City of Fort Lupton

REGULAR MEETING AGENDA
Tuesday, July 20, 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

Call to Order

Pledge of Allegiance

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

a. Mary Merritt Concerning Street Construction

Approval of Agenda

Review of Accounts Payables

a. July 20, 2021 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. July 6, 2021 City Council Meeting Minutes

b. AM 2021-119 Authorize the City Administrator to Sign an Agreement with Branding By Bre to Provide Marketing Services for the City of Fort Lupton for an Amount of $2,750.00 per Month

c. AM 2021-126 Declaring Equipment and Vehicles as Surplus and Authorizing the Sale

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 2021-120 Approve a Resolution Approving Service Plan for Murata Farms Residential Metropolitan District and Approve Intergovernmental Agreement with District

b. AM 2021-121 Approve A Resolution Approving Service Plan for Murata Farms Commercial Metropolitan District and Approve Intergovernmental Agreement with District

c. AM 2021-113 Seeking Consideration by the Fort Lupton City Council Acting as the Local Licensing Authority for an Application Submitted by 7-Eleven, Inc. DBA 7-Eleven Store 41743H for a Fermented Malt Beverage License at 641 14th

d. AM 2021-114 Adopt an Annexation, Known as the Raterink Annexation, to Annex Land Legally Described in Exhibit "A" to the Proposed Ordinance, and Approving the Annexation Agreement

e. AM 2021-115 Adopt an Ordinance to Initially Zone Land Legally Described in Exhibit A of the Proposed Ordinance, and Known as the Raterink Initial Zoning, to the 'A' Agricultural Zone District

f. AM 2021-116 Approve a Resolution Accepting the Been Minor Subdivision to Create Four Separate Lots on a Property Located in the Northeast Quarter of Section 16

g. AM 2021-117 Approve a Resolution for a Special Use Permit for an RV Park Known as the Been RV Park

Action Memorandum

a. AM 2021-118 Waiver of Municipal Code Section 16-45 (C)(5) PUD Planned Unit Development District for the Vincent Village Apartments Project

b. Second Reading Ordinance 2021-1114 An Ordinance Enacting a New Article XII of Chapter 6 of the Fort Lupton Municipal Code Regarding the Regulations and Licensing of Medical Marijuana Stores (AM 2021-122)

c. Second Reading Ordinance 2021-1115 An Ordinance Enacting a New Article XIII of Chapter 6 of the Fort Lupton Municipal Code Regarding the Regulations and Licensing of Retail Marijuana Stores (AM 2021-123)

d. AM 2021-124 Approve Change Order Number 2 to Colorado Paving Inc. Contract Agreement for Kahil Repaving Project for an Amount not to Exceed $194,872.25 Allocated from the Street Sales Tax Fund, Utility Fund and Storm Drainage Fund

e. AM 2021-125 Approve Revision to Change Order Number 1 to Civil Resources, LLC for an Amount not to Exceed $8,075.00 for the WWTP Lagoons Mining Engineering Services Project From the Utility Fund

Staff Reports

Mayor/Council Reports

Future City Events

a. July 20, 2021 Upcoming Events

Adjourn

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
Bank Code: Golf Course-Golf Course							
001301	AAA AUTO PARTS INC		07/13/2021	Regular	0.00	96.92	84500
112670	Invoice	07/01/2021	GOLF-PARTS-MAINT		0.00	25.23	
116438	Invoice	07/01/2021	GOLF-PARTS-MAINT		0.00	54.01	
116518	Invoice	07/01/2021	GOLF-PARTS-MAINT		0.00	17.68	
000024	ACE HARDWARE OF FORT LUPTON		07/13/2021	Regular	0.00	219.94	84501
89421	Invoice	07/01/2021	GOLF-SUPPLIES-MAINT		0.00	65.15	
89422	Invoice	07/01/2021	GOLF-SUPPLIES-MAINT		0.00	33.98	
89456	Invoice	07/01/2021	GOLF-SUPPLIES-MAINT		0.00	57.98	
89460	Invoice	07/01/2021	GOLF-SUPPLIES-MAINT		0.00	18.51	
89467	Invoice	07/01/2021	GOLF-SUPPLIES-MAINT		0.00	15.99	
89527	Invoice	07/01/2021	GOLF-SUPPLIES-MAINT		0.00	28.33	
000028	ACUSHNET COMPANY		07/13/2021	Regular	0.00	33.30	84502
911291946	Invoice	07/01/2021	GOLF-SUPPLIES-PRD SHOP		0.00	33.30	
002254	ADIDAS AMERICA INC		07/13/2021	Regular	0.00	1,043.82	84503
6153748730	Invoice	07/01/2021	GOLF-APPAREL-PRD SHOP		0.00	97.40	
6153847890	Invoice	07/01/2021	GOLF-APPAREL-PRD SHOP		0.00	37.20	
6153882948	Invoice	07/01/2021	GOLF-APPAREL-PRD SHOP		0.00	234.60	
6153910932	Invoice	07/01/2021	GOLF-APPAREL-PRD SHOP		0.00	674.62	
000044	AGFINITY INC		07/13/2021	Regular	0.00	4,082.67	84504
I57339	Invoice	07/01/2021	GOLF-FUEL-MAINT		0.00	2,769.05	
I57340	Invoice	07/01/2021	GOLF-FUEL-MAINT		0.00	753.28	
I57341	Invoice	07/01/2021	GOLF-FUEL-MAINT		0.00	560.34	
000160	BREAKTHRU BEVERAGE GROUP		07/13/2021	Regular	0.00	325.27	84505
340040870	Invoice	07/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	62.45	
340112828	Invoice	07/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	65.82	
340112829	Invoice	07/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	197.00	
000183	CALLAWAY GOLF SALES COMPANY		07/13/2021	Regular	0.00	2,272.28	84506
933339804	Invoice	07/01/2021	GOLF-SUPPLIES-PRD SHOP		0.00	478.78	
933395921	Invoice	07/01/2021	GOLF-SUPPLIES-PRD SHOP		0.00	204.29	
933447240	Invoice	07/01/2021	GOLF-SUPPLIES-PRD SHOP		0.00	473.09	
933476906	Credit Memo	07/01/2021	GOLF-PRP REBATE CREDIT-PRD SHOP		0.00	-268.28	
933503319	Invoice	07/02/2021	GOLF-SUPPLIES-PRD SHOP		0.00	1,384.40	
000206	CENTURYLINK		07/13/2021	Regular	0.00	127.04	84507
3945 184B JUN21	Invoice	07/01/2021	GOLF-PHONE SRVC JUN21-MAINT		0.00	70.02	
3945 184B MAY21	Invoice	07/01/2021	GOLF-PHONE SRVC MAY21-MAINT		0.00	57.02	
000239	CITY OF FORT LUPTON		07/13/2021	Regular	0.00	41,146.32	84508
FIN2021022	Invoice	07/01/2021	GOLF-EAP FEB21-ADMIN		0.00	4.62	
FIN2021045	Invoice	07/01/2021	GOLF-STANDARD INS LTD, LIFE AND AD&D		0.00	291.59	
FIN2021127	Invoice	07/01/2021	GOLF-PINNACOL ASSURANCE WORK COMP		0.00	996.02	
FIN2021136	Invoice	07/01/2021	GOLF-POSTAGE APR21-PRD SHOP		0.00	27.03	
FIN2021191	Invoice	07/02/2021	GOLF-PAYROLL 6/12-6/25/21, PAID 7/2/21		0.00	39,827.06	
000241	CITY OF FT LUPTON-UTIL INVOICE		07/13/2021	Regular	0.00	21,467.98	84509
110249001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-Golf		0.00	383.97	
110252001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-Golf		0.00	20,912.31	
110252101 JUN21	Invoice	06/30/2021	Water/Sewer Bill-Golf		0.00	123.76	
770214501 JUN21	Invoice	06/30/2021	Water/Sewer Bill-Golf		0.00	47.94	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
000290	COLORADO GOLF & TURF INC		07/13/2021	Regular	0.00	27.39	84510
1-117038	Invoice	07/01/2021	GOLF-MAINT SUPPLIES-MAINT		0.00	27.39	
000307	COMCAST CABLE COMM, LLC		07/13/2021	Regular	0.00	23.76	84511
606460025494 JU...	Invoice	07/01/2021	GOLF-CABLE-PRD SHOP		0.00	23.76	
001320	DAPHNE'S HEADCOVERS		07/13/2021	Regular	0.00	388.67	84512
304939-IN	Invoice	07/01/2021	GOLF-APPAREL-PRD SHOP		0.00	388.67	
002723	EAGLE ROCK COMPANY OF COLO		07/13/2021	Regular	0.00	1,135.03	84513
7972018	Invoice	07/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	347.85	
7991287	Invoice	07/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	57.73	
7991288	Invoice	07/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	729.45	
000461	FERRELLGAS LP		07/13/2021	Regular	0.00	1,168.03	84514
070821	Invoice	07/08/2021	GOLF-LATE FEES-PRD SHOP		0.00	4.43	
1115964549	Invoice	07/01/2021	GOLF-GAS-MAINT		0.00	1,163.60	
002175	GROSSEN BART BREWING COMPANY		07/13/2021	Regular	0.00	120.00	84515
21-59	Invoice	07/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	120.00	
000567	HIGH COUNTRY BEVERAGE CORP		07/13/2021	Regular	0.00	2,245.05	84516
W-5999983	Invoice	07/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	986.65	
W-6006052	Invoice	07/05/2021	GOLF-BEVERAGES-PRD SHOP		0.00	29.55	
W-6006287	Invoice	07/05/2021	GOLF-BEVERAGES-PRD SHOP		0.00	1,213.35	
W-6006288	Invoice	07/05/2021	GOLF-BEVERAGES-PRD SHOP		0.00	15.50	
000648	JF MANUFACTURING INC		07/13/2021	Regular	0.00	1,397.00	84517
49400	Invoice	07/01/2021	GOLF-SUPPLIES-MAINT		0.00	1,397.00	
000735	LL JOHNSON DISTRIBUTING		07/13/2021	Regular	0.00	4,468.55	84518
1136292-00	Invoice	07/01/2021	GOLF-IRRIGATION SUPPLIES-MAINT		0.00	1,958.90	
1136292-01	Invoice	07/01/2021	GOLF-REPAIRS-MAINT		0.00	732.31	
1136708-00	Invoice	07/01/2021	GOLF-CHEMICALS-MAINT		0.00	1,350.56	
1858976-00	Invoice	07/01/2021	GOLF-GREASE-MAINT		0.00	39.45	
1859252-00	Invoice	07/01/2021	GOLF-MAINT SUPPLIES-MAINT		0.00	173.57	
1859458-00	Invoice	07/01/2021	GOLF-MAINT SUPPLIES-MAINT		0.00	213.76	
000768	MASEK GOLF CAR OF COLORADO		07/13/2021	Regular	0.00	324.91	84519
1-68566	Invoice	07/06/2021	GOLF-GOLF CART PARTS-PRD SHOP		0.00	324.91	
000795	MILE HIGH TURFGRASS, LLC		07/13/2021	Regular	0.00	2,834.66	84520
8520	Invoice	07/01/2021	GOLF-CHEMICALS-MAINT		0.00	2,212.50	
8545	Invoice	07/01/2021	GOLF-REPAIRS-MAINT		0.00	622.16	
000862	O'REILLY AUTO PARTS		07/13/2021	Regular	0.00	10.80	84521
4489-305091	Invoice	07/01/2021	GOLF-PARTS-MAINT		0.00	10.80	
000944	REPUBLIC NATIONAL DISTRIBUTING CO LLC		07/13/2021	Regular	0.00	190.80	84522
6186673	Invoice	07/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	80.95	
6186674	Invoice	07/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	109.85	
000991	SCNS SPORTS FOODS INC		07/13/2021	Regular	0.00	126.40	84523
161733	Invoice	07/01/2021	GOLF-FOOD-PRD SHOP		0.00	126.40	
000999	SHAMROCK FOODS COMPANY		07/13/2021	Regular	0.00	1,375.22	84524
23015663	Invoice	07/01/2021	GOLF-FOOD-PRD SHOP		0.00	1,375.22	
001022	SOUTHERN GLAZER'S OF CO		07/13/2021	Regular	0.00	355.93	84525
2550733	Invoice	07/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	355.93	
001052	SWIRE COCA-COLA, USA		07/13/2021	Regular	0.00	494.45	84526
13923212098	Invoice	07/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	494.45	
001183	WAXIE SANITARY SUPPLY		07/13/2021	Regular	0.00	225.03	84527

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80118388	Invoice	07/01/2021	GOLF-SUPPLIES-PRD SHOP		0.00	225.03	
001225	YAMAHA MOTOR CORP		07/13/2021	Regular	0.00	10,798.08	84528
745554	Invoice	07/01/2021	GOLF-GOLF CART LEASE PAYMENT JUL21-PR...		0.00	10,798.08	
000024	ACE HARDWARE OF FORT LUPTON		07/20/2021	Regular	0.00	65.31	84529
89374	Invoice	07/01/2021	GOLF-MAINT SUPPLIES-MAINT		0.00	35.98	
89578	Invoice	07/01/2021	GOLF-MAINT SUPPLIES-MAINT		0.00	12.99	
89636	Invoice	07/06/2021	GOLF-MAINT SUPPLIES-MAINT		0.00	13.98	
89670	Invoice	07/07/2021	GOLF-REPAIR SUPPLIES-MAINT		0.00	2.36	
000044	AGFINITY INC		07/20/2021	Regular	0.00	1,519.94	84530
I55329	Invoice	07/01/2021	GOLF-FUEL-PRD SHOP		0.00	574.21	
I55330	Invoice	07/01/2021	GOLF-FUEL-MAINT		0.00	236.22	
I56534	Invoice	07/01/2021	GOLF-FUEL-MAINT		0.00	187.02	
I56535	Invoice	07/01/2021	GOLF-FUEL-MAINT		0.00	300.76	
I56536	Invoice	07/01/2021	GOLF-FUEL-MAINT		0.00	221.73	
000048	AIRGAS USA LLC		07/20/2021	Regular	0.00	15.38	84531
9980953557	Invoice	07/01/2021	GOLF-GAS-MAINT		0.00	15.38	
000160	BREAKTHRU BEVERAGE GROUP		07/20/2021	Regular	0.00	225.27	84532
340212289	Invoice	07/09/2021	GOLF-BEVERAGES-PRD SHOP		0.00	225.27	
000183	CALLAWAY GOLF SALES COMPANY		07/20/2021	Regular	0.00	3,164.82	84533
933049718	Invoice	07/01/2021	GOLF-SUPPLIES-PRD SHOP		0.00	142.48	
933049763	Invoice	07/01/2021	GOLF-SUPPLIES-PRD SHOP		0.00	177.74	
933458251	Invoice	07/01/2021	GOLF-SUPPLIES-PRD SHOP		0.00	2,625.00	
933466516	Invoice	07/01/2021	GOLF-SUPPLIES-PRD SHOP		0.00	219.60	
000239	CITY OF FORT LUPTON		07/20/2021	Regular	0.00	677.45	84534
FIN2021201	Invoice	07/12/2021	GOLF-COMDATA REIMBURSEMENT		0.00	677.45	
002823	CRABTREE BREWING COMPANY		07/20/2021	Regular	0.00	197.92	84535
9547	Invoice	07/09/2021	GOLF-BEVERAGES-PRD SHOP		0.00	197.92	
002723	EAGLE ROCK COMPANY OF COLO		07/20/2021	Regular	0.00	455.99	84536
8008157	Invoice	07/08/2021	GOLF-BEVERAGES-PRD SHOP		0.00	173.19	
8008158	Invoice	07/08/2021	GOLF-BEVERAGES-PRD SHOP		0.00	282.80	
001766	ERIKS NORTH AMERICA INC		07/20/2021	Regular	0.00	1.64	84537
BN059307	Invoice	07/01/2021	GOLF-REPAIRS-MAINT		0.00	1.64	
000536	GOLF AND SPORT SOLUTIONS LLC		07/20/2021	Regular	0.00	954.64	84538
37834	Invoice	07/01/2021	GOLF-SAND-MAINT		0.00	954.64	
000567	HIGH COUNTRY BEVERAGE CORP		07/20/2021	Regular	0.00	1,928.15	84539
W-6011075	Invoice	07/12/2021	GOLF-BEVERAGES-PRD SHOP		0.00	1,928.15	
000795	MILE HIGH TURFGRASS, LLC		07/20/2021	Regular	0.00	1,053.68	84540
8238	Invoice	07/01/2021	GOLF-SUPPLIES-MAINT		0.00	53.68	
8567	Invoice	07/05/2021	GOLF-CHEMICALS-MAINT		0.00	1,000.00	
000991	SCNS SPORTS FOODS INC		07/20/2021	Regular	0.00	40.00	84541
161898	Invoice	07/06/2021	GOLF-SNACKS-PRD SHOP		0.00	40.00	
000999	SHAMROCK FOODS COMPANY		07/20/2021	Regular	0.00	2,416.57	84542
23033525	Invoice	07/08/2021	GOLF-FOOD-PRD SHOP		0.00	2,416.57	
001751	SPORTS TURF IRRIGATION		07/20/2021	Regular	0.00	1,045.00	84543
100103-IN	Invoice	07/01/2021	GOLF-IRRIGATION SUPPLIES-MAINT		0.00	417.00	
100189-IN	Invoice	07/01/2021	GOLF-IRRIGATION SUPPLIES-MAINT		0.00	217.00	
100228-IN	Invoice	07/01/2021	GOLF-IRRIGATION REPAIRS-MAINT		0.00	411.00	
001052	SWIRE COCA-COLA, USA		07/20/2021	Regular	0.00	972.33	84544

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13922206834	Invoice	07/13/2021	GOLF-BEVERAGES-PRD SHOP		0.00	972.33	
001137	UNITED POWER		07/20/2021	Regular	0.00	4,739.42	84545
1194602JUL21	Invoice	07/06/2021	United Power		0.00	1,028.88	
1195001JUL21	Invoice	07/06/2021	United Power		0.00	3,529.05	
1195701JUL21	Invoice	07/06/2021	United Power		0.00	134.83	
19595600JUL21	Invoice	07/06/2021	United Power		0.00	23.90	
6601202JUL21	Invoice	07/06/2021	United Power		0.00	22.76	
002638	VICE SPORTING GOODS INC		07/20/2021	Regular	0.00	917.64	84546
US2021999639	Invoice	07/01/2021	GOLF-SUPPLIES-PRD SHOP		0.00	917.64	
001183	WAXIE SANITARY SUPPLY		07/20/2021	Regular	0.00	48.43	84547
80130508	Invoice	07/07/2021	GOLF-SUPPLIES-PRD SHOP		0.00	48.43	
001207	WESTERN DISTRIBUTING INC		07/20/2021	Regular	0.00	70.00	84548
645825	Invoice	07/09/2021	GOLF-BEVERAGES-PRD SHOP		0.00	70.00	

Bank Code Golf Course Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	106	49	0.00	119,034.88
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
	106	**49**	**0.00**	**119,034.88**

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
Bank Code: Pooled Cash-Pooled Cash							
002730	D2C ARCHITECTS		07/13/2021	Regular	0.00	6,624.13	69849
202101-003	Invoice	07/01/2021	GF-Shooting Range Park Design-Misc		0.00	6,624.13	
000616	J & T CONSULTING INC		07/13/2021	Regular	0.00	4,521.30	69850
2552	Invoice	07/01/2021	2021 Water Engineering		0.00	4,521.30	
002088	LOGMEIN USA INC		07/13/2021	Regular	0.00	19,302.24	69851
1208262561	Invoice	07/06/2021	LogMeIn (Rescue,ServiceDesk, Webinar)		0.00	3,062.28	
1208318486	Invoice	07/06/2021	LogMeIn (Rescue,ServiceDesk, Webinar)		0.00	399.96	
1208353211	Invoice	07/06/2021	LogMeIn (Rescue,ServiceDesk, Webinar)		0.00	15,840.00	
001126	TYLER TECHNOLOGIES		07/13/2021	Regular	0.00	530.00	69852
25-339875	Invoice	07/06/2021	Insite Transaction Fees - Court		0.00	530.00	
000037	ADVANCED URGENT CARE AND OCC MED		07/13/2021	Regular	0.00	55.00	69853
70209	Invoice	07/02/2021	GF-PRE-EMPLOYMENT SCREEN-HR		0.00	55.00	
002564	AMANDA NORDMAN		07/13/2021	Regular	0.00	30.00	69854
2006708.001	Invoice	07/01/2021	REC-7/1 CAMP CLOSURE REFUND		0.00	30.00	
002562	AMBER HOLBROOK		07/13/2021	Regular	0.00	30.00	69855
2006706.001	Invoice	07/01/2021	REC-7/1 CAMP CLOSURE REFUND		0.00	30.00	
002455	ANDREA ROBERTSON		07/13/2021	Regular	0.00	30.00	69856
2006707.001	Invoice	07/01/2021	REC-7/1 CAMP CLOSURE REFUND		0.00	30.00	
002819	ASHLEY CAMPBELL		07/13/2021	Regular	0.00	30.00	69857
2006703	Invoice	07/01/2021	REC-7/1 CAMP CLOSURE REFUND		0.00	30.00	
001820	BADGER METER		07/13/2021	Regular	0.00	146.64	69858
80076909	Invoice	07/01/2021	SSTX-METER SRVC JUN21-STREETS		0.00	146.64	
000230	CINTAS FIRST AID & SAFETY		07/13/2021	Regular	0.00	74.92	69859
5065918219	Invoice	07/01/2021	REC-FIRST AID SUPPLIES		0.00	74.92	
000241	CITY OF FT LUPTON-UTIL INVOICE		07/13/2021	Regular	0.00	45,763.06	69860
110035001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	1,526.95	
110221001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	315.25	
110222001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	858.55	
110251001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	840.68	
330025001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	299.65	
330031001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	1,339.15	
330045001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	169.92	
330092001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	294.85	
330166001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	244.40	
330920000 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	34.67	
550055501 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	170.55	
550057001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	516.77	
550057601 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	1,688.49	
550057701 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	17,136.88	
660092001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	310.15	
770109501 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	34.65	
770116501 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	658.55	
770229001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	375.85	
770229501 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	2,446.69	
770229601 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	37.39	
770231101 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	34.65	
990004001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	131.83	
990004101 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	104.39	
990005001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	252.69	
990006001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	136.74	
990007001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	216.39	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
990008001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	71.43	
990132001 JUN21	Invoice	06/30/2021	Water/Sewer Bill-City		0.00	15,514.90	
000256	CO DEPT OF HUMAN SERVICES		07/13/2021	Regular	0.00	235.00	69861
060121	Invoice	07/01/2021	REC-SACC LICENSE RENEWAL		0.00	235.00	
002651	COLORADO COMMUNITY MEDIA		07/13/2021	Regular	0.00	16.44	69862
30126	Invoice	07/02/2021	GF-PUBLIC NOTICE-FIN		0.00	16.44	
000307	COMCAST CABLE COMM, LLC		07/13/2021	Regular	0.00	859.39	69863
0116038 JUL21	Invoice	07/01/2021	REC-PHONE SERVICES 7/5-8/4/21		0.00	219.64	
0117309 JUN21	Invoice	07/01/2021	REC-CABLE/MUSIC		0.00	278.05	
606460147405 JU...	Invoice	07/01/2021	CPR-PHONE/INTERNET SERVICES-MUSEUM		0.00	187.04	
6460163725 JUN21	Invoice	06/28/2021	Comcast Acct 8497 60 646 0163725		0.00	174.66	
002814	COURTNEY OLIN		07/13/2021	Regular	0.00	10.00	69864
2006393.001	Invoice	07/01/2021	REC-SWIM LESSONS REFUND		0.00	10.00	
000340	CUMMINS ROCKY MOUNTAIN LLC		07/13/2021	Regular	0.00	1,304.00	69865
42-88794	Invoice	07/02/2021	GF-GENERATOR MAINT-PD		0.00	652.00	
42-88800	Invoice	07/02/2021	GF-CITY HALL GENERATOR MAINT-B&G		0.00	652.00	
002543	DANIELLE DENEKE		07/13/2021	Regular	0.00	30.00	69866
2006704.001	Invoice	07/01/2021	REC-7/1 CAMP CLOSURE REFUND		0.00	30.00	
002719	DAVID RIVAS ZUPANSKYJ		07/13/2021	Regular	0.00	250.00	69867
E0020660-1 JUL21	Invoice	07/02/2021	GF-CASE REFUND		0.00	250.00	
002821	FIESTA TIME INC		07/13/2021	Regular	0.00	1,446.25	69868
4774	Invoice	07/04/2021	GF-4TH OF JULY EVENTS		0.00	1,446.25	
000503	FRONT RANGE INFLATABLES		07/13/2021	Regular	0.00	1,940.00	69869
2272	Invoice	07/04/2021	GF-4TH OF JULY EVENTS		0.00	1,940.00	
002674	HAYES POZNANOVIC KORVER, LLC		07/13/2021	Regular	0.00	6,298.66	69870
42762	Invoice	07/02/2021	SWTX-JUN21 LEGAL-WATER		0.00	6,298.66	
002448	HIGH PLAINS NEW HOLLAND		07/13/2021	Regular	0.00	125.04	69871
I12795	Invoice	07/01/2021	GF-PARTS-STREETS		0.00	125.04	
002695	ION DEVELOPER		07/13/2021	Regular	0.00	128.94	69872
063021	Invoice	07/01/2021	GF-REFUND OVERPAYMENT ON BLDG PERM...		0.00	128.94	
002527	JENNIFER RENEE OLINGER		07/13/2021	Regular	0.00	60.00	69873
2006709.001	Invoice	07/01/2021	REC-7/1 CAMP CLOSURE REFUND		0.00	60.00	
002818	JESSICA FERRERI		07/13/2021	Regular	0.00	30.00	69874
2006705	Invoice	07/01/2021	REC-7/1 CAMP CLOSURE REFUND		0.00	30.00	
002817	JESSICA HANSEL		07/13/2021	Regular	0.00	36.00	69875
2006702.001	Invoice	07/01/2021	REC-7/1 CAMP CLOSURE REFUND		0.00	36.00	
000670	K & K LASER CREATIONS LLC		07/13/2021	Regular	0.00	25.78	69876
32459	Invoice	07/01/2021	GF-NAME PLATE-PLAN		0.00	25.78	
000726	LINCOLN AQUATICS		07/13/2021	Regular	0.00	579.12	69877
D8735800	Invoice	07/01/2021	REC-POOL WEIRS		0.00	206.85	
L8416285	Invoice	07/01/2021	REC-PULL FLOATS		0.00	108.26	
L8416879	Invoice	07/01/2021	REC-WATER VOLLEYBALL		0.00	98.50	
L8416890	Invoice	07/01/2021	REC-JUNIOR PULL FLOAT		0.00	95.88	
L8417161	Invoice	07/01/2021	REC-WATER BASKETBALLS		0.00	69.63	
000745	LOUIS A GRESH		07/13/2021	Regular	0.00	1,500.00	69878
062821	Invoice	07/01/2021	GF-ARRAIGNMENTS/TRIALS-COURT		0.00	1,500.00	
000776	MB AUTO SALES & SALVAGE		07/13/2021	Regular	0.00	160.00	69879

