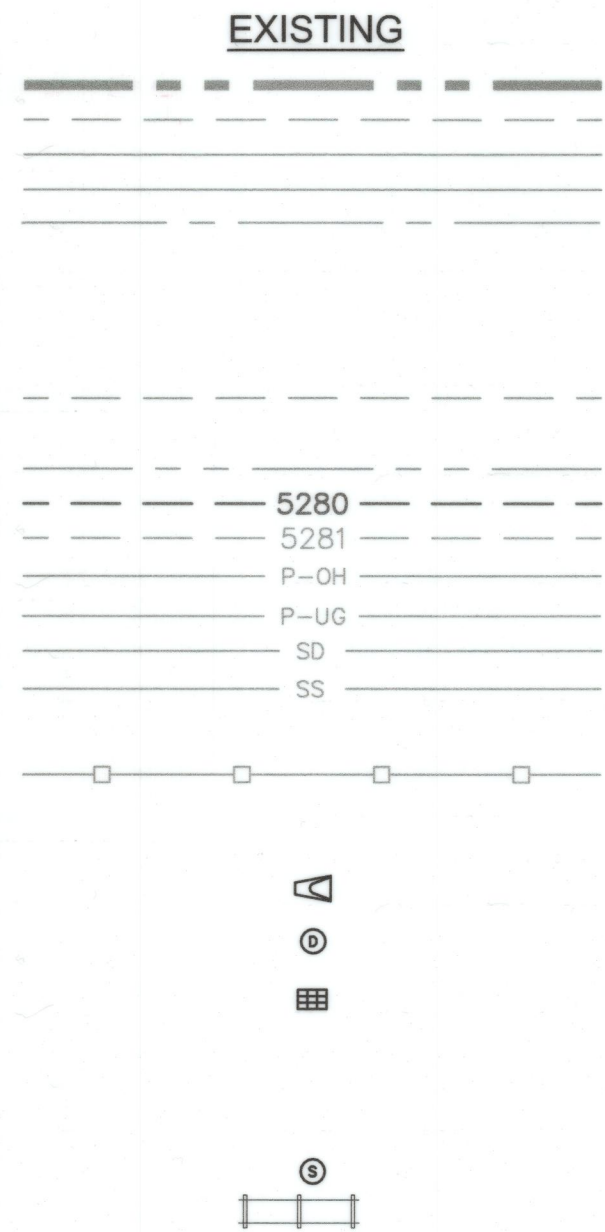
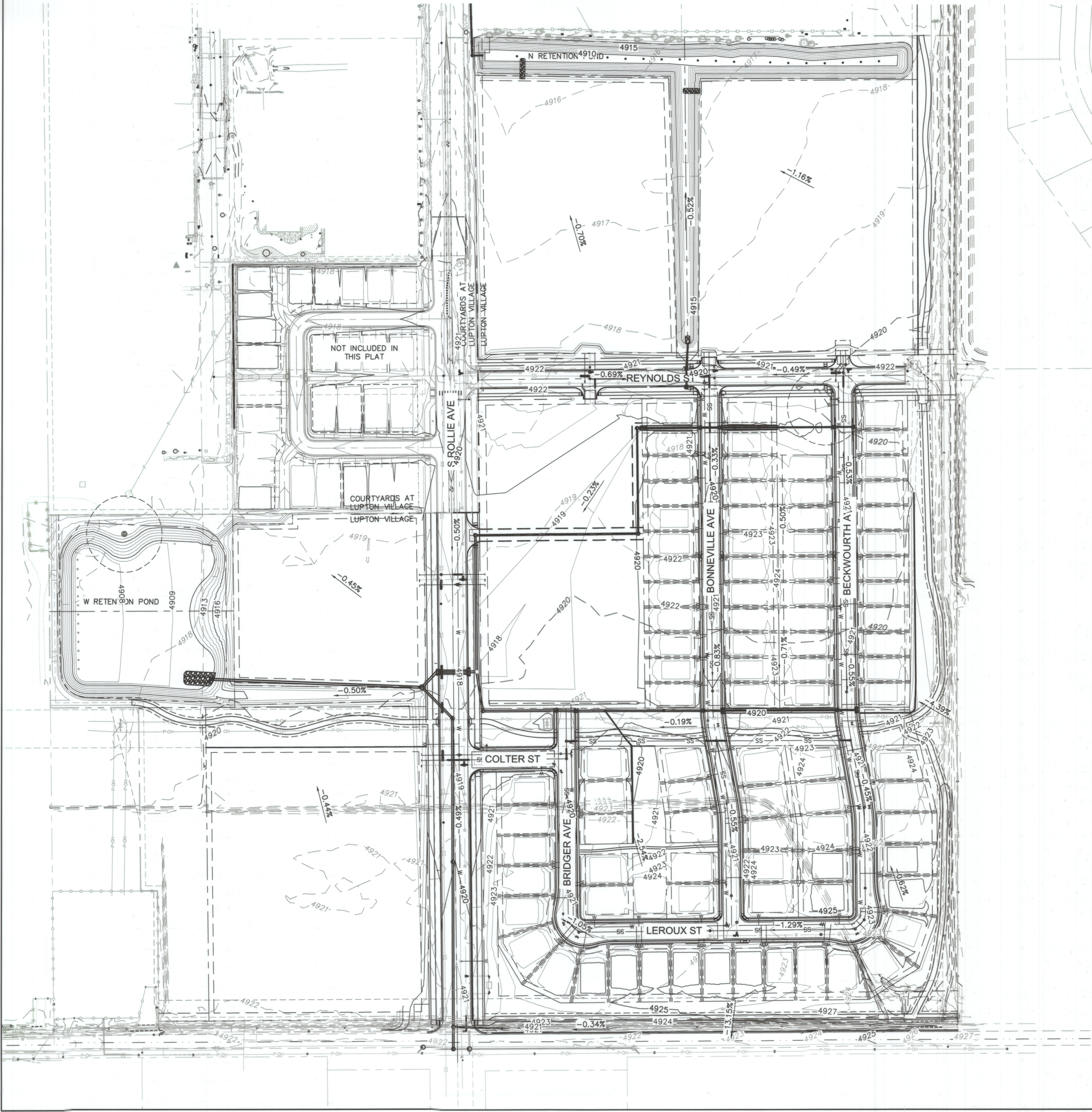
checked by: _____ MM
approved by: _____ MM
QA/QC by: _____ MG

project no.: 018-1732
drawing no.: C UTL 0181732
date: 02-09-2021

SHEET
4 OF 12

Page 282 c

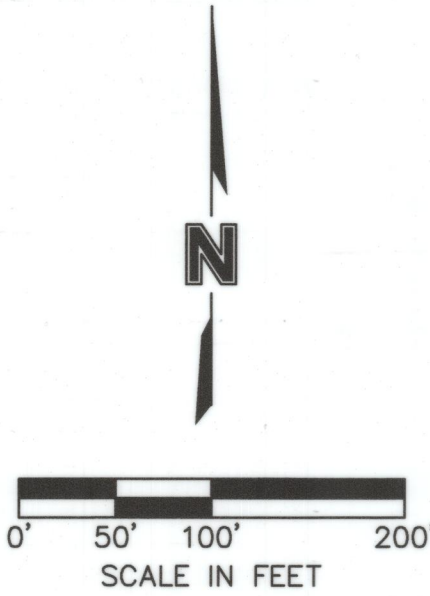
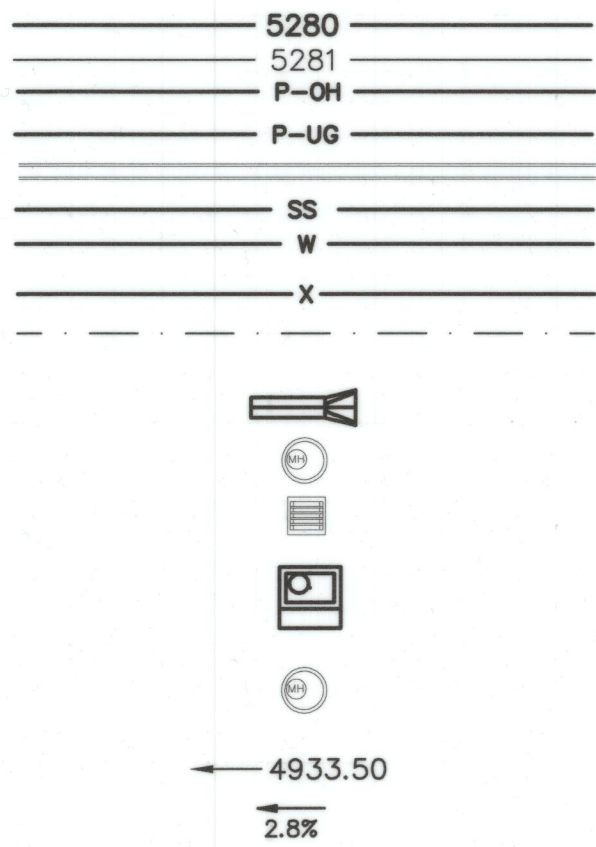
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LEGEND

PROPERTY LINE
FLOWLINE
BACK OF CURB
EDGE OF PAVEMENT
CENTERLINE
EDGE OF GRAVEL
TOP OF BERM
SWALE FLOWLINE
CONCRETE PAN
EASEMENT
SETBACK LINE
SUBDIVISION LINE
MAJOR CONTOUR
MINOR CONTOUR
OVERHEAD POWER
UNDERGROUND POWER
STORM SEWER
SANITARY SEWER
WATER LINE
FENCE
GRADE BREAK
FLARED END SECTION
STORM MANHOLE
GRATE INLET
CURB INLET
SANITARY MANHOLE
RAILROAD TRACKS
SPOT ELEVATION
STORM WATER FLOW
DIRECTION

PROPOSED



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DATE

REV. NO.

REVISIONS

2021

GRADING PLAN

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

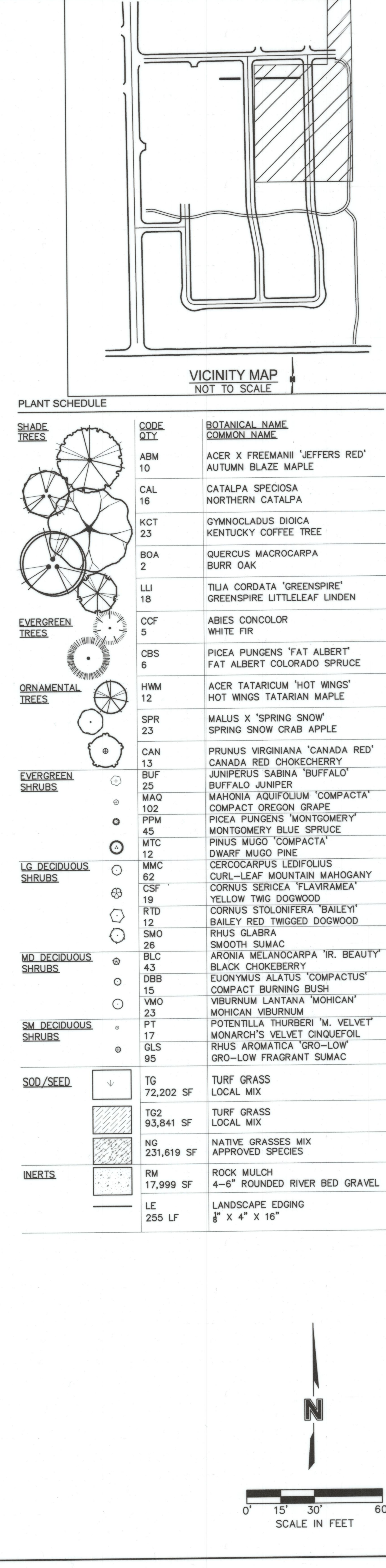
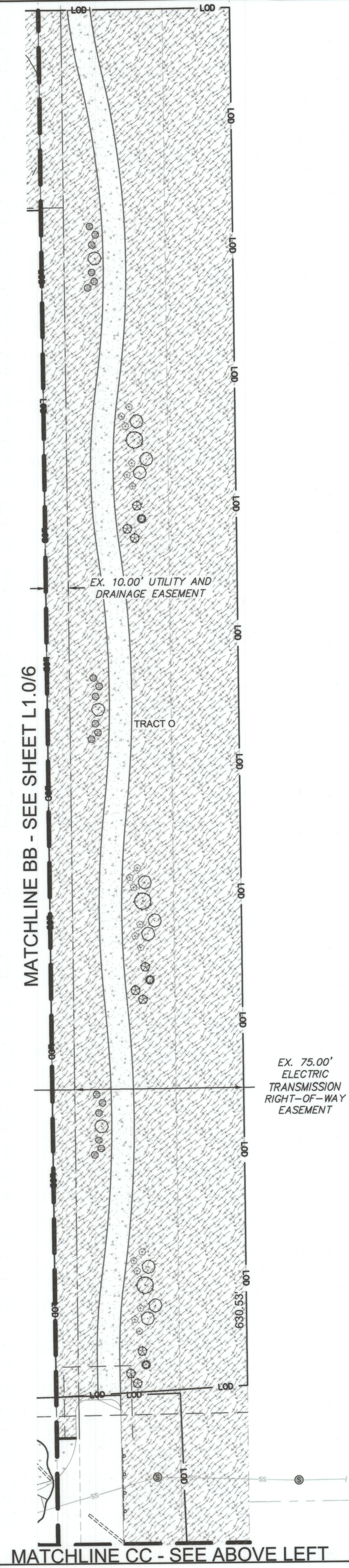
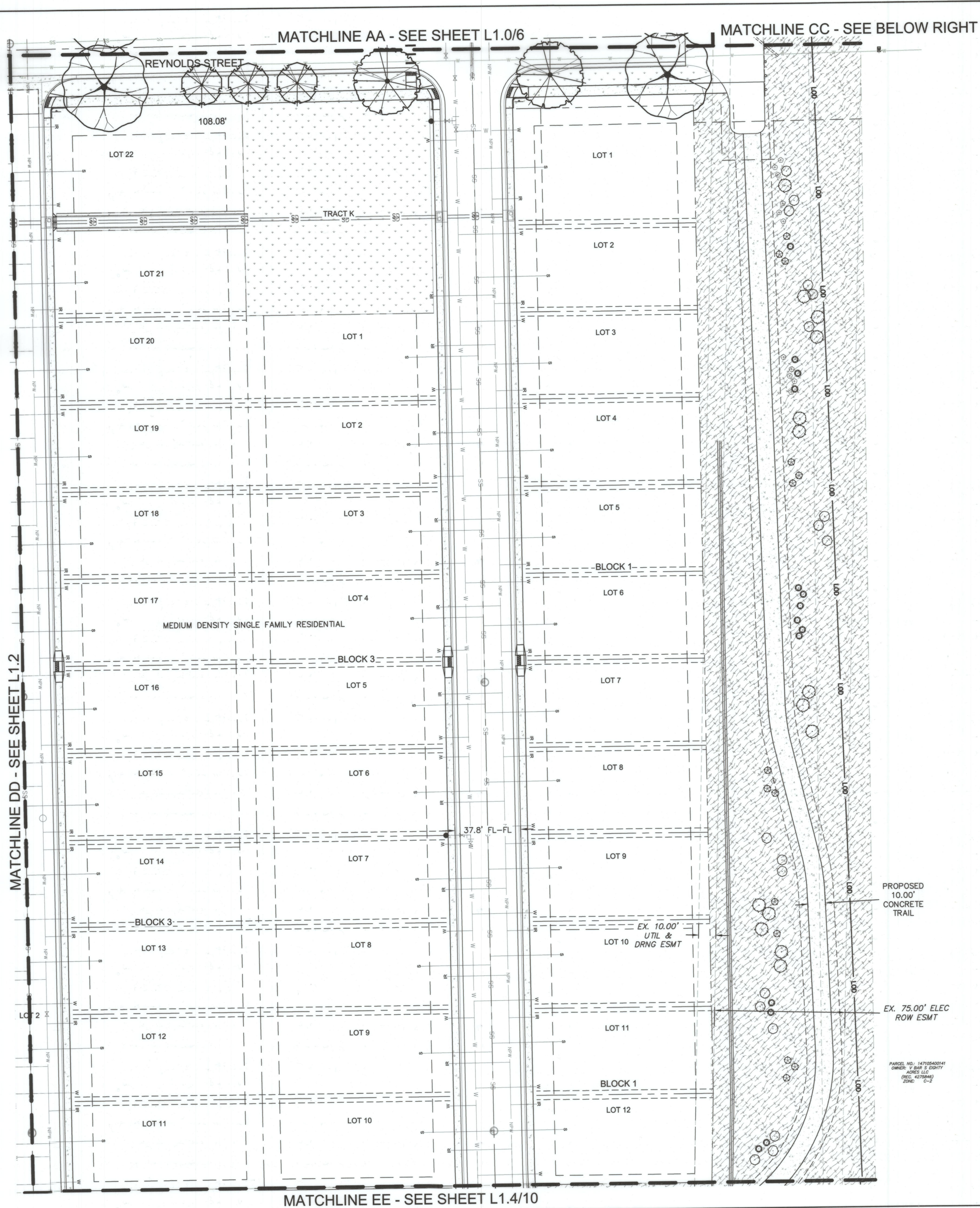
drawn by: _____ MS
checked by: _____ MM
approved by: _____ MM
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drawing no.: C_GRD_81732
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5 OF 12

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REV. NO. DATE

LANDSCAPE PLAN

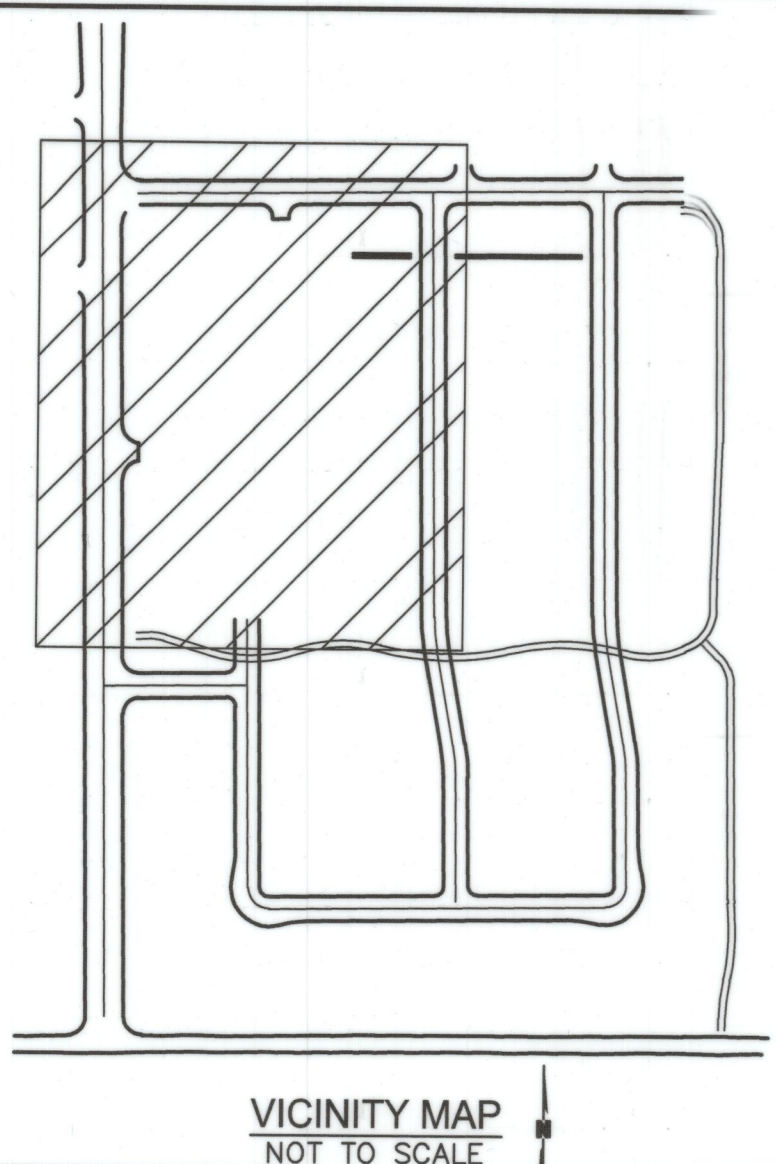
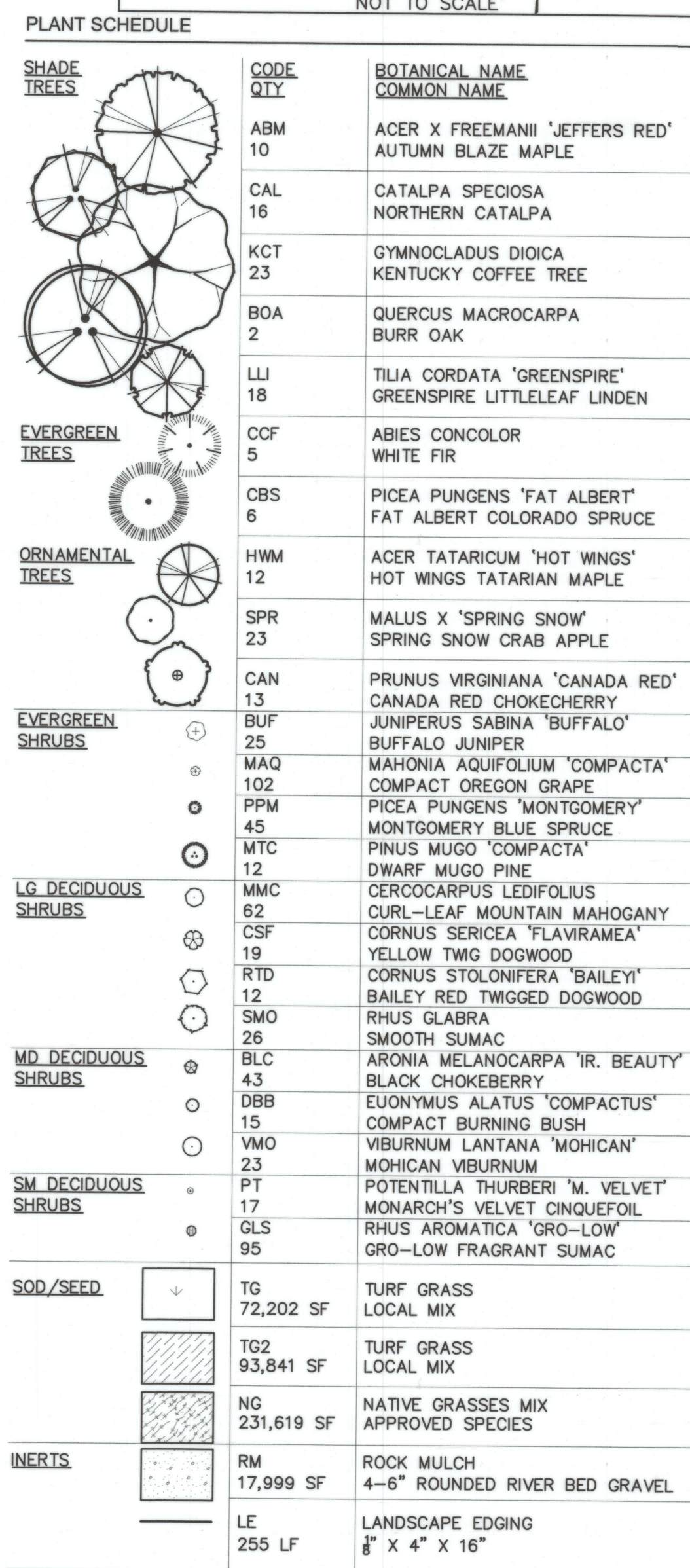
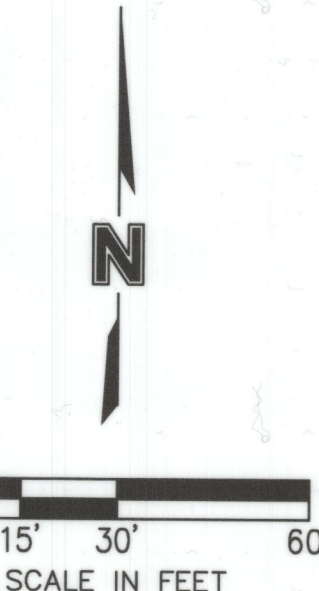
LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

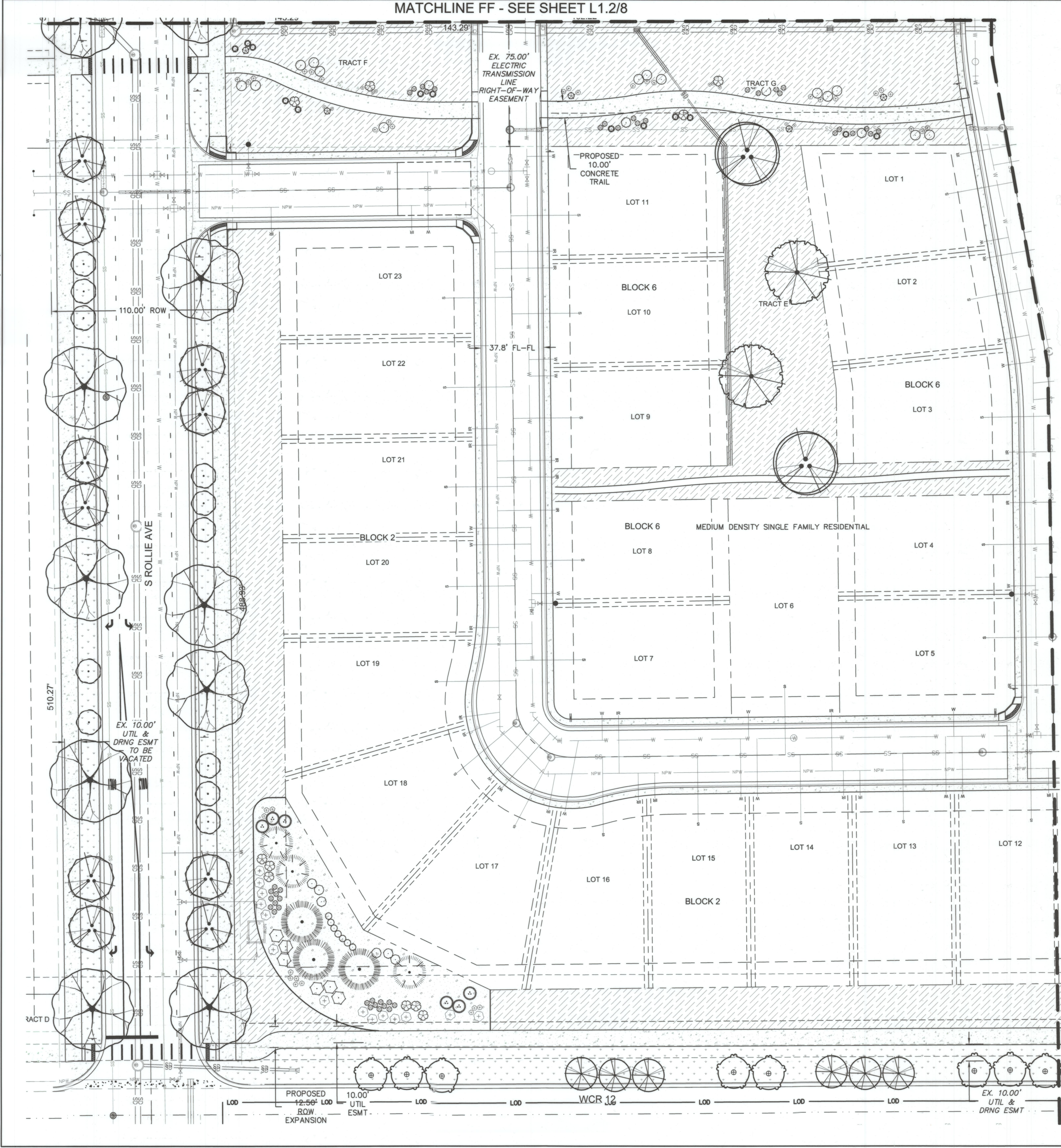
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drawn by: ID
checked by: DP
approved by: RB
QA/QC by: DP
project no.: 018-1732
drawing no.: L LSC 0181732
date: 02-09-2021