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
061721	Invoice	07/01/2021	UF-VEHICLE TOWING-WTP		0.00	160.00	
002243	NOCO MUNICIPAL CONSULTING LLC		07/13/2021	Regular	0.00	825.00	69880
19	Invoice	07/01/2021	GF-SHOOTING RANGE CONSULTING-MISC		0.00	825.00	
000865	OFFICE DEPOT		07/13/2021	Regular	0.00	221.96	69881
166679980001	Invoice	06/01/2021	GF-FOOT REST-FIN		0.00	18.74	
174103978001	Credit Memo	06/01/2021	GF-PARTS-CITY CL		0.00	-27.49	
174453742001	Invoice	07/01/2021	GF-OFFICE SUPPLIES-COURT		0.00	126.25	
179548268	Invoice	07/01/2021	GF-SUPPLIES-COURT		0.00	13.18	
179548648	Invoice	07/01/2021	GF-INK CARTRIDGE-COURT		0.00	91.28	
000897	PETTY CASH-REC CTR		07/13/2021	Regular	0.00	150.00	69882
062421	Invoice	07/01/2021	REC-PETTY CASH		0.00	150.00	
001943	PINNACOL ASSURANCE		07/13/2021	Regular	0.00	14,216.41	69883
20501454	Invoice	07/01/2021	GF-WORK COMP INSURANCE-MISC		0.00	14,216.41	
000990	SCIENTURFIC		07/13/2021	Regular	0.00	42.37	69884
T-122563	Invoice	07/01/2021	CEM-TURF		0.00	42.37	
002815	STEPHANY LIRA		07/13/2021	Regular	0.00	140.00	69885
2006695.001	Invoice	07/01/2021	REC-ROOM RENTAL PAYMENT		0.00	140.00	
001040	STERICYCLE		07/13/2021	Regular	0.00	61.00	69886
3005596992	Invoice	07/01/2021	REC-BIOHAZARD PICKUP		0.00	61.00	
002816	THE CIRCUIT CLERK		07/13/2021	Regular	0.00	1,200.00	69887
001	Invoice	07/02/2021	GF-MARIJUANA LICENSING CONSULT-MISC		0.00	1,200.00	
001101	TODD HODGES DESIGN LLC		07/13/2021	Regular	0.00	9,097.92	69888
3329	Invoice	07/06/2021	GF-PLANNING SERVICES 6/21-7/4/21-PLANN...		0.00	9,097.92	
001138	UNITED POWER		07/13/2021	Regular	0.00	40.00	69889
2006088.001	Invoice	07/01/2021	REC-ROOM RENTAL REFUND		0.00	40.00	
001149	UTILITY NOTIFICATION CENTER		07/13/2021	Regular	0.00	425.04	69890
221060599	Invoice	07/01/2021	UF-JUN21 LOCATES-W LINES		0.00	425.04	
001963	WASTE CONNECTIONS OF COLO, INC		07/13/2021	Regular	0.00	557.43	69891
5366666	Invoice	07/01/2021	Waste Connections		0.00	15.58	
5366850	Invoice	07/01/2021	Waste Connections		0.00	110.15	
5366852	Invoice	07/01/2021	Waste Connections		0.00	284.94	
5366853	Invoice	07/01/2021	Waste Connections		0.00	53.38	
5366854	Invoice	07/01/2021	Waste Connections		0.00	93.38	
001224	XCEL ENERGY-GAS		07/13/2021	Regular	0.00	447.83	69892
737991075 JUN21	Invoice	06/30/2021	Xcel Gas Bill		0.00	447.83	
000567	HIGH COUNTRY BEVERAGE CORP		07/08/2021	Regular	0.00	674.40	69893
W-6006387	Invoice	07/02/2021	GF-4TH OF JULY EVENTS		0.00	674.40	
002730	D2C ARCHITECTS		07/20/2021	Regular	0.00	33,575.79	69894
202101-001	Invoice	07/01/2021	GF-Shooting Range Park Design-Misc		0.00	6,125.00	
202101-002	Invoice	07/01/2021	GF-Shooting Range Park Design-Misc		0.00	27,450.79	
000372	DELL MARKETING LP		07/20/2021	Regular	0.00	6,519.56	69895
10500106005	Invoice	07/01/2021	VMWare Support 4 hosts		0.00	6,519.56	
001212	WILLIAMS AND WEISS CONSULTING		07/20/2021	Regular	0.00	3,825.00	69896
1536	Invoice	07/09/2021	2021 WATER ENGINEERING		0.00	3,825.00	
001301	AAA AUTO PARTS INC		07/20/2021	Regular	0.00	53.41	69897
117652	Invoice	07/08/2021	GF-PARTS-PARKS		0.00	6.34	
117655	Invoice	07/08/2021	GF-PARTS-PARKS		0.00	47.07	

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000031	ADAMSON POLICE PRODUCTS		07/20/2021	Regular	0.00	543.90	69898
INV355224	Invoice	07/01/2021	GF-UNIFORMS-PD		0.00	143.90	
INV355768	Invoice	07/01/2021	GF-UNIFORMS-PD		0.00	200.00	
INV355770	Invoice	07/01/2021	GF-UNIFORMS-PD		0.00	200.00	
000034	ADT SECURITY SYSTEM		07/20/2021	Regular	0.00	127.49	69899
50576495 JUL21	Invoice	07/01/2021	CPR-SECURITY-COM CTR		0.00	127.49	
000108	AUSMUS LAW FIRM PC		07/20/2021	Regular	0.00	1,800.00	69900
7211	Invoice	07/06/2021	GF-PROSECUTING SRVC-COURT		0.00	1,800.00	
001886	BANK OF COLORADO		07/20/2021	Regular	0.00	194.96	69901
6682 JUN21	Invoice	07/01/2021	UF-JUN21 CNG GAS PURCHASES-W LINES		0.00	194.96	
000136	BG'S JAPANESE DESIGNS		07/20/2021	Regular	0.00	168.00	69902
6258	Invoice	07/01/2021	GF-SHIRTS-PD REC		0.00	168.00	
002141	CARBON VALLEY GLASS LLC		07/20/2021	Regular	0.00	743.99	69903
SQ-C1777N1382	Invoice	07/13/2021	REC-FITNESS ROOM MIRROR		0.00	743.99	
001908	CENTURA HEALTH		07/20/2021	Regular	0.00	294.84	69904
2600457463 JUN21	Invoice	07/01/2021	GF-VENIPUNCTURE-PD		0.00	294.84	
000232	CIRSA		07/20/2021	Regular	0.00	1,000.00	69905
211257	Invoice	07/12/2021	GF-DEDUCTIBLES-MISC		0.00	1,000.00	
000268	COLORADO ANALYTICAL LAB		07/20/2021	Regular	0.00	115.00	69906
210708082	Invoice	07/09/2021	UF-WATER TESTING-W LINES		0.00	23.00	
210708085	Invoice	07/09/2021	UF-WATER TESTING-W LINES		0.00	46.00	
210708087	Invoice	07/09/2021	UF-WATER TESTING-W LINES		0.00	46.00	
002651	COLORADO COMMUNITY MEDIA		07/20/2021	Regular	0.00	232.56	69907
30570	Invoice	07/09/2021	GF-LEGAL NOTICES		0.00	232.56	
000306	COMCAST BUSINESS		07/20/2021	Regular	0.00	2,228.44	69908
125570141	Invoice	07/01/2021	GF-JUL21 INTERNET		0.00	2,228.44	
000307	COMCAST CABLE COMM, LLC		07/20/2021	Regular	0.00	140.65	69909
606460124495 JU...	Invoice	07/01/2021	CPR-CABLE-COM CTR		0.00	140.65	
002611	COMPLETE AUTO GLASS		07/20/2021	Regular	0.00	325.00	69910
85031	Invoice	07/01/2021	GF-WINDSHIELD-PD		0.00	325.00	
000326	COYOTE CREEK GOLF COURSE		07/20/2021	Regular	0.00	10,000.00	69911
20233	Invoice	07/01/2021	GF-CENTURYCOM TREE & RESEED-GC		0.00	10,000.00	
000429	EMPIRE PORTABLE RESTROOMS		07/20/2021	Regular	0.00	1,449.80	69912
58264	Invoice	07/01/2021	CPR-RESTROOMS-COM CTR		0.00	552.80	
58596	Invoice	07/01/2021	CPR-EXTRA CLEANING-COM CTR		0.00	135.00	
58602	Invoice	07/01/2021	GF-RESTROOMS		0.00	762.00	
000454	FARIS MACHINERY COMPANY		07/20/2021	Regular	0.00	2,700.00	69913
C59691	Invoice	07/01/2021	GF-PARTS-STREETS		0.00	2,700.00	
001821	FLAGSHIP PUBLISHING INC		07/20/2021	Regular	0.00	500.00	69914
24480	Invoice	07/01/2021	GF-MARKETING AD		0.00	500.00	
002568	FORT LUPTON CAR WASH		07/20/2021	Regular	0.00	569.00	69915
060921	Invoice	07/01/2021	GF-CAR WASH-PD		0.00	181.75	
070521	Invoice	07/01/2021	GF-CAR WASH-PD		0.00	387.25	
000483	FORT LUPTON FOOD AND CLOTHING BANK		07/20/2021	Regular	0.00	747.00	69916
070921	Invoice	07/09/2021	GF-DONATION		0.00	747.00	
000487	FORT LUPTON PACK & SHIP		07/20/2021	Regular	0.00	125.53	69917
58135	Invoice	07/01/2021	GF-OVERNIGHT SHIPPING-FIN		0.00	34.88	

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58632	Invoice	07/01/2021	GF-OVERNIGHT SHIPPING-FIN		0.00	90.65	
002601	FRIENDLY FORK SENIOR NUTRITION PROGRAM		07/20/2021	Regular	0.00	336.00	69918
071321	Invoice	07/13/2021	CPR-SENIOR LUNCHES-SENIORS		0.00	336.00	
001919	FUREVERDOG RESCUE AND BOARDING		07/20/2021	Regular	0.00	240.00	69919
041921	Invoice	07/01/2021	GF-ANIMAL IMPOUND-CDM SVCS		0.00	60.00	
063021	Invoice	07/01/2021	GF-ANIMAL IMPOUND-CDM SVCS		0.00	180.00	
001851	IMA, INC		07/20/2021	Regular	0.00	100.00	69920
68237	Invoice	07/07/2021	UF-ROW BOND TERM STORAGE RESV		0.00	100.00	
000691	KONE INC		07/20/2021	Regular	0.00	140.80	69921
959909684	Invoice	07/01/2021	REC-MAINTENANCE		0.00	140.80	
000698	L.G. EVERIST, INC		07/20/2021	Regular	0.00	761.30	69922
553918	Invoice	07/07/2021	UF-SQUEUGEE-W LINES		0.00	761.30	
001292	LIFE STORIES CHILD & FAMILY ADVOCACY		07/20/2021	Regular	0.00	375.00	69923
11-618	Invoice	07/01/2021	GF-CHILDREN ADVOCACY-PD		0.00	375.00	
000735	LL JOHNSON DISTRIBUTING		07/20/2021	Regular	0.00	765.65	69924
1136795-00	Invoice	07/01/2021	GF-PARTS-PARKS		0.00	765.65	
000847	NORMAN'S MEMORIALS INC.		07/20/2021	Regular	0.00	120.00	69925
070821	Invoice	07/08/2021	CEM-RICK SANDOVAL MEMORIAL		0.00	120.00	
000865	OFFICE DEPOT		07/20/2021	Regular	0.00	433.15	69926
178827560001	Invoice	07/01/2021	GF-SUPPLIES-FIN		0.00	21.15	
178828372001	Invoice	07/01/2021	GF-SUPPLIES-FIN		0.00	292.25	
179548268001	Invoice	07/01/2021	GF-SUPPLIES-ADMIN		0.00	13.18	
179548648001	Invoice	07/01/2021	GF-SUPPLIES-COURT		0.00	91.28	
179550375001	Invoice	07/01/2021	GF-WIRELESS MOUSE-PW SHOP		0.00	15.29	
002822	PIONEER GROUP		07/20/2021	Regular	0.00	887.00	69927
071321	Invoice	07/13/2021	UF-HYDRANT METER DEPOSIT REFUND-WTP		0.00	887.00	
000901	PLAINS EAST MECHANICAL SERVICES LLC		07/20/2021	Regular	0.00	7,762.63	69928
3158-1095	Invoice	07/06/2021	REC-DOMESTIC BOILER REPAIR		0.00	905.15	
3159-1099	Invoice	07/06/2021	CPR-BOILER REPAIR-MUSEUM		0.00	340.00	
3179-3099	Invoice	07/06/2021	GF-IT SERVER ROOM HVAC-B&G		0.00	1,789.73	
3180-1102	Invoice	07/08/2021	REC-DOMESTIC PUMP REPAIR		0.00	85.00	
3181-1100	Invoice	07/01/2021	REC-RTU-2 REPAIR		0.00	2,571.95	
3182-1101	Invoice	07/06/2021	REC-POOL HVAC REPAIR		0.00	510.00	
3183-1103	Invoice	07/06/2021	REC-FITNESS ROOM HVAC		0.00	1,560.80	
001643	PROCODE INC		07/20/2021	Regular	0.00	20,824.50	69929
1932	Invoice	07/02/2021	GF-JUN21 BLDG INSPECTIONS-PLANNING		0.00	20,824.50	
000927	PURIFOY CHEV CO		07/20/2021	Regular	0.00	37.28	69930
156326	Invoice	07/08/2021	GF-PARTS-PARKS		0.00	66.15	
CM156326	Credit Memo	07/08/2021	GF-CABLE-PARKS		0.00	-28.87	
000932	R & M SERVICES		07/20/2021	Regular	0.00	716.75	69931
10580	Invoice	07/01/2021	GF-VEHICLE MAINTENANCE-PD		0.00	56.63	
10582	Invoice	07/01/2021	GF-VEHICLE MAINTENANCE-PD		0.00	53.14	
10583	Invoice	07/01/2021	GF-VEHICLE MAINTENANCE-PD		0.00	45.00	
10584	Invoice	07/01/2021	GF-VEHICLE MAINTENANCE-PD		0.00	62.22	
10585	Invoice	07/01/2021	GF-VEHICLE MAINTENANCE-PD		0.00	10.00	
10586	Invoice	07/01/2021	GF-VEHICLE MAINTENANCE-PD		0.00	80.60	
10588	Invoice	07/01/2021	GF-VEHICLE MAINTENANCE-PD		0.00	95.60	
10589	Invoice	07/01/2021	GF-VEHICLE MAINTENANCE-PD		0.00	15.00	
10591	Invoice	07/01/2021	GF-VEHICLE MAINTENANCE-PD		0.00	87.61	
10592	Invoice	07/01/2021	GF-VEHICLE MAINTENANCE-CDM SVCS		0.00	210.95	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
000935	RAQUEL FERSZT		07/20/2021	Regular	0.00	200.00	69932
209347	Invoice	07/06/2021	GF-TRANSLATOR SRVC-COURT		0.00	200.00	
002825	RICARDO BENJAMIN NOLASCO		07/20/2021	Regular	0.00	65.00	69933
2006710	Invoice	07/06/2021	REC-SHELTER REFUND		0.00	65.00	
001624	STATE OF COLORADO		07/20/2021	Regular	0.00	2,495.05	69934
23716-21	Invoice	07/01/2021	UF-BILL PRINTING/LATE NOTICES-UB		0.00	2,495.05	
001137	UNITED POWER		07/20/2021	Regular	0.00	39,080.95	69935
10553102JUL21	Invoice	07/06/2021	United Power		0.00	22.44	
1195501JUL21	Invoice	07/06/2021	United Power		0.00	1,986.53	
1195603JUL21	Invoice	07/06/2021	United Power		0.00	35.91	
1196401JUL21	Invoice	07/06/2021	United Power		0.00	33.82	
1207701JUL21	Invoice	07/06/2021	United Power		0.00	21.05	
1223101JUL21	Invoice	07/06/2021	United Power		0.00	20.00	
1240301JUL21	Invoice	07/06/2021	United Power		0.00	156.99	
1241801JUL21	Invoice	07/06/2021	United Power		0.00	544.70	
1241903JUL21	Invoice	07/06/2021	United Power		0.00	153.93	
1276101JUL21	Invoice	07/06/2021	United Power		0.00	754.14	
1279801JUL21	Invoice	07/06/2021	United Power		0.00	24.72	
1295501JUL21	Invoice	07/06/2021	United Power		0.00	80.90	
1296101JUL21	Invoice	07/06/2021	United Power		0.00	412.52	
1299501JUL21	Invoice	07/06/2021	United Power		0.00	112.00	
1302801JUL21	Invoice	07/06/2021	United Power		0.00	1,982.80	
1302901JUL21	Invoice	07/06/2021	United Power		0.00	101.33	
1316801JUL21	Invoice	07/06/2021	United Power		0.00	384.91	
1322501JUL21	Invoice	07/06/2021	United Power		0.00	5,978.79	
1360303JUL21	Invoice	07/06/2021	United Power		0.00	29.67	
13842400JUL21	Invoice	07/06/2021	United Power		0.00	56.68	
14427100JUL21	Invoice	07/06/2021	United Power		0.00	108.41	
15232500JUL21	Invoice	07/06/2021	United Power		0.00	21.97	
17149700JUL21	Invoice	07/06/2021	United Power		0.00	49.97	
17761600JUL21	Invoice	07/06/2021	United Power		0.00	20.03	
17868800JUL21	Invoice	07/06/2021	United Power		0.00	20.00	
18057500JUL21	Invoice	07/06/2021	United Power		0.00	499.62	
18498400JUL21	Invoice	07/06/2021	United Power		0.00	229.53	
18762100JUL21	Invoice	07/06/2021	United Power		0.00	22.53	
19545100JUL21	Invoice	07/06/2021	United Power		0.00	383.60	
20040100JUL21	Invoice	07/06/2021	United Power		0.00	165.77	
21675200JUL21	Invoice	07/06/2021	United Power		0.00	130.80	
21675300JUL21	Invoice	07/06/2021	United Power		0.00	104.55	
3399301JUL21	Invoice	07/06/2021	United Power		0.00	52.13	
6612303JUL21	Invoice	07/06/2021	United Power		0.00	21.07	
6779701JUL21	Invoice	07/06/2021	United Power		0.00	8,785.62	
704901JUL21	Invoice	07/06/2021	United Power		0.00	8,226.78	
7225800JUL21	Invoice	07/06/2021	United Power		0.00	24.41	
726705JUL21	Invoice	07/06/2021	United Power		0.00	20.00	
7280200JUL21	Invoice	07/06/2021	United Power		0.00	21.79	
733101JUL21	Invoice	07/06/2021	United Power		0.00	220.92	
762901JUL21	Invoice	07/06/2021	United Power		0.00	661.18	
803908JUL21	Invoice	07/06/2021	United Power		0.00	5,738.54	
8976200JUL21	Invoice	07/06/2021	United Power		0.00	657.90	
	Void		07/20/2021	Regular	0.00	0.00	69936
001153	VALLEY FIRE EXTINGUISHER		07/20/2021	Regular	0.00	173.00	69937
146517	Invoice	07/09/2021	REC-KITCHEN EXHAUST INSPECTION		0.00	173.00	
001156	VERIZON WIRELESS SVCS LLC		07/20/2021	Regular	0.00	50.00	69938
21301235-766880...	Invoice	07/01/2021	GF-SMS-PD		0.00	50.00	
001156	VERIZON WIRELESS SVCS LLC		07/20/2021	Regular	0.00	4,371.62	69939

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
9882838871	Invoice	06/26/2021	Verizon Bill		0.00	4,371.62	
002826	VICTORIA MIRAGLIA		07/20/2021	Regular	0.00	213.95	69940
062821	Invoice	07/01/2021	GF-MILEAGE REIMBURSEMENT-PD		0.00	213.95	
001963	WASTE CONNECTIONS OF COLO, INC		07/20/2021	Regular	0.00	309.71	69941
5366851	Invoice	07/01/2021	UF-JUN21 TRASH SERVICE-PW SHOP		0.00	159.71	
5384449	Invoice	07/01/2021	CEM-JUN21 TRASH SERVICE		0.00	150.00	
001183	WAXIE SANITARY SUPPLY		07/20/2021	Regular	0.00	1,568.54	69942
80126424	Invoice	07/06/2021	GF-SUPPLIES-B&G		0.00	473.00	
80126425	Invoice	07/06/2021	REC-SUPPLIES		0.00	1,095.54	
001189	WELD COUNTY ACCTG DEPART		07/20/2021	Regular	0.00	7,924.45	69943
JUNE 2021	Invoice	07/01/2021	GF-GAS PURCHASES		0.00	7,924.45	
001208	WHITE BEAR ANKELE TANAKA & WALDRON		07/20/2021	Regular	0.00	2,629.13	69944
16698	Invoice	07/01/2021	GF-LEGAL FEES-PLANNING		0.00	2,629.13	
002824	WILLIAM CARNES		07/20/2021	Regular	0.00	150.00	69945
070321	Invoice	07/03/2021	GF-BOOTS-PD		0.00	150.00	
001265	IRS		07/09/2021	Bank Draft	0.00	72.84	DFT0001703
INV0001002	Invoice	07/09/2021	Federal Withholding		0.00	72.84	
001418	CO DEPARTMENT OF REVENUE		07/09/2021	Bank Draft	0.00	4.56	DFT0001704
INV0001003	Invoice	07/09/2021	CO Withholding		0.00	4.56	
000119	BANK OF COLORADO		07/16/2021	Bank Draft	0.00	5,843.08	DFT0001705
INV0001004	Invoice	07/16/2021	HSA DISTRIBUTION		0.00	5,843.08	
000119	BANK OF COLORADO		07/16/2021	Bank Draft	0.00	668.54	DFT0001706
INV0001005	Invoice	07/16/2021	HSA DISTRIBUTION		0.00	668.54	
001416	VALIC_1		07/16/2021	Bank Draft	0.00	33,199.96	DFT0001707
INV0001006	Invoice	07/16/2021	VALIC - 457(b) $ Contributions		0.00	33,199.96	
001265	IRS		07/16/2021	Bank Draft	0.00	58,467.40	DFT0001708
INV0001007	Invoice	07/16/2021	Federal Withholding		0.00	58,467.40	
001418	CO DEPARTMENT OF REVENUE		07/16/2021	Bank Draft	0.00	9,869.17	DFT0001709
INV0001008	Invoice	07/16/2021	CO Withholding		0.00	9,869.17	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	216	96	0.00	280,982.65
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	7	7	0.00	108,125.55
EFT's	0	0	0.00	0.00
	223	**104**	**0.00**	**389,108.20**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	322	145	0.00	400,017.53
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	7	7	0.00	108,125.55
EFT's	0	0	0.00	0.00
	329	**153**	**0.00**	**508,143.08**

Fund Summary

Fund	Name	Period	Amount
600	GOLF ENTERPRISE FUND	7/2021	119,034.88
999	POOLED CASH/CONSOLIDATED CASH	7/2021	389,108.20
			508,143.08

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
July 6, 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, July 6, 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 7:01p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

Mari Peña, City Clerk, called the roll. Those present were Mayor Zo Stieber and Councilmembers Shannon Rhoda, Chris Ceretto, Michael Sanchez, Tommy Holton and David Crespin. Councilmember Bruce Fitzgerald participated by phone.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, City Attorney, Andy Ausmus, Public Works Director, Roy Vestal, Planning Director, Todd Hodges, Planner, Maria Lancto and Finance Director, Leann Perino.

EXECUTIVE SESSION

Mayor Stieber asked for a motion to move into executive session "To hold a conference with the City's Attorney to receive legal advice on specific legal questions, pursuant to C.R.S. §24-6-402(4)(b)": Related to investigation into matters involving City business.

The following entered into executive session at 7:03 p.m.: Mayor Stieber, Councilmembers, Shannon Rhoda, Michael Sanchez, Chris Ceretto, David Crespin, Tommy Holton and Bruce Fitzgerald. Also City Administrator, Chris Cross, City Attorney, Andy Ausmus, and CIRSA Counsel, Peter Doherty.

The Executive Session ended at 8:12 p.m. and the regular meeting reconvened at 8:13 p.m. Councilmember Bruce Fitzgerald only attended the Executive Session by phone. He was not available for the regular meeting.

PERSONS TO ADDRESS COUNCIL

Troy Whitmore, a representative with United Power, provided the City Council with information regarding the services provided to the City. Mr. Whitmore also provided a check for the City that amounted to a return of $9,212.60. Mr. Whitmore also thanked the City for its continued business throughout the years and informed the City that Jay Mendoza, the prior United Power Community Affairs Representative, no longer works for United Power. A new representative will be appointed to representative for the City.

APPROVAL OF AGENDA

Staff asked that Action Memorandum Items: AM 2021-109Approve Library Budget Policy and AM 2021-110 Approve Library Personnel Policy and Bylaws Sections 29 & 30 be removed from the Agenda. It was moved by Tommy Holton and seconded by David Crespin to approve the

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Agenda as amended removing the two items. Motion passed unanimously on voice vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the July 6, 2021, payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

It was moved by David Crespin and seconded by Michael Sanchez to approve the Consent Agenda as presented with the following items: June 15, 2021 City Council Meeting Minutes, Second Reading Ordinance 2021-1117 AN ORDINANCE OF THE CITY COUNCIL OF FORT LUPTON ACCEPTING THE SHERRI AND LEONARD TOEWS PUBLIC RIGHT OF WAY DEDICATION FOR COUNTY ROAD 23, Second Reading Ordinance 2021-1118 AN ORDINANCE OF THE CITY OF FORT LUPTON AUTHORIZING THE REAL ESTATE PURCHASE AGREEMENT OF REAL PROPERTY OWNED BY FTL LAND ASSEMBLAGE LLLP FOR A NEW BUILDING AND LAND FOR THE FORT LUPTON PUBLIC AND SCHOOL LIBRARY, Adopting an Ordinance Amending Article I of Chapter 2 Regarding Municipal Campaign Finance Complaints (AM 2021-097), Adopting an Ordinance Amending Section 2-63, Code Enforcement Officers, of the Fort Lupton Municipal Code to Chage the Management of Code Enforcement Officers to the Public Safety Department (AM 2021-098), Approving a Resolution Accepting Amendments to the Bylaws of the Fort Lupton Urban Renewal Authority (AM 2021-099), Award Water Tank Inspection and cleaning to Inland Potable Service of Centennial, CO for not to Exceed $14,750.00 (AM 2021-100). Motion passed unanimously on roll call vote.

ACTION AGENDA

AM 2021-101 Adopt an Annexation, Known as the Fort Lupton East Annexation, to Annex Land Legally Described in Exhibit A to the Proposed Ordinance

The City of Fort Lupton is the owner of a property proposed for annexation. The proposed annexation will also include right of way as indicated on the annexation map, for a total of 166.96 acres, more or less. 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.

The purpose of this annexation is to bring City owned property under the jurisdiction of the City. The current use of the property is vacant / agricultural, and any future development will require an additional land use process.

It was moved by Chris Ceretto and seconded by Shannon Rhoda to adopt Ordinance 2021-1121 AN ORDINANCE ANNEXING LAND LEGALLY DESCRIBED IN EXHIBIT “A” KNOWN AS THE FORT LUPTON EAST ANNEXATION. Motion passed unanimously on roll call vote.

Mayor Stieber stated that Councilmember Bruce Fitzgerald left the meeting.

PUBLIC HEARINGS

AM 2021-102 Adopt an Ordinance Rezoning Land Legally Described in Exhibit A to the Proposed Ordinance, and Known as the Fort Lupton East Change of Zone, to the A Agricultural Zone District

Mayor Stieber opened the public hearing at 8:25 p.m. and asked for a description of the proposal. The City Planner, Maria Lancto, provided a presentation. Ms. Lancto indicated that the City of Fort Lupton is the owner of certain land identified in Exhibit A of the Ordinance subject to this initial zoning request. The proposed initial zoning is to the 'A' Agricultural Zone District. The property is located at the northwest corner of the intersection of Highway 52 and County Road 35. City Council has previously reviewed and considered an Ordinance to approve the annexation known as the Fort Lupton East Annexation. This request is to initially zone the property included within that Annexation. The land use is not changing at this time. Any future development will require additional review. All notification requirement have been met including posting of the property and notification of surrounding property owners.