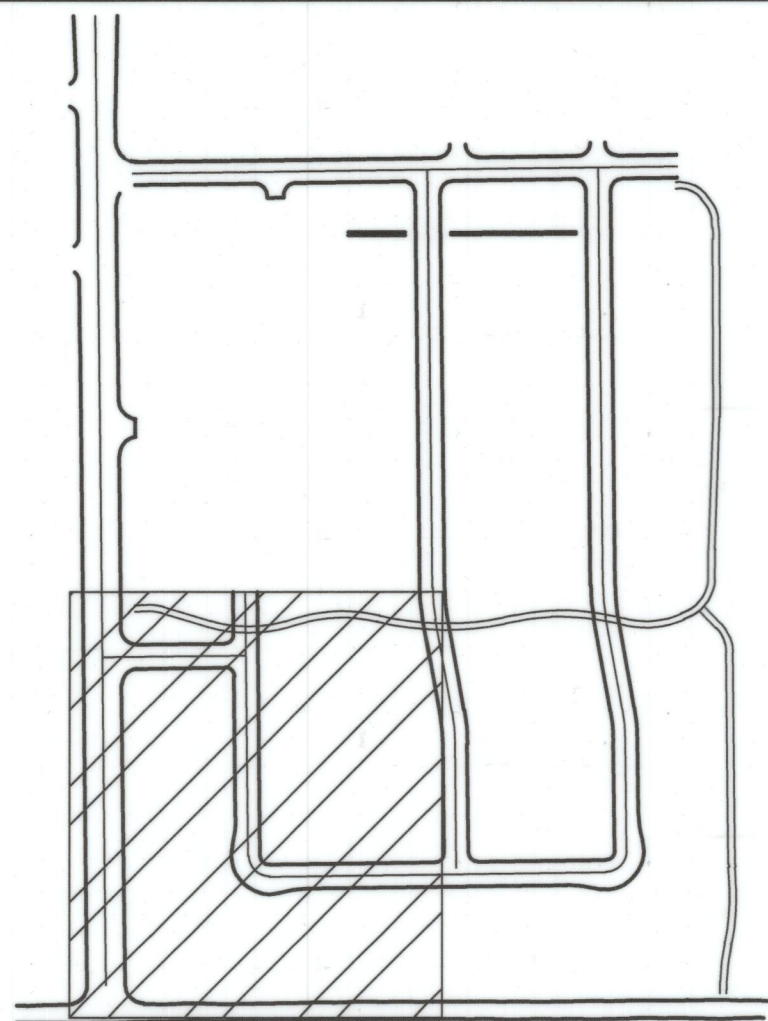
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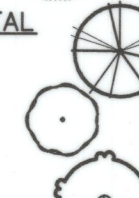


MATCHLINE GG- SEE SHEET L1.4/10



VICINITY MAP
NOT TO SCALE

PLANT SCHEDULE

SHADE TREES		CODE QTY	BOTANICAL NAME COMMON NAME
		ABM 10	ACER X FREEMANII 'JEFFERS RED' AUTUMN BLAZE MAPLE
		CAL 16	CATALPA SPECIOSA NORTHERN CATALPA
		KCT 23	GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE
		BOA 2	QUERCUS MACROCARPA BURR OAK
		LLI 18	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
EVERGREEN TREES		CCF 5	ABIES CONCOLOR WHITE FIR
		CBS 6	PICEA PUNGENS 'FAT ALBERT' FAT ALBERT COLORADO SPRUCE
		HWM 12	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE
		SPR 23	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE
		CAN 13	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY
		BUF 25	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER
EVERGREEN SHRUBS		MAQ 102	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE
		PPM 45	PICEA PUNGENS 'MONTGOMERY' MONTGOMERY BLUE SPRUCE
		MTC 12	PINUS MUGO 'COMPACTA' DWARF MUGO PINE
		MMC 62	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY
		CSF 19	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD
		RTD 12	CORNUS STOLONIFERA 'BAILEY' BAILEY RED TWIGGED DOGWOOD
LG DECIDUOUS SHRUBS		SMO 26	RHUS GLABRA SMOOTH SUMAC
		BLC 43	ARONIA MELANOCARPA 'IR. BEAUTY' BLACK CHOKEBERRY
		DBB 15	EUCONYMIUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH
		VMO 23	VIBURNUM LANTANA 'MOHICAN' MOHICAN VIBURNUM
		PT 17	POTENTILLA THURBERI 'M. VELVET' MONARCH'S VELVET CINQUEFOIL
		GLS 95	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
SOD/SEED		TG 72,202 SF	TURF GRASS LOCAL MIX
		TG2 93,841 SF	TURF GRASS LOCAL MIX
		NG 231,619 SF	NATIVE GRASSES MIX APPROVED SPECIES
		RM 17,999 SF	ROCK MULCH 4-6" ROUNDED RIVER BED GRAVEL
INERTS		LE 255 LF	LANDSCAPE EDGING 3" x 4" x 16"

drawn by: JLD
checked by: JLD
approved by: JLD
QA/QC by: JLD
project no.: 018-1732
drawing no.: LSC 0181732
date: 02-09-2021

SHEET
9 OF 12

LANDSCAPE PLAN
LUPTON VILLAGE
PRELIMINARY PUD PLAT
FORT LUPTON, CO

REV. NO. DATE DESCRIPTION

1	2021	REVISIONS
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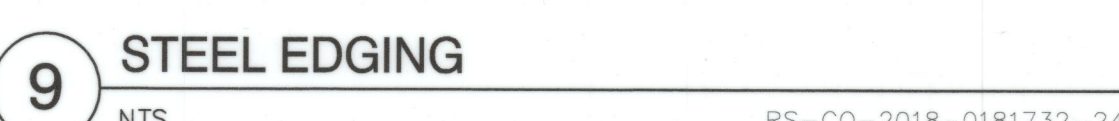
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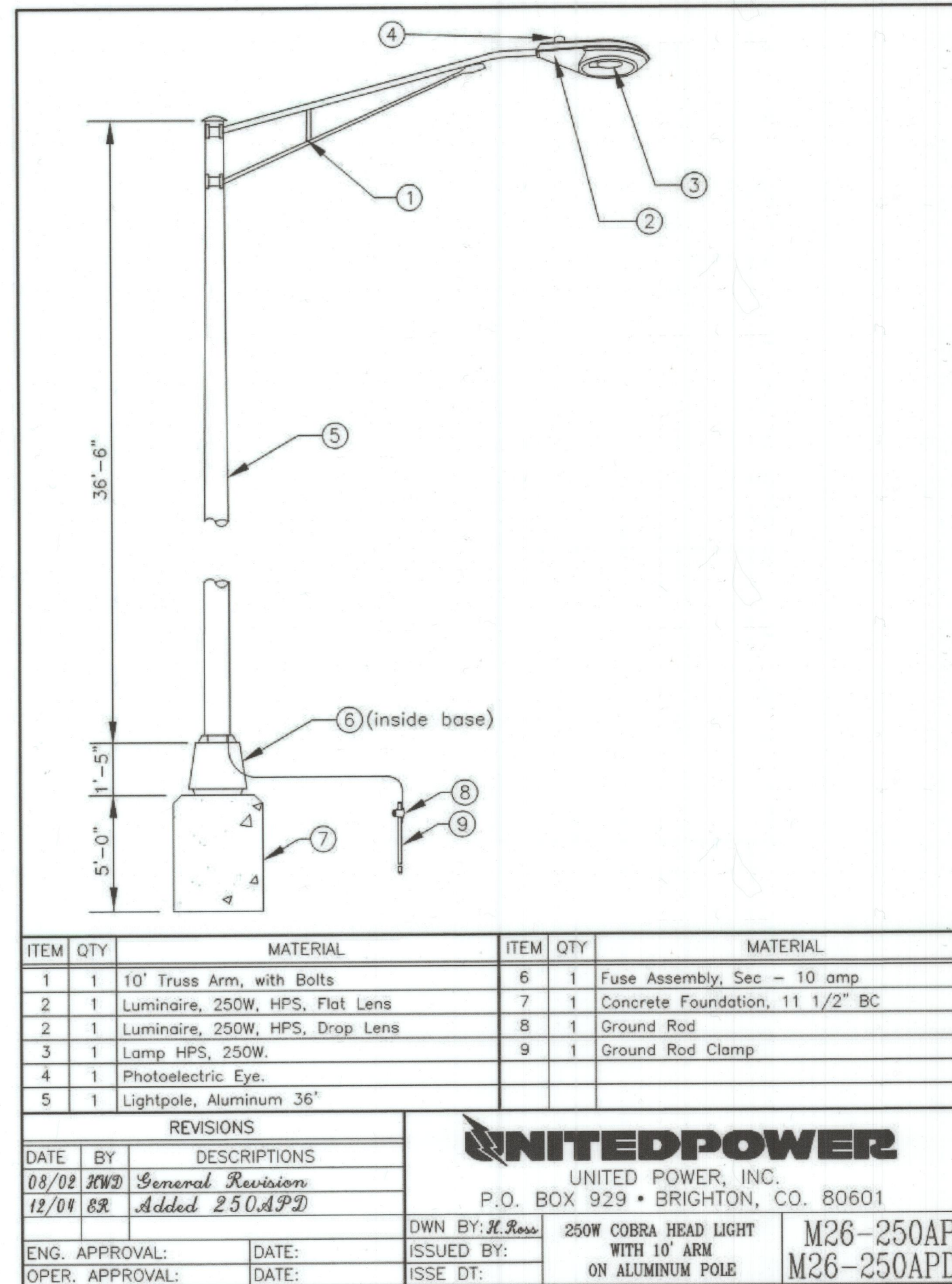
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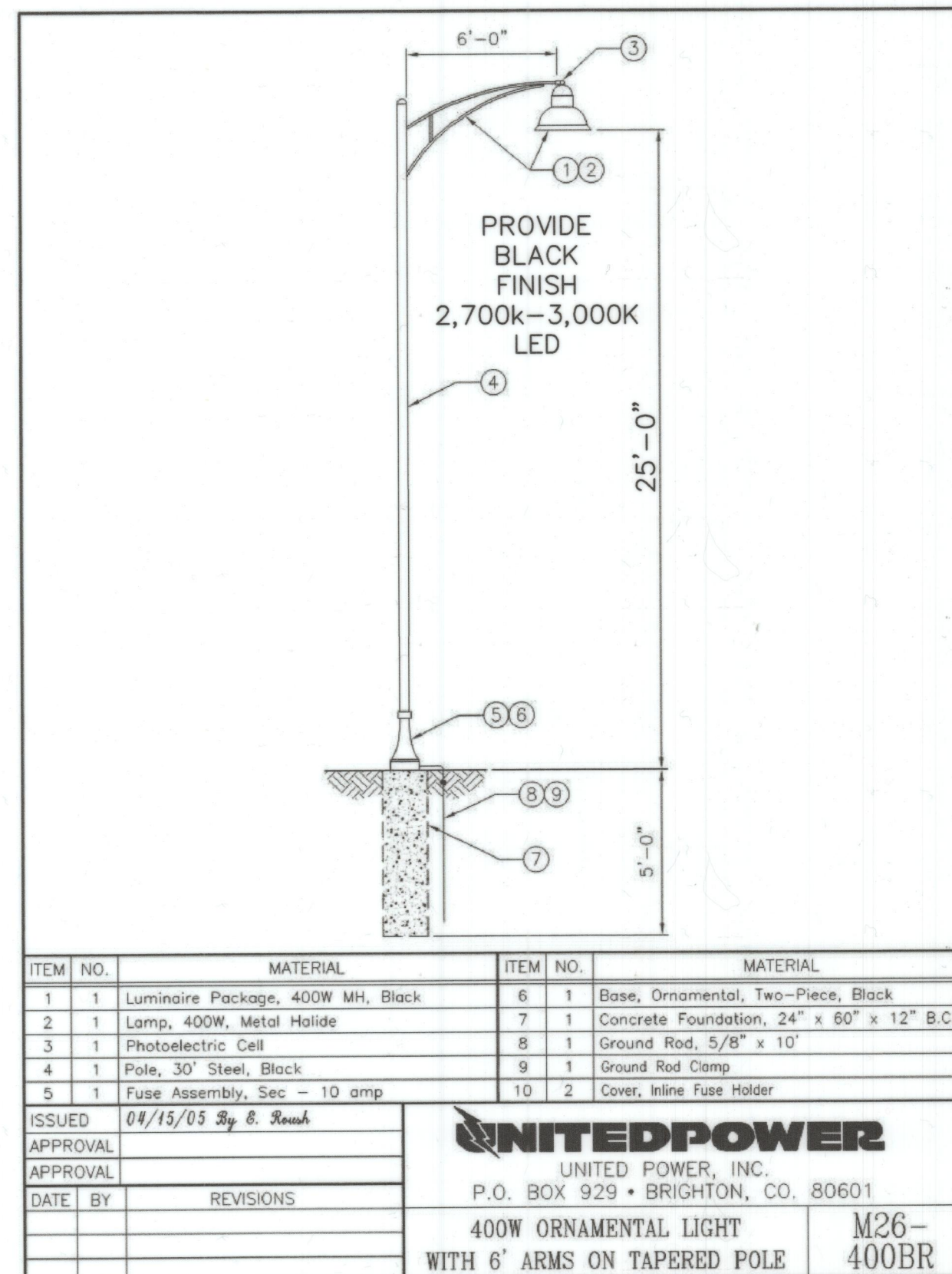
- THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION(S) OF THE COUNTY STANDARDS AND THE CITY ADDENDUMS TO THOSE STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES.
3. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
4. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
5. PRIOR TO COMMENCEMENT OF ANY WORK, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENT LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES. HAND EXCAVATE, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED AS A RESULT OF HIS WORK.
6. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND SCHEDULES. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH WORK.
7. IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES, SHRUBS, OR PLANTS NOTIFY LANDSCAPE ARCHITECT. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
8. ALL VALVES, CLEAN-OUTS, METERS, AND BOXES (INCLUDING IRRIGATION) SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE INCIDENTAL TO CONSTRUCTION WORK.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST THREE SOURCES TO LANDSCAPE ARCHITECT WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.



ROLLIE STREET LIGHT DETAIL



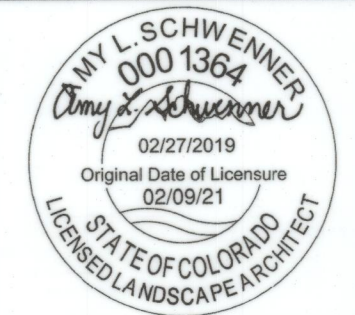
INTERNAL/LOCAL STREET LIGHT DETAIL



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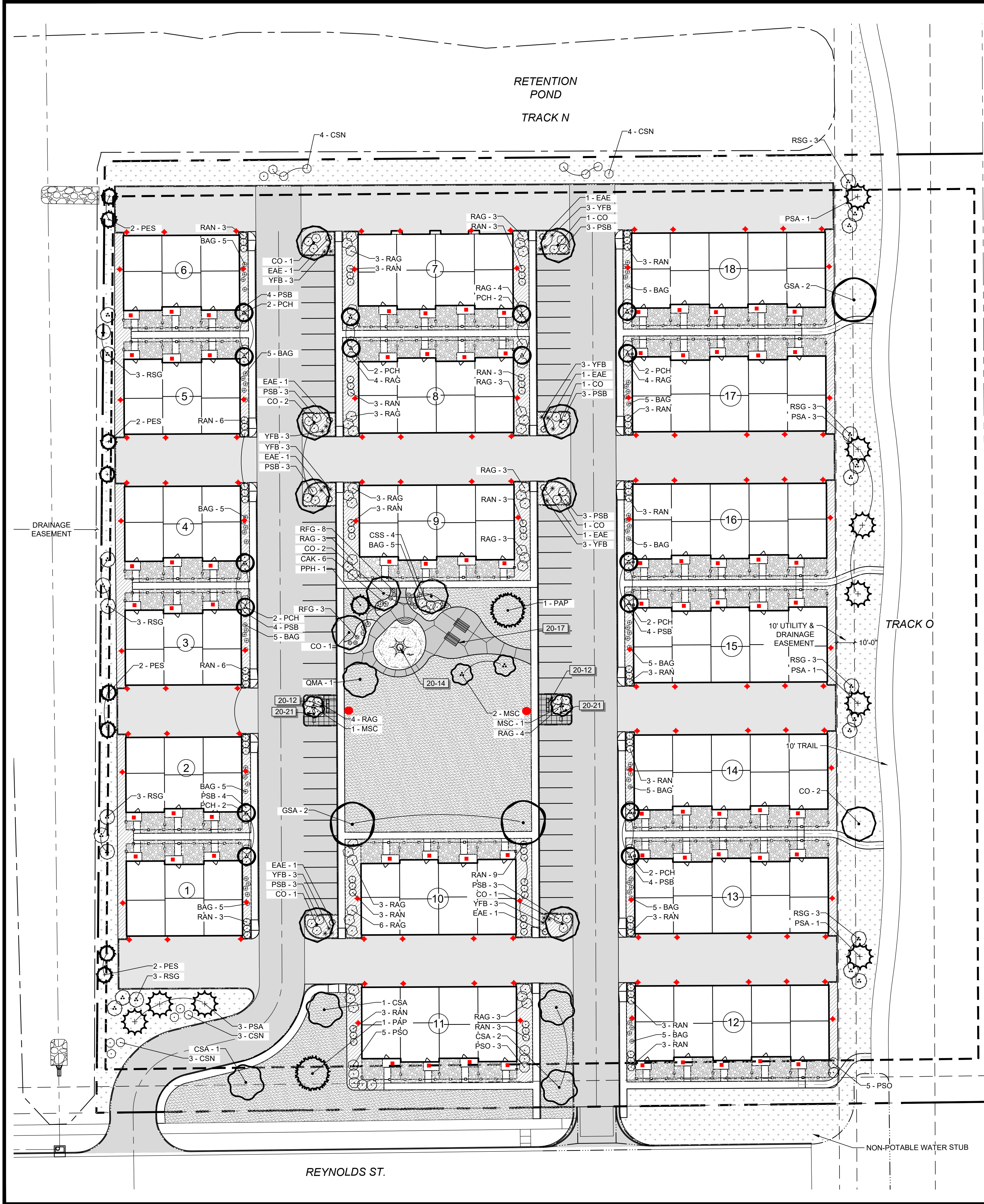
LANDSCAPE DETAILS

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT L UPTON CO

drawn by: _____ JD
checked by: _____ DP
approved by: _____ RB
QA/QC by: _____ DP
project no.: _____ 018-1732
drawing no.: _____ L DTL 0181732
date: _____ 02-09-2021

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12 OF 12

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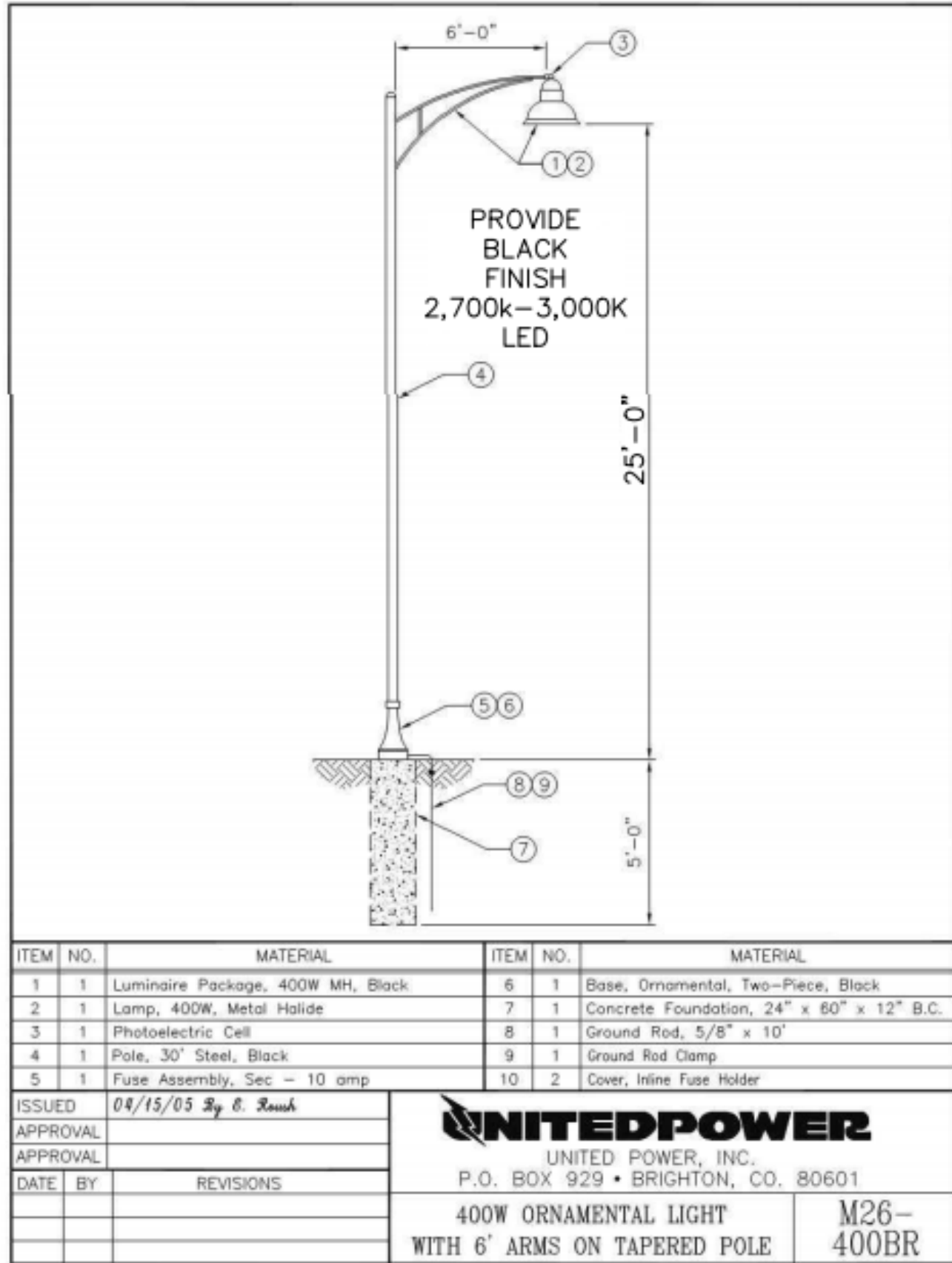
- ◆ Kichler Chesapeake 10.25" 1 Light Wall Light Black with a Satco S21713 Bulb, fits on a photo Cell
- Kichler Downlight Gen II 300K T24 LED Flush Mount White
- M26-400BR, 400 W Ornamental Light with 6' Arms on Tapered Pole

Chesapeake™ 10.25" 1 Light Wall Light Black

SPECIFICATIONS	
Certifications/Qualifications	www.kichler.com/warranty
Dimensions	
Base Backplate	4.50 DIA
Height from Ceiling	6.25"
Weight	1.75 LBS
Hanging from West of Wall opening (Spec Sheet)	
Width	10.25"
Depth	5.50"
Light Source	
Lamps Included	Not Included
Lamp Type	A19
Light Source	Inconducant
Max or Nominal Watt	60W
# of Ballast/ Modules	1
Socket Type	Medium
Socket Watt	100"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	1.75 LBS
FIXTURE ATTRIBUTES	
Housing	
Finish Description	Cast Bronze
Primary Material	CAST ALUMINUM
Product/Ordering Information	
SKU	97149K
Finish	Black
Style	Traditional
UPC	783927014029
Finish Options	
• Black	
• White	



SATCO • INUVO	
Product Name	General
Location	Status
Prepared By	Active
	Watts
	7.5
	Incandescent Equivalent
	60
	Volts
	120V
	Shape
	A19
	Base
	Medium
	ANSI Base
	E26
	Finish
	Clear
	CCT (Kelvin)
	2700
	Temperature
	Warm White
	CRI
	89
	Lumens
	800
	Beam Spread
	360
	Dimmable
	Yes - Dimmable
	Hours Rated
	10000
	Lamp Type
	Type A
	Technology
	LED
Electrical	
	Power Factor
	0.9
	Operating Temperature
	20C (4F) to a maximum of +45C (+113F)
Physical	
	MDL
	4
	MOD
	2.38
Additional Information	
	Rated For Enclosed Space
	Yes
	Warranty
	3 Year Limited
Compliance	
	Safety Listing
	cULus
	Location Rating
	Damp
	Energy Star
	Yes
	ES Unique ID
	ES10-2331352
	California Status
	Non-Compliant
	Nevada Status
	Lawful for sale in Nevada
	RoHS Compliant
	Yes
	SDS Sheet
	LED_Lamp



LUPTON VILLAGE

PUD

FORT LUPTON, CO

LIGHTING PLAN

APPLICANT

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

LANDSCAPE ARCHITECT

RIPLEY 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

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.