Mayor Stieber asked if anyone from the public wished to speak for or against the proposal. Hearing none, Mayor Stieber closed the public hearing at 8:27 p.m.

It was moved by David Crespin and seconded by Shannon Rhoda to adopt Ordinance 2021-1122 AN ORDINANCE INITIALLY ZONING LAND KNOWN AS THE FORT LUPTON EAST INITIAL ZONING, LEGALLY DESCRIBED IN EXHIBIT A, TO THE 'A' AGRICULTURAL ZONE DISTRICT. Motion passed unanimously on roll call vote.

AM 2021-103 Approve a Resolution for the A&D Custom Cruisers Special Use Permit

Mayor Stieber opened the public hearing at 8:28 p.m. and asked for a description of the proposal. The City Planner, Maria Lancto, stated that David Corder (the "Applicant") has submitted a request for a special use permit for an auto body and paint shop on a property located at 721 5th Street. The Property is located within the C-1 General Commercial Zone District, which requires a special use permit for all auto, truck, boat, trailer and farm equipment sales, services and repairs.

Mayor Stieber asked if anyone from the public wished to speak for or against the proposal. Hearing none, Mayor Stieber closed the public hearing at 8:29 p.m.

It was moved by Chris Ceretto and seconded by Michael Sanchez to approve Resolution 2021R040 A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING DAVID CORDER'S APPLICATION FOR A SPECIAL USE PERMIT FOR AN AUTO BODY AND PAINT SHOP AT 721 5TH STREET. Motion passed unanimously on roll call vote.

AM 2021-104 Approve a Resolution Accepting the Murata Farms Preliminary Plat and Preliminary PUD Plan for a Mixed Use Residential

Mayor Stieber opened the public hearing at 8:31 p.m. and asked for a description of the

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proposal. The City Planner, Alyssa Knutson stated the applicant, JEhome, LLC for Coronado West, and owner M-J Perri Company, have applied for approval of a Preliminary Plat and Preliminary PUD Plan for the City Council's consideration for the Murata Farms Subdivision. The subdivision is located west and adjacent to County Road 29 ½ and south and adjacent to State Highway 52. The site is 72.7 acres, more or less, and residential uses are proposed, including 180 single family detached homes, as well as future development tracts for planned paired homes, townhomes, and commercial development at the northwest corner of the site. The Property will also include four pocket parks, along with greenways and trail connections.

The zoning is 'PUD' Planned Unit Development, and the proposed land use conforms to this zoning. In addition, the comprehensive plan supports this proposed development, which is designated as the Single Family Attached and Commercial General land use types. The proposed development also includes Single Family Detached housing, which is consistent with surrounding land use types.

Eric Ekberg, representing the applicant Coronado West, provided a presentation on the Murata Farms plans. Travis Frazier, engineer, and Karen Henry, planner, were also in attendance to answer any questions. Council inquired about the entrance from Highway 52, the type of fencing to be constructed, if the property would be within the metropolitan district, and the distance from the well to the homes. Mr. Ekberg responded that CDOT had approved the entrance onto Highway 52. He also indicated the type of fence surrounding the property would be maintained by the HOA. The property would be within the metropolitan district service plan and the well on the property would be abandoned.

Mayor Stieber asked if anyone from the public wished to speak for or against the proposal. Hearing none, Mayor Stieber closed the public hearing at 8:47 p.m.

It was moved by David Crespin and seconded by Michael Sanchez to approve Resolution 2021R041 A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE MURATA FARMS PRELIMINARY PLAT AND PRELIMINARY PUD PLAN FOR A MIXED USE RESIDENTIAL AND COMMERCIAL SUBDIVISION. Motion passed with 5 'yes' votes and 1 'no' vote by Shannon Rhoda.

ACTION AGENDA

AM 2021-105 Approve a Supplemental Budget Resolution for an Amount not to Exceed $8,127,140

To facilitate compliance with the State Auditor concerning budget items, staff is proposing a supplemental appropriation. This resolution will appropriate the following expenditures and reserves.

EXPENSES

General Fund

Windy Gap Firming	$ 3,920,384
Utility Fund	
Windy Gap Firming	3,920,384
AM2021-034 Windy Gap Assessment	16,446
AM2021-041 SCADA Upgrades	10,631
AM2021-207 Well #5 Turbine Pump Repair	40,057
Street Sales Tax Fund	
AM2021-037 Kahil Paving	203,538
Library	
Payroll	15,700
Total Increase in Expenditures	$ 8,127,140
RESERVES	
General Fund	*($ 3,920,384)*
Utility Fund	*(3,987,518)*
Street Sales Tax	*(203,538)*
Library	*(15,700)*
Total Decrease in Reserves	($8,127,140)

It was moved by David Crespin and seconded by Chris Ceretto to approve Resolution 2021R042 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON APPROPRIATING NET EXPENDITURES OF $8,127,140 IN VARIOUS FUNDS FOR THE 2021 BUDGET. Motion passed unanimously on roll call vote.

AM 2021-106 Fund $7,840,768 Windy Gap Firming Construction in Cash From the Utility Fund and the General Fund and Send Notification to Northern Colorado Water Conservancy District (NCWCD)

The Windy Gap Firming Project is moving forward with the construction phase. NCWCD has requested participants elect a funding option, cash or group financing. In previous discussions with NCWCD staff has indicated the City's would participate in the group financing for the entire amount.

The City now believes there are sufficient funds in the utility fund and the general fund to cash fund the project. Cash funding would save the utility Fund approximately $7 million in interest over the life of the loan.

NCWCD is requiring cash funding entity contributions by August 10, 2021.

It was moved by Shannon Rhoda and seconded by David Crespin to approve the funding of $7,840,768 for the Windy Gap Firming Construction in cash from the Utility Fund and the General Fund and sending notification to Northern Colorado Water Conservancy District

(NCWCD). Motion passed unanimously on roll call vote.

AM 2021-095 Authorize Work Order to Jacobs (OMI) for CH2M Hill Engineers, Inc for Maximum not to Exceed $37,275.00 for Professional Services for the Development of a Request for Qualifications (RFQ) for Engineering Services for the Planning, Permitting, and Design of a Force Main and Lift Station to Convey Wastewater to the Metro Wastewater Reclamation District Regional Northern Plant

The City has determined that entering into an agreement with the Metro Wastewater Reclamation District's (MWRD) Regional Northern Treatment Plant may be a preferred alternative to expanding the City's Wastewater Treatment Plant (WWTP). Joining the regional facility will require:

- Investment in a lift station and force main to convey Fort Lupton wastewater to the Northern Treatment Plant
- Execution of an agreement with the Metro Reclamation District for treatment capacity with initial system connection investments fees and annual operating and maintenance fees.
- Updated Utility Plan

The City is pursuing a bond loan from the State Revolving Fund (SRF) and procurement of engineering services are subject to the qualification- based selection requirements. During the planning phase of the design, cost and benefits of the regionalization alternative will be compared to the cost and benefits of the City's WWTP Expansion. Upon Selection of the preferred alternative, the City will authorize design by the selected consultant.

The following are the Tasks that will be performed by CH2M Hill (Jacobs Engineering). Detail of Tasks are on WORK ORDER- CH-2020-4 attached.

Task 1 – Request for Proposal Assistance

Task 1.1 Prepare Request for Proposals

Task 1.2 Design and Review Assistance – Allowance

Task 1.3 Project Management

It was moved by David Crespin and seconded by Shannon Rhoda to authorize a work order for Jacobs (OMI) for CH2M Hill Engineers, Inc for an amount not to exceed $37,275.00 for professional services for the development of a Request for Qualifications (RFQ) for engineering services for the planning, permitting, and design of a force main and lift station to convey wastewater to the Metro Wastewater Reclamation District Regional Northern Plant. Motion passed unanimously on roll call vote.

AM 2021-096 Approve Work Order for Jacobs (OMI) for CH2M, Inc. Engineers, Inc for not to Exceed $112,500.00 for Professional Services for the Update of the City's Utility Plan

The City has determined that entering into an agreement with the Metro Wastewater Reclamation District's (MWRD) Regional Northern Treatment Plant may be a preferred alternative to expanding the City's Wastewater Treatment Plant (WWTP). Joining the regional facility will

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require:

- Investment in a lift station and force main to convey Fort Lupton wastewater to the Northern Treatment Plant
- Execution of an agreement with the Metro Reclamation District for treatment capacity with initial system connection investments fees and annual operating and maintenance fees.
- Updated Utility Plan

The Public Works Director, Roy Vestal, provided a detailed list of tasks to be performed by CH2M Hill (Jacobs Engineering).

Council asked questions regarding the timeline of the project and the budgeted amount. Al Paquet, from Jacobs (OMI), responded that the utility plan will need to be updated and that the amount is based on the amount of updates to the utility plan needed. Discussion occurred regarding the project and timeline. Council felt this project needed further research.

The item failed due to a lack of motion.

AM 2021-107 Approve a Resolution Accepting the Willow Bend Subdivision Final Plat and Final PUD for a Single Lot Subdivision

The applicant, Sun Land Development, has applied for approval of a Final Plat and Final PUD Plan the City Council's consideration for the Willow Bend Subdivision. The site that is the subject of the Final Plat and Final PUD Plan is located east and adjacent to County Road 29 (also known as Northrup Avenue), and south and adjacent to 14th Street right of way in Fort Lupton (the "Property"). The Final Plat and Final PUD Plan is for a residential subdivision that will include one parcel of land with 449 lease spaces for single-family manufactured homes on approximately 127.52 acres, more or less. The proposed development will include an amenity center, pocket parks, and interconnecting trails.

The applicant, Sun Communities, provided a presentation on this project. The presentation included the model homes and layout of the site. Representing Sun Communities were: the leader of the Development Team, Howard Fingeroot, and the President and Chief Operating Officer, John McClaren, and Atwell engineer for the site, Bill Anderson.

It was moved by David Crespin and seconded by Chris Ceretto to approve Resolution 2021R043 A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE FINAL PLAT OF THE WILLOW BEND FINAL PLAT AND FINAL PUD PLAN FOR A SINGLE LOT SUBDIVISION FOR A MANUFACTURED HOME COMMUNITY LOCATED EAST AND ADJACENT TO COUNTY ROAD 29 (AKA NORTHRUP AVENUE), AND SOUTH AND ADJACENT TO 14TH STREET. Motion passed with 5 'yes' votes and 1 'no' vote by Shannon Rhoda.

Mayor Stieber called for a recess at 9:31 p.m. The City Council Meeting reconvened at 9:39 p.m. It was noted that Councilmember Tommy Holton didn't return to the meeting.

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AM 2021-108 Approve a Resolution to Approve an Additional $350,000.00 for the new Public Library Facility

In 2018 the Fort Lupton Public & School Library board voted to move forward with building a separate facility to serve as the public library. The City Council approved the library's decision to move forward with a new facility and hire an Owner's Representative (approved agreement AM 2018-147). The library would continue to operate and maintain the high school library in the current facility. A decision has not yet been made as to the location of the new building. Purchasing land to build a public facility will enable the libarary to better serve and protect the public and the students. several possible locations were examined and after careful review it was determined the Lupton Village two acre lot would be the best option. The cost is $850,000. The site is conveniently located due to its located, size, outdoor space and appropriate parking. Walkability from four of the schools and close to several shopping locations.

There is a signed Purchase and Sale Agreement for the land. The original intention was to use some contingency funds for the increased land cost. When the construction meetings restarted this month, it was determined that much of the contingency funds would be needed for construction costs. It was decided by staff and approved by the Library Board to increase the land budget to $850,000.00 which will increase the total building project budget to $8,852,000.00.

It was moved by David Crespin and seconded by Shannon Rhoda to approve an additional $350,000.00 for the new Public Library Facility. Motion passed unanimously on roll call vote.

AM 2021-111 Approval of a Resolution Approving the Public Improvements Agreement for the Willow Bend Final PUD Plat

This Subdivision Improvement Agreement was drafted for the Willow Bend Final PUD Plat Final Plat (LUP2021-0031 and Plan No. FPL2021-0004) approved by City Council on July 6, 2021, which is located south of future 14th Street, immediately east of Northrup Avenue extension. Improvements are for the construction of 14th Street, Northrup Avenue, water, nonpotable water and sanitary sewer main extensions. Approximate cost of this agreement for construction is $2,029,494.49.

It was moved by David Crespin and seconded by Chris Ceretto to approve Resolution 2021R044 A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE WILLOW BEND LLC PUBLIC IMPROVEMENTS AGREEMENT OF THE WILLOW BEND FINAL PLAT PUD LOCATED IN FORT LUPTON, WELD COUNTY, COLORADO. Motion passed with 4 'yes' votes and 1 'no' vote by Shannon Rhoda.

AM 2021-112 Approve the Purchase From Ava Cloud Camera for New Security Cameras for City Hall and the Police Department Not to Exceed $46,268.63 Allocated From IT Department Budget and General Fund

The security cameras that are currently installed at City Hall and the Police Department have become obsolete and are no longer under warranty. The current cameras present security

DRAFT

concerns, as they may be more susceptible to hackers. Because of these factors, staff is recommending upgrading the security cameras located at City Hall and the Police Department.

It was moved by David Crespin and seconded by Michael Sanchez to authorize purchase from AVA Cloud Camera for new security camera for City Hall and the Police Department not to exceed $46,268.63 allocated from the IT Department budget and General Fund. Motion passed unanimously on roll call vote.

STAFF

Leann Perino stated that the auditors did not complete the audit by the June 30, 2021 deadline and was approved for a 60-day extension for completion.

MAYOR/COUNCIL REPORTS

There were no reports from the Mayor or Council.

FUTURE CITY EVENTS

July 4, 2021	Independence Day Celebration, Fort Lupton Recreation Center, 203 S. Harrison Ave. Noon-7:00 pm, Fireworks at Dark
July 9, 2021	City Wide Yard Sale
July 10, 2021	City Wide Yard Sale
July 13, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
July 20, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
July 27, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
August 3, 2021	National Night Out
August 20, 2021	Jacobs Golf Tournament, Coyote Creek Golf Course

ADJOURNMENT

Mayor Stieber adjourned the meeting at 9:57 p.m.

Submitted by,

_____

Maricela Peña, City Clerk

Approved by City Council

DRAFT

_____
Zo Stieber, Mayor

DRAFT

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

David Crespin, Ward 1
Tommy Holton, Ward 2
Michael Long, Ward 3

AM 2021-119

AUTHORIZE THE CITY ADMINISTRATOR TO SIGN AN AGREEMENT WITH BRANDING BY BRE TO PROVIDE MARKETING SERVICES FOR THE CITY OF FORT LUPTON FOR AN AMOUNT OF $2,750.00 PER MONTH.

I. Agenda Date: Council Meeting – July 20, 2021

II. Attachments:

1. Proposal of Services

III. Summary Statement:

This is an agreement between the City of Fort Lupton Recreation and Branding by Bre for marketing services on a month to month bases (August through December 2021).

IV. Submitted by: Monty Schuman, Recreation Director

V. Finance Reviewed Finance Director

VI. Approved for Presentation: City Administrator

VII. Attorney Reviewed Approved

VIII. Certification of Council Approval: City Clerk Date

IX. Detail of Issue/Request:

Branding by Bre has presented a proposal for services for marketing that continues the services that the city has been using through The Tallent Company. This would be to provide the same services we currently receive. The Tallent Company is no longer going to provide marketing services. Branding by Bre has been working with The Tallent Company and is aware of what our needs are. The City has requested a number of other firms to put in proposals and has not received any that wish to put in a proposal at this time. Contacts were made to Letter 13 Creative, Amelie, and Art House of Denver. None of these vendors were interested. The services will be re-evaluated in December.

Services that would be included:

1. *will act as the public relations consultant to the executive leadership of the client.*
2. *will be responsible for editing, updating and approving public relation content on the client's website.*
3. *will manage all social media outlets. This includes updating with pertinent information, engaging back and forth with followers, and working to create consistent, accurate, timely external communication.*
4. *will create and distribute non-emergent news releases and continue to work to have strong media relationships.*
5. *will assist with all external communication & branding pieces from the client and each division of the client including but not limited economic development, public works, police, events and parks & recreation. Pieces could include signage, apparatus branding, letterhead, business cards, general Town advertisements or other marketing materials.*
6. *can advise on all graphic design and necessary pieces such as signage, but it is not responsible for design, printing, or any other costs associated with the projects.*

X. Legal/Political Considerations:

None expected.

XI. Alternatives/Options:

Deny the Agreement and direct staff to research other agencies.
Deny the agreement and direct staff to provide marketing services internally.

XII. Financial Considerations:

All costs, and fees are budgeted.

XIII. Staff Recommendation:

Staff recommends to approve the agreement with Branding by Bre. and direct the City Administrator to sign Agreement for marketing services.

PROPOSAL OF SERVICES

THE CITY OF FORT LUPTON

PROPOSED BY:
BRANDING BY BRE

JUNE 1, 2021

WWW.BRANDINGBYBRE.COM

Dear Mayor, Council, and City Staff,

I would like to thank you for the opportunity to discuss how I may be able to help the City of Fort Lupton. I have worked with The Tallent Company, your former communications firm for 2 years. In that time I have learned the impact that comes from having an individual focused on creating and building proactive relationships through community outreach, external communication and strategic planning. For the past year, I have had the pleasure of being the account manager for The City of Fort Lupton, Fort Lupton Police Department, The Fort Lupton Recreation Center, and Coyote Creek Golf Course. In this role, I have crafted the social media content, social graphics, event flyers, managed and interacted with social media accounts, updated and edited the website and various other tasks that The Tallent Company completes for The City of Fort Lupon.

After seeing the impact that effective and strategic communication strategies have on different entities. I transitioned my photography business to focus on branding photography and social media communications. I work with businesses and municipalities to create a strategic, consistent approach to external communication which helps tell our clients stories and relate to their residents and businesses.

I very much appreciate the opportunity to have this discussion with you and are available should you have any further questions. Thank you.

Sincerely,

Breann Lind
Branding by Bre

I have communicated with Amy Tallent of The Tallent Company about the services that she has provided to The City of Fort Lupton. It is my intention to keep my services in line with the services that she and The Tallent Company has provided thus far.

Additional services, such as photography or videography may be added on to these services at an additional charge but is not required.

Continued Monthly Services:

- Branding by Bre will act as the public relations consultant to the executive leadership of the client.
- Branding by Bre will be responsible for editing, updating and approving public relation content on the client's website. Branding by Bre will manage all social media outlets. This includes updating with pertinent information, engaging back and forth with followers, and working to create consistent, accurate, timely external communication.
- Branding by Bre will create and distribute non-emergent news releases and continue to work to have strong media relationships.
- Branding by Bre will assist with all external communication & branding pieces from the client and each division of the client including but not limited economic development, public works, police, events and parks & recreation. Pieces could include signage, apparatus branding, letterhead, business cards, general Town advertisements or other marketing materials.
    - Branding by Bre can advise on all graphic design and necessary pieces such as signage, but it is not responsible for design, printing, or any other costs associated with the projects.

Monthly Cost: $2,750

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-126

DECLARING EQUIPMENT AND VEHICLES AS SURPLUS AND AUTHORIZING THE SALE

I. Agenda Date: Council Meeting – July 20, 2021

II. Attachments: a. None

III. Summary Statement:

The City has vehicles and equipment that are deemed unusable by the departments and should be disposed of.

IV. Submitted by: _____
Chris Cross

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:

Equipment List:

Make	***Model***	***Year***	***VIN***	***Mileage***	***Department***
Ford	Ranger	2006	1FTYR11E96PA88488	83403+	Bldgs & Grounds
CHEVROLET	2500	2008	1GBHK24K18E217144	58288	Bldgs & Grounds
FORD	250	2000	1FTNF21L5YEB39015	92439	Bldgs & Grounds
CHEVROLET	Uplander Van	2008	1GNDU23W98D209735	31292	City Hall
FORD	250	2006	1FTSX21566EB58607	87074	Public Works
FORD	350	2003	1FTSF31L63EA38714	109278	Public Works
CHEVROLET	1500	2008	1GCEK14058Z102272	85402	Public Works
FORD	250	1999	1FTNF21L7XEC75855	98165	Public Works
DODGE	3/4 ton	1999	3B6KF26Z6XM579516	90860	Public Works
FORD	EXPLORER	2013	1FM5K8AR2DGC06988	99055	Police
FORD	EXPLORER	2013	1FM5K8AR2DGC06991	97408	Police
FORD	EXPLORER	2013	1FM5K8AR4DGC06989	86738	Police
CHEVROLET	TAHOE	2014	1GNSK2E04ER176728	127519	Police
CHEVROLET	TAHOE	2014	1GNSK2E08ER176649	122495	Police
INTERNATIONAL	6x4 Dump Truck	1995	1HTSHAAR6SH219475	62461	Public Works
CHEVROLET	2500	1999	1GCGK24U0XE193166	91500	Golf
Ford	Ranger	1997	1FTCR14A1VPB01297	118371	Golf
CHEVROLET	1500	2008	1GCEK140X8Z104924	66960	Bldgs & Grounds
Ford	Ranger	2001	1FTYR10C51TA09351	137964	OMI

X. Legal/Political Considerations:

None

XI. Alternatives/Options:

1. *Sell vehicles at auction.*
2. *Sell the vehicles.*
3. *Store surplus equipment*

XII. Financial Considerations:

The vehicles are no longer usable by the departments selling them at auction will generate a small amount of revenue for the City.

XIII. Staff Recommendation:

Staff recommends declaring surplus and authorizing the sale of the equipment through auction.

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor
Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3
Dave Crespin, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-120

APPROVE A RESOLUTION APPROVING THE SERVICE PLAN FOR MURATA FARMS RESIDENTIAL METROPOLITAN DISTRICT AND APPROVE INTERGOVERNMENTAL AGREEMENT WITH DISTRICT

I. Agenda Date: Council Meeting – July 20, 2021

II. Attachments:

a. Executive Summary of Proposed Service Plan
b. Service Plan for Murata Farms Residential Metropolitan District
c. Intergovernmental Agreement with Murata Farms Residential Metropolitan District
d. Affidavit of Publication for Public Hearing and Certificate of Mailing of Notice of Public Hearing
e. Resolution 2021Rxxx Approving Service Plan and Intergovernmental Agreement

III. Summary Statement:

Coronado West, a Delaware limited liability company, the applicants for the Murata Farms Residential Metropolitan District (the "District"), have submitted a Service Plan (the "Service Plan") pursuant to the City's Special District Policy contained in Chapter 19 of the Code. The Service Plan meets the criteria of and complies with the requirements set forth in the City's Special District Policy.

IV. Submitted by: _____
Jennifer Gruber Tanaka, Esq.

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed X Approved _____ Pending Approval

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

IX. Detail of Issue/Request:

The purpose of approving the service plan is to authorize the District to provide for planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements required for development of the Murata Farms PUD. Please refer to the Service Plan Exhibit D for more details on the public improvements that may be funded by the District.

Future development will be required to complete additional filings, improvements agreements, and/or site plans prior to construction. Each phase of development will still require public hearings and final review and approval by City Council.

The City's Special District Policy and Title 32 require a public hearing before City Council and published and actual notice of the hearing. The District published notice of the hearing in the *Fort Lupton News Press* on June 23, 2021 and mailed notice as required by the City's Special District Policy and Title 32.

Legal counsel for the District will be present at the hearing to answer questions on the Service Plan and to request approval of the Service Plan and IGA.

X. Legal/Political Considerations:

The Service Plan and the Intergovernmental Agreement each comply with the City's Special District Policy set forth in Chapter 19. The City Council has the ability to approve, disapprove or conditionally approve the request.

XI. Alternatives/Options:

1.) Adopt Resolution 2021RXXX.
2.) Do not adopt Resolution 2021RXXX.
3.) Adopt Resolution 2021RXXX with additional conditions.
4.) Continue Resolution 2021RXXX to the next Council meeting.

XII. Financial Considerations:

None.

XIII. Staff Recommendation:

Staff recommends approval of the Service Plan and the Intergovernmental Agreement as presented through adoption of the proposed Resolution 2021RXXX.

Executive Summary of Proposed Service Plan
for the
Murata Farms Residential Metropolitan District

Applicant:	Coronado West, a Delaware limited liability company
General Location:	62.50 acres located at the southwest corner of Highway 52 & Weld County Road 29-1/2
Type of Development:	Residential
Number of Districts:	Single with separate commercial district for commercial property
Total Acreage:	62.50 after inclusions. Initial boundaries 0.23 acres
Submittal Date:	June 13, 2021
Hearing Date:	July 20, 2021
Publication of Hearing:	Fort Lupton Press, June 23, 2021
Mailing of Notices:	June 21, 2021

The following is an executive summary of the key terms of the proposed Service Plan and is not intended to be an all-inclusive analysis of City Code requirements or proposed terms.

CITY CODE REQUIREMENT	CODE CITATION	MODEL SERVICE PLAN PROVISION	PROPOSED SERVICE PLAN
REQUIRED INFORMATION			
A description of the facilities proposed to be provided by the district	Chapter 19-5(c)(1)b	Section V; Exhibit E (Capital Improvements Plan)	X
Financial Plan	Chapter 19-5(c)(1)c	Section VI; Exhibit F (Financial Plan)	X
Debt Limit: amount projected and authorized in the financing plan, plus 20%.	Chapter 19-5(c)(1)c.1	Total Debt Issuance Limit definition; Section V.A.8; Section VI; Exhibit F (Financial Plan)	$21,147,600 ($17,623,000 x 120%)
Mill Levy Limitations	Chapter 19-5(c)(1)c.4	Section VI.C & I	X
"Maximum Debt Mill Levy": 55.277 mills, as adjusted for Gallagher.	Chapter 19-5(c)(1)c.4A	Section VI.C	55.277 mills, as adjusted for Gallagher
"Maximum Operation and Maintenance Mill Levy": 55.277 mills until district issues Debt, then, when combined with the debt service mill levy, shall not exceed 70 mills.	Chapter 19-5(c)(1)c.4B	Section VI.I	55.277 mills until district issues Debt, then, when combined with the debt service mill levy, shall not exceed 70 mills
A map of the district's boundaries and a map of any inclusion area boundaries	Chapter 19-5(c)(1)d	Article III; Exhibits A-1, A-2, B-1, B-2 and C; Section V.A.5	X
Capital Improvements Plan and Engineer Estimates	Chapter 19-5(c)(1)e	Section V.B; Exhibit E	$13,295,488
Operation and Maintenance Responsibilities	Chapter 19-5(c)(1)b	Section V.A.2	X
Property Owner Consent	Chapter 19-5(c)(1)f	Exhibit D	X
Annual Report	Chapter 19-5(c)(1)l	Section VII.B.	X
Mill Levy Comparison Chart	Chapter 19-5(c)(1)o	Section VI.I; Exhibit F	X
Disclosure Notice to Property Owners	Chapter 19-5(c)(1)p	Article IX	X
IGA with City	Chapter 19-5(c)(1)r	Article X; Exhibit H	X

SERVICE PLAN

FOR

MURATA FARMS RESIDENTIAL METROPOLITAN DISTRICT

CITY OF FORT LUPTON, COLORADO

Approved _____ ___, 2021

Submitted by:
Law Office of Michael E. Davis, LLC
5910 S. University Blvd., Ste. C-18, #203
Greenwood Village, CO 80121

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EXHIBIT A-2	**Initial District Boundaries Map**
EXHIBIT B-1	**Inclusion Area Boundaries Legal Description**
EXHIBIT B-2	**Inclusion Area Boundaries Map**
EXHIBIT C	**Vicinity Map**
EXHIBIT D	**Property Owner Consent**
EXHIBIT E	**Capital Improvements Plan**
EXHIBIT F	**Mill Levy Comparison Report**
EXHIBIT G	**Financial Plan**
EXHIBIT H	**Form - Intergovernmental Agreement**
EXHIBIT I	**City Council Resolution of Approval of Service Plan**

I. INTRODUCTION

A. Purpose and Intent.

The District is an independent unit of local government, separate and distinct from the City of Fort Lupton, Colorado (the "**City**"), and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of this Service Plan. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction and installation of these Public Improvements and provide ongoing operation and maintenance services as more specifically set forth in this Service Plan.