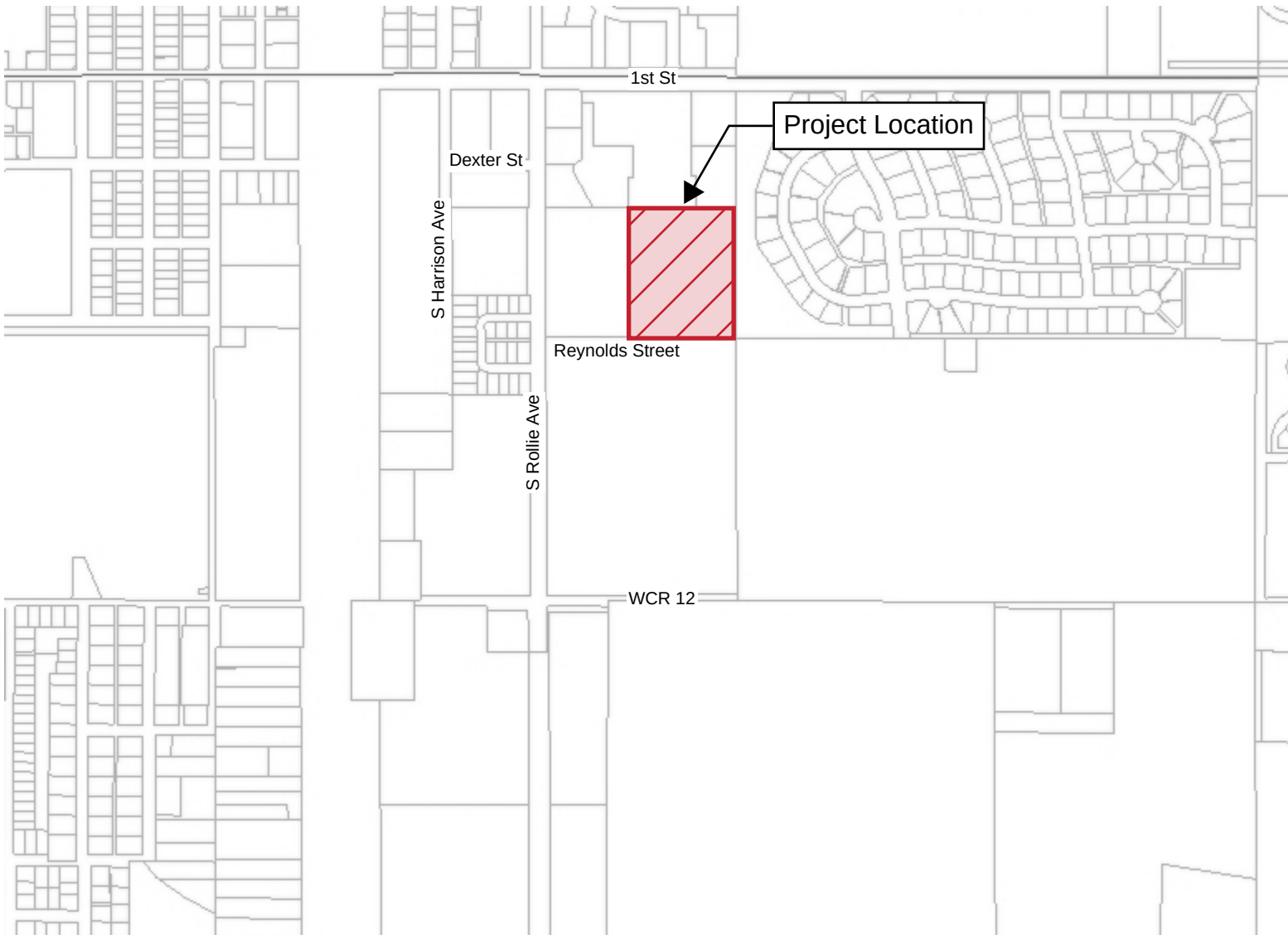
The following information is provided for reference:

- 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%

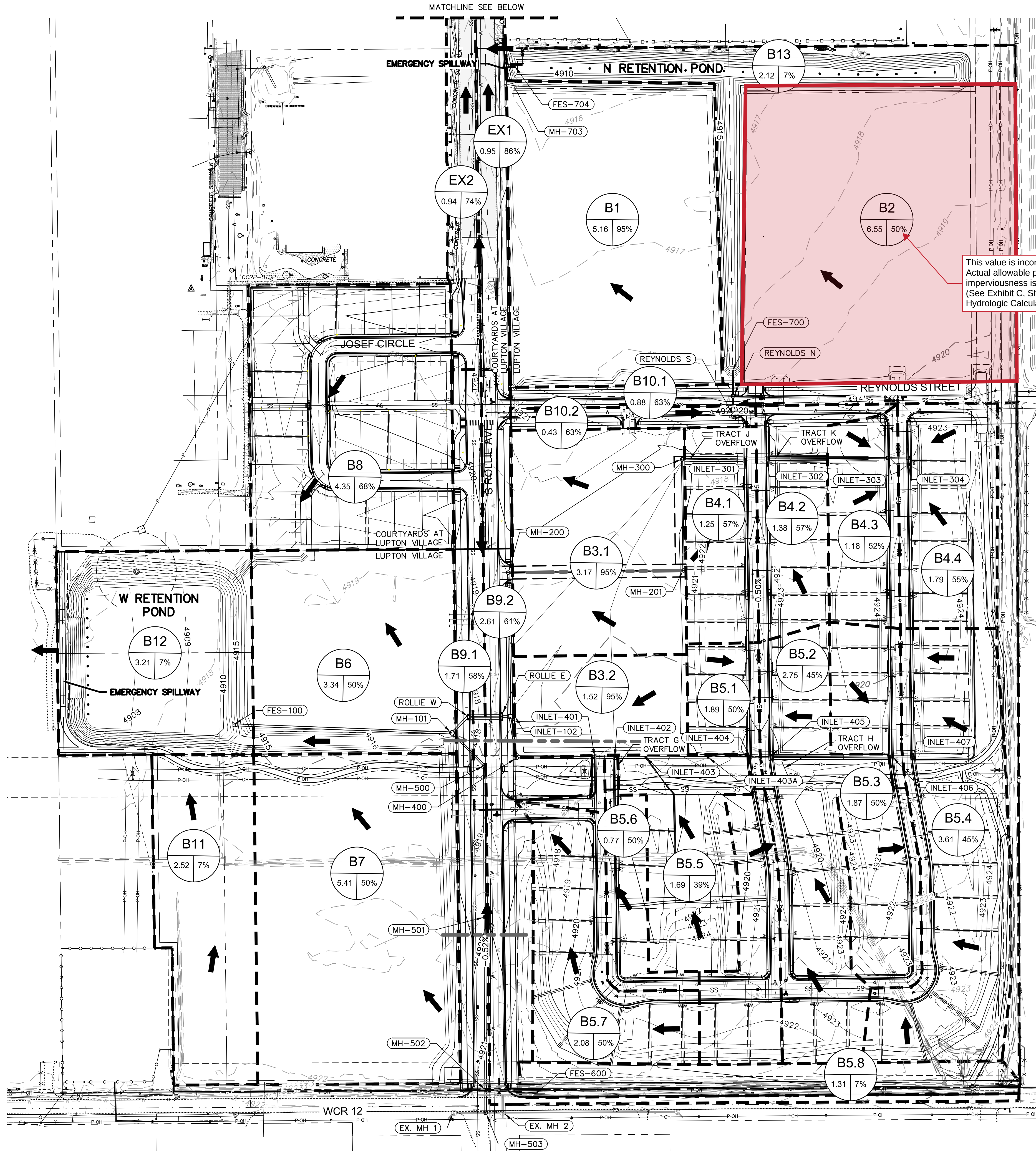
LUPTON VILLAGE

B.1 HYDROLOGIC
CALCULATIONS



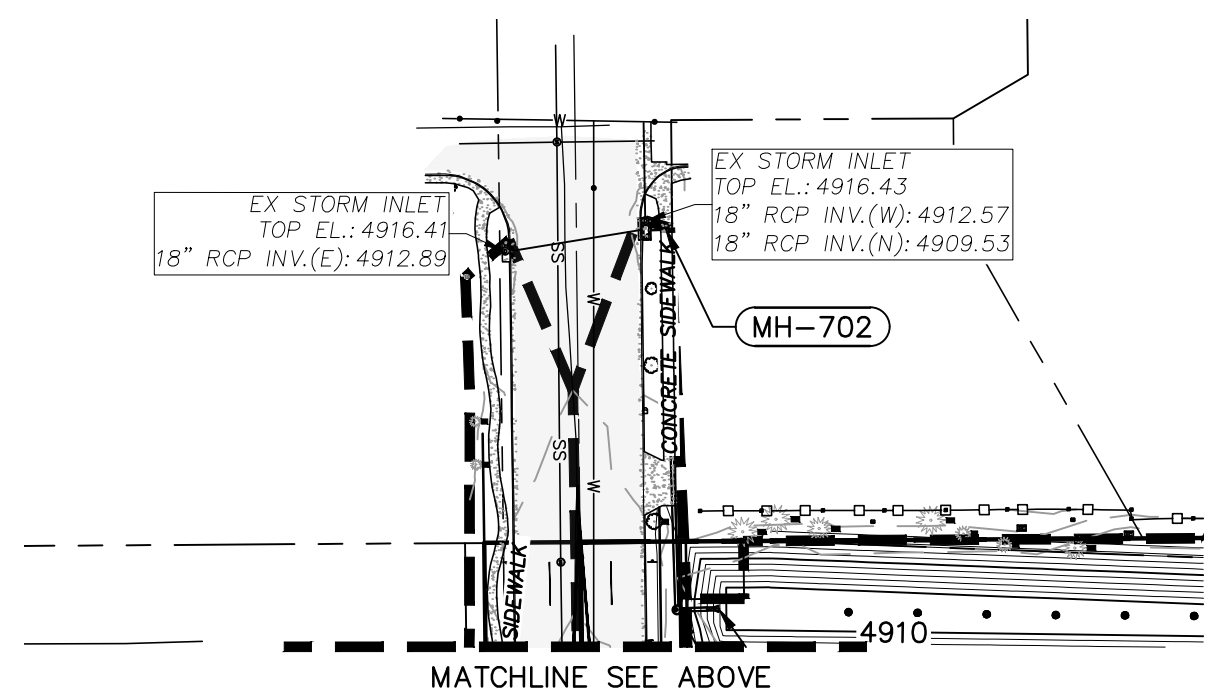
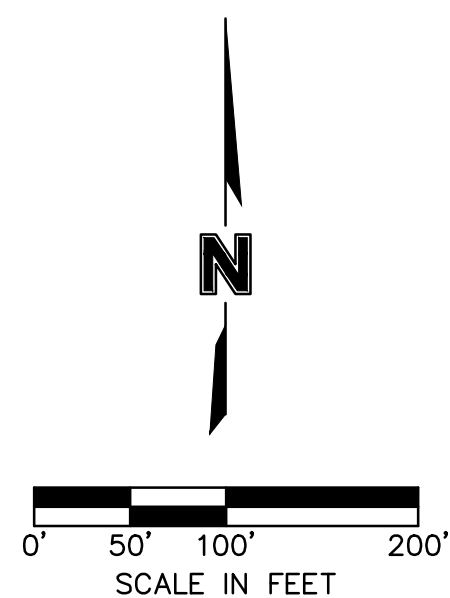
1880 Fall River Drive, Suite 200
Loveland, CO 80538
Tel. 970-461-7733

DWG: F:\2018\1501-2000\018-1732\40-Design\Reports\CONVA\Drainages\Calcs\CAD\C_DRN_81732.dwg
DATE: Sep 15, 2020 8:10pm
USER: zdelgrosso
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C:\P\UTL_81732
XREFS: C:\P\PROP_81732
C:\P\PROP_81325
C:\PLND_81732
C:\XBOSE_81732
C:\TBK_81732



DRAINAGE INFORMATION	
TOTAL SITE AREA	64.57 ACRES
PROJECTED DEVELOPED % IMPERVIOUS	52.1%*
SOIL TYPE	A (86%) B (14%)
NORTH RETENTION POND	
5-YR REQUIRED RETENTION POND VOLUME	78,138 CUBIC FEET
100-YR REQUIRED RETENTION POND VOLUME	190,477 CUBIC FEET
5-YR DEVELOPED RUNOFF	34.21 CFS
100-YR DEVELOPED RUNOFF	78.84 CFS
WEST RETENTION POND	
5-YR REQUIRED RETENTION POND VOLUME	206,682 CUBIC FEET
100-YR REQUIRED RETENTION POND VOLUME	565,799 CUBIC FEET
5-YR DEVELOPED RUNOFF	86.64 CFS
100-YR DEVELOPED RUNOFF	219.89 CFS

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



- LEGEND**
- PROPERTY LINE
 - CONTOURS 5750
 - DIRECTION OF FLOW
 - 100-YR WSEL
 - SUB-BASIN BOUNDARY
 - DESIGN POINT 1
 - BASIN B, 1.25% IMPERVIOUSNESS
 - AREA IN ACRES

DEVELOPED BASIN RUNOFF CALCULATIONS

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

* If time of concentration was less than 5 minutes, 5 minutes was used.

EXISTING BASIN RUNOFF CALCULATIONS

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

1880 Fall River Drive,
Suite 200
Loveland, CO 80538
TEL 970.461.7733
FAX 970.635.3709
www.olsson.com

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

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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

REVISIONS

REV.	NO.	DATE	DESCRIPTION

DRAINAGE MAP

LUPTON VILLAGE

CONSTRUCTION DOCUMENTS

FORT LUPTON, COLORADO

2020

drawn by: DP
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C_DRN_81732
date: 2020-05-31

SHEET
C.2

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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APPENDICES

- Appendix A: A.1 Project Vicinity Map
 A.2 Soils Resource Report
 A.3 Time Intensity Frequency Tabulation Table 502
 A.4 Recommended Runoff Coefficients and Percent Impervious Table 602
 A.5 Figure 603 Residential Housing Density vs. Impervious Area
- Appendix B: B.1 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
- Appendix C: C.1 Drainage map

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

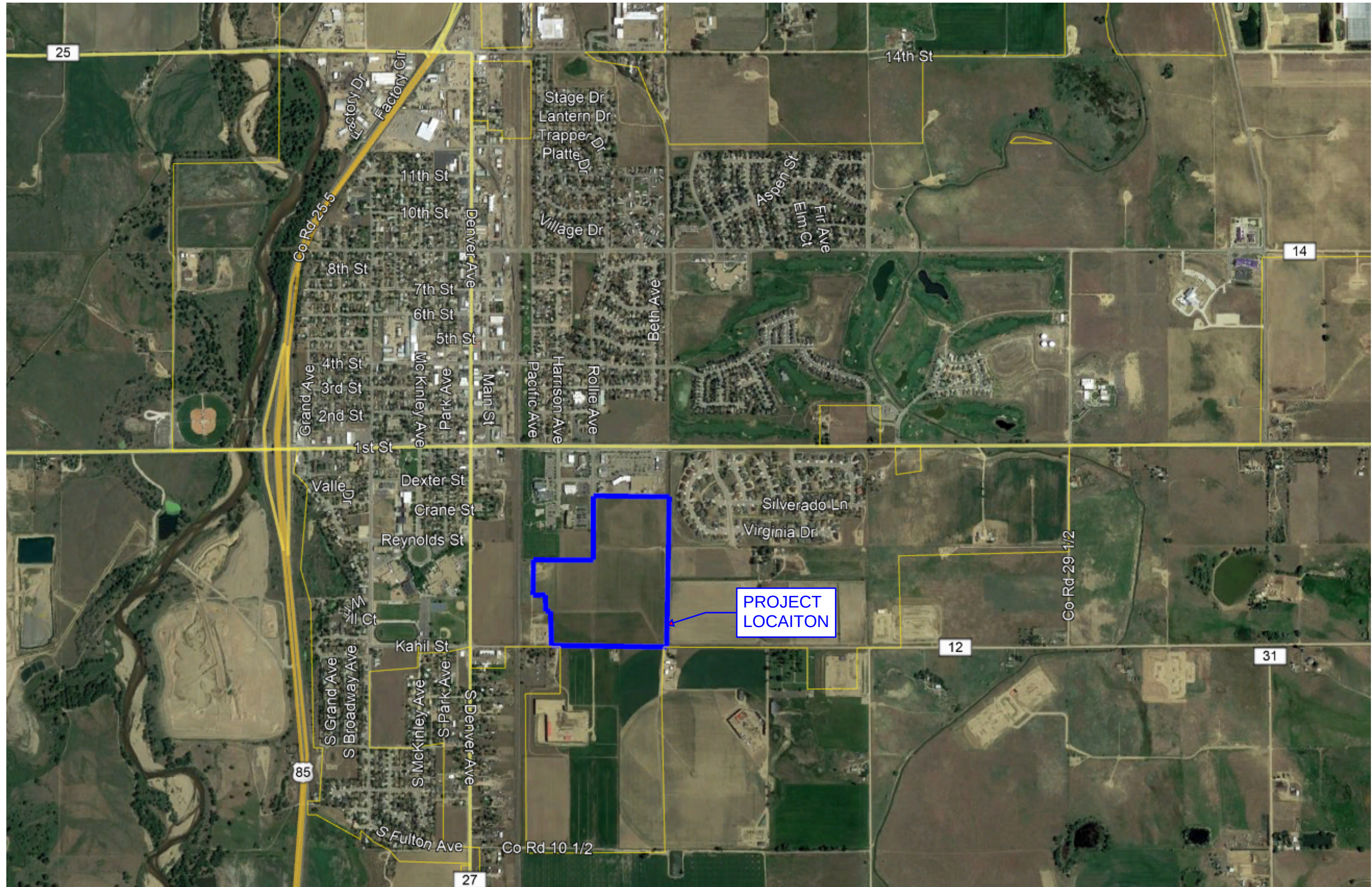
A.1 Project Vicinity Map

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



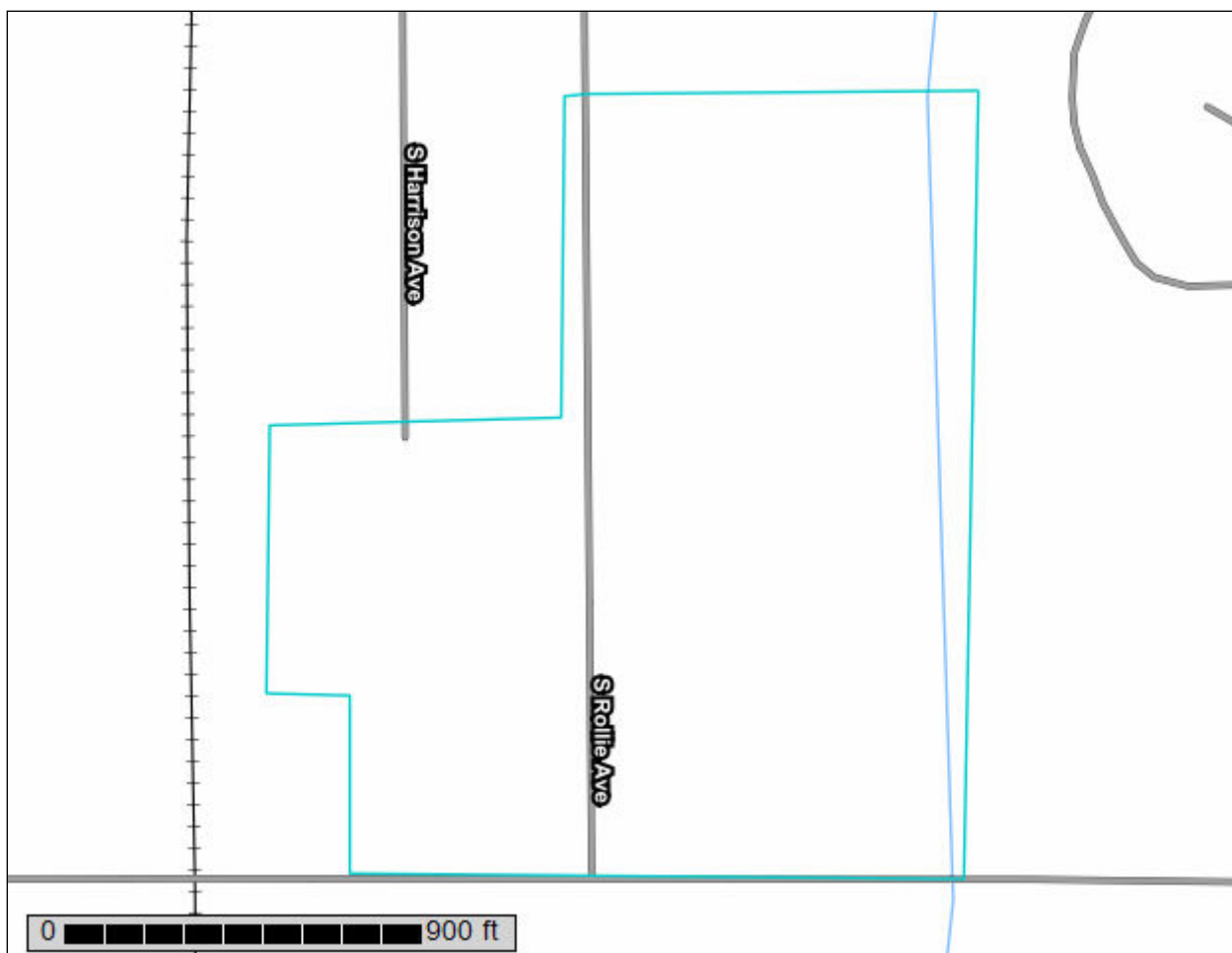
LUPTON VILLAGE

A.1 PROJECT VICINITY MAP

olsson

1880 Fall River Drive, Suite 200
Loveland, CO 80538
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Custom Soil Resource Report for Weld County, Colorado, Southern Part



Preface

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

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

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

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

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

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

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Soil Map

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

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

Weld County, Colorado, Southern Part

29—Julesburg sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 3626

Elevation: 4,700 to 4,800 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 145 to 155 days

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

Map Unit Composition

Julesburg and similar soils: 85 percent

Minor components: 15 percent

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

Description of Julesburg

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: South platte river alluvium

Typical profile

H1 - 0 to 12 inches: sandy loam

H2 - 12 to 27 inches: sandy loam

H3 - 27 to 60 inches: sand

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

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

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: A

Ecological site: Sandy Plains (R067BY024CO)

Hydric soil rating: No

Minor Components

Edgar

Percent of map unit: 4 percent

Hydric soil rating: No

Remmit

Percent of map unit: 4 percent

Hydric soil rating: No

Valent

Percent of map unit: 4 percent

Hydric soil rating: No

Vona

Percent of map unit: 3 percent

Hydric soil rating: No

30—Julesburg sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tlpz

Elevation: 4,200 to 4,320 feet

Mean annual precipitation: 15 to 20 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 144 to 163 days

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

Map Unit Composition

Julesburg and similar soils: 85 percent

Minor components: 15 percent

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

Description of Julesburg

Setting

Landform: Interfluves

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian sands

Typical profile

A - 0 to 5 inches: sandy loam

BA - 5 to 12 inches: sandy loam

Bt1 - 12 to 30 inches: sandy loam

Bt2 - 30 to 39 inches: sandy loam

C - 39 to 80 inches: loamy sand

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

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

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

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: Sandy Plains (R072XY111KS)

Hydric soil rating: No

Minor Components

Valent

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: Rolling Sands (R072XY109KS)

Hydric soil rating: No

Manter

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: Sandy Plains (R072XY111KS)

Hydric soil rating: No

Haxtun

Percent of map unit: 5 percent

Landform: Interfluves, drainageways

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Concave

Ecological site: Sandy Plains (R072XY111KS)

Hydric soil rating: No

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

Map Unit Setting

National map unit symbol: 362t

Custom Soil Resource Report

Elevation: 4,600 to 5,200 feet

Mean annual precipitation: 11 to 15 inches

Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 125 to 175 days

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

Map Unit Composition

Olney and similar soils: 85 percent

Minor components: 15 percent

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

Description of Olney

Setting

Landform: Plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed deposit outwash

Typical profile

H1 - 0 to 10 inches: fine sandy loam

H2 - 10 to 20 inches: sandy clay loam

H3 - 20 to 25 inches: sandy clay loam

H4 - 25 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Low

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

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

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

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: B

Ecological site: Sandy Plains (R067BY024CO)

Hydric soil rating: No

Minor Components

Zigweid

Percent of map unit: 8 percent

Hydric soil rating: No

Vona

Percent of map unit: 7 percent

Hydric soil rating: No

76—Vona sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 363w

Elevation: 4,600 to 5,200 feet

Mean annual precipitation: 13 to 15 inches

Mean annual air temperature: 48 to 55 degrees F

Frost-free period: 130 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Vona and similar soils: 85 percent

Minor components: 15 percent

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

Description of Vona

Setting

Landform: Terraces, plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 6 inches: sandy loam

H2 - 6 to 28 inches: fine sandy loam

H3 - 28 to 60 inches: sandy loam

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

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

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

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: A

Ecological site: Sandy Plains (R067BY024CO)

Hydric soil rating: No

Minor Components

Remmit

Percent of map unit: 9 percent

Hydric soil rating: No

Olney

Percent of map unit: 3 percent

Hydric soil rating: No

Julesburg

Percent of map unit: 3 percent

Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

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

Soil Qualities and Features

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

Hydrologic Soil Group

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

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

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

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

Custom Soil Resource Report

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

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

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

Custom Soil Resource Report Map—Hydrologic Soil Group



MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

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

Soil Rating Lines

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

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features
 Streams and Canals
Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background
 Aerial Photography
MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Table—Hydrologic Soil Group

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

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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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