Upon approval of this Service Plan and formation of the District, the District will conduct its operations and undertake all activities and actions in accordance with the terms and limitations set forth herein. The approval of this Service Plan does not obligate the City to approve any zoning, subdivision, planning, building permit, or other land use matter for the owners of any real property located within the District which may be served by the Public Improvements. The District is not being created to provide ongoing operations and maintenance services other than as specifically set forth herein.

B. Need for the District.

It is intended that the District will provide the Public Improvements necessary to serve the Project. There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, and limited operations and maintenance of the Public Improvements needed for the Project. The District is intended to provide ongoing services which may include Covenant Enforcement and Design Review Services and ownership and maintenance of parks, open space, trails, structures and common areas. The District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding District's Service Plan.

The City's objective in approving this Service Plan is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the District and other legally available revenues of the District. All Debt is expected to be repaid by taxes imposed and collected at a mill levy no higher than the Maximum Debt Mill Levy and/or Fees. Debt which is issued within these parameters and, as further described in the Financial Plan, will insulate property owners from excessive tax and Fee burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

Use of revenue derived from imposition of an operations mill levy will allow the District to provide ongoing services to the Project and fund District administrative and management costs in an efficient manner while possibly eliminating the need to form an owners' association and

impose dues and incur collection expenses. The District may impose Fees for Covenant Enforcement and Design Review services.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and, if applicable, regional needs. Operational activities are allowed as more specifically set forth in this Service Plan.

If the District does not retain obligations for ownership, operation, maintenance, repair and/or replacement of certain Public Improvements, the District's Board shall take steps to dissolve the District upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from tax revenues, which shall not exceed the Maximum Debt Mill Levy, and from other legally available revenues of the District. It is the intent of this Service Plan to assure, to the extent possible, that no property should bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy, even under bankruptcy or other unusual situations. Generally, the costs of Public Improvements that cannot be funded within these parameters are not obligations or costs to be paid by the District.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means the process established by the City for identifying, among other things, Public Improvements necessary for facilitating development of property within the Project, as determined at final platting and approved by the City through the appropriate PUD and/or site review process.

Board: means the board of directors of the District.

Capital Improvements Plan: means the illustrative list of Public Improvements and estimated capital costs of such Public Improvements attached hereto as **Exhibit E**.

City: means the City of Fort Lupton, Colorado.

City Council: means the City Council of the City.

City Council Resolution of Approval: means the resolution approving this Service Plan, a certified copy of which shall be attached hereto as **Exhibit I**.

Covenant Enforcement and Design Review Services: means those services authorized under Section 32-1-1004(8), C.R.S.

Debt or Bonds: means bonds, notes, debentures, certificates, contracts, capital leases or other multiple-fiscal year obligations for the payment of which the District has promised to impose an *ad valorem* mill levy, collect Fee revenue, and/or levy special assessments.

Developer: means Coronado West, a Delaware limited liability company, and any successors or assigns acting on behalf of the then-current property owner(s).

District: means the Murata Farms Residential Metropolitan District.

District Boundaries: means the boundaries of the area legally described in **Exhibits A-1 and A-2** and **Exhibits B-1 and B-2**, collectively

End User: means any owner, or tenant of any owner, of any taxable improvement within a district who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. A person or entity that constructs homes or commercial structures with the intention of selling to others is not an End User.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance with respect to such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; (iii) is not an officer or employee of the District; and (iv) has not been otherwise engaged to provide services to the District in connection with the transaction related to the applicable Debt.

Fees: means any fee, rate, toll, penalty or charge imposed and/or received by the District for services, programs or facilities provided by the District, including privately imposed public improvement fees.

Financial Plan: means the Financial Plan described in Section VI, and attached hereto as **Exhibit G**, which describes generally for illustrative purposes only (i) how the Public Improvements are expected to be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year. The Financial Plan is based upon current estimates and will change based on actual development of the Project.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundaries legal description attached hereto as **Exhibit A-1**, and as depicted on the Initial District Boundaries map attached hereto as **Exhibit A-2**.

Inclusion Area Boundaries: means the boundaries of the area described in the Inclusion Area Boundaries legal description attached hereto as **Exhibit B-1**, and as depicted on Inclusion Area Boundaries map attached hereto as **Exhibit B-2**.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as defined in Section VI, below.

Maximum Operations and Maintenance Mill Levy: means the maximum mill levy the District is permitted to impose for payment of administrative, operations and maintenance purposes as defined in Section VI.C.2, below.

Mill Levy Adjustment: means, if, on or after January 1, 2019, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the Maximum Debt Mill Levy and the Maximum Operation and Maintenance Mill Levy may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after the applicable date, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Municipal Code: means the Fort Lupton Municipal Code, 1993, as the same has been and may be modified, supplemented or amended from time to time.

Project: means the residential development or property commonly referred to as the Murata Farms subdivision.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Special District Act, except as specifically limited in Section V, below, to serve the future taxpayers and inhabitants of the District as determined by the Board.

Service Plan: means this Service Plan for the District, as approved by the City Council.

Service Plan Amendment: means an amendment to this Service Plan approved by the City Council in accordance with applicable law.

Service Plan IGA: means the Intergovernmental Agreement to be entered into between the District, upon formation, and the City substantially in the form attached hereto as **Exhibit H**.

Special District Act: means Title 32, Article 1, C.R.S., as amended from time to time.

State: means the State of Colorado.

Taxable Property: means real or personal property subject to *ad valorem* taxes imposed by the District.

Total Debt Issuance Limit: means the maximum amount of general obligation Debt the District may issue, which amount shall be Twenty-One Million One Hundred Forty-Seven Thousand Six Hundred Dollars ($21,147,600).

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 0.23 acres, and the total area proposed to be included in the Inclusion Area Boundaries is approximately 62.5 acres. A legal description and map of the Initial District Boundaries is attached hereto as **Exhibits A-1 and A-2**, respectively. A legal description of the Inclusion Area Boundaries is attached hereto as **Exhibit B-1,** and a map of the Inclusion Area Boundaries is attached hereto as **Exhibit B-2**. A vicinity map for the District is attached hereto as **Exhibit C**. Consents of the owners for the inclusion of all properties within the Initial District Boundaries and the Inclusion Area Boundaries are attached hereto as **Exhibit D**. It is anticipated that the District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Sections 32-1-401, *et seq*., C.R.S., and Sections 32-1- 501, *et seq*., C.R.S., subject to the limitations set forth in Section V.A.5, below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The current assessed valuation of the District is assumed to be $0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The population of the District at build-out is anticipated to be approximately 750 persons.

Approval of this Service Plan by the City does not imply approval of the development of a specific area within the District unless the same is contained within an Approved Development Plan. Nothing herein shall be interpreted or construed as exempting the District or any owner of property within the District from the otherwise applicable provisions of the City's zoning, subdivision, building code and other land use requirements or the obligations of a developer or subdivider under the Municipal Code related to completion of subdivision improvements, except to the extent that the District has assumed the obligation to provide for the completion of Public Improvements as authorized herein under an Approved Development Plan entered into by the District.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment.

The District shall have the power and authority to provide for the acquisition, design, finance, construction, installation, repair and replacement of Public Improvements and related operation and maintenance services within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the State Constitution, subject to the limitations set forth herein. The Capital Improvements Plan attached as **Exhibit E** is a list of the types of Public Improvements the District may provide with estimated costs in current dollars for illustration purposes only. The exact design, phasing of construction and location of the Public Improvements will be determined at the time of and pursuant to City approval of Approved Development Plans and such decisions shall not be considered material modifications of this Service Plan. The District shall be authorized to

finance and construct such Public Improvements without the necessity to seek an amendment of this Service Plan.

1. General Powers.

a. Streets. Streets, curbs, gutters, culverts, other drainage facilities, sidewalks, bridges, parking facilities, paving, lighting, grading, utility relocation necessitated by public rights-of-way, monumentation, signage, snow removal, streetscapes and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements and extensions of and improvements to such facilities.

b. Traffic and Safety Controls. Traffic and safety protection facilities and services provided through traffic and safety controls and devices on streets, highways and at railroad crossings, including traffic signals and signage, striping, area identification signs, directional assistance, driver information signs, lighting, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities.

c. Water. Water supply system improvements, including water rights, storage facilities, transmission and distribution lines for domestic use, fire hydrants, meters, facilities, equipment, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities. Notwithstanding the foregoing, the District shall not acquire, own, manage, adjudicate or otherwise develop water rights, except as necessary to transfer said water rights to the City, unless otherwise approved by the City.

d. Storm and Sanitary Sewer. Storm and sanitary sewer collection and transmission improvements, including storage facilities, collection mains and laterals, transmission lines, storm sewer, flood and surface drainage facilities and systems, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements and extensions of and improvements to such facilities.

e. Parks and Recreation. Public park, open space, and recreation facilities or services, including parks, bike paths, pedestrian ways, signage, monumentation, playground areas, public area landscaping and weed control, streetscaping, perimeter fencing, outdoor lighting of all types, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities.

2. Operations and Maintenance. The District shall be authorized to operate and maintain Public Improvements not conveyed to the City or other governmental entity having proper jurisdiction. In addition, the District may perform owners' association functions for the property within its boundaries including, but not limited to, ownership, operation and maintenance of parks, trails, structures, open space and common areas, Covenant Enforcement and Design Review Services, and social functions through designation of the District as the enforcement entity in the Covenants recorded against the Project.

3. Construction Standards Limitation. The District will ensure that the Public Improvements it finances, designs, installs and constructs are in accordance with the applicable standards and specifications of the City, including without limitation any Subdivision Improvement Agreement(s) with the City applicable to such Public Improvements, and of other governmental entities having proper jurisdiction. All facilities conveyed or otherwise dedicated to the City or other entity designated by the City shall be free and clear of any lien, claim, encumbrance or demand and shall be subject to the City's normal warranty procedures.

4. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

> We are [I am] an External Financial Advisor within the meaning of the District's Service Plan. We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

5. Inclusion Limitation. The District shall not include within its boundaries any property outside the District Boundaries without the prior written consent of the City.

6. Overlap Limitation. The District shall not consent to the organization of another district under the Special District Act which will overlap the boundaries of the District unless the aggregate mill levy for payment of Debt of such proposed district, combined with the mill levy for payment of Debt by the District, will not at any time exceed the Maximum Debt Mill Levy of the District.

7. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan, the District shall not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the debt service fund; nor (c) impose and collect any Fees used for the purpose of repayment of Debt.

8. Total Debt Issuance Limitation. The District shall not issue Debt in excess of the Total Debt Issuance Limit.

9. Monies from Other Governmental Sources. The District shall not apply for or accept Colorado Trust Funds, Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the City is eligible to apply for, except pursuant to an intergovernmental agreement with the City. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the District without any limitation.

10. Eminent Domain Limitation. The District shall not exercise the power of eminent domain to obtain any real property owned by the City without the prior written approval of the City Council, as evidenced by resolution after a public hearing thereon.

11. Consolidation Limitation. The District shall not file a request with any Court to consolidate with another district organized under the Special District Act without the prior written consent of the City.

12. Bankruptcy Limitation. All of the limitations contained in this Service Plan have been established under the authority of the City to approve a service plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

a. Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

b. Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (1 U.S.C.) Section 903, and are also included in "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S., and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Service Plan Amendment.

13. Material Modification. This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for numerous amendments. Actions of the District which violate the limitations set forth herein or in Chapter 19 of the Municipal Code shall be deemed to be material modifications to this Service Plan requiring amendment of this Service Plan in accordance with the procedural requirements of Chapter 19 of the Municipal Code, and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

14. Subdistrict Limitation. The District shall not be permitted to create a subdistrict pursuant to Section 32-1-1101(1)(f), C.R.S. or Section 32-1-1101(1.5), C.R.S., without the prior consent of the City. Notwithstanding the foregoing, to the extent that the District is composed of or subsequently organized into one or more subdistricts, the term "District" as used herein shall be deemed to refer to the District and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this definition.

B. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, and certain operation and maintenance of the Public Improvements within and without the boundaries of the District, to be more specifically defined in an Approved Development Plan. A preliminary estimate of costs of

the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained and/or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the District and is approximately Thirteen Million Two Hundred Ninety-Five Thousand Four Hundred Eighty-Eight Dollars ($13,295,488), as shown in **Exhibit E**. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

In the event, and to the extent, that any Public Improvements financed, constructed, acquired and/or installed by the District are oversized to serve or otherwise accommodate or benefit property outside the District's Boundaries, the District shall be entitled to receive reimbursement from the owners of property benefitted by such Public Improvements for their pro-rata share of Public Improvement costs. It is anticipated that any such reimbursement rights will be determined and set forth in Cost Recovery Agreements and/or Subdivision Improvement Agreements or other agreements between the City and the District upon initial acceptance of the Public Improvement and prior to final platting or site plan review of the benefitted property, as applicable.

VI. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the financing, planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District is reasonably expected to pay from revenues derived from a Debt mill levy up to the Maximum Debt Mill Levy, Fees, and other legally available revenues. The total Debt that the District shall be permitted to issue shall not exceed the Total Debt Issuance Limit and shall be permitted to be issued on a schedule and in such year or years as the Board determines shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs; provided, however, that refundings shall not count against the Total Debt Issuance Limit. All Bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including without limitation *ad valorem* taxes to be imposed upon all Taxable Property of the District and Fees. The District will also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time, and to receive revenue from privately imposed public improvement fees, if applicable. Any refunding Debt shall not extend the maturity of the Bonds being refunded or increase the total debt service thereon without the prior written approval of the City.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed 18%. The proposed maximum underwriting discount will be 5%. Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

The "Maximum Debt Mill Levy" shall be the maximum mill levy the District is permitted to impose upon the Taxable Property within the District for payment of Debt and shall be 55.277 mills (subject to Mill Levy Adjustment) for so long as the total amount of aggregate Debt of the District exceeds 50% of the District's assessed valuation. At such time as the total amount of aggregate Debt of the District is equal to or less than 50% of the District's assessed valuation, either on the date of issuance of any Debt or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy if End Users cast the majority of affirmative votes taken by the Board at the meeting authorizing such action, and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, and the Board may further provide that such Debt shall remain secured by such increased mill levy, notwithstanding any subsequent change in the District's Debt to assessed value ratio.

All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., and all other requirements of State law.

All issuances of general obligation Bonds shall be deemed to be in compliance with the Financial Plan so long as the Minimum Criteria, as hereinafter defined, have been met. "Minimum Criteria" shall mean that the general obligation Bonds are: (1) subject to the Maximum Debt Mill Levy; (2) together with other outstanding general obligation Bonds of the District, not in excess of the Total Debt Issuance Limit; (3) together with other outstanding general obligation Bonds of the District, not in excess of the general obligation debt authority provided by the District's electorate; (4) not subject to acceleration of the Debt as a remedy against the District and (5) issued in compliance with the applicable requirements of Section 32-1-1101(6), C.R.S. Any issuance of general obligation Bonds that does not satisfy the Minimum Criteria shall constitute a material modification of this Service Plan and a default under the Service Plan IGA.

The costs of constructing the Public Improvements may be paid from available District mill levy revenues, Debt and/or advances from the Developer. The District shall be authorized to reimburse Developer advances, if any, with interest at a market reasonable rate from District mill levy revenues and/or proceeds from Debt privately placed with the Developer, and other legally available revenues of the District. Any such privately placed Debt shall be subject to the Privately Placed Debt Limitation set forth in Section V.A.4 and the Minimum Criteria. Any Developer advances shall either be paid when Bonds are issued by the District or shall be subordinate to any District Debt, and only the Developer will hold the instruments evidencing such advances or financing.

In the event that the District determines that it is in the best interests of the District and its taxpayers to issue general obligation Bonds to parties other than the Developer to: (i) reimburse the Developer for Developer advances; (ii) refund or restructure Debt previously placed with the Developer; or (iii) finance Public Improvements, the District shall prepare a plan of finance for the purpose of determining whether the proposed issuance satisfies the Minimum Criteria. The plan of finance will include the amount of Bonds to be issued, uses of proceeds therefrom (including, if any, capitalized interest and costs of issuance), sources of revenues securing repayment of the

Bonds and the repayment schedule for the Bonds, all as required by Section 19-5(c)(1)c.1-4 of the Municipal Code.

D. Debt Repayment Sources.

The District may impose mill levies as a primary source of revenue for repayment of debt service and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the Board's discretion, these may include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time. In no event shall the debt service mill levy certified by the District exceed the Maximum Debt Mill Levy.

E. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

> By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations with respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Service Plan for creation of the District.

Similar language describing the limitations with respect to the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

F. Security for Debt.

The District shall not pledge any revenue or property of the City as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the City of payment of any of the District's obligations; nor shall anything in this Service Plan be construed so as to create any responsibility or liability on the part of the City in the event of default by the District in the payment of any such obligation.

G. TABOR Compliance.

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up other qualifying entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by the District will remain under the control of the District's Board.

H. District's Operating Costs.

The estimated cost of planning, engineering services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are

anticipated to be Seventy-Five Thousand Dollars ($75,000), which may be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The first year's operating budget is estimated to be Forty-Eight Thousand Dollars ($48,000), which is anticipated to be paid from property taxes and other District revenues.

I. Maximum Operation and Maintenance Mill Levy.

The "Maximum Operation and Maintenance Mill Levy" shall be the maximum mill levy the District is permitted to impose upon the Taxable Property within the District for payment of administrative, operation and maintenance costs, and shall be 55.277 mills (subject to Mill Levy Adjustment) until such time that the District issues Debt. After the District issues Debt, the Maximum Operation and Maintenance Mill Levy, when combined with the debt service mill levy imposed for Debt, shall not exceed 70.000 mills (subject to Mill Levy Adjustment). The Maximum Operation and Maintenance Mill Levy shall apply to the District's ability to increase its mill levy as necessary for provision of administrative, operation and maintenance services to its taxpayers and service users until such time as End Users cast the majority of affirmative votes taken by the Board at a meeting authorizing the elimination of such Maximum Operation and Maintenance Mill Levy, at which time the mill levy may be such amount as is necessary to pay the administrative, operation and maintenance costs.

A comparison report showing the proposed maximum mill levies of the District and the mill levies of similar taxing entities in the City and within a three-mile (3) radius of the District, as well as the total overlapping mill levy for the District and the comparison special districts is shown in **Exhibit F**, attached hereto.

VII. REPORTING REQUIREMENTS

A. Meeting Notices.

The District shall deliver written notice of every regular or special meeting to the office of the City Clerk, by email, mail or by hand, at least 72 hours prior to such meeting.

B. Annual Report.

The District shall be responsible for submitting an annual report to the City no later than July 1st of each year following the year in which the Order and Decree creating the District has been recorded. The annual report shall include a certificate of compliance with this Service Plan together with information as to any of the following occurring during and as of December 31st of the subject calendar year:

1. Boundary changes made or proposed to the District's boundaries.

2. Intergovernmental Agreements either entered into or proposed.

3. Copies of the District's rules and regulations, if any.

4. A summary of any litigation which involves the District.

5. Status of the District's financing, acquisition, installation or construction of the Public Improvements.

6. A list of all Public Improvements financed, acquired, installed or constructed by the District that have been dedicated to and accepted by the City as of December 31st.

7. The assessed valuation of the District for the current year.

8. Current year's budget.

9. An independent audit of the District's financial statements or audit exemption, if applicable.

10. Notice of any uncured events of default by the District, which continue beyond a 90-day period, under any Debt instrument.

11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a 90-day period.

VIII. DISSOLUTION

The District shall take all action necessary to dissolve, pursuant to Sections 32-1-701, *et seq*., C.R.S., if the City files an application for dissolution with the District no sooner than 10 years after the date of organization of the District pursuant to Section 32-1-701 (3), C.R.S., provided that the District has no outstanding Debt or outstanding operation and maintenance responsibilities at the time of the request.

IX. DISCLOSURE TO PURCHASERS

The District will use reasonable efforts to assure that all developers of the property located within the District provide written notice to all purchasers of property in the District regarding the Maximum Debt Mill Levy, Maximum Operations and Maintenance Mill Levy, as well as a general description of the District's authority to impose and collect Fees, rates, tolls and charges. Recordation of a disclosure notice on all property within the District's boundaries setting forth the information contained in this Article IX shall be deemed sufficient for purposes of meeting the notice requirements set forth herein.

X. INTERGOVERNMENTAL AGREEMENT

The form of the Service Plan IGA relating to the limitations imposed on the District's activities is attached hereto as **Exhibit H**. The District shall approve the Service Plan IGA in the form attached hereto as **Exhibit H** at its first Board meeting after the approval of this Service Plan. Failure of the District to execute the Service Plan IGA as required herein shall constitute a material

modification and shall require a Service Plan Amendment. The City Council shall approve the Service Plan IGA in the form attached hereto as **Exhibit H** at the public hearing approving the Service Plan.

XI. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1- 203(2), C.R.S., have established that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;

2. The existing service in the area to be served by the District is inadequate for present and projected needs;

3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;

4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

5. Adequate service is not, and will not be, available to the area through the City or County or other existing municipal or quasi-municipal corporations, including existing special district, within a reasonable time and on a comparable basis;

6. The facility and service standards of the District are compatible with the facility and service standards of the City within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.;

7. The proposal is in substantial compliance with a comprehensive plan adopted by the City;

8. The proposal is in compliance with any duly adopted City, regional or state long-range water quality management plan for the area; and

9. The creation of the District is in the best interests of the area proposed to be served.

EXHIBIT A-1

Legal Description of Initial District Boundaries

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT B OF RECORDED EXEMPTION NUMBER 1471-04-3-RE 879 RECORDED AUGUST 14, 1986 AT RECEPTION NO. 02065102 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH (S 1/16) CORNER OF SAID SECTION 4 AND SECTION 5;

THENCE ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND THE WESTERLY BOUNDARY OF SAID LOT B, NORTH 00°06'50" WEST, A DISTANCE OF 170.76 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE AND WESTERLY BOUNDARY, NORTH 00°06'50" WEST, A DISTANCE OF 220.76 FEET;

THENCE DEPARTING SAID WEST LINE AND WESTERLY BOUNDARY, SOUTH 64°36'01" EAST, A DISTANCE OF 111.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 700.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 51°46'51" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°24'18", AN ARC LENGTH OF 200.57 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.232 ACRES, (10,119 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



MICHAEL J. NOFFSINGER, PLS 38367
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT A-2

Map of Initial District Boundaries

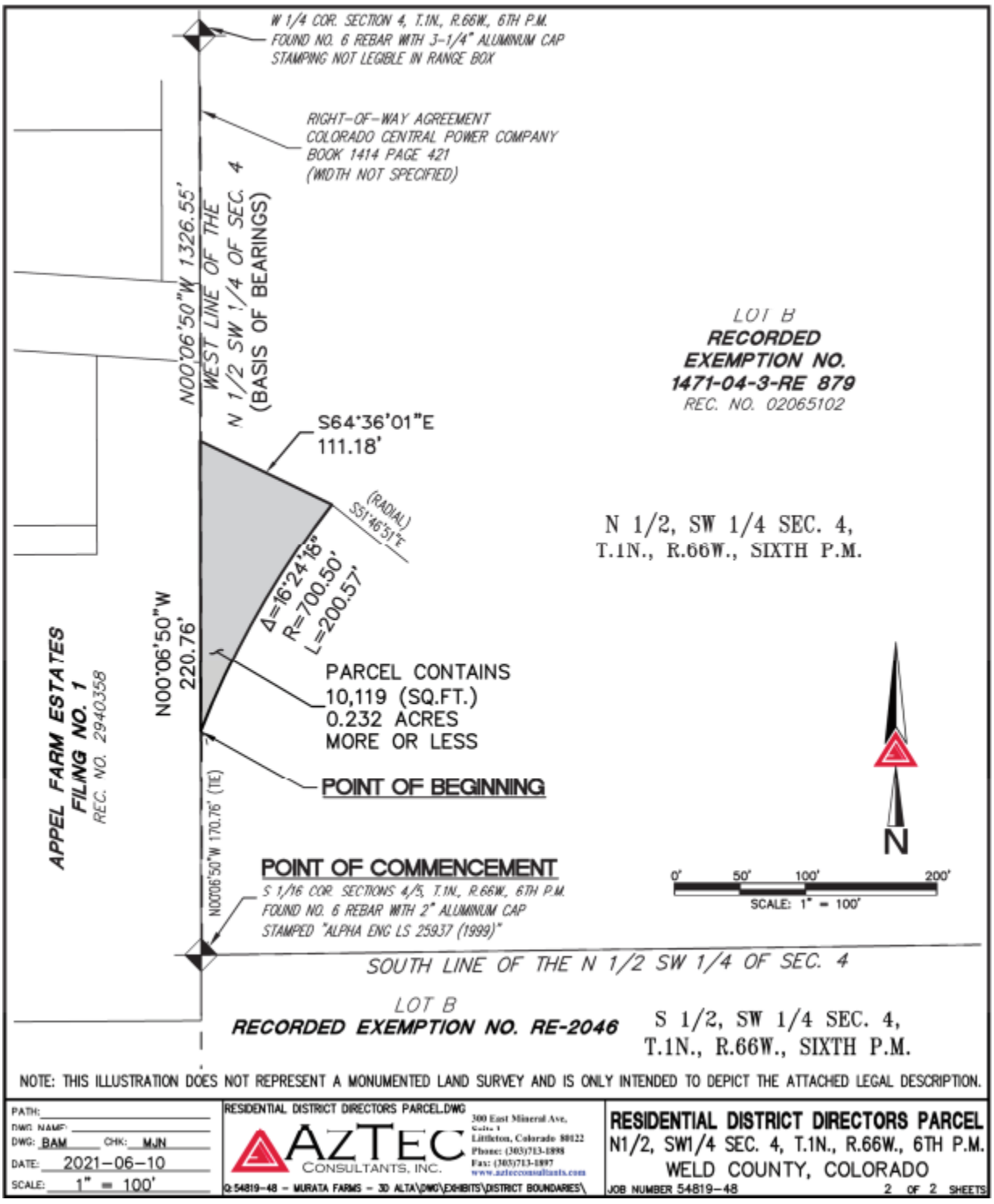


EXHIBIT B-1

Legal Description of Inclusion Area Boundaries

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT B OF RECORDED EXEMPTION NUMBER 1471-04-3-RE 879 RECORDED AUGUST 14, 1986 AT RECEPTION NO. 02065102 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH SIXTEENTH (S 1/16) CORNER OF SAID SECTION 4 AND SECTION 5;

THENCE ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND THE WESTERLY BOUNDARY OF SAID LOT B, THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°06'50" WEST, A DISTANCE OF 726.59 FEET;
2. NORTH 89°17'07" EAST, A DISTANCE OF 316.82 FEET;
3. NORTH 00°06'50" WEST, A DISTANCE OF 550.00 FEET TO TO THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY 52 AS RECORDED AT SAID RECEPTION NO. 02065102;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°17'03" EAST, A DISTANCE OF 872.41 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 00°12'11" EAST, A DISTANCE OF 76.70 FEET;

THENCE SOUTH 55°55'51" WEST, A DISTANCE OF 106.86 FEET;

THENCE SOUTH 00°12'11" EAST, A DISTANCE OF 203.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 530.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 07°06'34" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°54'23", AN ARC LENGTH OF 63.89 FEET;

THENCE NORTH 89°47'49" EAST, A DISTANCE OF 281.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 530.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'28", AN ARC LENGTH OF 105.37 FEET;

THENCE NORTH 00°12'11" WEST, A DISTANCE OF 126.45 FEET;

THENCE NORTH 70°17'35" EAST, A DISTANCE OF 362.86 FEET;

THENCE NORTH 89°51'36" EAST, A DISTANCE OF 370.50 FEET;

THENCE SOUTH 00°12'11" EAST, A DISTANCE OF 267.47 FEET;

THENCE SOUTH 89°47'49" WEST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00°12'11" EAST, A DISTANCE OF 107.00 FEET;

THENCE SOUTH 44°47'49" WEST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 00°12'11" EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 85°25'22" EAST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 89°47'49" EAST, A DISTANCE OF 245.51 FEET TO THE WESTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 29 1/2 AS RECORDED AT SAID RECEPTION NO. 02065102 AND THE EASTERLY BOUNDARY OF SAID LOT B;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND SAID EASTERLY BOUNDARY, SOUTH 00°12'11" EAST, A DISTANCE OF 701.81 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND THE SOUTHERLY BOUNDARY OF SAID LOT B;

THENCE ALONG SAID SOUTH LINE AND SAID SOUTHERLY BOUNDARY, SOUTH 89°15'27" WEST, A DISTANCE OF 2,619.99 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 62.470 ACRES, (2,721,175 SQUARE FEET), MORE OR LESS.

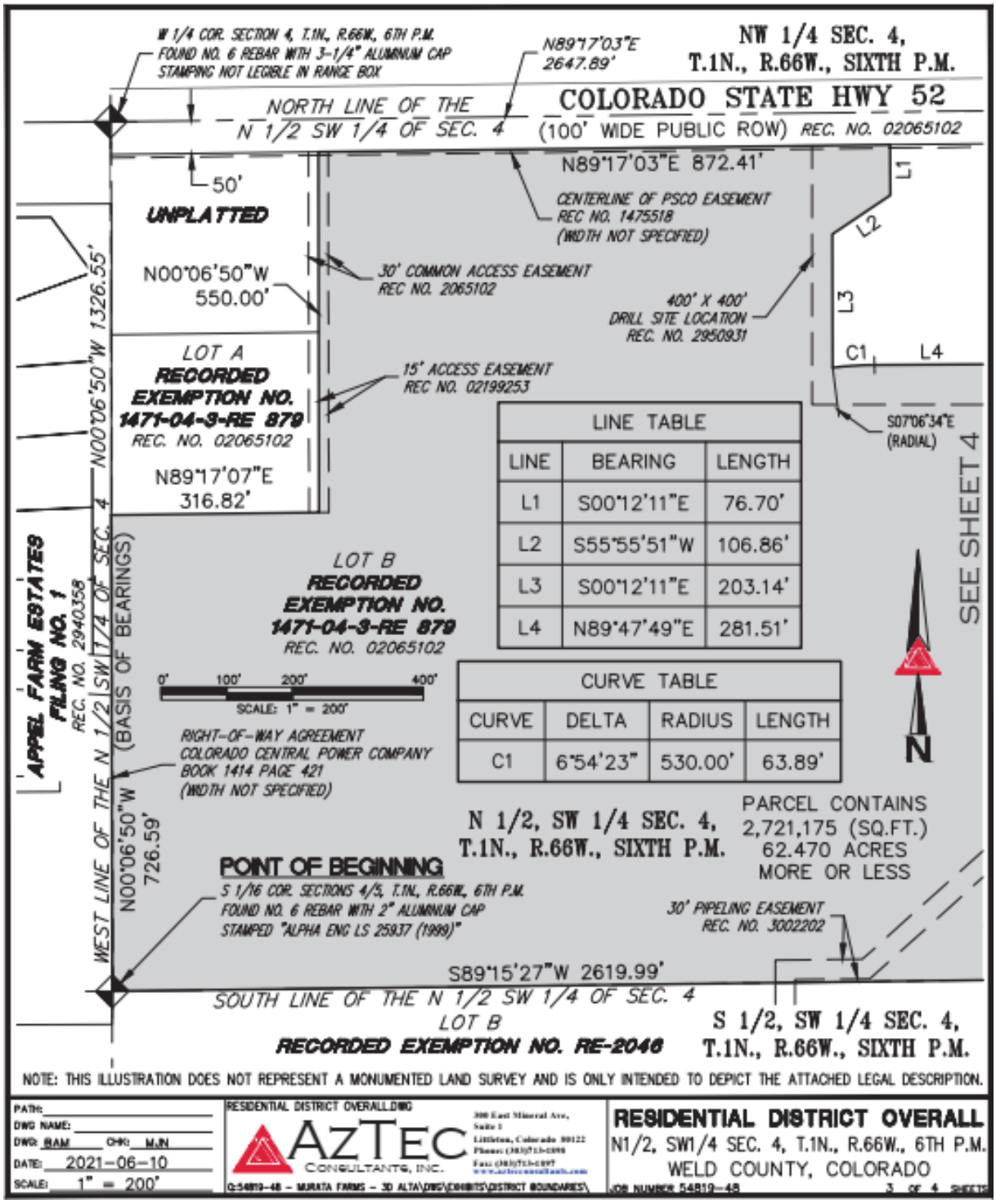
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



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COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT B-2

Map of Inclusion Area Boundaries



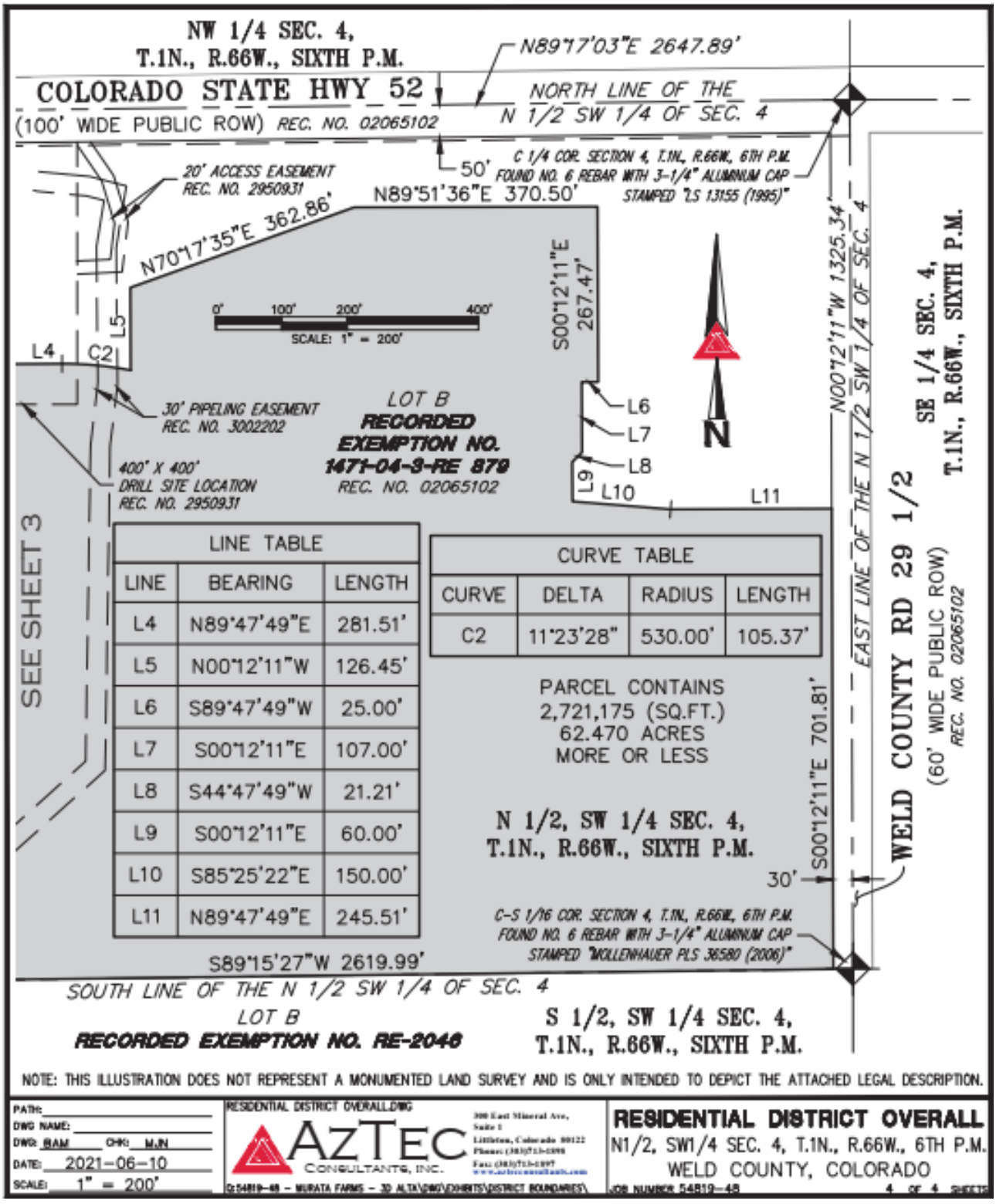

NW 1/4 SEC. 4,
T.1N., R.66W., SIXTH P.M.
COLORADO STATE HWY 52
(100' WIDE PUBLIC ROW) REC. NO. 02065102
N89°17'03"E 2647.89'
NORTH LINE OF THE
N 1/2 SW 1/4 OF SEC. 4
50'
C 1/4 COR. SECTION 4, T.1N., R.66W., 6TH P.M.
FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP
STAMPED "LS 13155 (1995)"
20' ACCESS EASEMENT
REC. NO. 2950931
N89°51'36"E 370.50'
N70°17'35"E 362.86'
S00°12'11"E
267.47'
N00°12'11"W 1325.34'
EAST LINE OF THE N 1/2 SW 1/4 OF SEC. 4
SE 1/4 SEC. 4,
T.1N., R.66W., SIXTH P.M.
0' 100' 200' 400'
SCALE: 1" = 200'
L4
C2
L5
30' PIPELING EASEMENT
REC. NO. 3002202
LOT B
RECORDED
EXEMPTION NO.
1471-04-3-RE 879
REC. NO. 02065102
L6
L7
L8
L9
L10
L11
400' X 400'
DRILL SITE LOCATION
REC. NO. 2950931
SEE SHEET 3
WELD COUNTY RD 29 1/2
(60' WIDE PUBLIC ROW)
REC. NO. 02065102
S00°12'11"E 701.81'
30'
PARCEL CONTAINS
2,721,175 (SQ.FT.)
62.470 ACRES
MORE OR LESS
N 1/2, SW 1/4 SEC. 4,
T.1N., R.66W., SIXTH P.M.
C-S 1/16 COR. SECTION 4, T.1N., R.66W., 6TH P.M.
FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP
STAMPED "MOLLENHAUER PLS 36580 (2006)"
S89°15'27"W 2619.99'
SOUTH LINE OF THE N 1/2 SW 1/4 OF SEC. 4
LOT B
RECORDED EXEMPTION NO. RE-2046
S 1/2, SW 1/4 SEC. 4,
T.1N., R.66W., SIXTH P.M.
N
LINE TABLE
LINE | BEARING | LENGTH
L4 | N89°47'49"E | 281.51'
L5 | N00°12'11"W | 126.45'
L6 | S89°47'49"W | 25.00'
L7 | S00°12'11"E | 107.00'
L8 | S44°47'49"W | 21.21'
L9 | S00°12'11"E | 60.00'
L10 | S85°25'22"E | 150.00'
L11 | N89°47'49"E | 245.51'
CURVE TABLE
CURVE | DELTA | RADIUS | LENGTH
C2 | 11°23'28" | 530.00' | 105.37'
NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.
PATH:
DWG NAME:
DWG: BAM CHK: M.N
DATE: 2021-06-10
SCALE: 1" = 200'
RESIDENTIAL DISTRICT OVERALL.DWG
AZTEC CONSULTANTS, INC.
300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com
D:\54819-48 - MURATA FARMS - 3D ALTA\DWG\EXHIBITS\DISTRICT BOUNDARIES\
RESIDENTIAL DISTRICT OVERALL
N1/2, SW1/4 SEC. 4, T.1N., R.66W., 6TH P.M.
WELD COUNTY, COLORADO
JOB NUMBER 54819-48
4 OF 4 SHEETS

EXHIBIT C

Vicinity Map

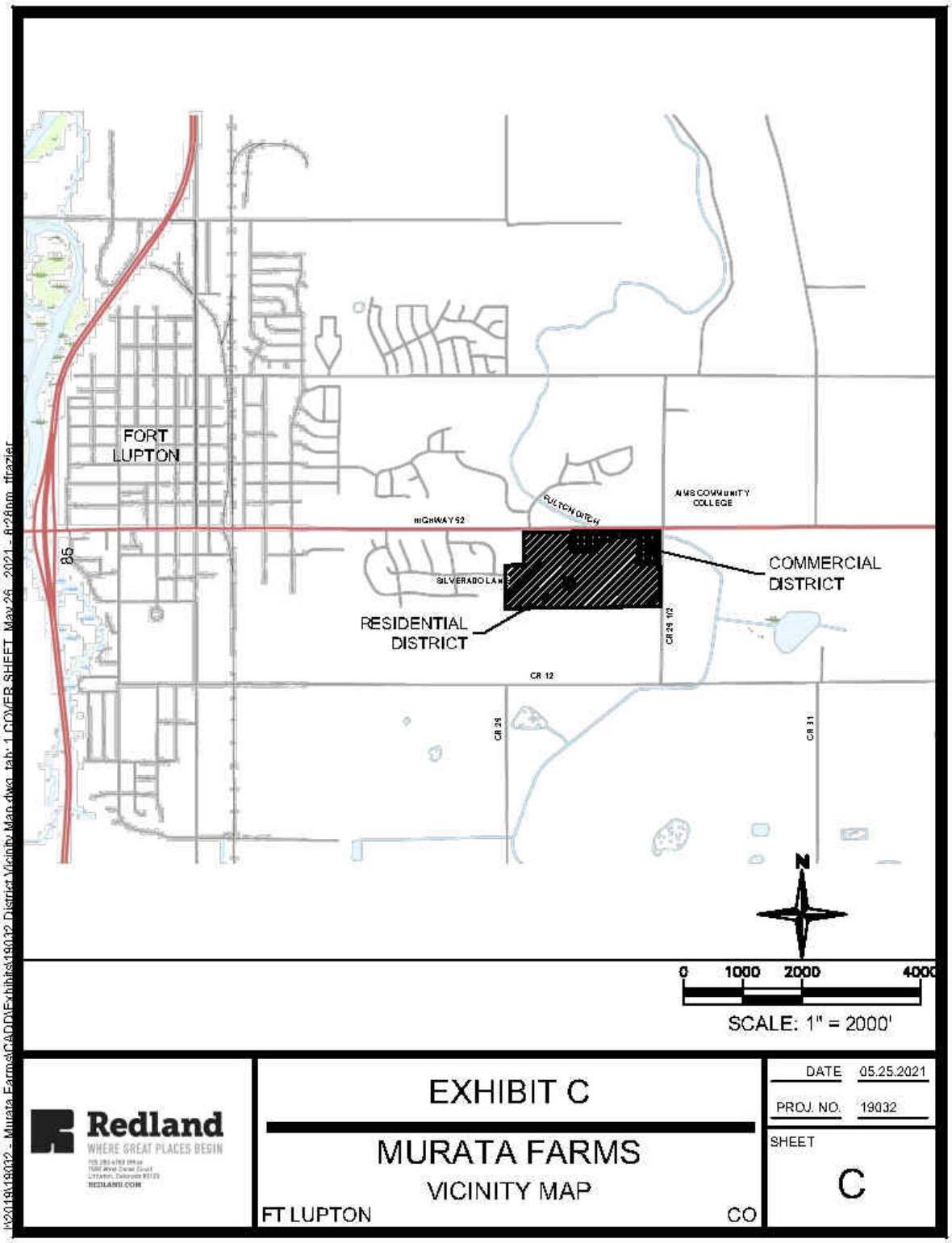


EXHIBIT D

Consent of Property Owner

M-J PERRI COMPANY

City of Fort Lupton City Council
130 S McKinley Avenue
Fort Lupton, CO 80621

RE: Murata Farms Residential and Commercial Metropolitan Districts (the "Districts")

To Whom It May Concern:

M-J Perri Company, a Colorado corporation, is the one hundred percent (100%) fee owner of the property described in Exhibit A attached hereto (the "Property"). The Property constitutes the territory within the Inclusion Area Boundaries of the Districts as contemplated by the Service Plans for the Districts. The purpose of this letter is to advise the City Council of the City of Fort Lupton that M-J Perri Company consents to the organization of the Districts.

M-J Perri Company, a Colorado corporation

By: Perry Murata, President

STATE OF Colorado)
) ss.
COUNTY OF Douglas)

The foregoing instrument was subscribed and sworn to before me this 5th day of June, 2021 by Perrylee Murata, as President of M-J Perri Company.

[SEAL]

Notary Public

My commission expires 01/19/2025

NIRAJ KARKI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214002353
MY COMMISSION EXPIRES 01/19/2025

EXHIBIT A
PROPERTY

The North one-half of the Southwest one-quarter of Section 4, Township 1 North, Range 66 West of the 6th Principal Meridian, Weld County, Colorado, except the West 316.80 feet of the North 325.00 feet of said North one-half of the Southwest one-quarter.

Contains: 77.64 Acres more or less. EXCEPT the North 50.00 feet and the East 30.00 feet thereof, reserved for State and County Road R.O.W.

AND RESERVING a 15.00 feet access easement lying East of the following described line: Beginning at a point 316.80 feet East of the West one-quarter of said Section 4; thence S00°00'00"E on an assumed bearing and parallel to the West line of said Section 4 a distance of 50.00 feet to the True Point of Beginning; thence continuing S00°00'00"E a distance of 550.00 feet to the end of said easement line.

EXHIBIT E

Capital Improvements Plan

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

LIST OF PUBLIC IMPROVEMENTS AND ESTIMATED COST FOR MURATA FARMS (RESIDENTIAL)

District Domestic Potable Water Estimate	QUANTITY	UNIT	UNIT PRICE	COST
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	23	EA	$6,500.00	$149,500
8" C-900 CL 150 w/ Fittings	11,920	LF	$56.00	$667,520
8" - 11 ¼º Bend w/ Kick Block	45	EA	$450.00	$20,250
8" - 45º Bend w/ Kick Block	4	EA	$540.00	$2,160
8" x 8" Tee Fitting	14	EA	$710.00	$9,940
8" Gate Valve	28	EA	$1,920.00	$53,760
			Subtotal	$903,100

District Domestic Non-Potable Water Estimate	QUANTITY	UNIT	UNIT PRICE	COST
8" C-900 CL 150 w/ Fittings	10,715	LF	$56.00	$600,040
8" - 11 ¼º Bend w/ Kick Block	34	EA	$450.00	$15,300
8" - 22 ½º Bend w/ Kick Block	1	EA	$630.00	$630
8" - 45º Bend w/ Kick Block	29	EA	$540.00	$15,660
8" x 8" Tee Fitting	13	EA	$710.00	$9,230
8" Gate Valve	26	EA	$1,920.00	$49,920
			Subtotal	$690,800

District Sanitary Sewer Estimate	QUANTITY	UNIT	UNIT PRICE	COST
8" SDR-35 PVC	10,480	LF	$60.00	$628,800
4' Dia. Manhole	99	EA	$5,000.00	$495,000
6" Cleanout Assembly	99	EA	$2,500.00	$247,500
6" PVC Underdrain (District Facility)	10,480	LF	$30.00	$314,400
			Subtotal	$1,685,700

Redland

LIST OF PUBLIC IMPROVEMENTS AND ESTIMATED COST FOR MURATA FARMS (RESIDENTIAL)

District Storm Sewer Improvements Estimate	QUANTITY	UNIT	UNIT PRICE	COST
18" RCP	153	LF	$55.00	$8,395
24" RCP	1,665	LF	$75.00	$124,875
30" RCP	500	LF	$90.00	$45,000
36" RCP	587	LF	$110.00	$64,533
42" RCP	943	LF	$150.00	$141,480
48" RCP	788	LF	$155.00	$122,118
5' Dia. Manhole	29	EA	$6,500.00	$188,500
5' Type 'R' Inlet	3	EA	$4,000.00	$12,000
10' Type 'R' Inlet	16	EA	$6,500.00	$104,000
15' Type 'R' Inlet	1	EA	$8,500.00	$8,500
24" Flared End Section	1	EA	$1,600.00	$1,600
30" Flared End Section	1	EA	$1,800.00	$1,800
36" Flared End Section	1	EA	$2,250.00	$2,250
Concrete Trickle Channel	1,140	LF	$45.50	$51,870
Pond Forebay	3	EA	$20,000.00	$60,000
Pond Grading and Embankment	11	AC-FT	$10,000.00	$105,000
Outlet Structure and Micropool	1	EA	$15,000.00	$15,000
			Subtotal	**$1,056,900**

Street Improvements Estimate	QUANTITY	UNIT	UNIT PRICE	COST
Subgrade Prep	45,150	SY	$2.95	$133,193
Asphalt Pavement (Full depth - 7-inch)	44,983	SY	$29.75	$1,338,254
Vertical Curb & Gutter (2' Pan)	6,700	LF	$34.00	$227,800
Mountable Curb & Gutter	15,500	LF	$34.00	$527,000
Concrete Sidewalk (6-ft wide, 6-in thick)	22,800	SF	$5.00	$114,000
Concrete Sidewalk (5-ft wide, 6-in thick)	102,500	SF	$5.00	$512,500
Concrete Sidewalk (10-ft wide, 6-in thick)	17,300	SF	$5.00	$86,500
Concrete Curb Ramp	34	EA	$3,000.00	$102,000
			Subtotal	**$3,041,200**

Redland

LIST OF PUBLIC IMPROVEMENTS AND ESTIMATED COST FOR MURATA FARMS (RESIDENTIAL)

District Earthwork Estimate	QUANTITY	UNIT	UNIT PRICE	COST
Overlot Grading in ROW (Cut to Fill)	46,333	CY	$2.25	$104,250
			Subtotal	$104,300

District Parks and Open Space Improvements Estimate	QUANTITY	UNIT	UNIT PRICE	COST
Neighborhood Park	1.2	AC	$295,000.00	$354,000
Open Space Tracts	3	AC	$65,000.00	$195,000
			Subtotal	$549,000

District Cost Summary		
District Domestic Potable Water Estimate		$903,100
District Domestic Non-Potable Water Estimate		$690,800
District Sanitary Sewer Estimate		$1,685,700
District Storm Sewer Improvements Estimate		$1,056,900
Street Improvements Estimate		$3,041,200
District Earthwork Estimate		$104,300
District Parks and Open Space Improvements Estimate		$549,000
Public Improvements Total		**$8,031,000**
Construction Contingency	20%	$1,606,200
Mobilization	5%	$401,550
Surveying	3%	$240,930
Construction Management and Testing	12%	$963,720
Design/Planning	5%	$401,550
Erosion and Sediment Control	7.5%	$602,325
	Subtotal	**$4,216,275**
TOTAL		**$12,247,300**

Assumptions
1. Valves are installed each direction at branch fittings.
2. Excludes dry utilites
3. Excludes overlot site grading, utility services and dry utilities
4. Based upon Preliminary Plat prepared by Redland