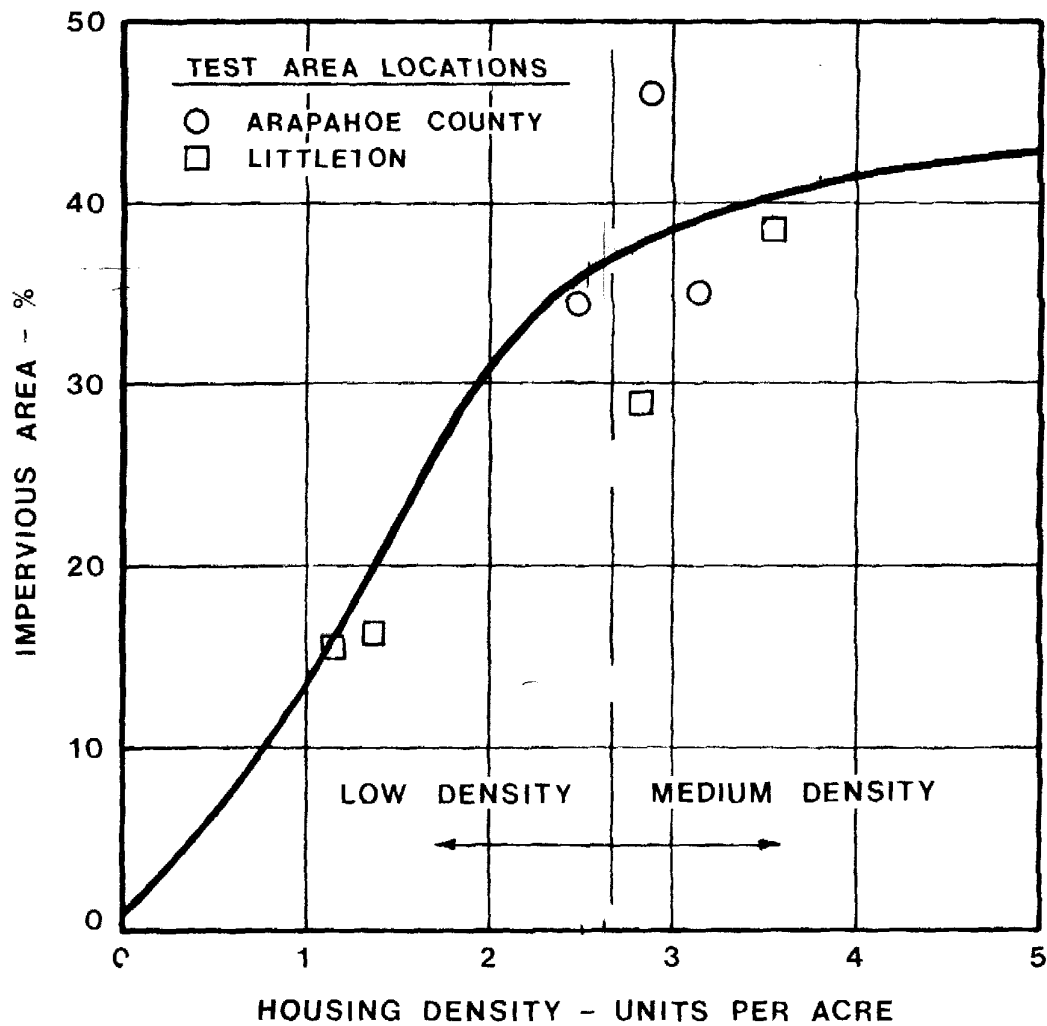
Table 602
Recommended Runoff Coefficients and Percent Impervious

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

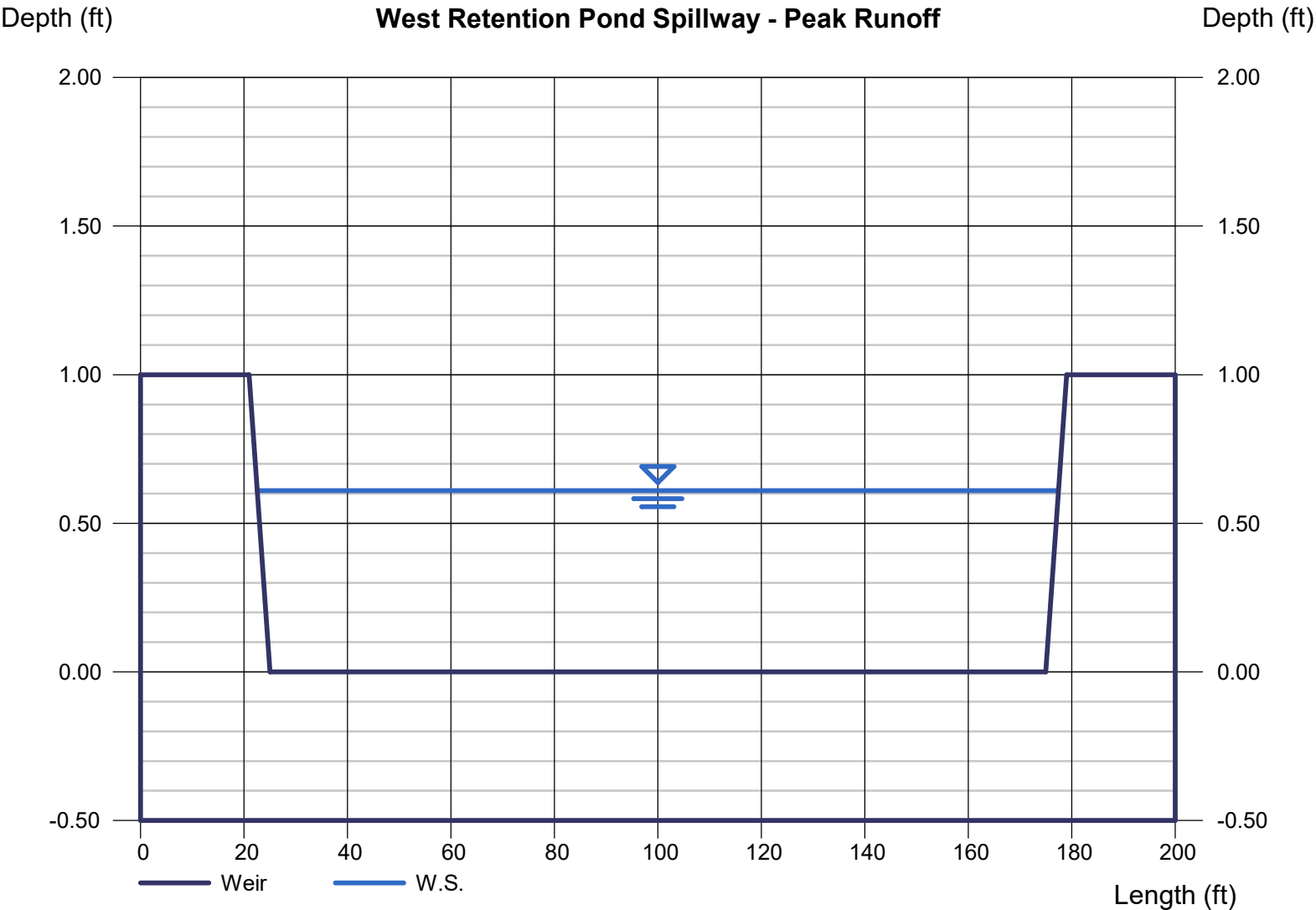
Crest = Sharp
Bottom Length (ft) = 150.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

Highlighted

Depth (ft) = 0.61
Q (cfs) = 221.64
Area (sqft) = 92.99
Velocity (ft/s) = 2.38
Top Width (ft) = 154.88

Calculations

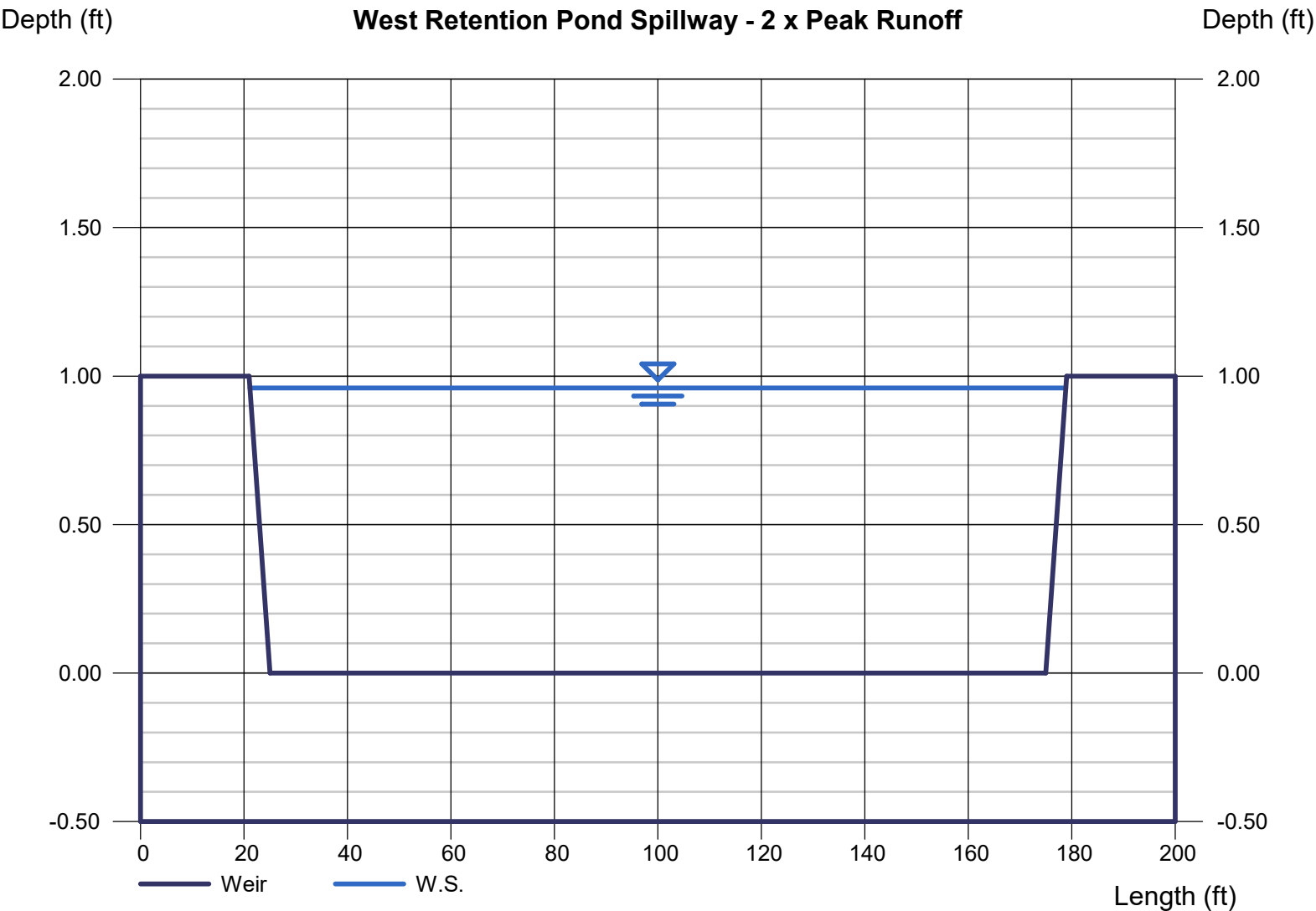
Weir Coeff. Cw = 3.10
Compute by: Known Q
Known Q (cfs) = 221.64



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

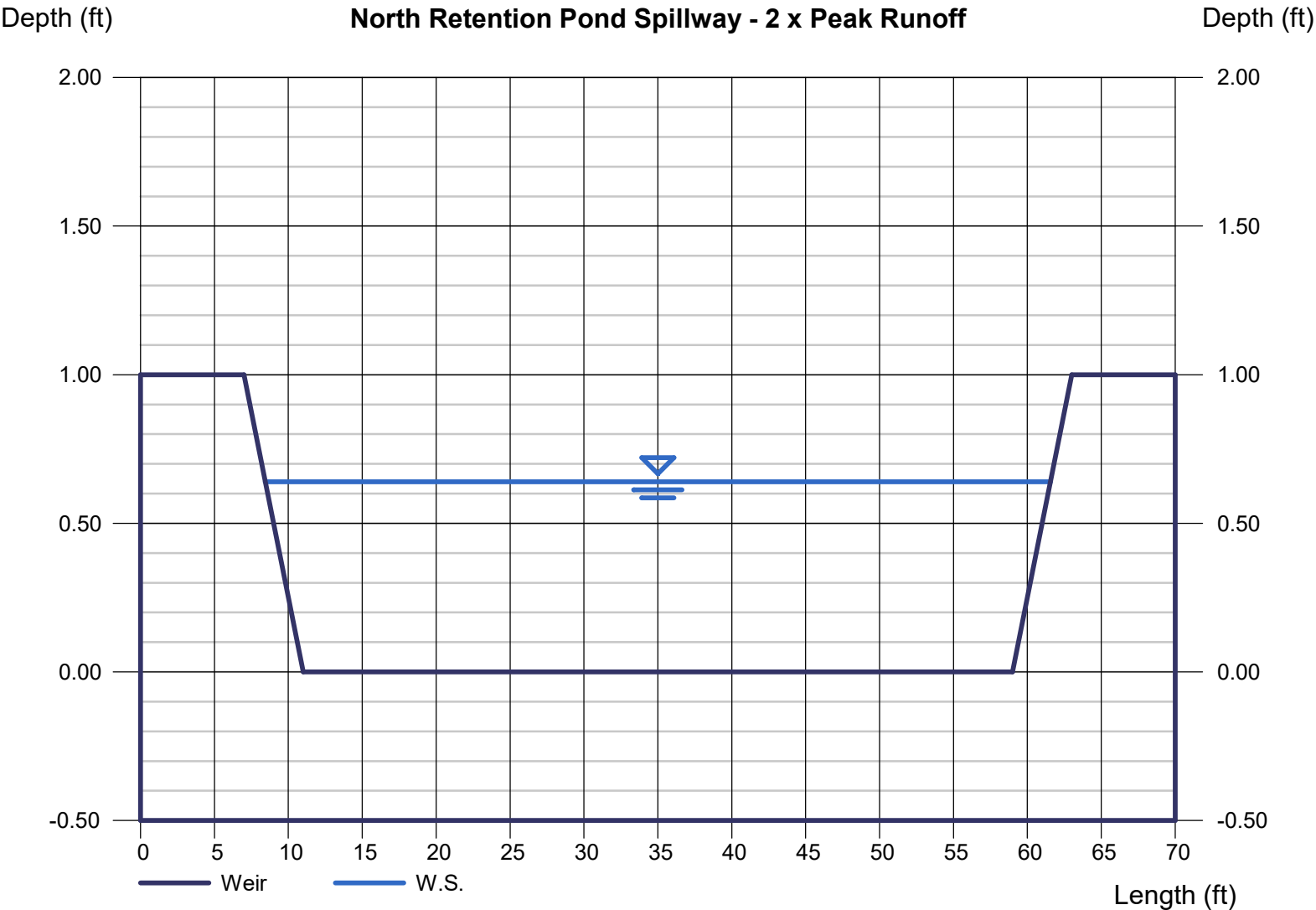
Crest = Sharp
Bottom Length (ft) = 48.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

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

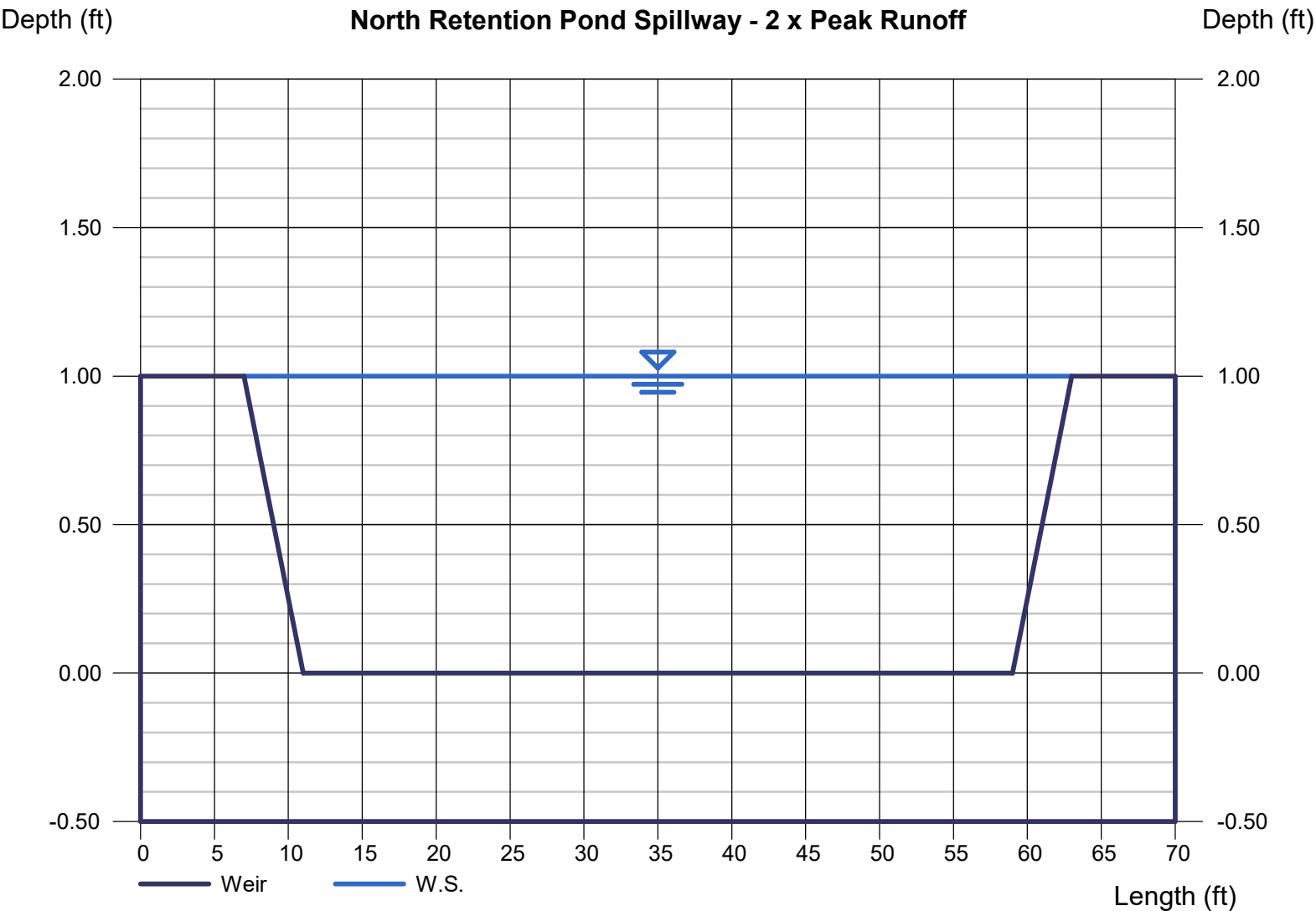
Crest = Sharp
Bottom Length (ft) = 48.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

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	0.0
Major Bypass Flow Received, Q_b (cfs)	0.0	0.0	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)

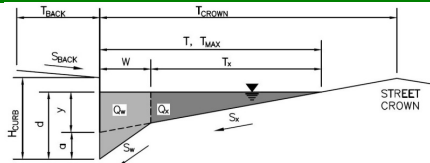
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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

Warning ! 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

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

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

Check boxes are not applicable in SUMP conditions



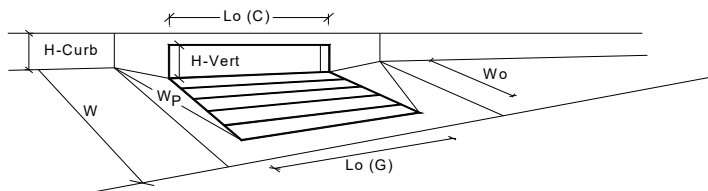
MINOR STORM Allowable Capacity is based on Depth Criterion

	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)		MINOR		MAJOR	
Type of Inlet	CDOT Type R Curb Opening	Type =	CDOT Type R Curb Opening		
Local Depression (additional to continuous gutter depression 'a' from above)		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)

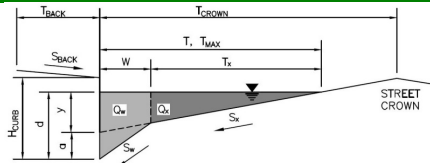
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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

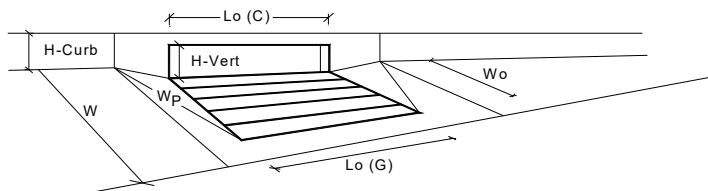
MINOR STORM Allowable Capacity is based on Depth Criterion

	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)

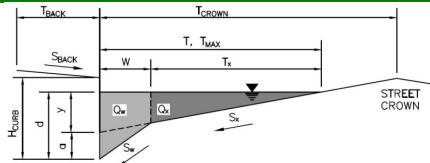
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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

 $S_O = 0.000$ 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	
$T_{MAX} =$	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

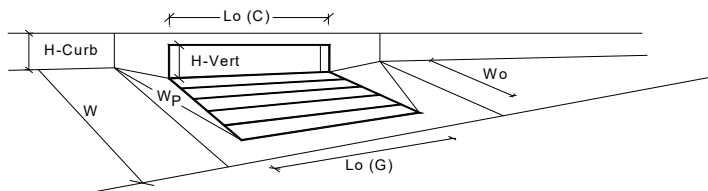
☐ ☐
MINOR STORM Allowable Capacity is based on Depth Criterion

	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)

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)

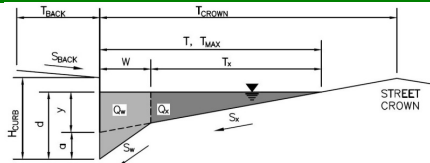
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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

 $S_O = 0.000$ 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	
$T_{MAX} =$	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

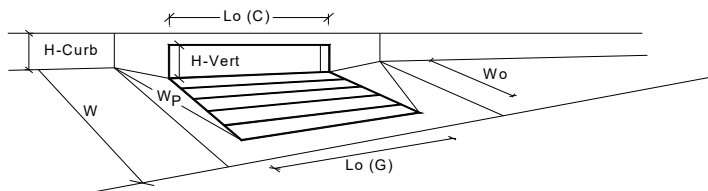
**MINOR STORM Allowable Capacity is based on Depth Criterion**

	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)

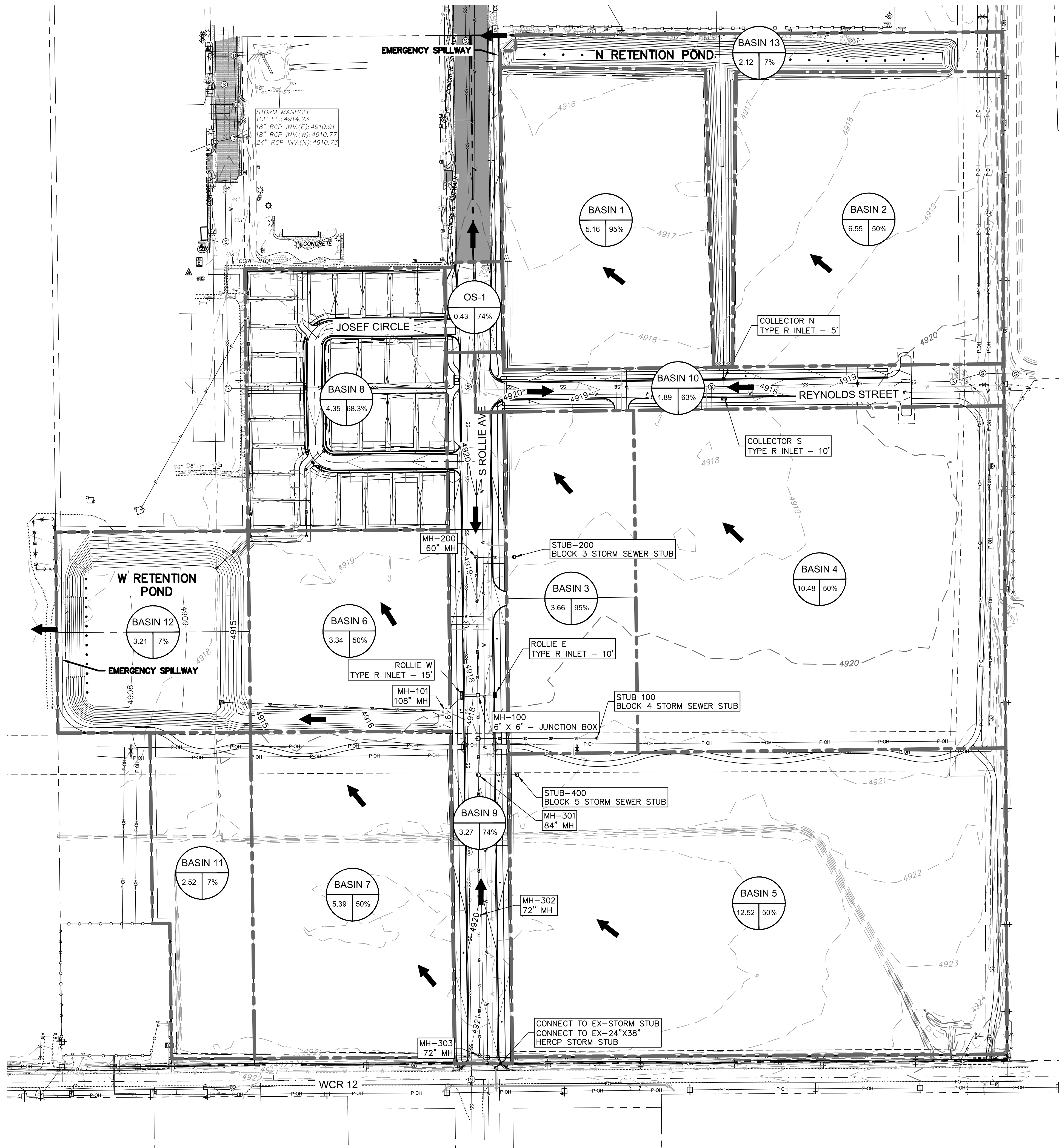
Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)

	MINOR	MAJOR	
Type =	CDOT Type R Curb Opening		
a_{local} =	3.00	3.00	inches
No =	2	2	
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
$RF_{Combination}$ =	0.57	0.75	
RF_{Curb} =	0.93	1.00	
RF_{Grate} =	N/A	N/A	
	MINOR	MAJOR	
Q_a =	10.5	19.3	cfs
$Q_{PEAK REQUIRED}$ =	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

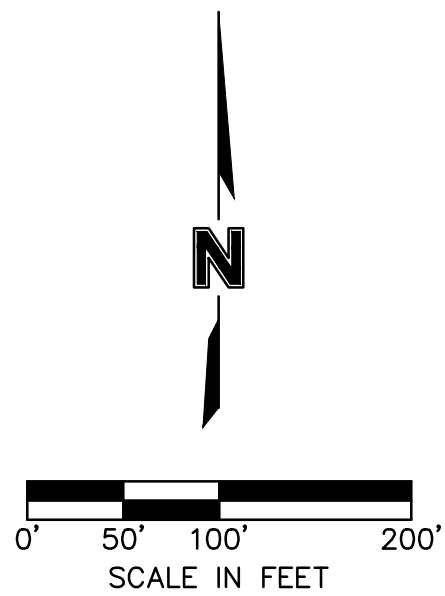
C.1 Drainage Map



DRAINAGE INFORMATION	
TOTAL SITE AREA	61.68 ACRES
PROJECTED DEVELOPED % IMPERVIOUS	54.4%*
SOIL TYPE	A (86%) B (14%)
NORTH RETENTION POND	
5-YR REQUIRED RETENTION POND VOLUME	76,788 CUBIC FEET
100-YR PROVIDED RETENTION POND VOLUME	192,445 CUBIC FEET
5-YR DEVELOPED RUNOFF	33.06 CFS
100-YR DEVELOPED RUNOFF	78.14 CFS
WEST RETENTION POND	
5-YR REQUIRED RETENTION POND VOLUME	208,833 CUBIC FEET
100-YR PROVIDED RETENTION POND VOLUME	567,736 CUBIC FEET
5-YR DEVELOPED RUNOFF	86.50 CFS
100-YR DEVELOPED RUNOFF	221.64 CFS

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

DRAINAGE SLOPE ARROW 



Olsson

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

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.