Murata Farms

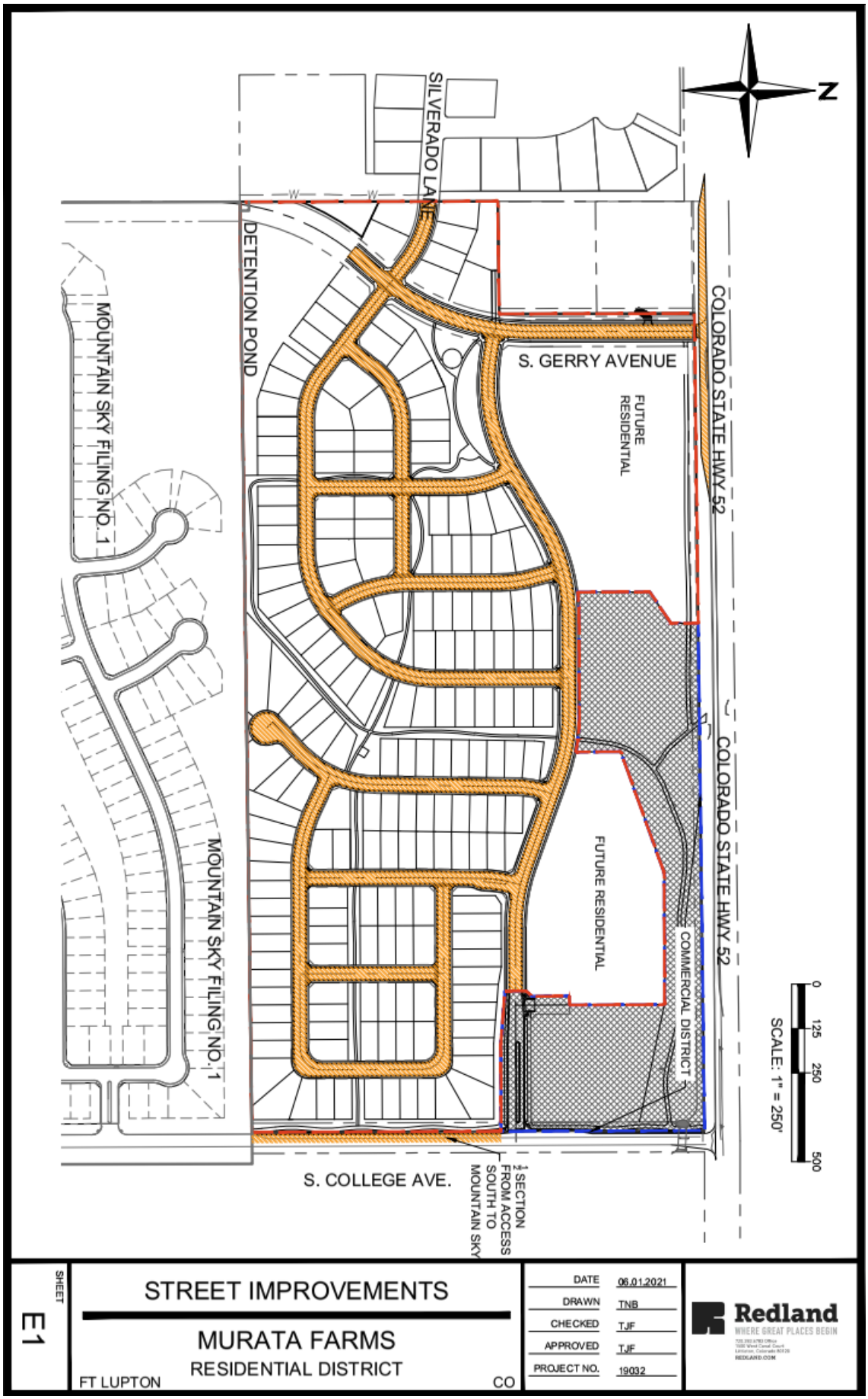
Residential District

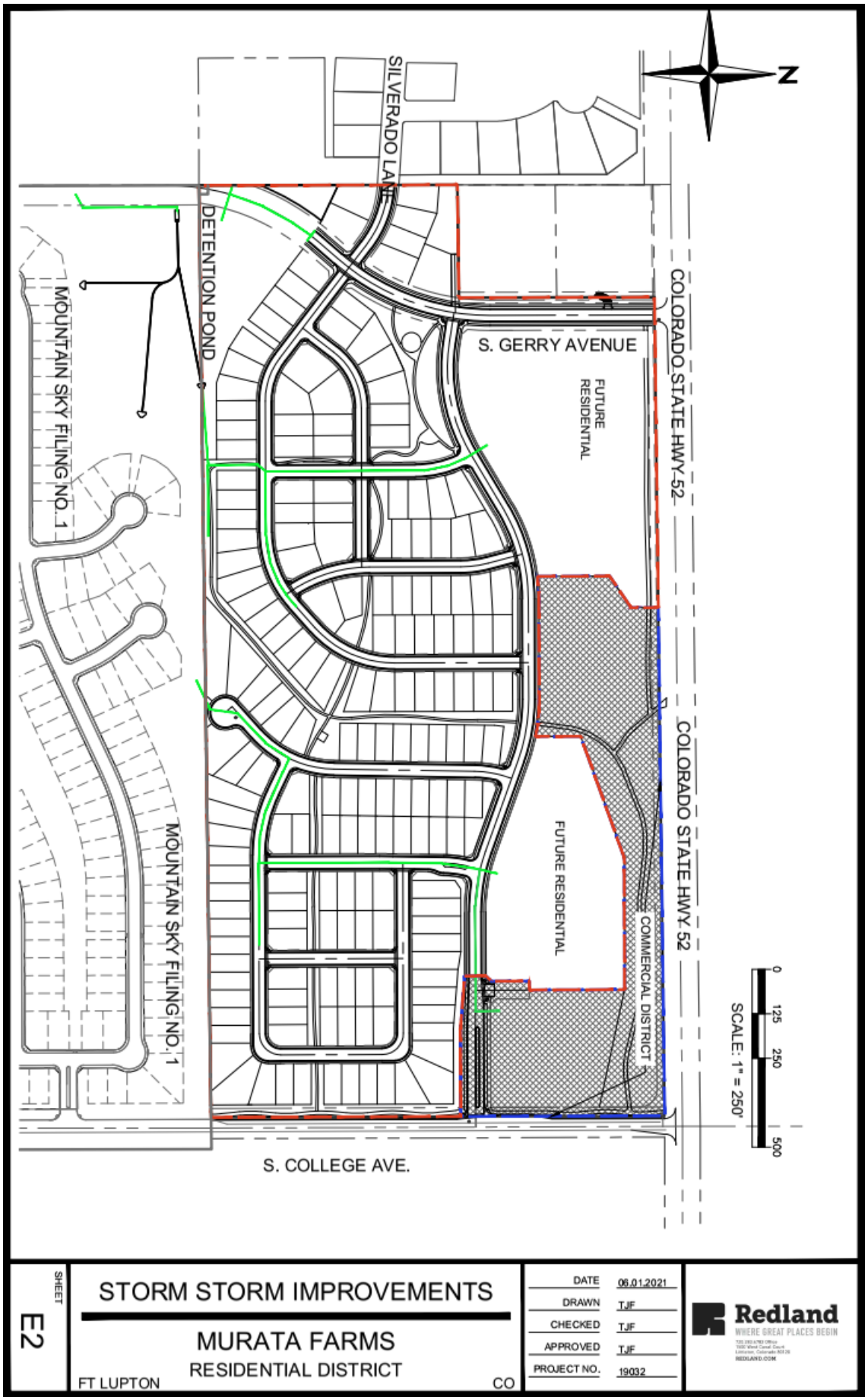
June 4, 2021

Preliminary Landscape Improvements Opinion of Cost

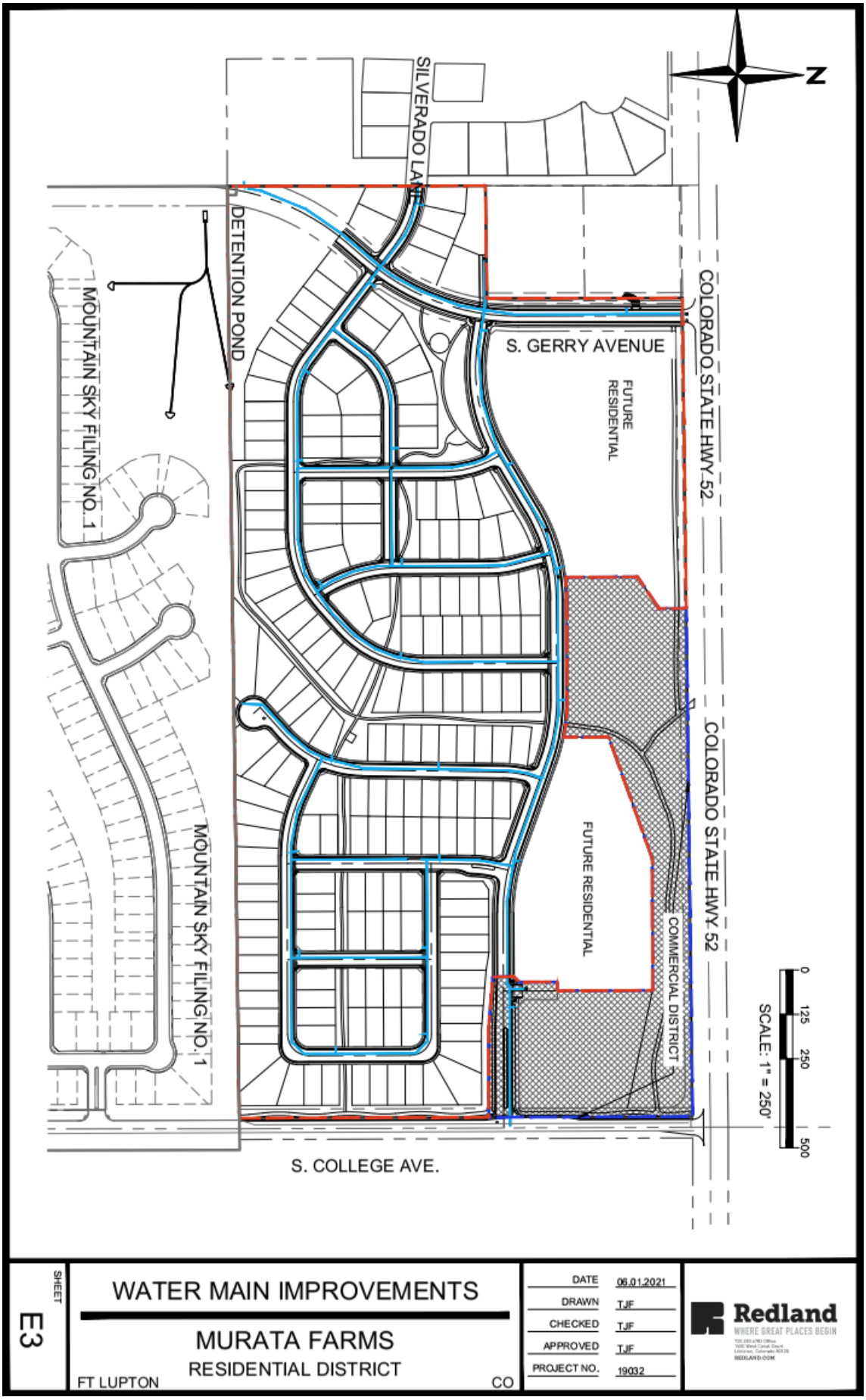
Item	Qty	Unit	Unit cost	Cost Per Item
RIGHT-OF-WAY TREE LAWN (NOT FRONTING HOMES)				
Turf Grass Sod with Soil Prep	24,239	sf	$0.48	$11,634.72
Rock Mulch Bed with Soil Prep	4,753	sf	$0.68	$3,232.04
Irrigation * Does not include tap fees, Backflow	28,992	sf	$0.80	$23,193.60
Shade trees - 2.5" Cal B&B	65	ea	$500.00	$32,500.00
Ornamental Tree - 2" Cal B&B	14	ea	$400.00	$5,600.00
Subtotal				**$76,160.36**
PARKS				
Turf Grass Sod with Soil Prep	29,412	sf	$0.48	$14,117.76
Rock Mulch Bed with Soil Prep	10,516	sf	$0.68	$7,150.88
Irrigation * Does not include tap fees, Backflow	39,928	sf	$0.80	$31,942.40
Native Seed w/ Soil Prep	17,066	sf	$0.30	$5,119.80
Temporary Irrigation	17,066	sf	$0.68	$11,604.88
Shade trees - 2.5" Cal B&B	12	ea	$500.00	$6,000.00
Ornamental Tree - 2" Cal B&B	8	ea	$400.00	$3,200.00
Evergreen Tree - Avg. 6ft	32	ea	$450.00	$14,400.00
Landscape Edger	692	lf	$3.00	$2,076.00
Garden - Butterfly or Colorado Blooms	1,335	sf	$12.00	$16,020.00
Engineered Wood Fiber Play Surfacing	2,290	sf	$4.00	$9,160.00
Playground Drain System (Fibar or Equal)	1	ea	$1,200.00	$1,200.00
Playground Curb	170	lf	$24.00	$4,080.00
Play Structure	1	ea	$35,000.00	$35,000.00
Play Spring Rider	2	ea	$3,000.00	$6,000.00
Swing Set	1	ea	$3,500.00	$3,500.00
Shelter 20'x24'	1	ea	$36,000.00	$36,000.00
Charcoal Grill	2	ea	$530.00	$1,060.00
Bike Rack	4	ea	$680.00	$2,720.00
Picnic Tables	4	ea	$2,600.00	$10,400.00
Benches	6	ea	$1,256.00	$7,536.00
Trash Receptacles	2	ea	$1,116.00	$2,232.00
Dog Bag Station	4	ea	$943.00	$3,772.00
Subtotal				**$234,291.72**
OPEN SPACE				
Turf Grass Sod with Soil Prep	10,412	sf	$0.48	$4,997.76
Rock Mulch Bed with Soil Prep	43,509	sf	$0.68	$29,586.12
Irrigation * Does not include tap fees, Backflow	53,921	sf	$0.80	$43,136.80
Native Seed w/ Soil Prep	163,185	sf	$0.30	$48,955.50
Temporary Irrigation	163,185	sf	$0.68	$110,965.80
Shade trees - 2.5" Cal B&B	25	ea	$500.00	$12,500.00
Ornamental Tree - 2" Cal B&B	22	ea	$400.00	$8,800.00
Evergreen Tree - Avg. 6ft	53	ea	$450.00	$23,850.00
Landscape Edger	1,385	lf	$3.00	$4,155.00
Benches	4	ea	$1,256.00	$5,024.00
Privacy Fence	2,337	lf	$45.00	$105,165.00
Open Rail Fence	8,177	lf	$30.00	$245,310.00
Subtotal				**$642,445.98**

TOTAL ALL LANDSCAPE	**$952,898.06**
10% Contingency	**$95,289.81**
Grand Total	**$1,048,187.87**

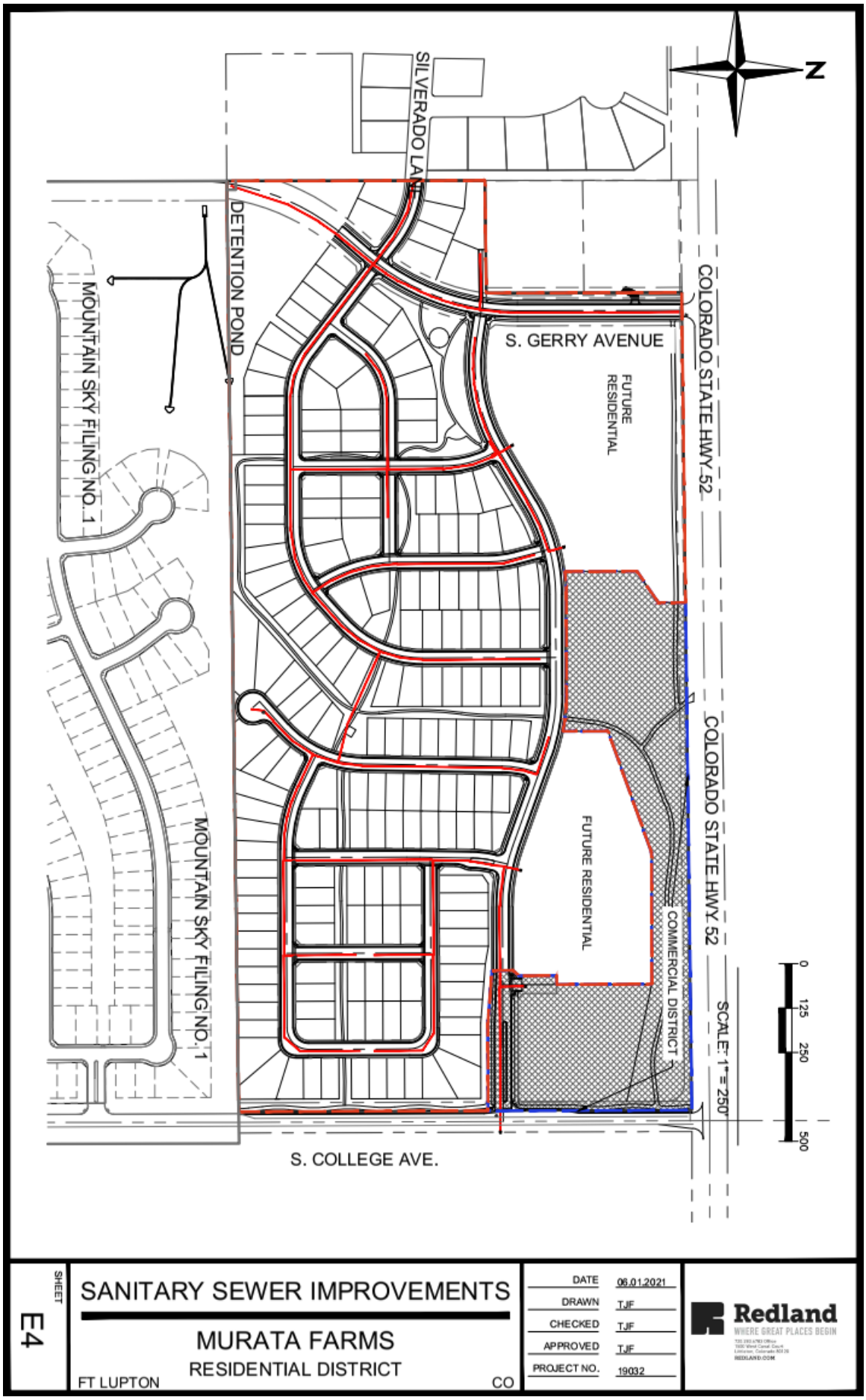

N
SILVERADO LANE
DETENTION POND
MOUNTAIN SKY FILING NO. 1
MOUNTAIN SKY FILING NO. 1
S. GERRY AVENUE
FUTURE RESIDENTIAL
COLORADO STATE HWY 52
COLORADO STATE HWY 52
FUTURE RESIDENTIAL
COMMERCIAL DISTRICT
S. COLLEGE AVE.
1/4 SECTION FROM ACCESS SOUTH TO MOUNTAIN SKY
0
125
250
500
SCALE: 1" = 250'
SHEET
E1
STREET IMPROVEMENTS
MURATA FARMS
RESIDENTIAL DISTRICT
FT LUPTON
CO
DATE 06.01.2021
DRAWN TNB
CHECKED TJF
APPROVED TJF
PROJECT NO. 19032
Redland
WHERE GREAT PLACES BEGIN


N
SILVERADO LANE
DETENTION POND
MOUNTAIN SKY FILING NO. 1
S. GERRY AVENUE
COLORADO STATE HWY 52
FUTURE RESIDENTIAL
FUTURE RESIDENTIAL
COMMERCIAL DISTRICT
COLORADO STATE HWY 52
MOUNTAIN SKY FILING NO. 1
S. COLLEGE AVE.
0
125
250
500
SCALE: 1" = 250'
SHEET
E2
STORM STORM IMPROVEMENTS
MURATA FARMS
RESIDENTIAL DISTRICT
FT LUPTON
CO
DATE 06.01.2021
DRAWN TJF
CHECKED TJF
APPROVED TJF
PROJECT NO. 19032
Redland
WHERE GREAT PLACES BEGIN

F-6


N
SILVERADO LANE
DETENTION POND
MOUNTAIN SKY FILING NO. 1
S. GERRY AVENUE
FUTURE RESIDENTIAL
COLORADO STATE HWY 52
FUTURE RESIDENTIAL
COMMERCIAL DISTRICT
COLORADO STATE HWY 52
MOUNTAIN SKY FILING NO. 1
S. COLLEGE AVE.
0
125
250
500
SCALE: 1" = 250'
SHEET
E3
WATER MAIN IMPROVEMENTS
MURATA FARMS
RESIDENTIAL DISTRICT
FT LUPTON
CO
DATE 06.01.2021
DRAWN TJF
CHECKED TJF
APPROVED TJF
PROJECT NO. 19032
Redland
WHERE GREAT PLACES BEGIN

F-7



SHEET E4

SANITARY SEWER IMPROVEMENTS

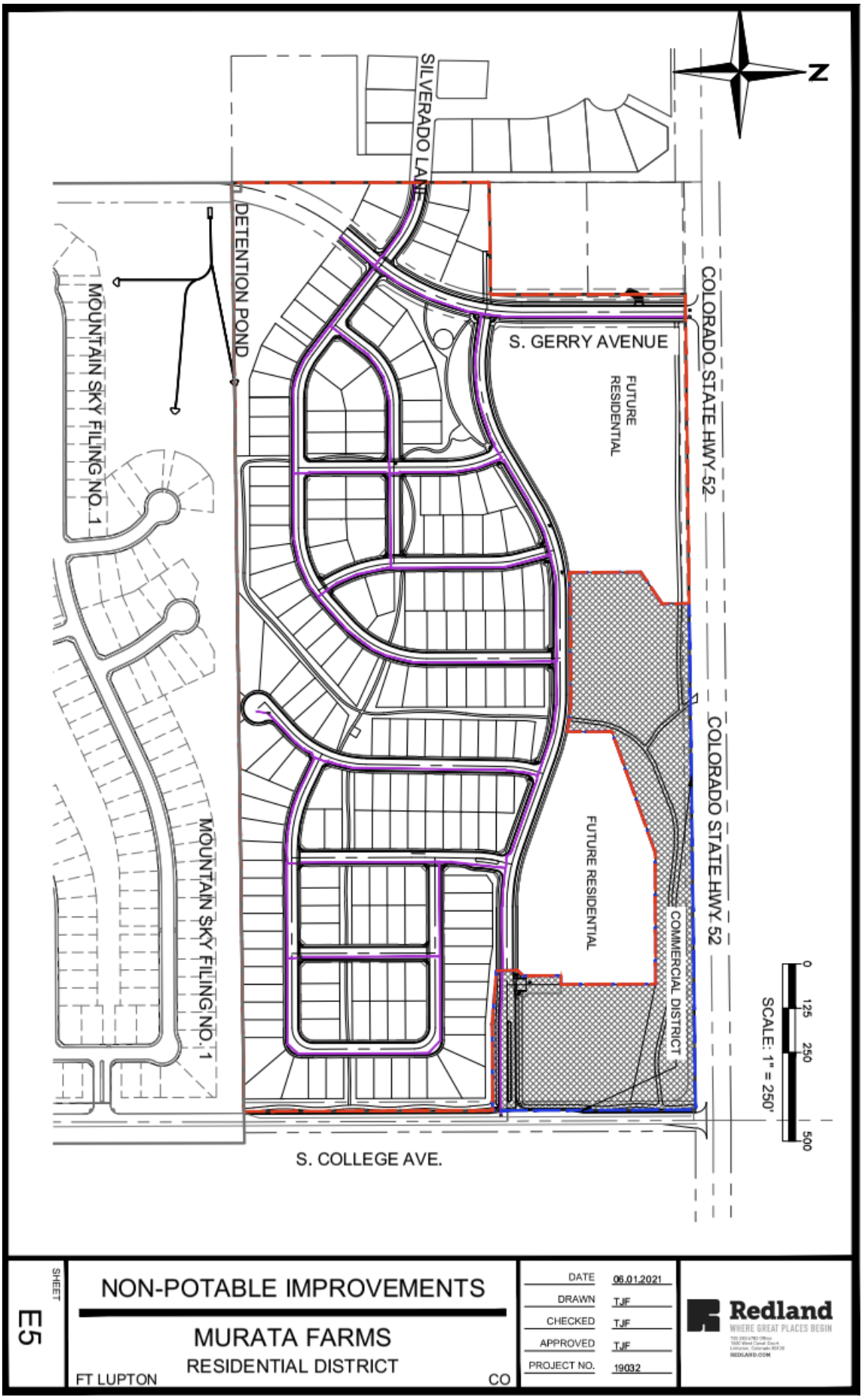
MURATA FARMS

RESIDENTIAL DISTRICT

FT LUPTON CO

DATE	06.01.2021
DRAWN	TJF
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	19032

Redland
WHERE GREAT PLACES BEGIN



SHEET E5

NON-POTABLE IMPROVEMENTS

MURATA FARMS

RESIDENTIAL DISTRICT

FT LUPTON CO

DATE	06.01.2021
DRAWN	TJF
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	19032

Redland
WHERE GREAT PLACES BEGIN

F-9

EXHIBIT F

Mill Levy Comparison Report

	Mills		Mills		Mills
Murata Farms Residential Metro District		**Mountain Sky Metro District**		**Lupton Village Residential Metro District**	
AIMS Junior College	6.305	AIMS Junior College	6.305	AIMS Junior College	6.305
Central Colorado Water	1.156	Central Colorado Water	1.156	Central Colorado Water	1.156
Central Colorado Water SubDistrict	2.151	Central Colorado Water SubDistrict	2.151	Central Colorado Water SubDistrict	2.151
Fort Lupton City	35.611	Fort Lupton City	35.611	Fort Lupton City	35.611
Fort Lupton Fire	9.297	Fort Lupton Fire	9.297	Fort Lupton Fire	9.297
Fort Lupton Fire (Bond 2022)	0.362	Fort Lupton Fire (Bond 2022)	0.362	Fort Lupton Fire (Bond 2022)	0.362
High Plains Library	3.181	High Plains Library	3.181	High Plains Library	3.181
Northern Colorado Water	1.000	Northern Colorado Water	1.000	Northern Colorado Water	1.000
School District Re8-Fort Lupton	18.526	School District Re8-Fort Lupton	18.526	School District Re8-Fort Lupton	18.526
Weld County	15.038	Weld County	15.038	Weld County	15.038
Platte Valley Conservation	0.000	Platte Valley Conservation	0.000	Platte Valley Conservation	0.000
Total Overlapping Mills w/o District	**92.627**	**Total Overlapping Mills w/o District**	**92.627**	**Total Overlapping Mills w/o District**	**92.627**
District Mill Levy	**70.000**	**District Mill Levy**	**60.000**	**District Mill Levy**	**55.277**
Total Overlapping Mills w/ District	**162.627**	**Total Overlapping Mills w/ District**	**152.627**	**Total Overlapping Mills w/ District**	**147.904**

EXHIBIT G

Financial Plan

PIPER | SANDLER

Murata Farms Metropolitan District No. 1
Weld County, Colorado
~~~
**General Obligation Bonds, Series 2021**
**General Obligation Refunding Bonds, Series 2031**
~~~
Service Plan

Bond Assumptions	Series 2021	Series 2031	Total
Closing Date	12/1/2021	12/1/2031	
First Call Date	12/1/2026	12/1/2041	
Final Maturity	12/1/2051	12/1/2061	
Discharge Date	12/16/2061	12/16/2061	
Sources of Funds			
Par Amount	11,015,000	16,795,000	27,810,000
Funds on Hand	0	828,000	828,000
Total	11,015,000	17,623,000	28,638,000
Uses of Funds			
Project Fund	7,883,450	5,165,025	13,048,475
Refunding Escrow	0	10,780,000	10,780,000
Capitalized Interest	1,652,250	0	1,652,250
Reserve Fund	0	1,344,000	1,344,000
Surplus Deposit	1,009,000	0	1,009,000
Cost of Issuance	470,300	333,975	804,275
Total	11,015,000	17,623,000	28,638,000
Debt Features			
Projected Coverage at Mill Levy Cap	1.00x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Investment Grade	
Average Coupon	5.000%	4.000%	
Annual Trustee Fee	$4,000	$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	

Tax Authority Assumptions	
Metropolitan District Revenue	
Residential Assessment Ratio	
Service Plan Gallagherization Base	7.15%
Current Assumption	7.15%
Debt Service Mills	
Service Plan Mill Levy Cap	55.277
Maximum Adjusted Cap	55.277
Target Mill Levy	55.277
Specific Ownership Tax	6.00%
County Treasurer Fee	1.50%
Operations	
Mill Levy	10.000

6/1/2021

1

Murata Farms Metropolitan District No. 1
Development Summary

	Residential							
	SFD	Duplex	Townhomes	-	-	-	-	Total
Statutory Actual Value (2021)	$450,000	$400,000	$350,000	-	-	-	-	
2021	-	-	-	-	-	-	-	-
2022	10	-	-	-	-	-	-	10
2023	60	36	36	-	-	-	-	132
2024	60	24	24	-	-	-	-	108
2025	50	-	-	-	-	-	-	50
2026	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-
Total Units	180	60	60	-	-	-	-	300
Total Statutory Actual Value	$81,000,000	$24,000,000	$21,000,000	-	-	-	-	$126,000,000

SANDLER

Murata Farms Metropolitan District No. 1

Assessed Value

	Vacant and Improved Land[1]		Residential				Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 29.00%	Residential Units Delivered	Biennial Reassessment 6.00%	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 7.15%	Assessed Value in Collection Year 2 Year Lag
2021	450,000	0	-	-	0	0	0
2022	5,400,000	0	10	-	4,590,000	0	0
2023	4,500,000	130,500	132	-	60,771,600	0	130,500
2024	2,250,000	1,566,000	108	3,646,296	112,172,256	328,185	1,894,185
2025	0	1,305,000	50	-	136,526,980	4,345,169	5,650,169
2026	0	652,500	-	8,191,619	144,718,598	8,020,316	8,672,816
2027	0	0	-	-	144,718,598	9,761,679	9,761,679
2028	0	0	-	8,683,116	153,401,714	10,347,380	10,347,380
2029	0	0	-	-	153,401,714	10,347,380	10,347,380
2030	0	0	-	9,204,103	162,605,817	10,968,223	10,968,223
2031	0	0	-	-	162,605,817	10,968,223	10,968,223
2032	0	0	-	9,756,349	172,362,166	11,626,316	11,626,316
2033	0	0	-	-	172,362,166	11,626,316	11,626,316
2034	0	0	-	10,341,730	182,703,896	12,323,895	12,323,895
2035	0	0	-	-	182,703,896	12,323,895	12,323,895
2036	0	0	-	10,962,234	193,666,130	13,063,329	13,063,329
2037	0	0	-	-	193,666,130	13,063,329	13,063,329
2038	0	0	-	11,619,968	205,286,098	13,847,128	13,847,128
2039	0	0	-	-	205,286,098	13,847,128	13,847,128
2040	0	0	-	12,317,166	217,603,264	14,677,956	14,677,956
2041	0	0	-	-	217,603,264	14,677,956	14,677,956
2042	0	0	-	13,056,196	230,659,459	15,558,633	15,558,633
2043	0	0	-	-	230,659,459	15,558,633	15,558,633
2044	0	0	-	13,839,568	244,499,027	16,492,151	16,492,151
2045	0	0	-	-	244,499,027	16,492,151	16,492,151
2046	0	0	-	14,669,942	259,168,969	17,481,680	17,481,680
2047	0	0	-	-	259,168,969	17,481,680	17,481,680
2048	0	0	-	15,550,138	274,719,107	18,530,581	18,530,581
2049	0	0	-	-	274,719,107	18,530,581	18,530,581
2050	0	0	-	16,483,146	291,202,253	19,642,416	19,642,416
2051	0	0	-	-	291,202,253	19,642,416	19,642,416
2052	0	0	-	17,472,135	308,674,388	20,820,961	20,820,961
2053	0	0	-	-	308,674,388	20,820,961	20,820,961
2054	0	0	-	18,520,463	327,194,852	22,070,219	22,070,219
2055	0	0	-	-	327,194,852	22,070,219	22,070,219
2056	0	0	-	19,631,691	346,826,543	23,394,432	23,394,432
2057	0	0	-	-	346,826,543	23,394,432	23,394,432
2058	0	0	-	20,809,593	367,636,135	24,798,098	24,798,098
2059	0	0	-	-	367,636,135	24,798,098	24,798,098
2060	0	0	-	22,058,168	389,694,303	26,285,984	26,285,984
2061	0	0	-	-	389,694,303	26,285,984	26,285,984
Total			300	256,813,620			

1. Vacant land value calculated in year prior to construction as 10% build-out market value

Murata Farms Metropolitan District No. 1
Revenue

	Total	District Mill Levy Revenue			Expense		Total
	Assessed Value in Collection Year	Debt Mill Levy 55.277 Cap 55.277 Target	Debt Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Annual Trustee Fee	Revenue Available for Debt Service
2021	0	0.000	0	0	0	0	0
2022	0	55.277	0	0	0	(4,000)	(4,000)
2023	130,500	55.277	7,178	431	(108)	(4,000)	3,501
2024	1,894,185	55.277	104,181	6,251	(1,563)	(4,000)	104,870
2025	5,650,169	55.277	310,763	18,646	(4,661)	(4,000)	320,747
2026	8,672,816	55.277	477,010	28,621	(7,155)	(4,000)	494,476
2027	9,761,679	55.277	536,898	32,214	(8,053)	(4,000)	557,059
2028	10,347,380	55.277	569,112	34,147	(8,537)	(4,000)	590,722
2029	10,347,380	55.277	569,112	34,147	(8,537)	(4,000)	590,722
2030	10,968,223	55.277	603,259	36,196	(9,049)	(4,000)	626,406
2031	10,968,223	55.277	603,259	36,196	(9,049)	(4,000)	626,406
2032	11,626,316	55.277	639,455	38,367	(9,592)	(4,000)	664,230
2033	11,626,316	55.277	639,455	38,367	(9,592)	(4,000)	664,230
2034	12,323,895	55.277	677,822	40,669	(10,167)	(4,000)	704,324
2035	12,323,895	55.277	677,822	40,669	(10,167)	(4,000)	704,324
2036	13,063,329	55.277	718,491	43,109	(10,777)	(4,000)	746,823
2037	13,063,329	55.277	718,491	43,109	(10,777)	(4,000)	746,823
2038	13,847,128	55.277	761,601	45,696	(11,424)	(4,000)	791,873
2039	13,847,128	55.277	761,601	45,696	(11,424)	(4,000)	791,873
2040	14,677,956	55.277	807,297	48,438	(12,109)	(4,000)	839,625
2041	14,677,956	55.277	807,297	48,438	(12,109)	(4,000)	839,625
2042	15,558,633	55.277	855,734	51,344	(12,836)	(4,000)	890,242
2043	15,558,633	55.277	855,734	51,344	(12,836)	(4,000)	890,242
2044	16,492,151	55.277	907,078	54,425	(13,606)	(4,000)	943,897
2045	16,492,151	55.277	907,078	54,425	(13,606)	(4,000)	943,897
2046	17,481,680	55.277	961,503	57,690	(14,423)	(4,000)	1,000,771
2047	17,481,680	55.277	961,503	57,690	(14,423)	(4,000)	1,000,771
2048	18,530,581	55.277	1,019,193	61,152	(15,288)	(4,000)	1,061,057
2049	18,530,581	55.277	1,019,193	61,152	(15,288)	(4,000)	1,061,057
2050	19,642,416	55.277	1,080,345	64,821	(16,205)	(4,000)	1,124,960
2051	19,642,416	55.277	1,080,345	64,821	(16,205)	(4,000)	1,124,960
2052	20,820,961	55.277	1,145,166	68,710	(17,177)	(4,000)	1,192,698
2053	20,820,961	55.277	1,145,166	68,710	(17,177)	(4,000)	1,192,698
2054	22,070,219	55.277	1,213,876	72,833	(18,208)	(4,000)	1,264,500
2055	22,070,219	55.277	1,213,876	72,833	(18,208)	(4,000)	1,264,500
2056	23,394,432	55.277	1,286,708	77,202	(19,301)	(4,000)	1,340,610
2057	23,394,432	55.277	1,286,708	77,202	(19,301)	(4,000)	1,340,610
2058	24,798,098	55.277	1,363,911	81,835	(20,459)	(4,000)	1,421,287
2059	24,798,098	55.277	1,363,911	81,835	(20,459)	(4,000)	1,421,287
2060	26,285,984	55.277	1,445,745	86,745	(21,686)	(4,000)	1,506,804
2061	26,285,984	55.277	1,445,745	86,745	(21,686)	(4,000)	1,506,804
Total			33,548,621	2,012,917	(503,229)	(160,000)	34,898,309

Murata Farms Metropolitan District No. 1

Debt Service

	Total	Net Debt Service		Total	Surplus Fund				Ratio Analysis		
		Series 2021	Series 2031								
	Revenue Available for Debt Service	Dated: 12/1/2021 Par: $11,015,000 Proj: $7,883,450	Dated: 12/1/2031 Par: $16,795,000 Proj: $5,165,025 Escr: $10,780,000		Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance 2021: $2,203,000 2031: $0	Released Revenue	Debt Service Coverage	Coverage at Mill Levy Cap	Senior Debt to Assessed Value
2021	0	0		0	0		1,009,000	0	n/a	n/a	n/a
2022	(4,000)	0		0	(4,000)		1,005,000	0	n/a	n/a	n/a
2023	3,501	0		0	3,501		1,008,501	0	n/a	n/a	n/a
2024	104,870	0		0	104,870		1,113,370	0	n/a	n/a	8441%
2025	320,747	550,750		550,750	(230,003)		883,367	0	58%	58%	582%
2026	494,476	550,750		550,750	(56,274)		827,093	0	90%	90%	195%
2027	557,059	555,750		555,750	1,309		828,402	0	100%	100%	127%
2028	590,722	585,500		585,500	5,222		833,624	0	101%	101%	112%
2029	590,722	588,750		588,750	1,972		835,596	0	100%	100%	106%
2030	626,406	621,750		621,750	4,656		840,252	0	101%	101%	105%
2031	626,406	623,000	0	623,000	3,406	828,000	15,658	0	101%	101%	153%
2032	664,230	Refunded in '31	671,800	671,800	(7,570)		8,088	0	99%	99%	153%
2033	664,230		671,800	671,800	(7,570)		0	518	99%	99%	144%
2034	704,324		701,800	701,800	2,524		0	2,524	100%	100%	144%
2035	704,324		700,600	700,600	3,724		0	3,724	101%	101%	136%
2036	746,823		744,400	744,400	2,423		0	2,423	100%	100%	135%
2037	746,823		746,400	746,400	423		0	423	100%	100%	127%
2038	791,873		788,200	788,200	3,673		0	3,673	100%	100%	126%
2039	791,873		788,200	788,200	3,673		0	3,673	100%	100%	118%
2040	839,625		838,000	838,000	1,625		0	1,625	100%	100%	117%
2041	839,625		835,600	835,600	4,025		0	4,025	100%	100%	109%
2042	890,242		888,000	888,000	2,242		0	2,242	100%	100%	107%
2043	890,242		888,000	888,000	2,242		0	2,242	100%	100%	99%
2044	943,897		942,600	942,600	1,297		0	1,297	100%	100%	97%
2045	943,897		939,600	939,600	4,297		0	4,297	100%	100%	90%
2046	1,000,771		996,200	996,200	4,571		0	4,571	100%	100%	87%
2047	1,000,771		1,000,000	1,000,000	771		0	771	100%	100%	80%
2048	1,061,057		1,058,000	1,058,000	3,057		0	3,057	100%	100%	77%
2049	1,061,057		1,058,000	1,058,000	3,057		0	3,057	100%	100%	70%
2050	1,124,960		1,122,200	1,122,200	2,760		0	2,760	100%	100%	67%
2051	1,124,960		1,123,000	1,123,000	1,960		0	1,960	100%	100%	60%
2052	1,192,698		1,187,800	1,187,800	4,898		0	4,898	100%	100%	56%
2053	1,192,698		1,189,000	1,189,000	3,698		0	3,698	100%	100%	49%
2054	1,264,500		1,264,000	1,264,000	500		0	500	100%	100%	45%
2055	1,264,500		1,259,800	1,259,800	4,700		0	4,700	100%	100%	38%
2056	1,340,610		1,339,400	1,339,400	1,210		0	1,210	100%	100%	34%
2057	1,340,610		1,339,400	1,339,400	1,210		0	1,210	100%	100%	28%
2058	1,421,287		1,417,800	1,417,800	3,487		0	3,487	100%	100%	23%
2059	1,421,287		1,416,400	1,416,400	4,887		0	4,887	100%	100%	16%
2060	1,506,804		1,503,200	1,503,200	3,604		0	3,604	100%	100%	11%
2061	1,506,804		1,505,600	1,505,600	1,204		0	1,204	100%	100%	0%
Total	34,898,309	4,076,250	30,924,800	35,001,050	(102,741)		9,207,950	78,259			

1. Assumes $1,009,000 Deposit to Surplus Fund at Closing

Murata Farms Metropolitan District No. 1

Revenue

	Total	Operations Mill Levy Revenue			Expense	Total
	Assessed Value in Collection Year	O&M Mill Levy 10.000 Cap 10.000 Target	O&M Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Revenue Available for Operations
2021	0	0.000	0	0	0	0
2022	0	10.000	0	0	0	0
2023	130,500	10.000	1,305	78	(20)	1,363
2024	1,894,185	10.000	18,942	1,131	(284)	19,789
2025	5,650,169	10.000	56,502	3,373	(848)	59,027
2026	8,672,816	10.000	86,728	5,178	(1,301)	90,605
2027	9,761,679	10.000	97,617	5,828	(1,464)	101,980
2028	10,347,380	10.000	103,474	6,177	(1,552)	108,099
2029	10,347,380	10.000	103,474	6,177	(1,552)	108,099
2030	10,968,223	10.000	109,682	6,548	(1,645)	114,585
2031	10,968,223	10.000	109,682	6,548	(1,645)	114,585
2032	11,626,316	10.000	116,263	6,941	(1,744)	121,460
2033	11,626,316	10.000	116,263	6,941	(1,744)	121,460
2034	12,323,895	10.000	123,239	7,357	(1,849)	128,748
2035	12,323,895	10.000	123,239	7,357	(1,849)	128,748
2036	13,063,329	10.000	130,633	7,799	(1,959)	136,473
2037	13,063,329	10.000	130,633	7,799	(1,959)	136,473
2038	13,847,128	10.000	138,471	8,267	(2,077)	144,661
2039	13,847,128	10.000	138,471	8,267	(2,077)	144,661
2040	14,677,956	10.000	146,780	8,763	(2,202)	153,341
2041	14,677,956	10.000	146,780	8,763	(2,202)	153,341
2042	15,558,633	10.000	155,586	9,289	(2,334)	162,541
2043	15,558,633	10.000	155,586	9,289	(2,334)	162,541
2044	16,492,151	10.000	164,922	9,846	(2,474)	172,294
2045	16,492,151	10.000	164,922	9,846	(2,474)	172,294
2046	17,481,680	10.000	174,817	10,437	(2,622)	182,631
2047	17,481,680	10.000	174,817	10,437	(2,622)	182,631
2048	18,530,581	10.000	185,306	11,063	(2,780)	193,589
2049	18,530,581	10.000	185,306	11,063	(2,780)	193,589
2050	19,642,416	10.000	196,424	11,727	(2,946)	205,204
2051	19,642,416	10.000	196,424	11,727	(2,946)	205,204
2052	20,820,961	10.000	208,210	12,430	(3,123)	217,517
2053	20,820,961	10.000	208,210	12,430	(3,123)	217,517
2054	22,070,219	10.000	220,702	13,176	(3,311)	230,568
2055	22,070,219	10.000	220,702	13,176	(3,311)	230,568
2056	23,394,432	10.000	233,944	13,966	(3,509)	244,402
2057	23,394,432	10.000	233,944	13,966	(3,509)	244,402
2058	24,798,098	10.000	247,981	14,804	(3,720)	259,066
2059	24,798,098	10.000	247,981	14,804	(3,720)	259,066
2060	26,285,984	10.000	262,860	15,693	(3,943)	274,610
2061	26,285,984	10.000	262,860	15,693	(3,943)	274,610
Total			6,099,681	364,151	(91,495)	6,372,337

SOURCES AND USES OF FUNDS

MURATA FARMS METROPOLITAN DISTRICT NO. 1
Weld County, Colorado
~~~
**GENERAL OBLIGATION BONDS, SERIES 2021**
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2031**

| | | | |
|---|---|---|---|
| *Dated Date* | *12/01/2021* | *12/01/2031* | |
| *Delivery Date* | *12/01/2021* | *12/01/2031* | |
| *Sources:* | *Series 2021* | *Series 2031* | *Total* |
| Bond Proceeds: | | | |
| Par Amount | 11,015,000.00 | 16,795,000.00 | 27,810,000.00 |
| Other Sources of Funds: | | | |
| Series 2021 Surplus Fund | | 828,000.00 | 828,000.00 |
| | 11,015,000.00 | 17,623,000.00 | 28,638,000.00 |
| *Uses:* | *Series 2021* | *Series 2031* | *Total* |
| Project Fund Deposits: | | | |
| Project Fund | 7,883,450.00 | 5,165,025.00 | 13,048,475.00 |
| Refunding Escrow Deposits: | | | |
| Cash Deposit | | 10,780,000.00 | 10,780,000.00 |
| Other Fund Deposits: | | | |
| Capitalized Interest Fund | 1,652,250.00 | | 1,652,250.00 |
| Debt Service Reserve Fund | | 1,344,000.00 | 1,344,000.00 |
| Surplus Deposit | 1,009,000.00 | | 1,009,000.00 |
| | 2,661,250.00 | 1,344,000.00 | 4,005,250.00 |
| Cost of Issuance: | | | |
| Other Cost of Issuance | 250,000.00 | 250,000.00 | 500,000.00 |
| Underwriter's Discount: | | | |
| Other Underwriter's Discount | 220,300.00 | 83,975.00 | 304,275.00 |
| | 11,015,000.00 | 17,623,000.00 | 28,638,000.00 |
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SOURCES AND USES OF FUNDS

MURATA FARMS METROPOLITAN DISTRICT NO. 1
Weld County, Colorado
~~~
**GENERAL OBLIGATION BONDS, SERIES 2021**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| | |
|---|---|
| Dated Date | 12/01/2021 |
| Delivery Date | 12/01/2021 |

| *Sources:* | |
|---|---|
| Bond Proceeds: | |
| Par Amount | 11,015,000.00 |
| | 11,015,000.00 |

| *Uses:* | |
|---|---|
| Project Fund Deposits: | |
| Project Fund | 7,883,450.00 |
| Other Fund Deposits: | |
| Capitalized Interest Fund | 1,652,250.00 |
| Surplus Deposit | 1,009,000.00 |
| | 2,661,250.00 |
| Cost of Issuance: | |
| Other Cost of Issuance | 250,000.00 |
| Underwriter's Discount: | |
| Other Underwriter's Discount | 220,300.00 |
| | 11,015,000.00 |
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BOND SUMMARY STATISTICS

MURATA FARMS METROPOLITAN DISTRICT NO. 1
Weld County, Colorado
~~~
**GENERAL OBLIGATION BONDS, SERIES 2021**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| | |
|---|---|
| Dated Date | 12/01/2021 |
| Delivery Date | 12/01/2021 |
| Last Maturity | 12/01/2051 |
| Arbitrage Yield | 5.000000% |
| True Interest Cost (TIC) | 5.148905% |
| Net Interest Cost (NIC) | 5.083376% |
| All-In TIC | 5.323314% |
| Average Coupon | 5.000000% |
| Average Life (years) | 23.988 |
| Duration of Issue (years) | 13.854 |
| Par Amount | 11,015,000.00 |
| Bond Proceeds | 11,015,000.00 |
| Total Interest | 13,211,250.00 |
| Net Interest | 13,431,550.00 |
| Total Debt Service | 24,226,250.00 |
| Maximum Annual Debt Service | 2,131,500.00 |
| Average Annual Debt Service | 807,541.67 |
| Underwriter's Fees (per $1000) | |
| Average Takedown | |
| Other Fee | 20.000000 |
| Total Underwriter's Discount | 20.000000 |
| Bid Price | 98.000000 |

| *Bond Component* | *Par Value* | *Price* | *Average Coupon* | *Average Life* |
|---|---|---|---|---|
| Term Bond due 2051 | 11,015,000.00 | 100.000 | 5.000% | 23.988 |
| | 11,015,000.00 | | | 23.988 |

| | TIC | All-In TIC | Arbitrage Yield |
|---|---|---|---|
| Par Value | 11,015,000.00 | 11,015,000.00 | 11,015,000.00 |
| + Accrued Interest | | | |
| + Premium (Discount) | | | |
| - Underwriter's Discount | (220,300.00) | (220,300.00) | |
| - Cost of Issuance Expense | | (250,000.00) | |
| - Other Amounts | | | |
| Target Value | 10,794,700.00 | 10,544,700.00 | 11,015,000.00 |
| Target Date | 12/01/2021 | 12/01/2021 | 12/01/2021 |
| Yield | 5.148905% | 5.323314% | 5.000000% |
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NET DEBT SERVICE

MURATA FARMS METROPOLITAN DISTRICT NO. 1
Weld County, Colorado
~~~
**GENERAL OBLIGATION BONDS, SERIES 2021**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| Period Ending | Principal | Coupon | Interest | Total Debt Service | Capitalized Interest Fund | Net Debt Service |
|---|---|---|---|---|---|---|
| 12/01/2022 | | | 550,750 | 550,750 | 550,750 | |
| 12/01/2023 | | | 550,750 | 550,750 | 550,750 | |
| 12/01/2024 | | | 550,750 | 550,750 | 550,750 | |
| 12/01/2025 | | | 550,750 | 550,750 | | 550,750 |
| 12/01/2026 | | | 550,750 | 550,750 | | 550,750 |
| 12/01/2027 | 5,000 | 5.000% | 550,750 | 555,750 | | 555,750 |
| 12/01/2028 | 35,000 | 5.000% | 550,500 | 585,500 | | 585,500 |
| 12/01/2029 | 40,000 | 5.000% | 548,750 | 588,750 | | 588,750 |
| 12/01/2030 | 75,000 | 5.000% | 546,750 | 621,750 | | 621,750 |
| 12/01/2031 | 80,000 | 5.000% | 543,000 | 623,000 | | 623,000 |
| 12/01/2032 | 125,000 | 5.000% | 539,000 | 664,000 | | 664,000 |
| 12/01/2033 | 130,000 | 5.000% | 532,750 | 662,750 | | 662,750 |
| 12/01/2034 | 175,000 | 5.000% | 526,250 | 701,250 | | 701,250 |
| 12/01/2035 | 185,000 | 5.000% | 517,500 | 702,500 | | 702,500 |
| 12/01/2036 | 235,000 | 5.000% | 508,250 | 743,250 | | 743,250 |
| 12/01/2037 | 250,000 | 5.000% | 496,500 | 746,500 | | 746,500 |
| 12/01/2038 | 305,000 | 5.000% | 484,000 | 789,000 | | 789,000 |
| 12/01/2039 | 320,000 | 5.000% | 468,750 | 788,750 | | 788,750 |
| 12/01/2040 | 385,000 | 5.000% | 452,750 | 837,750 | | 837,750 |
| 12/01/2041 | 405,000 | 5.000% | 433,500 | 838,500 | | 838,500 |
| 12/01/2042 | 475,000 | 5.000% | 413,250 | 888,250 | | 888,250 |
| 12/01/2043 | 500,000 | 5.000% | 389,500 | 889,500 | | 889,500 |
| 12/01/2044 | 575,000 | 5.000% | 364,500 | 939,500 | | 939,500 |
| 12/01/2045 | 605,000 | 5.000% | 335,750 | 940,750 | | 940,750 |
| 12/01/2046 | 695,000 | 5.000% | 305,500 | 1,000,500 | | 1,000,500 |
| 12/01/2047 | 725,000 | 5.000% | 270,750 | 995,750 | | 995,750 |
| 12/01/2048 | 825,000 | 5.000% | 234,500 | 1,059,500 | | 1,059,500 |
| 12/01/2049 | 865,000 | 5.000% | 193,250 | 1,058,250 | | 1,058,250 |
| 12/01/2050 | 970,000 | 5.000% | 150,000 | 1,120,000 | | 1,120,000 |
| 12/01/2051 | 2,030,000 | 5.000% | 101,500 | 2,131,500 | | 2,131,500 |
| | 11,015,000 | | 13,211,250 | 24,226,250 | 1,652,250 | 22,574,000 |
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BOND SOLUTION

MURATA FARMS METROPOLITAN DISTRICT NO. 1
Weld County, Colorado
~~~
**GENERAL OBLIGATION BONDS, SERIES 2021**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| Period Ending | Proposed Principal | Proposed Debt Service | CAPI & DSRF Aajustments | Total Aaj Debt Service | Revenue Constraints | Unused Revenues | Debt Serv Coverage |
|---|---|---|---|---|---|---|---|
| 12/01/2022 | | 550,750 | (550,750) | | (4,000) | (4,000) | |
| 12/01/2023 | | 550,750 | (550,750) | | 3,501 | 3,501 | |
| 12/01/2024 | | 550,750 | (550,750) | | 104,870 | 104,870 | |
| 12/01/2025 | | 550,750 | | 550,750 | 320,747 | (230,003) | 58.23824% |
| 12/01/2026 | | 550,750 | | 550,750 | 494,476 | (56,274) | 89.78224% |
| 12/01/2027 | 5,000 | 555,750 | | 555,750 | 557,059 | 1,309 | 100.23550% |
| 12/01/2028 | 35,000 | 585,500 | | 585,500 | 590,722 | 5,222 | 100.89194% |
| 12/01/2029 | 40,000 | 588,750 | | 588,750 | 590,722 | 1,972 | 100.33500% |
| 12/01/2030 | 75,000 | 621,750 | | 621,750 | 626,406 | 4,656 | 100.74880% |
| 12/01/2031 | 80,000 | 623,000 | | 623,000 | 626,406 | 3,406 | 100.54665% |
| 12/01/2032 | 125,000 | 664,000 | | 664,000 | 664,230 | 230 | 100.03464% |
| 12/01/2033 | 130,000 | 662,750 | | 662,750 | 664,230 | 1,480 | 100.22331% |
| 12/01/2034 | 175,000 | 701,250 | | 701,250 | 704,324 | 3,074 | 100.43833% |
| 12/01/2035 | 185,000 | 702,500 | | 702,500 | 704,324 | 1,824 | 100.25961% |
| 12/01/2036 | 235,000 | 743,250 | | 743,250 | 746,823 | 3,573 | 100.48075% |
| 12/01/2037 | 250,000 | 746,500 | | 746,500 | 746,823 | 323 | 100.04330% |
| 12/01/2038 | 305,000 | 789,000 | | 789,000 | 791,873 | 2,873 | 100.36408% |
| 12/01/2039 | 320,000 | 788,750 | | 788,750 | 791,873 | 3,123 | 100.39589% |
| 12/01/2040 | 385,000 | 837,750 | | 837,750 | 839,625 | 1,875 | 100.22381% |
| 12/01/2041 | 405,000 | 838,500 | | 838,500 | 839,625 | 1,125 | 100.13416% |
| 12/01/2042 | 475,000 | 888,250 | | 888,250 | 890,242 | 1,992 | 100.22431% |
| 12/01/2043 | 500,000 | 889,500 | | 889,500 | 890,242 | 742 | 100.08347% |
| 12/01/2044 | 575,000 | 939,500 | | 939,500 | 943,897 | 4,397 | 100.46801% |
| 12/01/2045 | 605,000 | 940,750 | | 940,750 | 943,897 | 3,147 | 100.33452% |
| 12/01/2046 | 695,000 | 1,000,500 | | 1,000,500 | 1,000,771 | 271 | 100.02707% |
| 12/01/2047 | 725,000 | 995,750 | | 995,750 | 1,000,771 | 5,021 | 100.50422% |
| 12/01/2048 | 825,000 | 1,059,500 | | 1,059,500 | 1,061,057 | 1,557 | 100.14696% |
| 12/01/2049 | 865,000 | 1,058,250 | | 1,058,250 | 1,061,057 | 2,807 | 100.26526% |
| 12/01/2050 | 970,000 | 1,120,000 | | 1,120,000 | 1,124,960 | 4,960 | 100.44290% |
| 12/01/2051 | 2,030,000 | 2,131,500 | | 2,131,500 | 1,124,960 | (1,006,540) | 52.77788% |
| | 11,015,000 | 24,226,250 | (1,652,250) | 22,574,000 | 21,446,512 | (1,127,488) | |
~~~