**Know what's below.
Call before you dig.**
CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
EXCAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

[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

SHEET
C-1

LUPTON VILLAGE

Fort Lupton, CO - 2019

November 2019

Olsson Project No. 018-1732

Magaly Morales-Tejada

From: Kristen Thompson
Sent: Tuesday, February 9, 2021 2:14 PM
To: Magaly Morales-Tejada
Cc: Todd Hodges; Alyssa Knutson; Maria Lancto
Subject: RE: Referral Response Request: Lupton Village Townhomes Project No. LUP2021-0041 & Plan Nos. PPL2021-0005; FPL2021-0006

Magaly,

We do not have any comments on this referral.

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 <MMTejada@Fortluptonco.gov>
Sent: Friday, January 22, 2021 11:07 AM
Cc: Maria Lancto; Alyssa Knutson; Todd Hodges

Subject: Referral Response Request: Lupton Village Townhomes Project No. LUP2021-0041 & Plan Nos. PPL2021-0005; FPL2021-0006

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

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a site plan being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/544>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 12, 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.

Magaly Morales-Tejada

From: John Fryar
Sent: Friday, January 22, 2021 11:12 AM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Lupton Village Townhomes Project No. LUP2021-0041 & Plan Nos. PPL2021-0005; FPL2021-0006

I don't see any law enforcement issues. Have a great weekend.



Committment rather than Compliance
Remember "Find a Way to Help"

John Fryar, Chief of Police
130 S. McKinley Ave
Fort Lupton, CO 80621

Work (303) 857-4011
Cell (303) 210-0100

From: Magaly Morales-Tejada
Sent: Friday, January 22, 2021 11:07 AM
Subject: Referral Response Request: Lupton Village Townhomes Project No. LUP2021-0041 & Plan Nos. PPL2021-0005; FPL2021-0006

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a site plan being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/544>.

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Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.

Fort Lupton, CO 80621

Office: 720-466-6111

Ext: 1111





Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Todd Hodges
Alyssa Knutson

From: Roy Vestal

Date: February 12, 2021

Subject: Lupton Village Townhomes Project No. LUP2021-0041 &
Plan Nos. PPL2021-0005; FPL2021-0006
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat submittal. Be advised, review of construction drawings is for general compliance with city standards.

1. Utilities - Further coordination with Utility Billing will be required for this configuration of meters.

a. Water - Chapter 3

- i. As Shown in the Preliminary - The city can own and maintain the 8-inch water main looped through the site.
- ii. It appears each building will have a master meter. Show me that a 1-inch meter is adequate for the 5 and 4 unit buildings. Who are all the building meters to be billed to?

b. Sanitary Sewer - Chapter 4

- i. As Shown in the Preliminary - The city can own and maintain the 8-inch sanitary sewer through the site. The lateral between buildings do not meet City standards and will be considered private.
- ii. Future extensions to the City system to serve this property are contingent with meeting the requirements of Municipal Code Chapter 13, Article I. Infrastructure needed to serve the property is required to be constructed by the property owner.

2. Plat

- a. Utility Maintenance Statement - need clarification of City portions. PW will only maintain the 8-inch mains. The branches between buildings will not.

3. Site Plan

- a. The water / Sewer services branching from the main will require 10-feet separation between buildings.
- b. Services to units need to clarify detail of "in same trench".

4. Drainage

- a. Drainage Analysis provided is adequate.
- b. The on-site storm will be Private.
- c. Construction drawings will be required for final grading and ground cover designation for the retention facilities.

5. Landscape / Grading - Chapter 2 Design Standards

- a. I am assuming this site falls under the Lupton Village SWMP? If not, A SWMP and Stormwater Discharge permit must be acquired from CDPH&E.

6. Utilities

a. Water - Chapter 3

- i. Section 3.21.00 Water service lines shall be located a minimum of 10 feet away from all sewer services and a minimum of 5 feet away from all fire protection service lines (measured horizontally). All service lines shall be constructed perpendicular to the front property line of the property they are going to serve and not less than 5 feet from the side of a front property line.
- ii. Specify "Red Mueller Super Centurion" hydrants in final construction drawings.
- iii. Backflow prevention assemblies (if required) shall be tested by a Certified Cross-Connection Control Technician upon installation and tested at least annually, thereafter.

b. Sanitary Sewer - Chapter 4

- i. Section 4.14.03 Minimum service line slopes is 4" = .0208 ft/ft / 6" = .0104 ft/ft, Maximum service line slopes is 6" = .0600 ft/ft

c. Storm Sewer - Chapter 5

- i. The on -site storm will be Private

7. Final Construction Drawings should include City Standard Details as needed.

- a. A Public Works Permit will be required for construction of the water line and street improvements.

There may be additional concerns as this design develops.

February 10, 2021

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

Re: Lupton Village Townhomes PUD Preliminary and Final Plat; LUP2021-0041; PPL2021-0005 & FPL2021-0006

Dear Mr. Hodges:

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

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

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

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

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

Thank you,

Amber Mendoza

Amber Mendoza
ROW Agent
720.249.9315 | platreferral@unitedpower.com



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

February 12, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Lupton Village Townhomes, Case #s LUP2021-0041 / PPL2021-0005 / FPL2021-0006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Lupton Village Townhomes**. As always, thank you for the opportunity to take part in the review process. Please be aware of PSCo's existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the subdivision plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

If the 5-foot wide utility easements are dedicated for use by natural gas distribution facilities, PSCo requests that these easements are increased to PSCo's standard 6-foot width for gas utilities. Please also note that there must be a minimum 5-foot clearance from any structure. If gas and electric distribution are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement. Bear in mind that these utility easements must have 5-foot separation from gravity-fed wet utilities and 10-foot separation from forced-fed water utilities.

Public Service Company requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to the City of Fort Lupton for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

PSCo also requests that Outlot A is dedicated for utility use for crossing and connectivity purposes

throughout the development.

The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



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

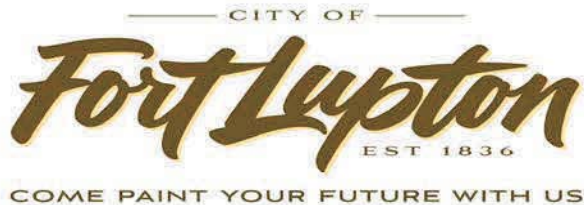
JANNINE T SIMONE
MICHAEL P SIMONE
211 S PURMAN AVE
FORT LUPTON, CO 80621

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.

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.

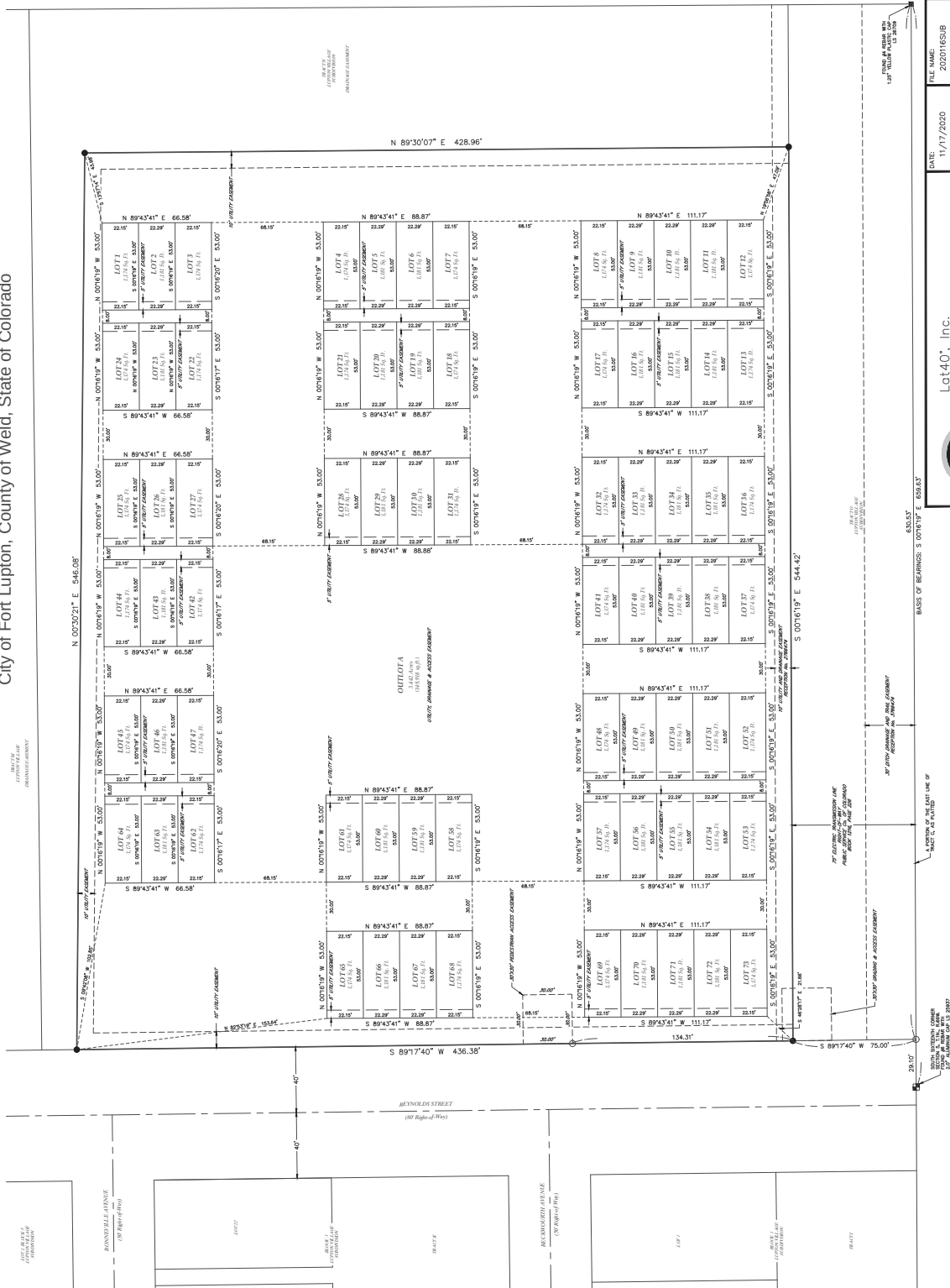
**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT
BIT.LY/DEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: LUPTON VILLAGE
TOWNHOMES PUD PRELIMINARY AND FINAL PLAT.**

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



Lot40, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294



LANDONE ENGINEERING
361 71ST AVENUE
GREELEY, CO 80634

DATE: 11/17/2020
FILE NAME: 2020116SUB
DRAWN BY: LD
CHECKED BY: JSA
SCALE: AS SHOWN
PROJECT #:

REVISIONS:
DATE: 12/10/2020
PLAT FEATURES:

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CITY OF
Fort Lupton
EST. 1836

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

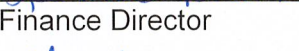
AM 2021-050

APPROVE A RESOLUTION ACCEPTING THE FINAL PLAT OF THE LUPTON VILLAGE PUD SECOND FILING (AKA LUPTON VILLAGE TOWNHOMES FINAL PLAT).

- I. **Agenda Date:** Council Meeting – March 16, 2021
- II. **Attachments:**
- a. Proposed Resolution
 - b. Planning Commission Minutes (for reference)
 - c. Staff Report
 - d. Land Use Application
 - e. Project Description
 - f. Final Plat Map
 - g. Exterior Light Plan
 - h. Traffic Letter
 - i. Drainage Letter
 - j. Lupton Village Drainage Report
 - k. Referral Responses

III. Summary Statement:

The applicant, Townhomes Developer, LLC, has applied for approval of a Final Plat, known as the Lupton Village PUD Second Filing, also known as the Lupton Village Townhomes Final Plat, for the City Council's consideration. The proposed Final Plat is for a single-family attached residential subdivision to include 73 townhomes. The Property that is the subject of the Final Plat is located approximately 0.08 miles east of South Rollie Avenue and approximately 0.25 miles north of County Road 21 (the Property).

- | | | | |
|------|-----------------------------------|--|------------------|
| IV. | <u>Submitted by:</u> |  | _____ |
| | | City Planner | |
| V. | <u>Finance Reviewed</u> |  | _____ |
| | | Finance Director | |
| VI. | <u>Approved for Presentation:</u> |  | _____ |
| | | City Administrator | |
| VII. | <u>Attorney Reviewed</u> | _____ | _____ |
| | | Approved | Pending Approval |

VIII. Certification of Council Approval:

City Clerk

Date _____

IX. Detail of Issue/Request:

The applicant, Townhomes Developer, LLC, has applied for approval of a Final Plat, known as the Lupton Village PUD Second Filing, also known as the Lupton Village Townhomes Final Plat, for the City Council's consideration. The proposed Final Plat is for a single-family attached residential subdivision to include 73 townhomes. The Property that is the subject of the Final Plat is located approximately 0.08 miles east of South Rollie Avenue and approximately 0.25 miles north of County Road 21 (the Property).

The applicant submitted a concurrent request for the Lupton Village Townhomes Preliminary Plat for this property that was reviewed by City Council at a separate public hearing. The PUD Plan was approved by City Council on January 5, 2021.

X. Legal/Political Considerations:

This final plat is being reviewed under the final plat provisions of the code in the Subdivision Regulations. Section 17-23 states that a final plat is to be reviewed by City Council, and does not require Planning Commission review. The Code requires that a subdivision improvements agreement be submitted by the applicant for review by the City Attorney and City Council. A subdivision improvements was previously approved for this property associated with the overall Lupton Village PUD.

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

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

XI. Alternatives/Options:

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

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

XII. Financial Considerations:

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

XIII. Staff Recommendation:

Staff recommends conditional approval of the Lupton Village PUD Second Filing (AKA Lupton Village Townhomes Final Plat).

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE FINAL PLAT OF THE LUPTON VILLAGE PUD SECOND FILING (AKA LUPTON VILLAGE TOWNHOMES FINAL 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, Townhome Developers, LLC (“Applicant”) has applied for approval of the Final Plat of the Lupton Village PUD Second Filing (AKA Lupton Village Townhomes Final Plat) for a single-family attached residential subdivision; and

WHEREAS, the Fort Lupton City Council held a public hearing on March 16, 2021, for the purpose of reviewing the Lupton Village PUD Second Filing (AKA Lupton Village Townhomes Final Plat); and

WHEREAS, after review of the application for a Final Plat, and consideration of staff comments, Applicant’s presentation, and any public input, the City Council finds that the Final Plat is in conformance with the Colorado Revised Statutes, City codes and policies, and Comprehensive Plan adopted by the City; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, all referral comments and any citizen input in response to this application. Based upon review of the applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Subdivision and Zoning Regulations, an analysis of referral comments and facts presented on this date, the City Council hereby recommends approval of the Lupton Village PUD Second Filing (AKA Lupton Village Townhomes Final Plat) located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado with the following conditions:

I. Prior to recording of the Final Plat:

- A. The title of the Final Plat shall be updated to include the Project No. LUP2021-0003 and Plan No. FPL2021-0001.
- B. Any redline comments provided by City staff shall be made to the Final Plat.
- C. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.
- D. Applicant shall submit construction drawings for review and approval.

- E. Applicant shall submit photometric plan for review and approval.
- F. 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.
- G. Applicant shall provide written evidence that the comments from the Fort Lupton Fire Protection District have been adequately addressed.
- H. 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.
- I. 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.
- J. Referral comments that impact the layout of the final plat shall be incorporated into the final plat, including providing easements as required by utility companies
- K. Applicant shall provide written acknowledgement of the comments from CenturyLink.
- L. The following note shall be added to the amended preliminary plat map:
 - 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.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 16th DAY OF MARCH, 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

The Planning Commission of the City of Fort Lupton met in session virtually via GoToMeeting, on Thursday, February 25, 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 and Commission Members Carlos Barron, Kathy Kvasnicka, Thomas Meyers 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. Vice Chair Bushrod White arrived at 6:11 p.m.

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 Member Kathy Kvasnicka and seconded by Thomas Meyers.

CONSENT AGENDA

Chair Simone called for a motion to approve the consent agenda. It was moved by Kathy Kvasnicka and seconded by Member Carlos Barron.

PUBLIC COMMENT

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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.

ACTION ITEMS

Lupton Village Townhomes Preliminary Plat P2021-006

City Planner Maria Lancto introduced the project. She stated this was submitted in conjunction with a final plat, however final plats are generally only reviewed by city council. Ms. Lancto stated that this proposal is to plat a portion of the Lupton Village PUD which was approved by City Council on January 5, 2021. She stated this is for a single family attached subdivision with 73 townhome units. Ms. Lancto stated that all notification requirements have been met, including posting in the newspaper, posting on the property and mailing to surrounding property owners.

Andrew Gerk presented on behalf of the applicant, Baessler Homes. Mr. Gerk explained that the site would consist of 73 lots with anticipated 3, 4 and 5-plex townhome buildings. He stated that there would be 13.4 units per acre and landscape coverage would be 30% of the overall space. He stated there would be an HOA/Metro District to implement covenants to maintain and enforce the overall appearance and value of the property. Mr. Gerk stated that there would be a park in the center of the development with a playground that would be maintained by the HOA/Metro District. Mr. Gerk stated that there would be some public street lighting around the park which would match the lighting used by the Lupton Village single family development on the south. Mr. Gerk stated that he believes the plat conforms the development code. Mr. Gerk stated that the townhomes would consist of 2 car garage, 2-3 bedroom units. He stated that there are an additional 68 parking spaces for the community. Mr. Gerk provided graphics showing the elevations of the townhomes and common drives. He stated that they are available to answer any questions.

Chair Mike Simone addressed the representative, Andrew Gerk. He asked if Mr. Gerk understood that Members of the Planning Commission may be appearing tonight via virtual connection and may not be appearing in-person.

Mr. Gerk stated yes.

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

Mr. Gerk stated yes.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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

Mr. Gerk stated yes.

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

Mr. Gerk stated yes.

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

Mr. Gerk stated yes.

Chair Simone asked if he 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.

Mr. Gerk stated yes.

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

Chair Simone asked Mr. Gerk if he felt she had a full opportunity to participate in the public meeting.

Mr. Gerk stated yes.

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

Member Thomas Meyers asked if that location was where the fireworks are displayed.

Chair Mike Simone asked Planning Director Todd Hodges to confirm that the fireworks were displayed behind the rec center last year.

Planning Director Todd Hodges stated that he was not sure but that he believes the display would be at a different location due to the development in the area

Member Carlos Barron asked how many units per building would be in the development.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

Mr. Gerk stated that there would be a total of 73 units and referred to the graphic on screen to state that there would be 3-plex, 4-plex and 5-plex buildings.

Member Barron asked if the development south of this development would be townhomes as well.

Mr. Gerk stated that the projects are separate but the development on the south are single family homes.

Member Barron asked if there would be sufficient parking for the residents on the area.

Mr. Gerk stated that he believes that there is ample parking with the 2 car garages, the additional parking spaces around the park and parking on the common drives. He stated that this is more parking spaces than they have previously done for other communities and believe it will be sufficient for the residents.

Chair Simone asked to confirm that the lighting would be downcast lighting.

Mr. Gerk stated they are committed to match the downcast street lighting at the Lupton Village development on the south.

Chair Simone asked when the proposed ground breaking for this project would be.

Mr. Gerk stated that the groundbreaking for the development on the south and overall grading for the Lupton 110 properties would begin in the upcoming weeks.

Chair Simone called for a motion to approve Resolution P2021-006. It was moved by Member Paul Weber and seconded by Carlos Barron.

Motion carried by unanimous roll call vote.

Alquist Annexation and Initial Zoning P2021-007

City Planner Maria Lancto presented this project. She stated that this would be an annexation and initial zoning to the agricultural zoning district. Ms. Lancto stated that this project is located south and adjacent to 14th Street and approximately .63 miles west of County Road 29. She stated that the annexation would include .43 acres of land. Ms. Lancto stated that the reason for annexation is due to the fact that the property is currently being serviced by city water. She stated all notification requirements had been met, including posting in the newspaper, posting on the property and mailing to surrounding neighbors. Ms. Lancto stated that the applicants were available to answer any questions however there was no additional presentation.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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

Ms. Alquist 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. Alquist 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. Alquist 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. Alquist stated yes.

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

Ms. Alquist 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. Alquist stated yes.

Chair Simone opened up the public comment portion of the Hearing for the Site Plan 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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

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

Chair Simone called for a motion to approve P2021-007. It was moved by Member Carlos Barron and Member Kathy Kvasnicka seconded.

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 March 11, 2021 at 6:00 PM.

ADJOURNMENT

Chair Mike Simone adjourned the meeting at 6:35 PM.

Magaly Morales-Tejada, Planning Assistant

Approved by Planning Commission

Mike Simone, Chair

**LUPTON VILLAGE TOWNHOMES FINAL PLAT STAFF REPORT
LUP2021-0003 & PLAN NO. FPL2021-0001**

PROJECT DESCRIPTION

Project No.: LUP2021-0003 / Plan No. FPL2021-0001

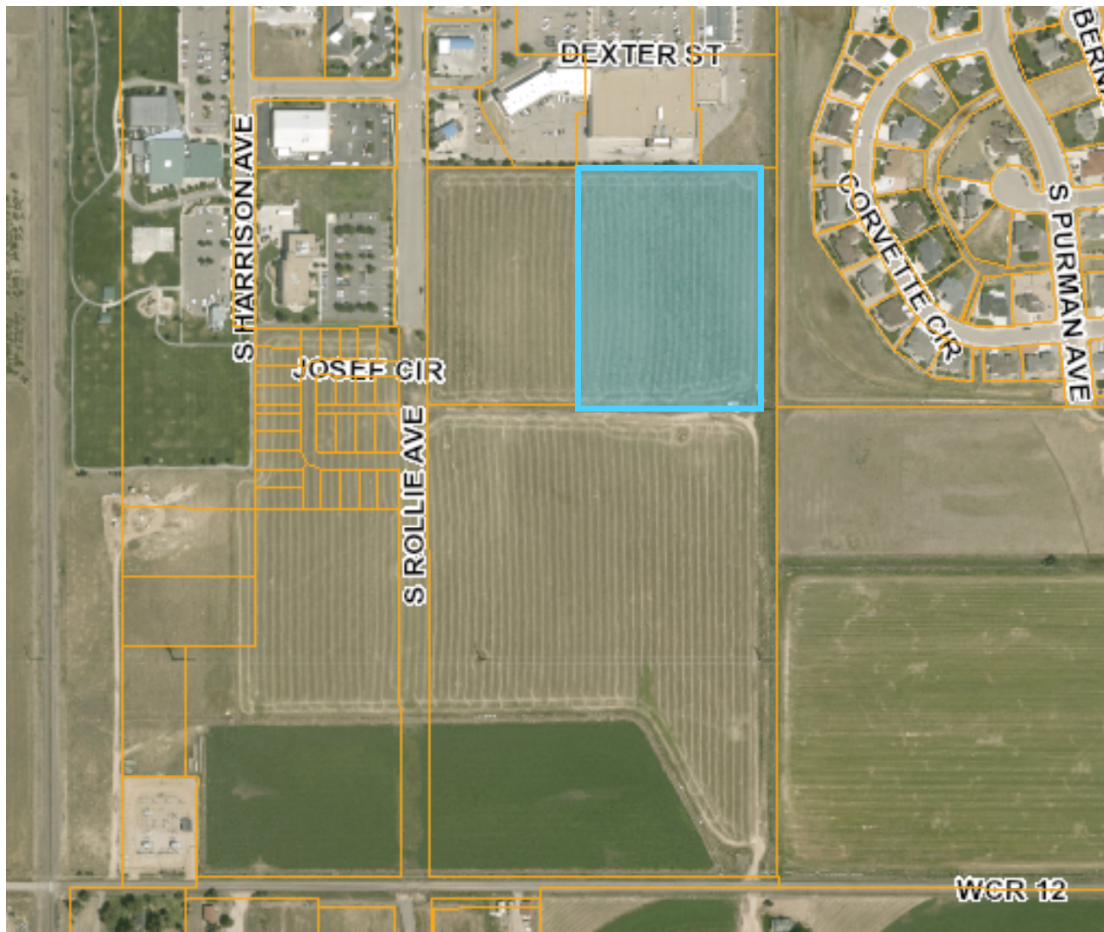
Project Name: Lupton Village Townhomes Preliminary Plat

Owner's Name: Fort Lupton 110, LLP

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

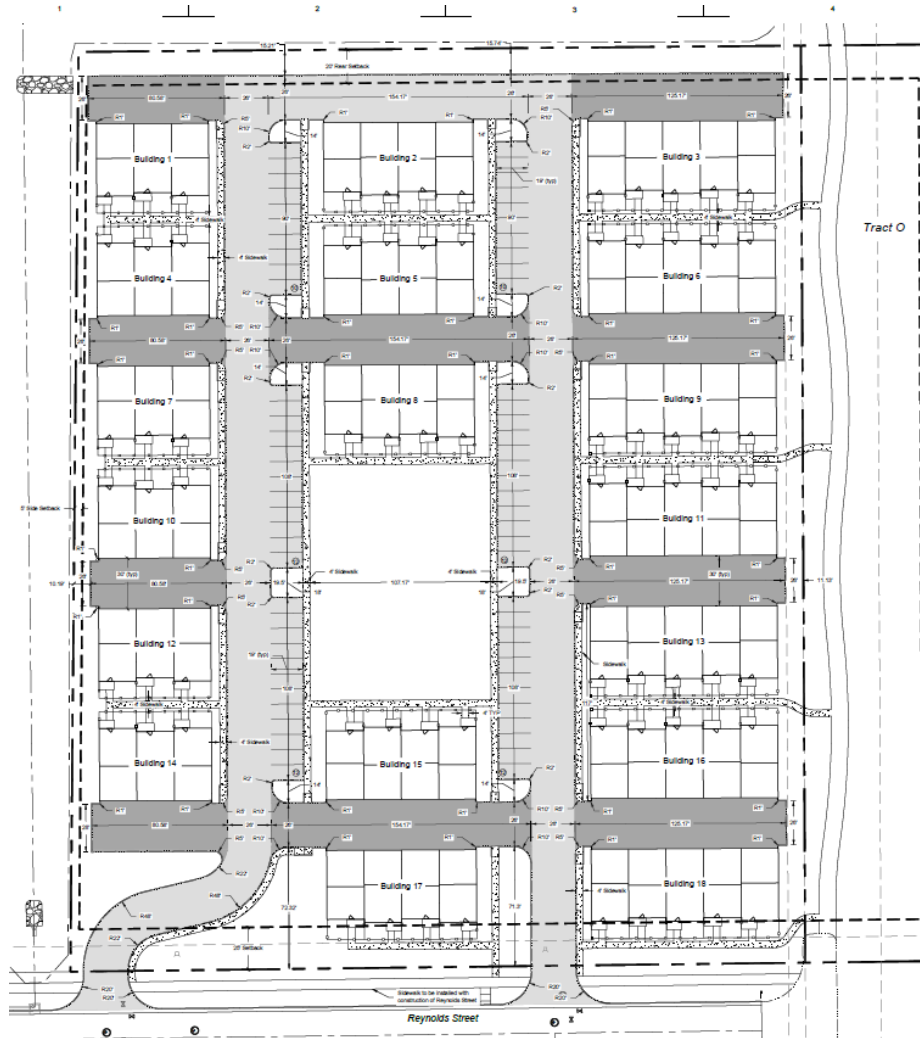
Location of Request:

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 final 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: 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.

The Lupton Village Townhomes Preliminary Plat was submitted for concurrent review.

APPLICATION PROCESS

The Applicant is requesting approval of a final plat for the Lupton Village Townhomes. Final 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.

Section 17-23 states that a final plat is to be reviewed by City Council at a public meeting. A final plat does not require Planning Commission review. The Code requires that a subdivision improvements agreement be submitted by the applicant for review by the City Attorney and City Council. A subdivision improvements agreement was previously approved by Council for the Lupton Village PUD Final Plat.

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

NOTIFICATION REQUIREMENTS

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

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

Section 16-45 – PUD Planned Unit Development District

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

The proposed project is for a 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 Final Plat. 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 II O, 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:

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

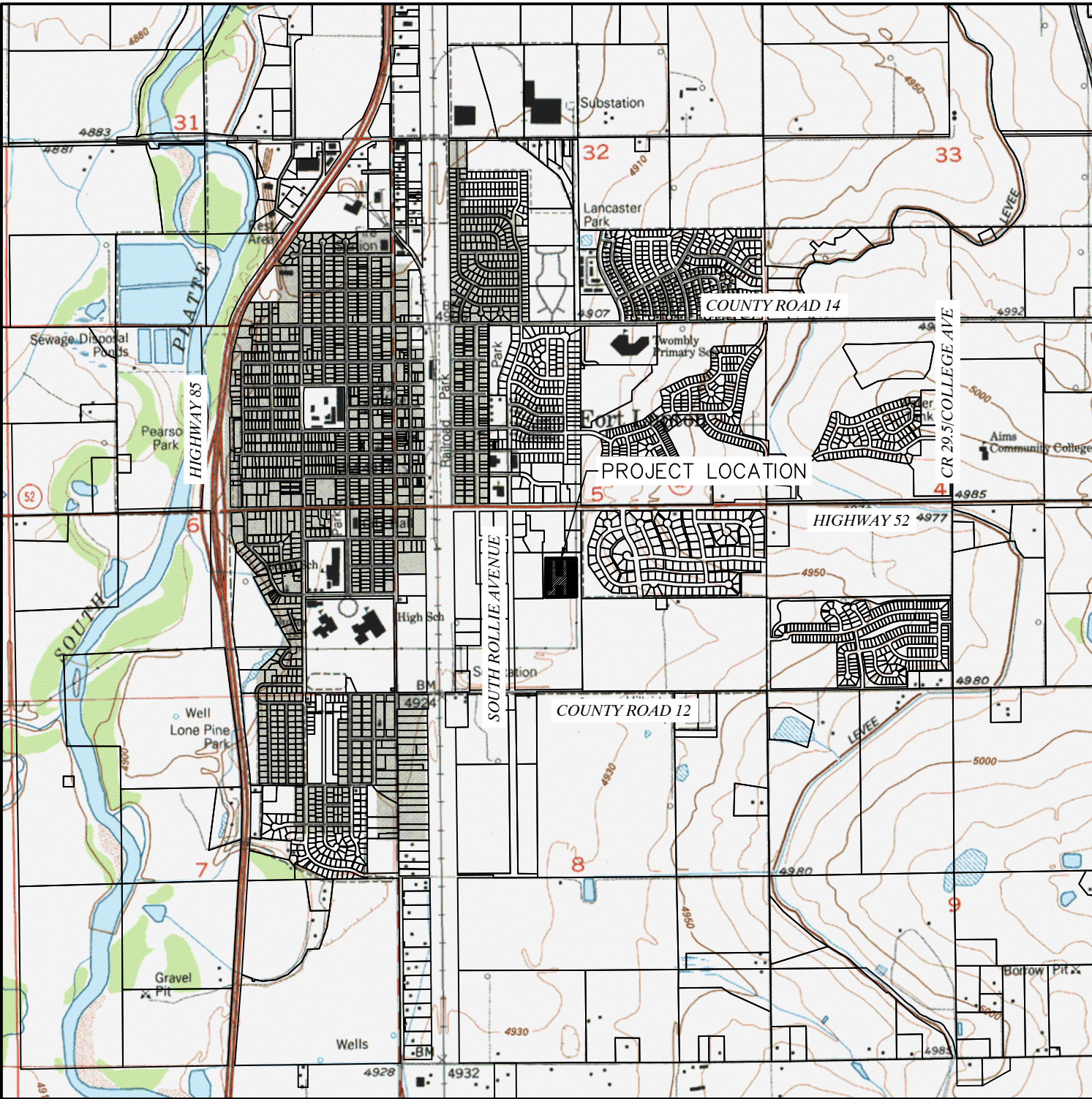
Approved this _____ day of _____, 20____.

Director of Public Works

CITY ENGINEER'S APPROVAL

Approved this _____ day of _____, 20____.

Accepted by: _____
City Engineer



VICINITY MAP
SCALE - 1"=2000'

PROJECT CONTACTS

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

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 standands 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.

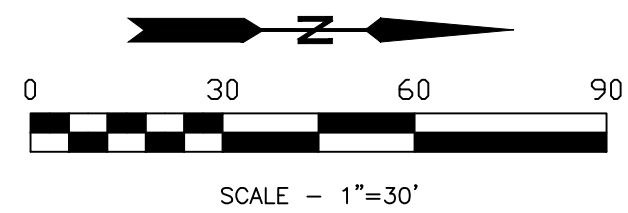
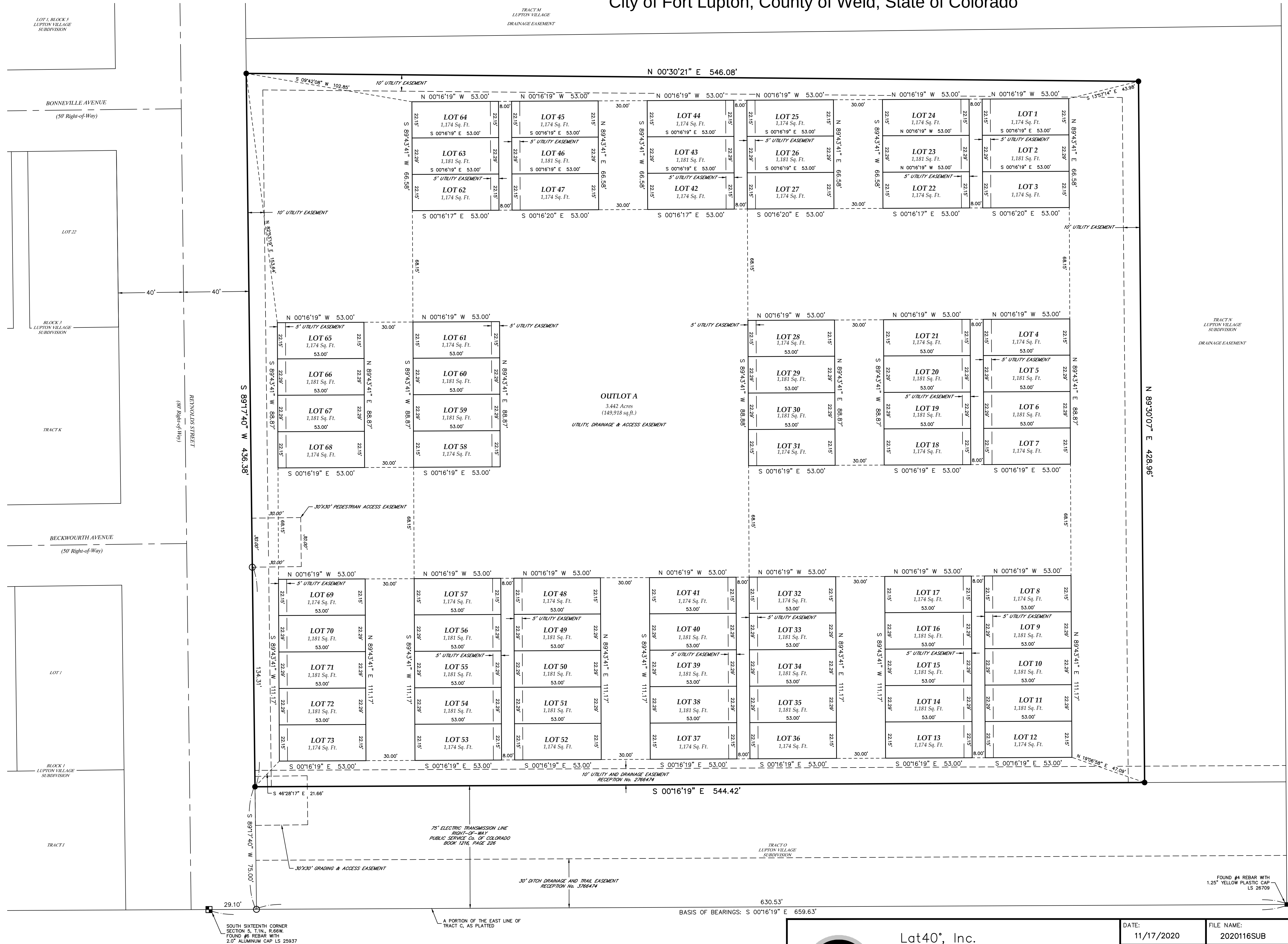


Lat40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

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					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.

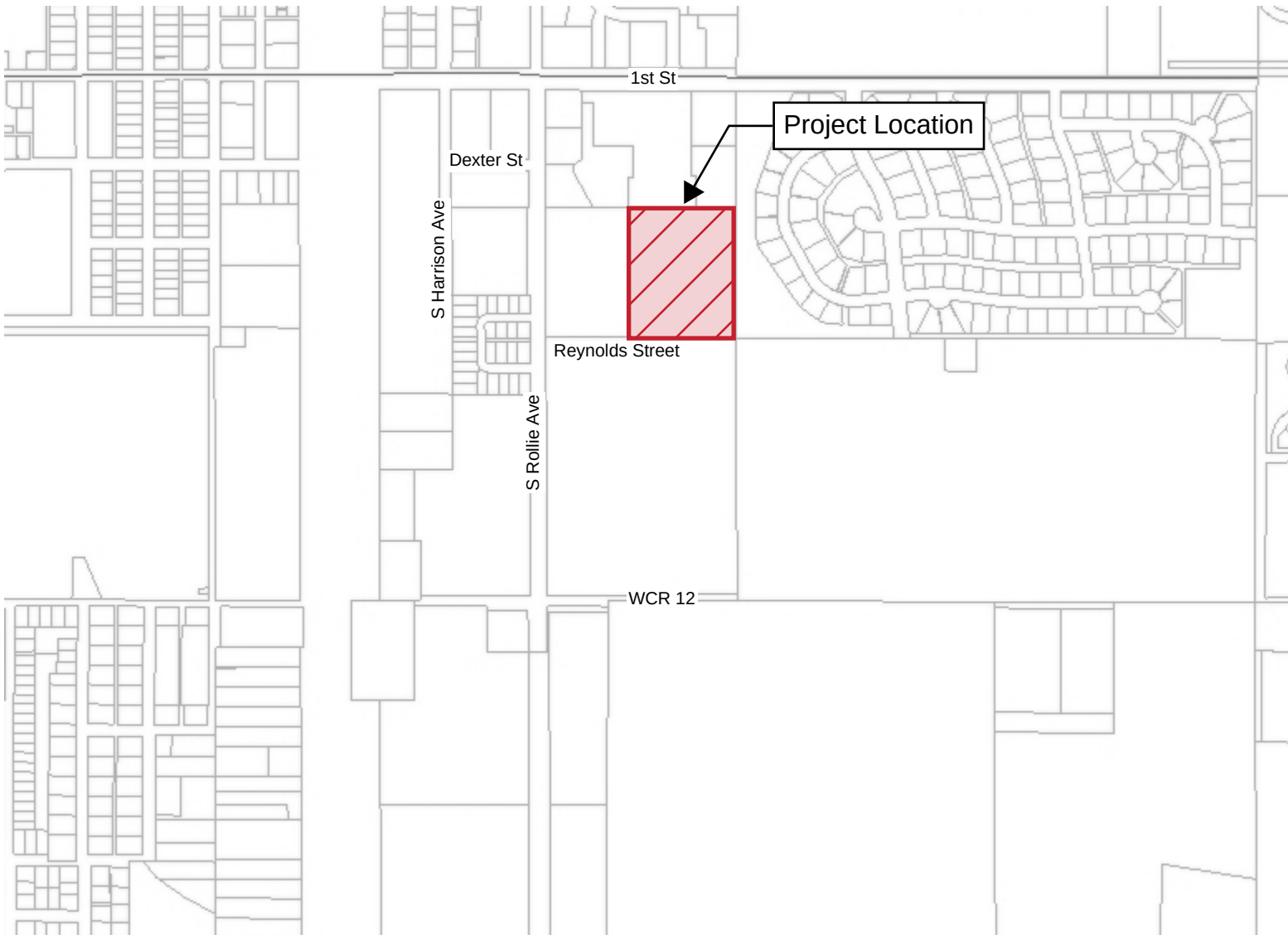
The following information is provided for reference:

- 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

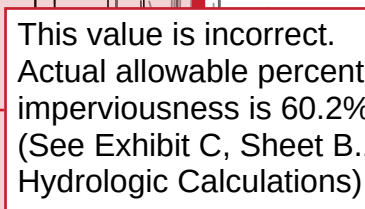
Basin Name	Basin Description	Soil Type	Paved 100% (acres)	Building 90% (acres)	Gravel 40% (acres)	Landscape 2% (acres)	Total Area (acres)	C5	C100	Percent Imperviousness
EX1	Rollie E ROW to Ex. Inlet	A	0.81	-	-	0.14	0.95	0.78	0.86	85.5%
EX2	Rollie W ROW to Ex. Inlet	A	0.69	-	-	0.25	0.94	0.69	0.80	73.6%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

LUPTON VILLAGE

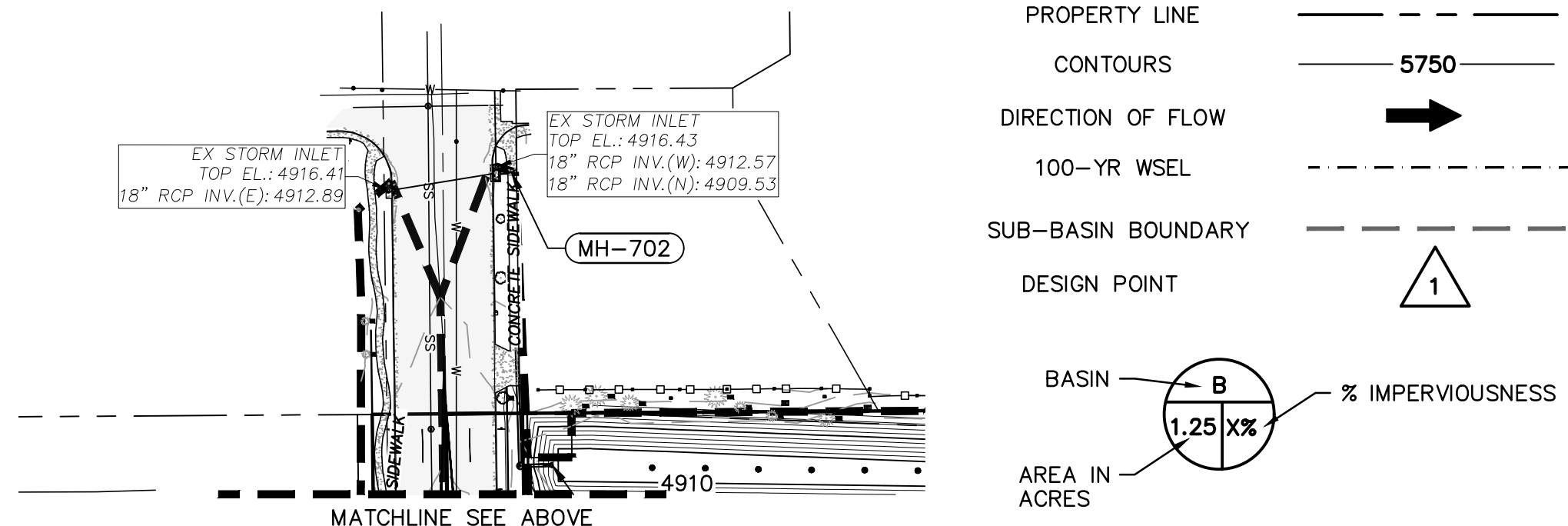
B.1 HYDROLOGIC
CALCULATIONS



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



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

LUPTON VILLAGE FINAL DRAINAGE REPORT

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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

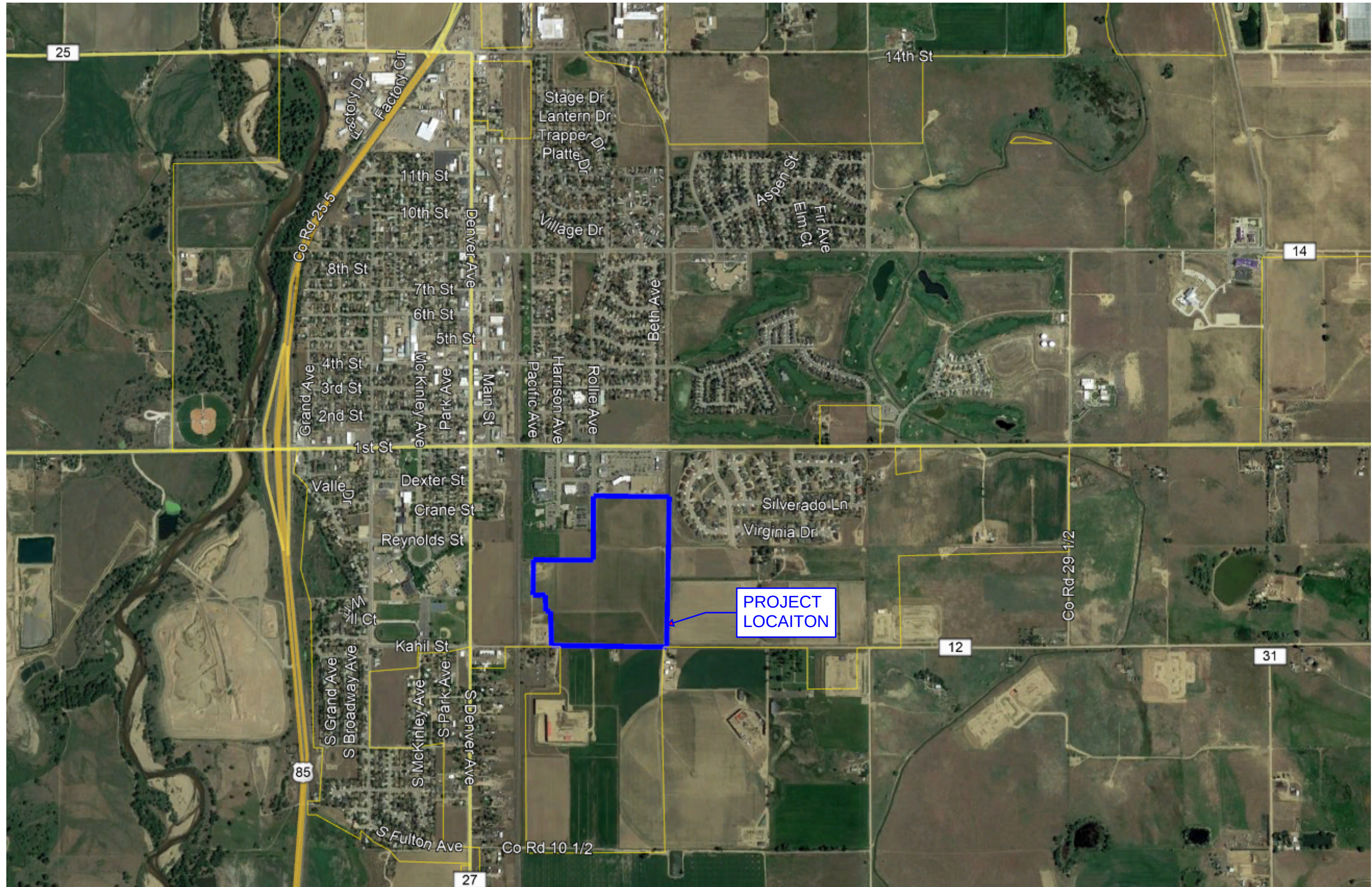
A.1 Project Vicinity Map

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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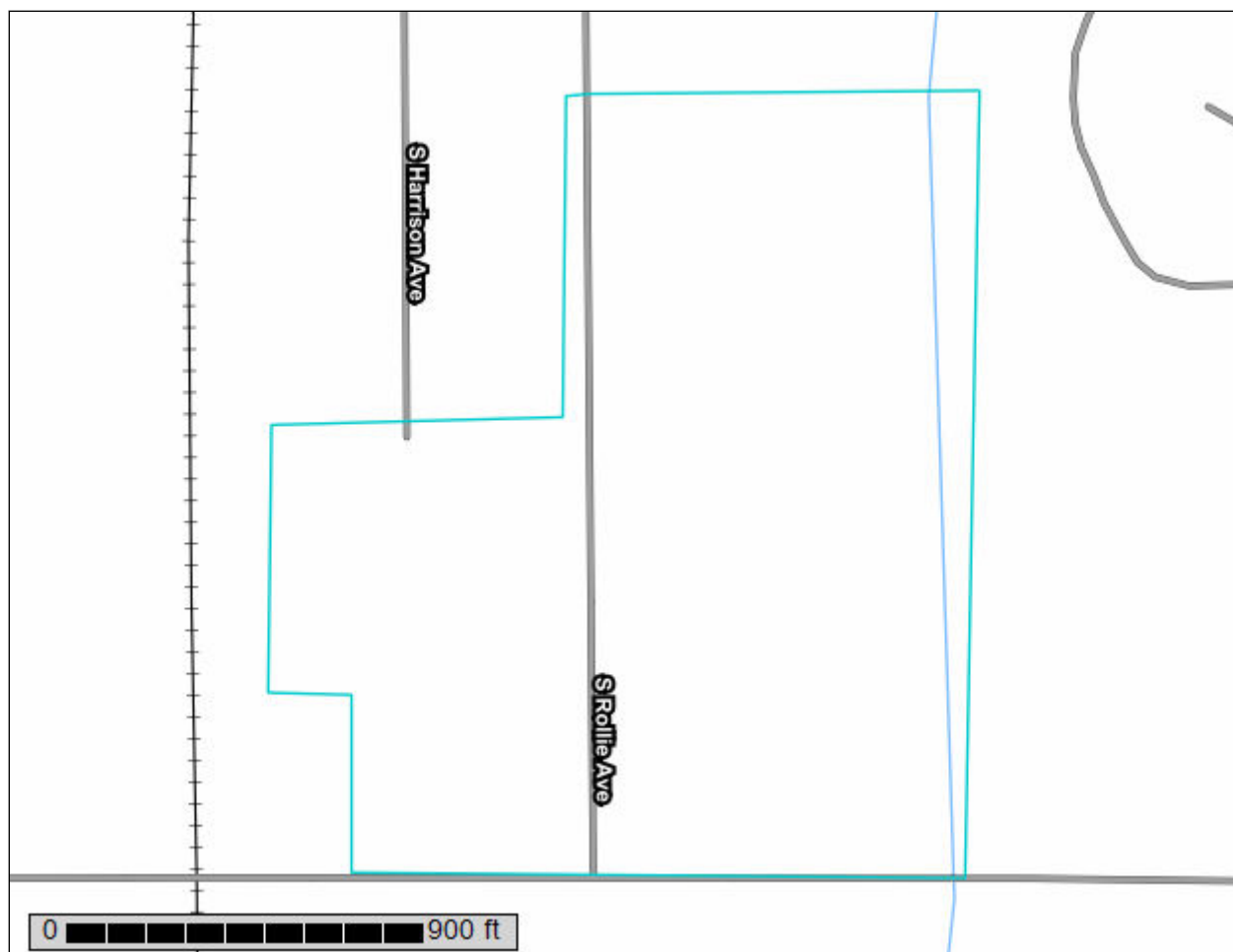
United States
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Agriculture

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

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

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

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

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: Sandy Plains (R072XY111KS)

Hydric soil rating: No

Minor Components

Valent

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: Rolling Sands (R072XY109KS)

Hydric soil rating: No

Manter

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: Sandy Plains (R072XY111KS)

Hydric soil rating: No

Haxtun

Percent of map unit: 5 percent

Landform: Interfluves, drainageways

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Concave

Ecological site: Sandy Plains (R072XY111KS)

Hydric soil rating: No

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

Map Unit Setting

National map unit symbol: 362t

Custom Soil Resource Report

Elevation: 4,600 to 5,200 feet

Mean annual precipitation: 11 to 15 inches

Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 125 to 175 days

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

Map Unit Composition

Olney and similar soils: 85 percent

Minor components: 15 percent

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

Description of Olney

Setting

Landform: Plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed deposit outwash

Typical profile

H1 - 0 to 10 inches: fine sandy loam

H2 - 10 to 20 inches: sandy clay loam

H3 - 20 to 25 inches: sandy clay loam

H4 - 25 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Low

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

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

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

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: B

Ecological site: Sandy Plains (R067BY024CO)

Hydric soil rating: No

Minor Components

Zigweid

Percent of map unit: 8 percent

Hydric soil rating: No

Vona

Percent of map unit: 7 percent

Hydric soil rating: No

76—Vona sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 363w

Elevation: 4,600 to 5,200 feet

Mean annual precipitation: 13 to 15 inches

Mean annual air temperature: 48 to 55 degrees F

Frost-free period: 130 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Vona and similar soils: 85 percent

Minor components: 15 percent

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

Description of Vona

Setting

Landform: Terraces, plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 6 inches: sandy loam

H2 - 6 to 28 inches: fine sandy loam

H3 - 28 to 60 inches: sandy loam

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

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

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

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: A

Ecological site: Sandy Plains (R067BY024CO)

Hydric soil rating: No

Minor Components

Remmit

Percent of map unit: 9 percent

Hydric soil rating: No

Olney

Percent of map unit: 3 percent

Hydric soil rating: No

Julesburg

Percent of map unit: 3 percent

Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

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

Soil Qualities and Features

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

Hydrologic Soil Group

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

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

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

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

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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 range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

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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

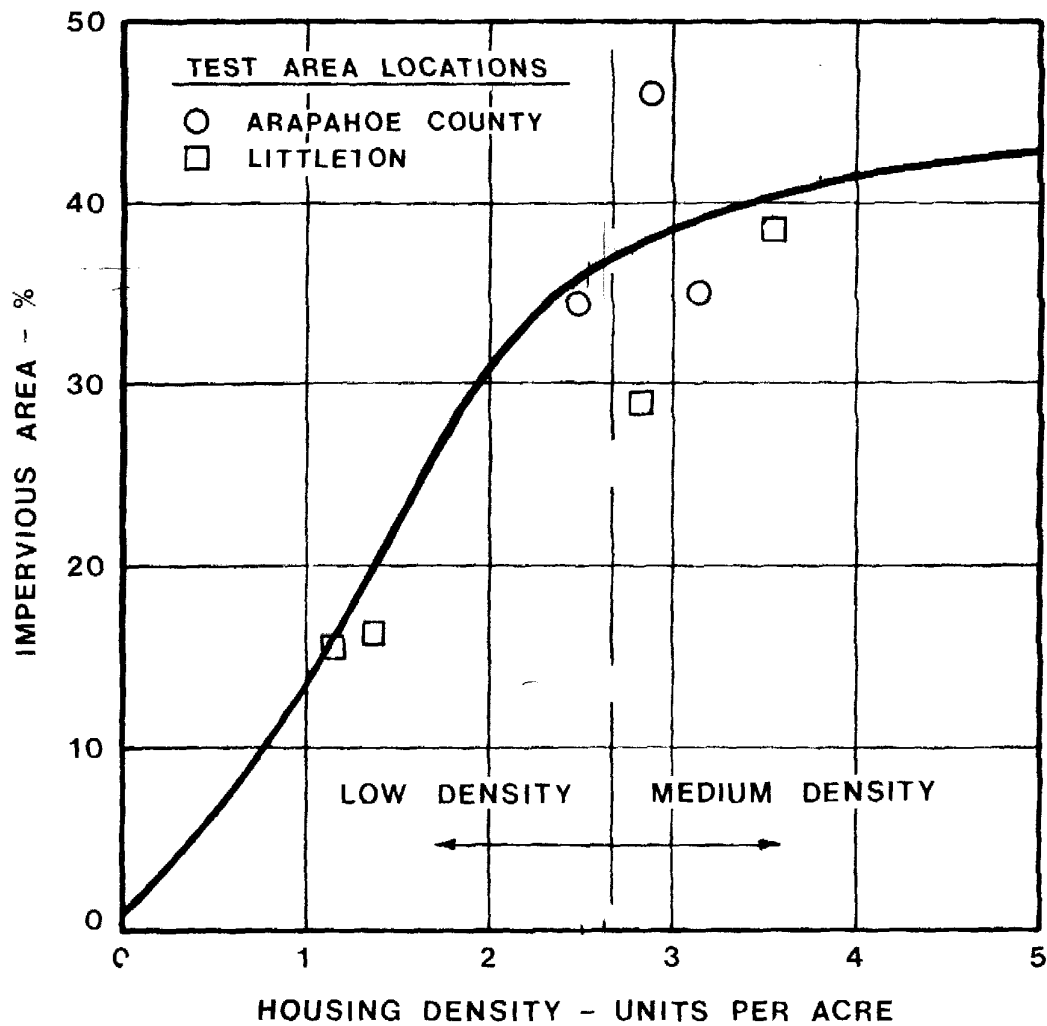
Table 602
Recommended Runoff Coefficients and Percent Impervious

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

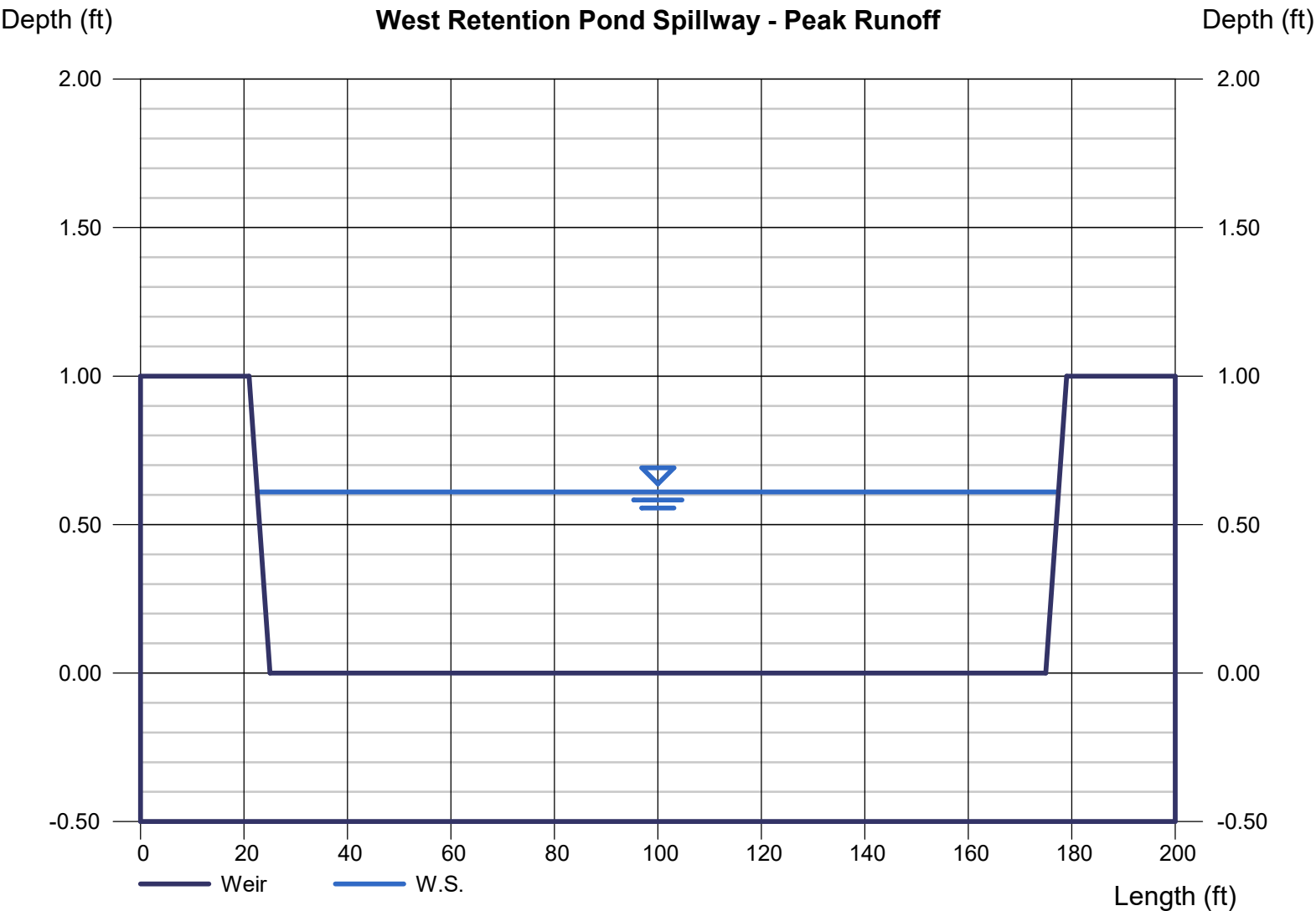


1880 Fall River Drive, Suite 200
Loveland, CO 80538
Tel. 970-461-7733

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

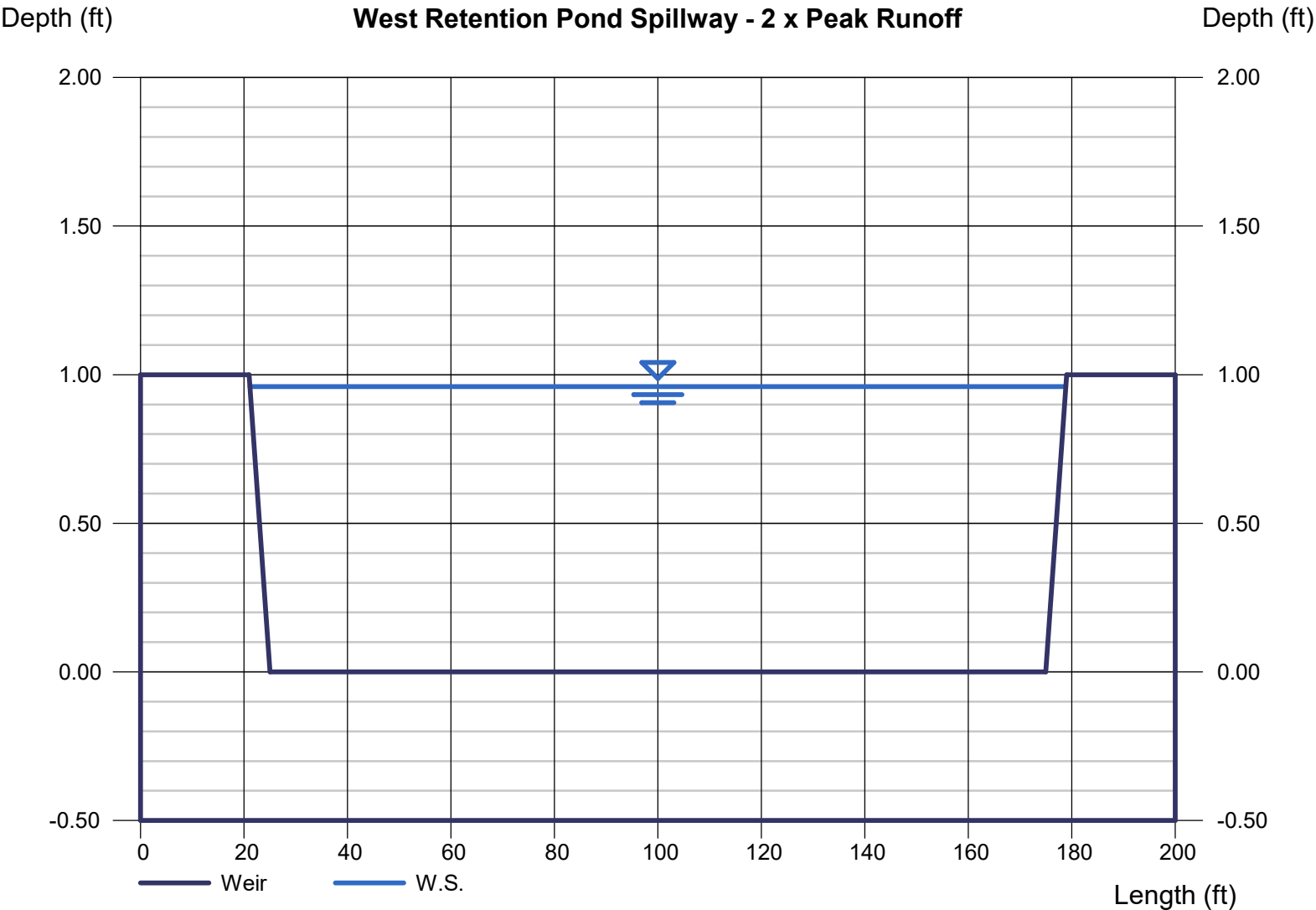
Crest = Sharp
Bottom Length (ft) = 150.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

Highlighted

Depth (ft) = 0.96
Q (cfs) = 443.28
Area (sqft) = 147.69
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

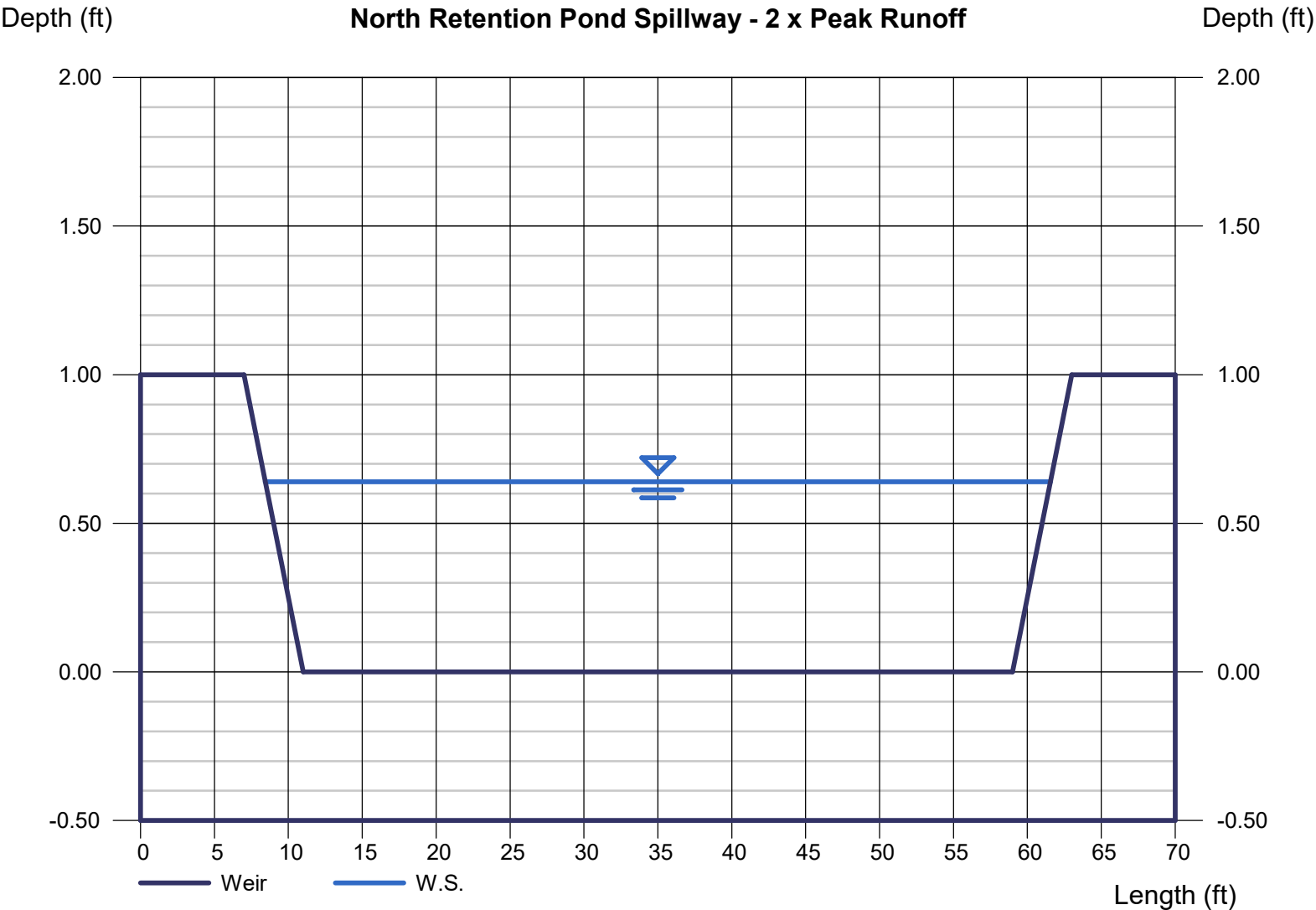
Crest = Sharp
Bottom Length (ft) = 48.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

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

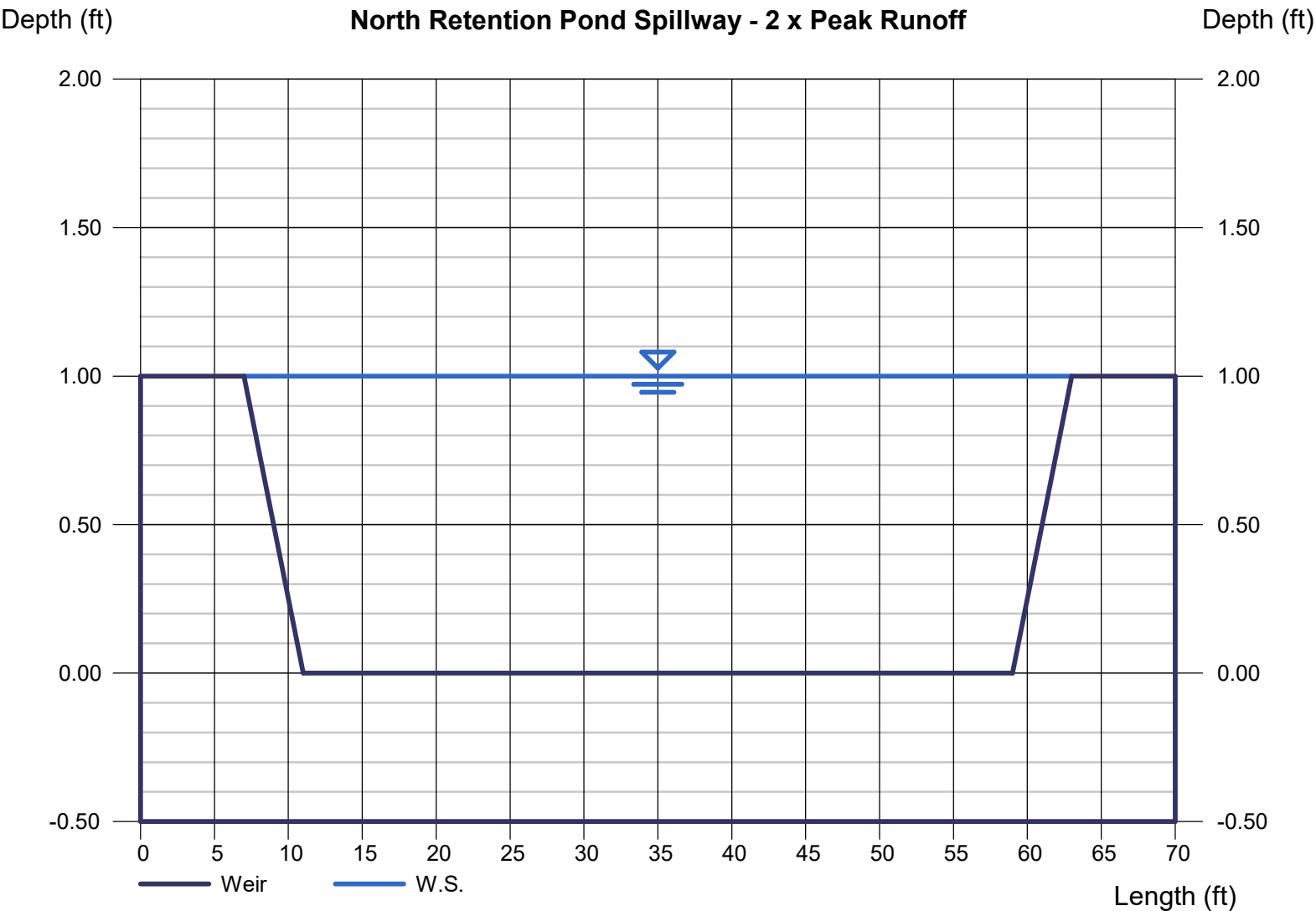
Crest = Sharp
Bottom Length (ft) = 48.00
Total Depth (ft) = 1.00
Side Slope (z:1) = 4.00

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)

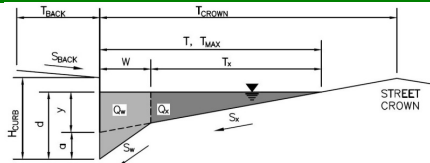
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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

Warning !

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	12.0	inches

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

Check boxes are not applicable in SUMP conditions

☐☐

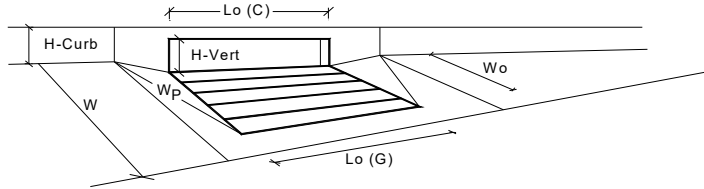
MINOR STORM Allowable Capacity is based on Depth Criterion

MAJOR STORM Allowable Capacity is based on Depth Criterion

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

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)		MINOR		MAJOR	
Type of Inlet	CDOT Type R Curb Opening	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)

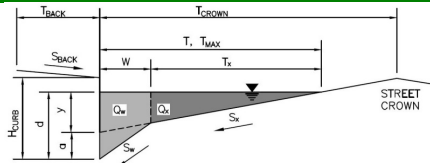
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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

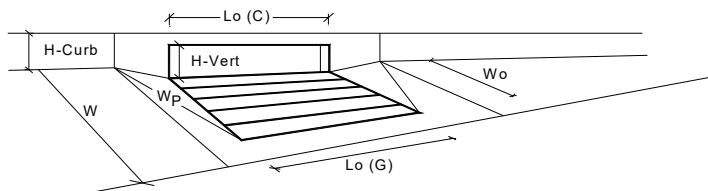
☐☐**MINOR STORM Allowable Capacity is based on Depth Criterion**

	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)

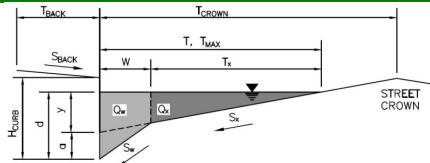
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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

 $S_O = 0.000$ 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	
$T_{MAX} =$	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

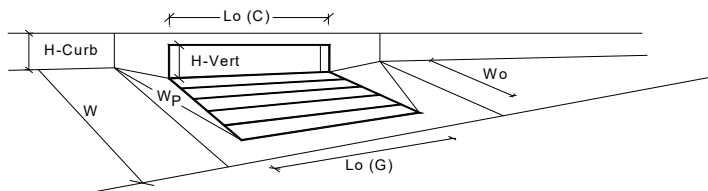
**MINOR STORM Allowable Capacity is based on Depth Criterion**

	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)

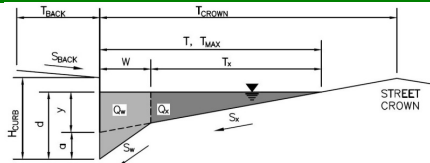
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

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

 $S_o = 0.000$ 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	
$T_{MAX} =$	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

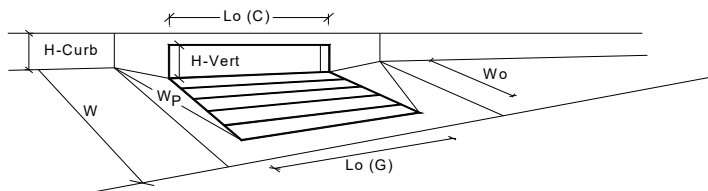
☐ ☐
MINOR STORM Allowable Capacity is based on Depth Criterion

	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



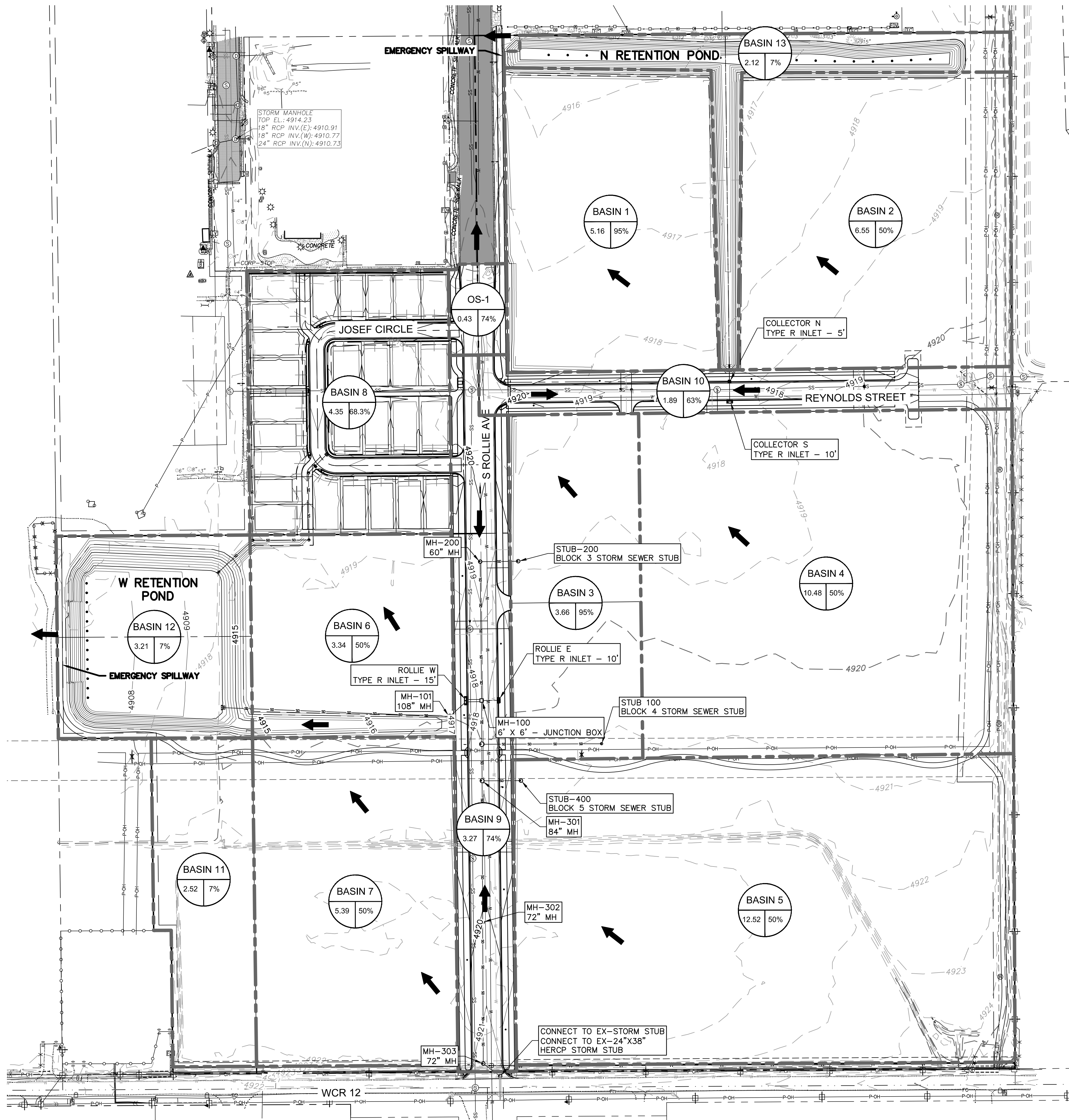
Design Information (Input)		MINOR		MAJOR	
Type of Inlet	CDOT Type R Curb Opening	CDOT Type R Curb Opening			
Local Depression (additional to continuous gutter depression 'a' from above)		a _{local} =	3.00	3.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No =	2	2	
Water Depth at Flowline (outside of local depression)		Ponding Depth =	6.0	8.0	inches
Grate Information		MINOR		MAJOR	
Length of a Unit Grate		L _g (G) =	N/A	N/A	feet
Width of a Unit Grate		W _o =	N/A	N/A	feet
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A _{ratio} =	N/A	N/A	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		C _r (G) =	N/A	N/A	
Grate Weir Coefficient (typical value 2.15 - 3.60)		C _w (G) =	N/A	N/A	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		C _o (G) =	N/A	N/A	
Curb Opening Information		MINOR		MAJOR	
Length of a Unit Curb Opening		L _o (C) =	5.00	5.00	feet
Height of Vertical Curb Opening in Inches		H _{vert} =	6.00	6.00	inches
Height of Curb Orifice Throat in Inches		H _{throat} =	6.00	6.00	inches
Angle of Throat (see USDCM Figure ST-5)		Theta =	63.40	63.40	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W _p =	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		C _r (C) =	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		C _w (C) =	3.60	3.60	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		C _o (C) =	0.67	0.67	
Low Head Performance Reduction (Calculated)		MINOR		MAJOR	
Depth for Grate Midwidth		d _{Grate} =	N/A	N/A	ft
Depth for Curb Opening Weir Equation		d _{Curb} =	0.33	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

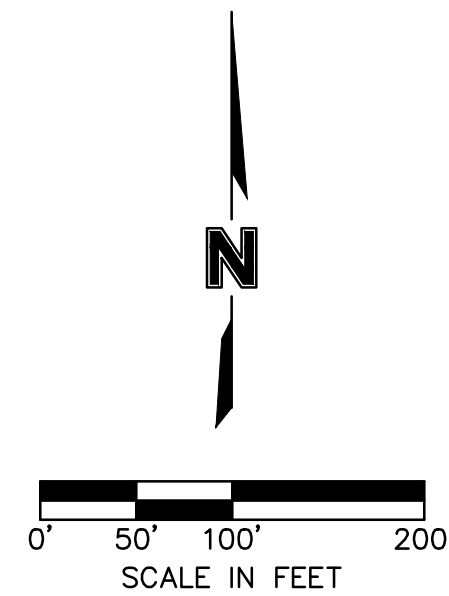
C.1 Drainage Map



DRAINAGE INFORMATION	
TOTAL SITE AREA	61.68 ACRES
PROJECTED DEVELOPED % IMPERVIOUS	54.4%*
SOIL TYPE	A (86%) B (14%)
NORTH RETENTION POND	
5-YR REQUIRED RETENTION POND VOLUME	76,788 CUBIC FEET
100-YR PROVIDED RETENTION POND VOLUME	192,445 CUBIC FEET
5-YR DEVELOPED RUNOFF	33.06 CFS
100-YR DEVELOPED RUNOFF	78.14 CFS
WEST RETENTION POND	
5-YR REQUIRED RETENTION POND VOLUME	208,833 CUBIC FEET
100-YR PROVIDED RETENTION POND VOLUME	567,736 CUBIC FEET
5-YR DEVELOPED RUNOFF	86.50 CFS
100-YR DEVELOPED RUNOFF	221.64 CFS

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

DRAINAGE SLOPE ARROW



Olsson

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

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**Know what's below.
Call before you dig**
CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
EXCAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

[illegible]

drawn by: _____ MG checked by: _____ MG approved by: _____ MG QA/QC by: _____ MM project no.: _____ 018-1732 drawing no.: _____ C DRN 81732 date: _____ 11-21-2019	DRAINAGE MAP	
	LUPTON VILLAGE CONSTRUCTION DOCUMENTS	
	FORT LUPTON, CO	2019

SHEET
C-1

LUPTON VILLAGE

Fort Lupton, CO - 2019

November 2019

Olsson Project No. 018-1732

Magaly Morales-Tejada

From: Kristen Thompson
Sent: Tuesday, February 9, 2021 2:14 PM
To: Magaly Morales-Tejada
Cc: Todd Hodges; Alyssa Knutson; Maria Lancto
Subject: RE: Referral Response Request: Lupton Village Townhomes Project No. LUP2021-0041 & Plan Nos. PPL2021-0005; FPL2021-0006

Magaly,

We do not have any comments on this referral.

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 <MMTejada@Fortluptonco.gov>
Sent: Friday, January 22, 2021 11:07 AM
Cc: Maria Lancto; Alyssa Knutson; Todd Hodges

Subject: Referral Response Request: Lupton Village Townhomes Project No. LUP2021-0041 & Plan Nos. PPL2021-0005; FPL2021-0006

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

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a site plan being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/544>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 12, 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.

Magaly Morales-Tejada

From: John Fryar
Sent: Friday, January 22, 2021 11:12 AM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Lupton Village Townhomes Project No. LUP2021-0041 & Plan Nos. PPL2021-0005; FPL2021-0006

I don't see any law enforcement issues. Have a great weekend.



Committment rather than Compliance
Remember "Find a Way to Help"

John Fryar, Chief of Police
130 S. McKinley Ave
Fort Lupton, CO 80621

Work (303) 857-4011
Cell (303) 210-0100

From: Magaly Morales-Tejada
Sent: Friday, January 22, 2021 11:07 AM
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Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.

Fort Lupton, CO 80621

Office: 720-466-6111

Ext: 1111





Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Todd Hodges
Alyssa Knutson

From: Roy Vestal

Date: February 12, 2021

Subject: Lupton Village Townhomes Project No. LUP2021-0041 &
Plan Nos. PPL2021-0005; FPL2021-0006
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat submittal. Be advised, review of construction drawings is for general compliance with city standards.

1. Utilities - Further coordination with Utility Billing will be required for this configuration of meters.

a. Water - Chapter 3

- i. As Shown in the Preliminary - The city can own and maintain the 8-inch water main looped through the site.
- ii. It appears each building will have a master meter. Show me that a 1-inch meter is adequate for the 5 and 4 unit buildings. Who are all the building meters to be billed to?

b. Sanitary Sewer - Chapter 4

- i. As Shown in the Preliminary - The city can own and maintain the 8-inch sanitary sewer through the site. The lateral between buildings do not meet City standards and will be considered private.
- ii. Future extensions to the City system to serve this property are contingent with meeting the requirements of Municipal Code Chapter 13, Article I. Infrastructure needed to serve the property is required to be constructed by the property owner.

2. Plat

- a. Utility Maintenance Statement - need clarification of City portions. PW will only maintain the 8-inch mains. The branches between buildings will not.

3. Site Plan

- a. The water / Sewer services branching from the main will require 10-feet separation between buildings.
- b. Services to units need to clarify detail of “in same trench”.

4. Drainage

- a. Drainage Analysis provided is adequate.
- b. The on-site storm will be Private.
- c. Construction drawings will be required for final grading and ground cover designation for the retention facilities.

5. Landscape / Grading - Chapter 2 Design Standards

- a. I am assuming this site falls under the Lupton Village SWMP? If not, A SWMP and Stormwater Discharge permit must be acquired from CDPH&E.

6. Utilities

a. Water - Chapter 3

- i. Section 3.21.00 Water service lines shall be located a minimum of 10 feet away from all sewer services and a minimum of 5 feet away from all fire protection service lines (measured horizontally). All service lines shall be constructed perpendicular to the front property line of the property they are going to serve and not less than 5 feet from the side of a front property line.
- ii. Specify “Red Mueller Super Centurion” hydrants in final construction drawings.
- iii. Backflow prevention assemblies (if required) shall be tested by a Certified Cross-Connection Control Technician upon installation and tested at least annually, thereafter.

b. Sanitary Sewer - Chapter 4

- i. *Section 4.14.03* Minimum service line slopes is 4" = .0208 ft/ft / 6" = .0104 ft/ft, Maximum service line slopes is 6" = .0600 ft/ft

c. Storm Sewer - Chapter 5

- i. The on -site storm will be Private

7. Final Construction Drawings should include City Standard Details as needed.

- a. A Public Works Permit will be required for construction of the water line and street improvements.

There may be additional concerns as this design develops.

February 10, 2021

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

Re: Lupton Village Townhomes PUD Preliminary and Final Plat; LUP2021-0041; PPL2021-0005 & FPL2021-0006

Dear Mr. Hodges:

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

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

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

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

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

Thank you,

Amber Mendoza

Amber Mendoza
ROW Agent
720.249.9315 | platreferral@unitedpower.com



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

February 12, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Lupton Village Townhomes, Case #s LUP2021-0041 / PPL2021-0005 / FPL2021-0006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Lupton Village Townhomes**. As always, thank you for the opportunity to take part in the review process. Please be aware of PSCo's existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the subdivision plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

If the 5-foot wide utility easements are dedicated for use by natural gas distribution facilities, PSCo requests that these easements are increased to PSCo's standard 6-foot width for gas utilities. Please also note that there must be a minimum 5-foot clearance from any structure. If gas and electric distribution are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement. Bear in mind that these utility easements must have 5-foot separation from gravity-fed wet utilities and 10-foot separation from forced-fed water utilities.

Public Service Company requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to the City of Fort Lupton for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

PSCo also requests that Outlot A is dedicated for utility use for crossing and connectivity purposes

throughout the development.

The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



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
EST. 1836

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

AM 2021-046

**APPROVE PURCHASE OF 430 CAT BACKHOE FOR PUBLIC WORKS STREETS
FROM WAGNER EQUIPMENT CO. FOR NOT TO EXCEED \$145,524.80
FROM THE GENERAL FUND PUBLIC WORKS STREETS GENERAL FUND**

- I. **Agenda Date:** Council Meeting – March 16, 2021
- II. **Attachments:**
 - a. Wagner Equipment Quote 430 CAT Backhoe Loader
- III. **Summary Statement:**

Approve purchase of 430 Backhoe Loader from Wagner Equipment Co, for not to exceed \$145,524.80 from the Public Works Street General Fund.

- IV. Submitted by:

Public Works Director

- ## V. Finance Reviewed

Finance Director

- VI. Approved for Presentation:**

City Administrator

- ## VII. Attorney Reviewed

Approved

Pending Approval

- ### **VIII. Certification of Council Approval:**

City Clerk

Date _____

IX. Detail of Issue/Request:

The backhoe is needed by Public Works for maintaining the City's water and sewer lines, clean-up days loading material handling. The current backhoe is a 2007 CAT 420E with over 3,000 operating hours. The machine has been having maintenance issues for the last year and is becoming difficult to keep operational. This machine is currently out of service due to linkage issues in the arm and will require over \$8,000 in parts to repair. The projected CIP budget had slated for this machine to be replaced in 2022.

Staff monitored the recent Richie Brothers auction. There were 3 backhoes that staff had looked as possible acquisitions. All the good backhoes went fast during auction and quickly exceeded \$85,000. Wagner does have a low hour used machines currently available for \$136,443.53 (2019 with 229 hours).

The selected machine includes a tamper plate, extendible arm for deeper digging, multi-purpose front bucket and hydraulic thumb. The multi-purpose bucket will save operating time by eliminating the need to use the front end loader during clean up days, when loading brush and provides additional flexibility and capabilities for our crew.

New CAT 140 Backhoe with compactor, multi-purpose bucket and thumb for \$145,524.80.

Wagner is a SourceWell provider with preferred government pricing.

X. Legal/Political Considerations:

XI. Alternatives/Options:

- A) *Accept quote*
- B) *Reject quotes*
- C) *Delay purchase to a later date*

XII. Financial Considerations:

2021 Budget includes \$240,000.00 in the General Fund Public Works Street budget for a Road Grader. \$60,000 of that budget is committed to the lease program of city fleet pickups leaving \$180,000 available in the budget.

XIII. Staff Recommendation:

Staff recommends approving purchase of the new 2021 CAT 430 Backhoe loader from Wagner Equipment for \$145,524.80.



Quote 225232-02

February 16, 2021

CITY OF FT LUPTON
130 S MCKINLEY AVE
FORT LUPTON, Colorado 80621

Attention: ANTHONY GOMEZ

Dear Sir,

We would like to thank you for your interest in our company and our products, and are pleased to quote the following for your consideration.

Caterpillar Model: 430 Backhoe Loader

STOCK NUMBER: TBA **SERIAL NUMBER:** TBA **YEAR:** 2021 **HOURS:** 3

We appreciate the opportunity to extend this quote. This quote is subject to availability and is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Regards,

Aaron Vigil
Sales Representative
Wagner Equipment Co.

Caterpillar Model: 430 Backhoe Loader

STANDARD EQUIPMENT

BOOMS, STICKS, AND LINKAGES -BACKHOE -- 15' Center pivot backhoe -4.5 Meters -- Boom and swing transport locks -- Pilot operated backhoe and -electro hydraulic stabilizer controls -- Street type stabilizer shoes -- Anti-drift hydraulics (boom, stick, -and E-stick) -- Cat Cushion Swing(tm) system -LOADER -- Single Tilt Loader -- Lift cylinder brace -- Self-leveling loader with single -lever control -- Return-to-dig -(automatic bucket positioner) -- Transmission neutralizer switch -- Bucket level indicator -

POWERTRAIN -- Water separator -- Thermal starting aid system -- Dry type axial seal air cleaner with -integral precleaner -- Automatic dust ejection system -- Filter condition indicator -- Hydraulically boosted multi-plate -wet disk brake with dual pedals & -interlock -- Differential lock -- Drive-line parking brake -- Torque converter -- Neutral safety switch -- Spin-on filters for -Fuel -Engine oil -Transmission oil -- Outboard Planetary Rear Axles -- Diesel particulate filter -- Hydrostatic power steering

HYDRAULICS -- Pilot hoe and mechanical loader -controls -- Load sensing, variable flow system -with 43 gpm (162 L/min) axial piston -pump -- 6 micron hydraulic filter -- Caterpillar XT-3 hose -- Hydraulic oil cooler -- Pilot control shutoff switch -- Flow-sharing hydraulic valves -- Hydraulic suction strainer -

ELECTRICAL -- 12 volt electrical start -- Horn, front and rear -- Backup alarm -- Hazard flashers/turn signals -- Halogen head lights (2) -- Halogen rear flood lights (2) -- Stop and tail lights -- Audible system fault alarm -- Key start/stop system -- 850 CCA maintenance free battery -- Battery disconnect switch -- External Power Receptacle (12v) -- Diagnostic ports for engine and -machine Electronic Control Modules

OPERATOR ENVIRONMENT -- Interior rearview mirror -- ROPS canopy, Rear Fenders -- 2-inch (50mm) retractable seat belt -- Tilt steering column -- Steering knob -- Hand and foot throttle -- Automatic Engine Speed Control -- One Touch Low Idle -- Floor mat and Coat Strap -- Lockable storage area -- Air suspension seat -

FLUIDS -- Antifreeze - Extended Life Coolant --20F (-30C)

OTHER STANDARD EQUIPMENT -- Standard Storage Box -- Transport tie-down points -- Ground line fill fuel tank with -42.3 gal (160L) capacity & 5 gal (19L) -diesel exhaust fluid -- Rubber impact strips on radiator -guard -- CD-ROM Parts Manual -- Safety Manual -- Operations and Maintenance Manual -- Lockable hood -- Tire Valve Stem Protection

MACHINE SPECIFICATIONS

430 CAB,ESTK,AUTOS
LANE 3 ORDER
STICK, EXTENDABLE, 15FT
PT, 4WD/2WS AUTOSHIFT
ENGINE, 86KW, C3.6 DITA, T4F
CAB, DELUXE
DISPLAY, STANDARD
WORKLIGHTS (8) HALOGEN LAMPS
SEAT, DELUXE FABRIC
BELT, SEAT, 2" SUSPENSION
AIR CONDITIONER, T4F
PRODUCT LINK, CELLULAR, PLE643
TIRES, 12.5 80-18/21L-24, FS
COUNTERWEIGHT, 1015 LBS
STABILIZER PADS, FLIP-OVER
RIDE CONTROL
RADIO, FM BLUETOOTH
COLD WEATHER PACKAGE, 120V
GUARD, STABILIZER
COUPLER, PG, MAN.D.LOCK, BHL
CUTTING EDGE, TWO PIECE,WIDE
BUCKET-ROCK, HD, 24", 7.0 FT3
INSTRUCTIONS, ANSI
SERIALIZED TECHNICAL MEDIA KIT
SHIPPING/STORAGE PROTECTION
RUST PREVENTATIVE APPLICATOR
PACK, DOMESTIC TRUCK

THUMB, HYDRAULIC, NO TINE, BHL
THUMB, TINE, B 3

COMPACTOR PLATE, CVP40
BRACKET, BL, 45-50MM, XL
PINS, BUCKET, BHL-F, 45MM-50MM
LINES, CVP40, BHL-F

BUCKET-MP, 1.3 YD3, PO
HYD, MP, 6FCN/8BNK, ST, QC

SELL PRICE	\$145,524.80
SUBTOTAL	\$145,524.80
TOTAL	\$145,524.80

WARRANTY & COVERAGE

Standard Warranty:

12 Months Unlimited Hours, Parts and Labor (Travel Time included for the first 6 months)

Extended Coverage:

5 Year / 5000 Hour Premier Extended Warranty

— CITY OF —
Fort Lupton
EST. 1836

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

AM 2021-043

APPROVE CHANGE ORDER NUMBER 1 TO CIVIL RESOURCES, LLC FOR NOT TO EXCEED \$6,815.00 FOR WWTP LAGOONS MINING ENGINEERING SERVICES PROJECT FROM UTILITY FUND

- I. **Agenda Date:** Council Meeting – March 16, 2021
- II. **Attachments:**
 - a. Change Order Proposal – LAT 40 Professional Land Surveyors.

III. Summary Statement:

Approve Change Order No. 1 to Agreement with Civil Resources, LLC for not to exceed \$6,815.00 for survey services associated with Fort Lupton - Pearson Park rezoning and Special Use Permit Application.

IV. Submitted by:

Public Works Director

V. Finance Reviewed

Finance Director

VI. Approved for Presentation:

City Administrator

VII. Attorney Reviewed

Approved

Pending Approval

VIII. Certification of Council Approval:

City Clerk

Date _____

IX. Detail of Issue/Request:

Council approved the engineering services agreement with Civil Resources LLC with AM 2020-009 on January 7, 2020.

BurnCo is opening a mining pit on the Inouye farm site to the west of the WWTP. They are interested in mining the lagoon area as well at the same time. The City will receive payment for the aggregate mined and receive a water storage reservoir at the end of mining operations. The operations will include constructing a slurry wall around the perimeter of the lagoons area.

Civil Resources is the consultant working with BurnCo to permit and mine the Inouye Pit. Civil Resources' scope includes extension of the DRMS Permit to include the WWTP site and design of the slurry wall.

This Change Order is to cover the cost of a land survey plat of the Pearson Park / Waste Water Treatment Plant (WWTP) area in support of the Special Use Permit and rezoning of the WWTP site.

Anticipated mining start is early 2022.

X. Legal/Political Considerations:

"Not Applicable"

XI. Alternatives/Options:

- A) Approve the contract award to Civil Resources*
- B) Reject agreement contract with other firm*
- C) Delay action on the contract to gather more information.*

XII. Financial Considerations:

There is \$60,000 budgeted for engineering in miscellaneous expenditures in the Utility Fund. None of these funds have been expended in 2021.

XIII. Staff Recommendation:

Staff recommends approving Change Order to Civil Resources, LLC professional services agreement for not to exceed \$6,815.00 for the WWTP Lagoons mining project.



6250 W. 10th Street, Unit 2 | Greeley, Colorado 80634 | 970-515-5294 | lat40pls.com

PROFESSIONAL
LAND SURVEYORS

Civil Resources, LLC
Attn: Andy Rodriguez
andy@civilresources.com

March 5, 2021

Thank you for the opportunity to work with you on the **FORT LUPTON WWTP-PEARSON PARK PROJECT**.
As you have requested, we are providing the cost for the following surveying services:

SUBJECT PROPERTIES: Address: TBD, Fort Lupton CO

Parcels: 130931000011, 147106000038, Weld County

The SE4SW4 of S.31, T.2N., R.66W., and a portion of the E2NW4 of S.6, T.1N.,
R.66W. of the 6th P.M. (±99 Acres)

- ☒ **OPTION 1-LAND SURVEY PLAT** consisting of field work to determine the existing boundary of the subject properties, setting any missing pins, and preparing a Land Survey Plat in accordance with C.R.S. 38-51-106 for county records. With this survey we will also prepare property descriptions and divide the subject property as follows: One (1) ±58.5-acre parcel on the North end and One (1) ±40.5-acre parcel on the South end (as shown on the attached map). This survey will also show any existing oil/gas setbacks and existing easements as contained in the title commitment provided by the client. **\$6,215**
- ☐ **OPTION 2-PROPERTY DESCRIPTIONS & EXHIBITS** for the proposed parcels prepared without the benefit of a title commitment or a boundary survey. **\$2,300**

If a Land Survey Plat is ordered, A title commitment will need to be provided to complete this project.

- ☐ I have a title commitment and will forward all documentation
- ☒ I would like Lat40, Inc. to order a title commitment through Unified Title for the additional cost of approximately \$300-600.

Any additional work requested beyond the scope above will be billed at our standard hourly rates:
Field-\$140/hr., Professional Land Surveyor-\$105/hr., Office-\$85/hr.

This proposal is valid for 30 days.

Thank you,
Lat40, Inc.

Authorization to proceed by:

I agree to pay the above amount for the services described above within 30 days of project completion.

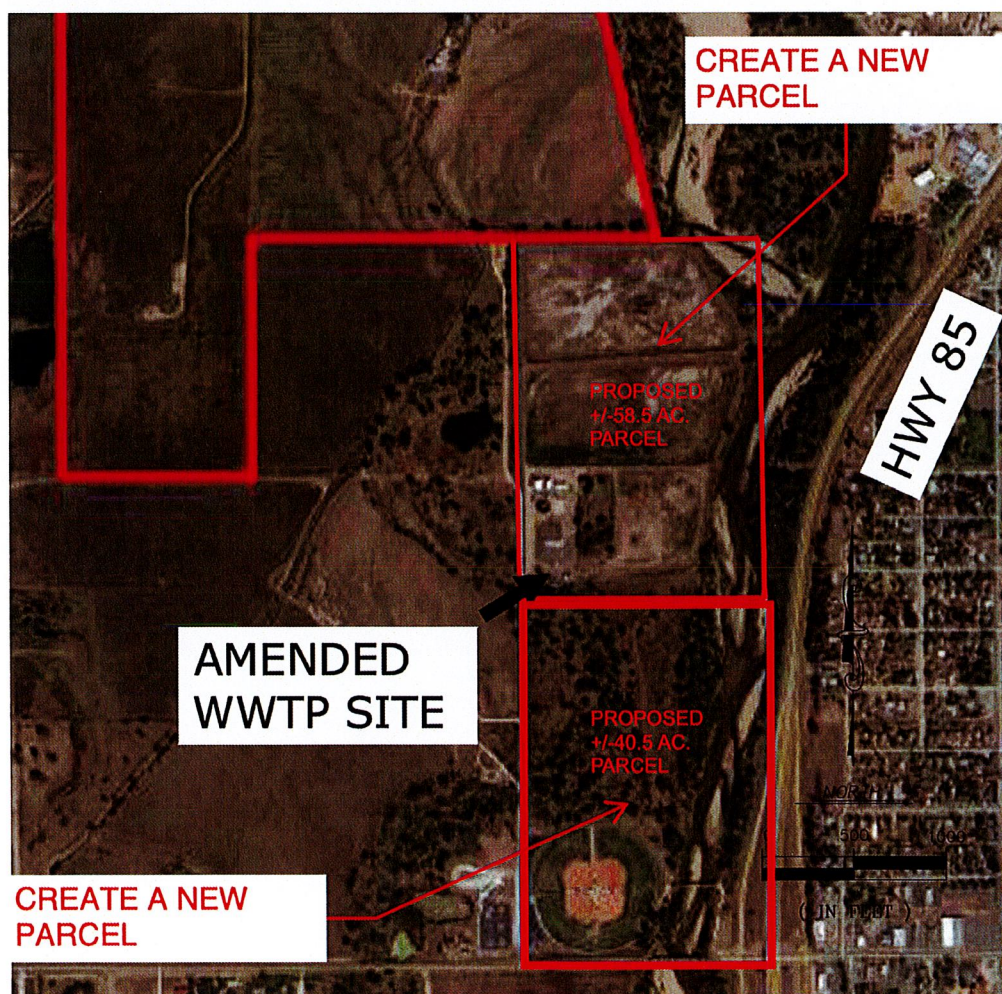
2021104_FORT LUPTON WWTP_CIVIL RESOURCES



6250 W. 10th Street, Unit 2 | Greeley, Colorado 80634 | 970-515-5294 | lat40pls.com

PROFESSIONAL
LAND SURVEYORS

SUBJECT PROPERTY





Upcoming Events

March 18, 2021	Public Meeting – WWTP Upgrades Discussion, Fort Lupton Recreation Center, 203 S. Harrison Ave. 6:30 p.m.
March 30, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
Month of April	Citywide Clean Up Days - Voucher Program
April 6, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
April 11-17, 2021	Hillside Cemetery Clean Up, 13750 County Road 12
April 22, 2021	Shredding Day, City Hall, 130 S. McKinley Ave., 8 a.m. – 10 a.m.
April 22, 2021	Clean Up Day for Seniors
April 20, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
April 27, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.