SOURCES AND USES OF FUNDS

MURATA FARMS METROPOLITAN DISTRICT NO. 1
Weld County, Colorado
~~~
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2031**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| | |
|---|---|
| Dated Date | 12/01/2031 |
| Delivery Date | 12/01/2031 |

| *Sources:* | |
|---|---|
| Bond Proceeds: | |
| Par Amount | 16,795,000.00 |
| Other Sources of Funds: | |
| Series 2021 Surplus Fund | 828,000.00 |
| | 17,623,000.00 |

| *Uses:* | |
|---|---|
| Project Fund Deposits: | |
| Project Fund | 5,165,025.00 |
| Refunding Escrow Deposits: | |
| Cash Deposit | 10,780,000.00 |
| Other Fund Deposits: | |
| Debt Service Reserve Fund | 1,344,000.00 |
| Cost of Issuance: | |
| Other Cost of Issuance | 250,000.00 |
| Underwriter's Discount: | |
| Other Underwriter's Discount | 83,975.00 |
| | 17,623,000.00 |
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BOND SUMMARY STATISTICS

MURATA FARMS METROPOLITAN DISTRICT NO. 1
Weld County, Colorado
~~~
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2031**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| | |
|---|---|
| Dated Date | 12/01/2031 |
| Delivery Date | 12/01/2031 |
| Last Maturity | 12/01/2061 |
| Arbitrage Yield | 4.000000% |
| True Interest Cost (TIC) | 4.034325% |
| Net Interest Cost (NIC) | 4.021708% |
| All-In TIC | 4.137952% |
| Average Coupon | 4.000000% |
| Average Life (years) | 23.033 |
| Duration of Issue (years) | 14.883 |
| Par Amount | 16,795,000.00 |
| Bond Proceeds | 16,795,000.00 |
| Total Interest | 15,473,800.00 |
| Net Interest | 15,557,775.00 |
| Total Debt Service | 32,268,800.00 |
| Maximum Annual Debt Service | 2,849,600.00 |
| Average Annual Debt Service | 1,075,626.67 |
| Underwriter's Fees (per $1000) | |
| Average Takedown | |
| Other Fee | 5.000000 |
| Total Underwriter's Discount | 5.000000 |
| Bid Price | 99.500000 |

| *Bond Component* | *Par Value* | *Price* | *Average Coupon* | *Average Life* |
|---|---|---|---|---|
| Term Bond due 2061 | 16,795,000.00 | 100.000 | 4.000% | 23.033 |
| | 16,795,000.00 | | | 23.033 |

| | TIC | All-In TIC | Arbitrage Yield |
|---|---|---|---|
| Par Value | 16,795,000.00 | 16,795,000.00 | 16,795,000.00 |
| + Accrued Interest | | | |
| + Premium (Discount) | | | |
| - Underwriter's Discount | (83,975.00) | (83,975.00) | |
| - Cost of Issuance Expense | | (250,000.00) | |
| - Other Amounts | | | |
| Target Value | 16,711,025.00 | 16,461,025.00 | 16,795,000.00 |
| Target Date | 12/01/2031 | 12/01/2031 | 12/01/2031 |
| Yield | 4.034325% | 4.137952% | 4.000000% |
~~~

NET DEBT SERVICE

MURATA FARMS METROPOLITAN DISTRICT NO. 1
Weld County, Colorado
~~~
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2031**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| Period Ending | Principal | Coupon | Interest | Total Debt Service | Debt Service Reserve Fund | Net Debt Service |
|---|---|---|---|---|---|---|
| 12/01/2032 | | | 671,800 | 671,800 | | 671,800 |
| 12/01/2033 | | | 671,800 | 671,800 | | 671,800 |
| 12/01/2034 | 30,000 | 4.000% | 671,800 | 701,800 | | 701,800 |
| 12/01/2035 | 30,000 | 4.000% | 670,600 | 700,600 | | 700,600 |
| 12/01/2036 | 75,000 | 4.000% | 669,400 | 744,400 | | 744,400 |
| 12/01/2037 | 80,000 | 4.000% | 666,400 | 746,400 | | 746,400 |
| 12/01/2038 | 125,000 | 4.000% | 663,200 | 788,200 | | 788,200 |
| 12/01/2039 | 130,000 | 4.000% | 658,200 | 788,200 | | 788,200 |
| 12/01/2040 | 185,000 | 4.000% | 653,000 | 838,000 | | 838,000 |
| 12/01/2041 | 190,000 | 4.000% | 645,600 | 835,600 | | 835,600 |
| 12/01/2042 | 250,000 | 4.000% | 638,000 | 888,000 | | 888,000 |
| 12/01/2043 | 260,000 | 4.000% | 628,000 | 888,000 | | 888,000 |
| 12/01/2044 | 325,000 | 4.000% | 617,600 | 942,600 | | 942,600 |
| 12/01/2045 | 335,000 | 4.000% | 604,600 | 939,600 | | 939,600 |
| 12/01/2046 | 405,000 | 4.000% | 591,200 | 996,200 | | 996,200 |
| 12/01/2047 | 425,000 | 4.000% | 575,000 | 1,000,000 | | 1,000,000 |
| 12/01/2048 | 500,000 | 4.000% | 558,000 | 1,058,000 | | 1,058,000 |
| 12/01/2049 | 520,000 | 4.000% | 538,000 | 1,058,000 | | 1,058,000 |
| 12/01/2050 | 605,000 | 4.000% | 517,200 | 1,122,200 | | 1,122,200 |
| 12/01/2051 | 630,000 | 4.000% | 493,000 | 1,123,000 | | 1,123,000 |
| 12/01/2052 | 720,000 | 4.000% | 467,800 | 1,187,800 | | 1,187,800 |
| 12/01/2053 | 750,000 | 4.000% | 439,000 | 1,189,000 | | 1,189,000 |
| 12/01/2054 | 855,000 | 4.000% | 409,000 | 1,264,000 | | 1,264,000 |
| 12/01/2055 | 885,000 | 4.000% | 374,800 | 1,259,800 | | 1,259,800 |
| 12/01/2056 | 1,000,000 | 4.000% | 339,400 | 1,339,400 | | 1,339,400 |
| 12/01/2057 | 1,040,000 | 4.000% | 299,400 | 1,339,400 | | 1,339,400 |
| 12/01/2058 | 1,160,000 | 4.000% | 257,800 | 1,417,800 | | 1,417,800 |
| 12/01/2059 | 1,205,000 | 4.000% | 211,400 | 1,416,400 | | 1,416,400 |
| 12/01/2060 | 1,340,000 | 4.000% | 163,200 | 1,503,200 | | 1,503,200 |
| 12/01/2061 | 2,740,000 | 4.000% | 109,600 | 2,849,600 | 1,344,000 | 1,505,600 |
| | 16,795,000 | | 15,473,800 | 32,268,800 | 1,344,000 | 30,924,800 |
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SUMMARY OF BONDS REFUNDED

MURATA FARMS METROPOLITAN DISTRICT NO. 1
Weld County, Colorado
~~~
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2031**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| Bond | Maturity Date | Interest Rate | Par Amount | Call Date | Call Price |
|---|---|---|---|---|---|
| Series 2021 Service Plan, 21NRSP, TERM51: | | | | | |
| | 12/01/2032 | 5.000% | 125,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2033 | 5.000% | 130,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2034 | 5.000% | 175,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2035 | 5.000% | 185,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2036 | 5.000% | 235,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2037 | 5.000% | 250,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2038 | 5.000% | 305,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2039 | 5.000% | 320,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2040 | 5.000% | 385,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2041 | 5.000% | 405,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2042 | 5.000% | 475,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2043 | 5.000% | 500,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2044 | 5.000% | 575,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2045 | 5.000% | 605,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2046 | 5.000% | 695,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2047 | 5.000% | 725,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2048 | 5.000% | 825,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2049 | 5.000% | 865,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2050 | 5.000% | 970,000.00 | 12/01/2031 | 100.000 |
| | 12/01/2051 | 5.000% | 2,030,000.00 | 12/01/2031 | 100.000 |
| | | | 10,780,000.00 | | |
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ESCROW REQUIREMENTS

MURATA FARMS METROPOLITAN DISTRICT NO. 1
Weld County, Colorado
~~~
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2031**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| | |
|---|---|
| Dated Date | 12/01/2031 |
| Delivery Date | 12/01/2031 |

**Pay & Cancel Series 2021 (PC21)**

| *Period Ending* | *Principal Redeemed* | *Total* |
|---|---|---|
| 12/01/2031 | 10,780,000.00 | 10,780,000.00 |
| | 10,780,000.00 | 10,780,000.00 |
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PRIOR BOND DEBT SERVICE

MURATA FARMS METROPOLITAN DISTRICT NO. 1
Weld County, Colorado
~~~
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2031**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

**Pay & Cancel Series 2021 (PC21)**

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---|---|---|---|---|---|
| 06/01/2032 | | | 269,500 | 269,500 | |
| 12/01/2032 | 125,000 | 5.000% | 269,500 | 394,500 | 664,000 |
| 06/01/2033 | | | 266,375 | 266,375 | |
| 12/01/2033 | 130,000 | 5.000% | 266,375 | 396,375 | 662,750 |
| 06/01/2034 | | | 263,125 | 263,125 | |
| 12/01/2034 | 175,000 | 5.000% | 263,125 | 438,125 | 701,250 |
| 06/01/2035 | | | 258,750 | 258,750 | |
| 12/01/2035 | 185,000 | 5.000% | 258,750 | 443,750 | 702,500 |
| 06/01/2036 | | | 254,125 | 254,125 | |
| 12/01/2036 | 235,000 | 5.000% | 254,125 | 489,125 | 743,250 |
| 06/01/2037 | | | 248,250 | 248,250 | |
| 12/01/2037 | 250,000 | 5.000% | 248,250 | 498,250 | 746,500 |
| 06/01/2038 | | | 242,000 | 242,000 | |
| 12/01/2038 | 305,000 | 5.000% | 242,000 | 547,000 | 789,000 |
| 06/01/2039 | | | 234,375 | 234,375 | |
| 12/01/2039 | 320,000 | 5.000% | 234,375 | 554,375 | 788,750 |
| 06/01/2040 | | | 226,375 | 226,375 | |
| 12/01/2040 | 385,000 | 5.000% | 226,375 | 611,375 | 837,750 |
| 06/01/2041 | | | 216,750 | 216,750 | |
| 12/01/2041 | 405,000 | 5.000% | 216,750 | 621,750 | 838,500 |
| 06/01/2042 | | | 206,625 | 206,625 | |
| 12/01/2042 | 475,000 | 5.000% | 206,625 | 681,625 | 888,250 |
| 06/01/2043 | | | 194,750 | 194,750 | |
| 12/01/2043 | 500,000 | 5.000% | 194,750 | 694,750 | 889,500 |
| 06/01/2044 | | | 182,250 | 182,250 | |
| 12/01/2044 | 575,000 | 5.000% | 182,250 | 757,250 | 939,500 |
| 06/01/2045 | | | 167,875 | 167,875 | |
| 12/01/2045 | 605,000 | 5.000% | 167,875 | 772,875 | 940,750 |
| 06/01/2046 | | | 152,750 | 152,750 | |
| 12/01/2046 | 695,000 | 5.000% | 152,750 | 847,750 | 1,000,500 |
| 06/01/2047 | | | 135,375 | 135,375 | |
| 12/01/2047 | 725,000 | 5.000% | 135,375 | 860,375 | 995,750 |
| 06/01/2048 | | | 117,250 | 117,250 | |
| 12/01/2048 | 825,000 | 5.000% | 117,250 | 942,250 | 1,059,500 |
| 06/01/2049 | | | 96,625 | 96,625 | |
| 12/01/2049 | 865,000 | 5.000% | 96,625 | 961,625 | 1,058,250 |
| 06/01/2050 | | | 75,000 | 75,000 | |
| 12/01/2050 | 970,000 | 5.000% | 75,000 | 1,045,000 | 1,120,000 |
| 06/01/2051 | | | 50,750 | 50,750 | |
| 12/01/2051 | 2,030,000 | 5.000% | 50,750 | 2,080,750 | 2,131,500 |
| | 10,780,000 | | 7,717,750 | 18,497,750 | 18,497,750 |
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BOND SOLUTION

MURATA FARMS METROPOLITAN DISTRICT NO. 1
Weld County, Colorado
~~~
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2031**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| Period Ending | Proposed Principal | Proposed Debt Service | Debt Service Aajustments | Total Aaj Debt Service | Revenue Constraints | Unused Revenues | Debt Serv Coverage |
|---|---|---|---|---|---|---|---|
| 12/01/2032 | | 671,800 | | 671,800 | 664,230 | (7,570) | 98.87317% |
| 12/01/2033 | | 671,800 | | 671,800 | 664,230 | (7,570) | 98.87317% |
| 12/01/2034 | 30,000 | 701,800 | | 701,800 | 704,324 | 2,524 | 100.35962% |
| 12/01/2035 | 30,000 | 700,600 | | 700,600 | 704,324 | 3,724 | 100.53151% |
| 12/01/2036 | 75,000 | 744,400 | | 744,400 | 746,823 | 2,423 | 100.32553% |
| 12/01/2037 | 80,000 | 746,400 | | 746,400 | 746,823 | 423 | 100.05670% |
| 12/01/2038 | 125,000 | 788,200 | | 788,200 | 791,873 | 3,673 | 100.46595% |
| 12/01/2039 | 130,000 | 788,200 | | 788,200 | 791,873 | 3,673 | 100.46595% |
| 12/01/2040 | 185,000 | 838,000 | | 838,000 | 839,625 | 1,625 | 100.19391% |
| 12/01/2041 | 190,000 | 835,600 | | 835,600 | 839,625 | 4,025 | 100.48168% |
| 12/01/2042 | 250,000 | 888,000 | | 888,000 | 890,242 | 2,242 | 100.25253% |
| 12/01/2043 | 260,000 | 888,000 | | 888,000 | 890,242 | 2,242 | 100.25253% |
| 12/01/2044 | 325,000 | 942,600 | | 942,600 | 943,897 | 1,297 | 100.13760% |
| 12/01/2045 | 335,000 | 939,600 | | 939,600 | 943,897 | 4,297 | 100.45732% |
| 12/01/2046 | 405,000 | 996,200 | | 996,200 | 1,000,771 | 4,571 | 100.45883% |
| 12/01/2047 | 425,000 | 1,000,000 | | 1,000,000 | 1,000,771 | 771 | 100.07708% |
| 12/01/2048 | 500,000 | 1,058,000 | | 1,058,000 | 1,061,057 | 3,057 | 100.28895% |
| 12/01/2049 | 520,000 | 1,058,000 | | 1,058,000 | 1,061,057 | 3,057 | 100.28895% |
| 12/01/2050 | 605,000 | 1,122,200 | | 1,122,200 | 1,124,960 | 2,760 | 100.24599% |
| 12/01/2051 | 630,000 | 1,123,000 | | 1,123,000 | 1,124,960 | 1,960 | 100.17458% |
| 12/01/2052 | 720,000 | 1,187,800 | | 1,187,800 | 1,192,698 | 4,898 | 100.41237% |
| 12/01/2053 | 750,000 | 1,189,000 | | 1,189,000 | 1,192,698 | 3,698 | 100.31103% |
| 12/01/2054 | 855,000 | 1,264,000 | | 1,264,000 | 1,264,500 | 500 | 100.03956% |
| 12/01/2055 | 885,000 | 1,259,800 | | 1,259,800 | 1,264,500 | 4,700 | 100.37308% |
| 12/01/2056 | 1,000,000 | 1,339,400 | | 1,339,400 | 1,340,610 | 1,210 | 100.09034% |
| 12/01/2057 | 1,040,000 | 1,339,400 | | 1,339,400 | 1,340,610 | 1,210 | 100.09034% |
| 12/01/2058 | 1,160,000 | 1,417,800 | | 1,417,800 | 1,421,287 | 3,487 | 100.24592% |
| 12/01/2059 | 1,205,000 | 1,416,400 | | 1,416,400 | 1,421,287 | 4,887 | 100.34500% |
| 12/01/2060 | 1,340,000 | 1,503,200 | | 1,503,200 | 1,506,804 | 3,604 | 100.23974% |
| 12/01/2061 | 2,740,000 | 2,849,600 | (1,344,000) | 1,505,600 | 1,506,804 | 1,204 | 100.07995% |
| | 16,795,000 | 32,268,800 | (1,344,000) | 30,924,800 | 30,987,402 | 62,602 | |
~~~

EXHIBIT H

Form - Intergovernmental Agreement

INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN
THE CITY OF FORT LUPTON, COLORADO
AND
MURATA FARMS RESIDENTIAL METROPOLITAN DISTRICT

THIS INTERGOVERNMENTAL AGREEMENT is made and entered into as of this ___ day of _____, 20__ (this "**Agreement**") by and between the CITY OF FORT LUPTON, a municipal corporation of the State of Colorado ("**City**"), and MURATA FARMS RESIDENTIAL METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the "**District**"). The City and the District are collectively referred to as the Parties.

RECITALS

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District's Service Plan approved by the City on _____ ___, 20__ (the "**Service Plan**"); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the City and the District, as required by the City Code; and

WHEREAS, any capitalized term used, but not defined, in this Agreement shall have the meaning ascribed to such term in the Service Plan; and

WHEREAS, the City and the District have determined it to be in the best interests of their respective taxpayers and property owners to enter into this Agreement.

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

A. Operations and Maintenance. The District shall be authorized to operate and maintain Public Improvements not conveyed to the City or other governmental entity having proper jurisdiction. In addition, the District may perform homeowners' association functions for the property within its boundaries including, but not limited to, ownership, operation and maintenance of parks, trails, open space and common areas, Covenant Enforcement and Design Review Services, and social functions through designation of the District as the enforcement entity in the Covenants recorded against the Project.

B. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the applicable standards and specifications of the City, including without limitation any Subdivision Improvement Agreement(s) with the City applicable to such Public Improvements, and of other governmental entities having proper jurisdiction. All facilities conveyed or otherwise dedicated to the City or other entity designated by the City shall be free and clear of any lien, claim, encumbrance or demand and shall be subject to the City's normal warranty procedures.

C. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

> We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.
>
> We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

D. Inclusion Limitation. The District shall not include within its boundaries any property outside the Inclusion Area Boundaries without the prior written consent of the City.

E. Overlap Limitation. The District shall not consent to the organization of another district under the Special District Act which will overlap the boundaries of the District unless the aggregate mill levy for payment of Debt of such proposed district, combined with the mill levy for payment of Debt by the District, will not at any time exceed the Maximum Debt Mill Levy of the District.

F. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan, the District shall not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Fees used for the purpose of repayment of Debt.

G. Total Debt Issuance Limitation. The District shall not issue Debt in excess of the Total Debt Issuance Limit.

H. Monies from Other Governmental Sources. The District shall not apply for or accept Colorado Trust Funds, Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the City is eligible to apply for, except pursuant to an intergovernmental agreement with the City. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the District without any limitation.

I. Eminent Domain Limitation. The District shall not exercise the power of eminent domain to obtain any real property owned by the City without the prior written approval of the City Council, as evidenced by resolution after a public hearing thereon.

J. Consolidation Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the City.

K. Bankruptcy Limitation. All of the limitations contained in the Service Plan have been established under the authority of the City to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

1. Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

2. Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable nonbankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Service Plan Amendment.

L. Maximum Debt Mill Levy.

1. The "Maximum Debt Mill Levy" of the District, which shall be subject to the Mill Levy Adjustment, shall be the maximum mill levy the District is permitted to impose upon the Taxable Property within the District for payment of Debt and shall be 55.277 mills for so long as the total amount of aggregate Debt of the District exceeds fifty percent (50%) of the District's assessed valuation. At such time as the total amount of aggregate Debt of the District is equal to or less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance of any Debt or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy if End Users cast the majority of affirmative votes taken by the District's Board at the meeting authorizing such action, and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, and the Board may further provide that such Debt shall remain secured by such increased mill levy, notwithstanding any subsequent change in the District's Debt to assessed value ratio.

2. The "Maximum Operation and Maintenance Mill Levy" of the District, which shall be subject to a Mill Levy Adjustment, shall be the maximum mill levy the District is permitted to impose upon the Taxable Property within the District for payment of administrative, operation and maintenance costs, and shall be 55.277 mills until such time that the District issues Debt. After the District issues Debt, the Maximum Operation and Maintenance Mill Levy, when combined with the Debt service mill levy imposed for Debt, shall not exceed 70 mills, which combined mill levy limit shall be subject to a Mill Levy Adjustment. The Maximum Operation and Maintenance Mill Levy shall apply to the District's ability to increase its mill levy as necessary for provision of

administrative, operation and maintenance services to its taxpayers and service users until such time as End Users cast the majority of affirmative votes taken by the District's Board at a meeting authorizing the elimination of such Maximum Operation and Maintenance Mill Levy, at which time the mill levy may be such amount as is necessary to pay the administrative, operation and maintenance costs.

3. For purposes of the foregoing, once Debt has been determined to be within VI.C.1, above, so that the District is entitled to pledge to its payment an unlimited *ad valorem* mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District's Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., and all other requirements of State law.

All issuances of general obligation Bonds shall be deemed to be in compliance with the Financial Plan so long as the Minimum Criteria, as hereinafter defined, have been met. "Minimum Criteria" shall mean that the general obligation Bonds are: (1) subject to the Maximum Debt Mill Levy; (2) together with other outstanding general obligation Bonds of the District, not in excess of the Total Debt Issuance Limit; (3) together with other outstanding general obligation Bonds of the District, not in excess of the general obligation debt authority provided by the District's electorate; (4) do not allow for the acceleration of Debt as a remedy against the District; and (5) issued in compliance with the applicable requirements of Section 321-1101(6), C.R.S. Any issuance of general obligation Bonds that does not satisfy the Minimum Criteria shall constitute a material modification of this Service Plan and a default under this Agreement.

The costs of constructing the Public Improvements may be paid from available District mill levy revenues, Debt and/or advances from the Developer. The District shall be authorized to reimburse Developer advances, if any, with interest at a market reasonable rate from District mill levy revenues and/or proceeds from Debt privately placed with the Developer, and other legally available revenues of the District. Any such privately placed Debt shall be subject to the Privately Placed Debt Limitation set forth in Section V.A.4 and the Minimum Criteria. Any Developer advances shall either be paid when bonds are issued by the District or shall be subordinate to any District debt, and only the Developer will hold the instruments evidencing such advances or financing.

In the event that the District determines that it is in the best interests of the District and its taxpayers to issue general obligation Bonds to parties other than the Developer to: (i) reimburse the Developer for Developer advances; (ii) refund or restructure Debt previously placed with the Developer; or (iii) finance Public Improvements, the District shall prepare a plan of finance for the purpose of determining whether the proposed issuance satisfies the Minimum Criteria. The plan of finance will include the amount of Bonds to be issued, uses of proceeds therefrom (including, if any, capitalized interest and costs of issuance), sources of revenues securing repayment of the Bonds and the repayment schedule for the Bonds, all as required by Section 19-5(c)(1)c.1-4 of the Municipal Code. Debt Repayment Sources.

The District may impose mill levies as a primary source of revenue for repayment of debt service and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the Board's discretion, these may include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time. In no event shall the debt service mill levy certified by the District exceed the Maximum Debt Mill Levy.

M. Dissolution. The District shall take all action necessary to dissolve, pursuant to Sections 32-1-701, *et seq.,* C.R.S., if the City files an application with the District no sooner than ten (10) years after the date of organization of the District for dissolution pursuant to Section 321-701 (3), C.R.S., provided that the District has no outstanding debt or outstanding operation and maintenance responsibilities at the time of the request.

N. Meeting Notices/Annual Report. The District shall deliver written notice of every regular or special meeting to the office of the City Clerk, by email, mail or by hand, at least 72 hours prior to such meeting; however, in the event Section 19-5(c)(1)k of the Municipal Code is amended to change the timeframe for this advanced notice requirement, this Agreement and the Service Plan shall be automatically updated to a corresponding timeframe without further action of the City Council. The District shall be responsible for submitting an annual report to the City no later than July 1st of each year following the year in which the Order and Decree creating the District has been recorded.

O. Material Modification. Actions of the District which violate the limitations set forth in Sections A-L above or Chapter 19 of the Municipal Code shall be deemed to be material modifications to the Service Plan requiring amendment of the Service Plan in accordance with the procedural requirements of Chapter 19 of the Municipal Code, and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District. The remedies herein shall be in addition to any remedies the City may have or actions the City may bring under Section 32-1-207, C.R.S., or any other applicable statute. The District shall have thirty (30) days to cure such material modification. If the material modification is of a type that is not capable of being cured within the 30-day period and the District shall give written notice to the City within the 30-day period that it is actively and diligently pursuing the cure, the District will have a reasonable period of time given the nature of the material modification following the end of the 30-day period, but not to exceed sixty (60) days, to cure the material modification, provided that the District is at all times actively and diligently pursuing the cure, failing which, the District will be in default under this Agreement. In the event the District fails to complete the cure or take any action to cure the material modification, the City may impose any sanctions allowed by the Municipal Code or statute. Nothing herein is intended to modify or prevent the use of the provisions of Section 32-1-207(3)(b), C.R.S.

P. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:

Murata Farms Residential Metropolitan District
c/o Law Office of Michael E. Davis, LLC
5910 S. University Blvd., Ste. C-18, #203
Greenwood Village, CO 80121
Attn: Michael E. Davis, *Esq.*
Phone: (720) 324-3130
Email: Michael@MDavisLawOffice.com

To the City:	City of Fort Lupton 130 South McKinley Fort Lupton, CO 80621 Attn: Chris Cross Phone: (720) 466-6103 Fax: (303) 857-0351 Email: CCross@Fortluptonco.gov
With a Copy to:	White Bear Ankele Tanaka & Waldron, P.C. 2154 East Commons Avenue, Suite 2000 Centennial, CO 80122 Attention: Jennifer Gruber Tanaka, Esq. Phone: (303) 858-1800 Fax: (303) 858-1801 Email: jtanaka@wbapc.com

All notices, demands, requests or other communications shall be effective upon such personal delivery, one (1) business day after being deposited with a nationally recognized overnight air courier service, or three (3) business days after deposit in the United States First Class Mail. Each Party may change its address by giving notice to the other party in accordance with the provisions hereof.

Q. Amendment. This Agreement may be amended or terminated in whole or in part by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Service Plan.

R. Assignment. Neither Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without the prior written consent of the other Party, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void.

S. Default/Remedies. In the event of a breach or default of this Agreement by any Party, the non-defaulting Party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

T. Governing Law and Venue. This Agreement shall be governed and construed under the laws of Weld County and the State of Colorado.

U. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

V. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

W. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the District and the City any right, remedy, or claim under or by reason of this Agreement or any covenants, teams, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the District and the City shall be for the sole and exclusive benefit of the District and the City.

X. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

Y. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

Z. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK –
SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this agreement effective as of the date set forth above.

MURATA FARMS RESIDENTIAL
METROPOLITAN DISTRICT

By: _____
President

Attest:

_____
Secretary

CITY OF FORT LUPTON, COLORADO

By: _____
Mayor

Attest:

By: _____
Its: _____

APPROVED AS TO FORM:

_____

EXHIBIT I

City Council Resolution of Approval of Service Plan

RESOLUTION NO. 2021R____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO APPROVING THE SERVICE PLAN FOR THE MURATA FARMS RESIDENTIAL METROPOLITAN DISTRICT AND APPROVING THE INTERGOVERNMENTAL AGREEMENT

WHEREAS, pursuant to §32-1-204.5, C.R.S., as amended, a Service Plan (the "**Service Plan**") for the Murata Farms Residential Metropolitan District (the "**District**") has been submitted to the City Council (the "**Council**") of the City of Fort Lupton, Colorado (the "**City**"); and

WHEREAS, §32-1-204.5, C.R.S., as amended, provides that no special district shall be organized within the boundaries of the City except upon adoption of a resolution of the Council approving the Service Plan of the District; and

WHEREAS, pursuant to the provisions of Title 32, Article 1, C.R.S., as amended, the Council held a public hearing on the Service Plan for the District on July 20, 2021; and

WHEREAS, notice of the hearing before the Council was duly published in the *Fort Lupton Press*, a newspaper of general circulation within the City, on June 23, 2021, as required by law, and forwarded to the petitioners, others entitled to postcard or letter notice, the Division of Local Government, and the governing body of each municipality and Title 32 district that has levied an *ad valorem* tax within the next preceding tax year and that has boundaries within a radius of three miles of the District; and

WHEREAS, the Council has considered the Service Plan and all other testimony and evidence presented at the hearing; and

WHEREAS, the Council finds that the Service Plan should be approved unconditionally, as permitted by §§32-1-203(2) and 32-1-204.5(1)(a), C.R.S., as amended; and

WHEREAS, the Council further finds that it is in the best interests of the citizens of the City to enter into an Intergovernmental Agreement (the "**IGA**") with the District for the purpose of assigning the relative rights and responsibilities between the City and the District with respect to certain functions, operations, and obligations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO:

I. The City Council has jurisdiction to hear this matter.

II. The Council hereby determines that all of the requirements of Title 32, Article 1, Part 2, C.R.S., as amended, related to the filing of the Service Plan for the District have been fulfilled and that notice of the hearing was given in the time and manner required by law.

III. The Council further determines that all pertinent facts, matters and issues were submitted at the public hearing; that all interested parties were heard or had the opportunity to be heard and that evidence satisfactory to the Council of each of the following was presented with respect to the District:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District.

B. The existing service in the area to be served by the proposed District is inadequate for present and projected needs.

C. The proposed District is capable of providing economical and sufficient service to the areas within its proposed boundaries.

D. The area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

E. Adequate service is not, or will not be, available to the area through the City or other existing quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

F. The facility and service standards of the proposed District are compatible with the facility and service standards of the City and each municipality which is an interested party under §32-1-204, C.R.S.

G. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the City Code.

H. The proposal is in compliance with any duly adopted City, regional, or state long-range water quality management plan for the area;

I. The creation of the proposed District will be in the best interests of the area proposed to be served; and

J. The Service Plan, based upon the statements set forth in the Service Plan and upon all evidence presented at the Public Hearing on the Service Plan, meets all conditions and requirements of §§32-1-201, *et seq*., C.R.S.

IV. The Council hereby approves the Service Plan for the District as submitted. Nothing herein limits the City's powers with respect to the District, the property within the District, or the improvements to be constructed by the District. The City's findings are based solely upon the evidence in the Service Plan and such other evidence presented at the public hearing, and the City has not conducted any independent investigation of the evidence. The City makes no guarantee as to the financial viability of the District or the achievability of the results.

V. The Council hereby approves the IGA. The Mayor and the City Clerk are hereby authorized to execute, on behalf of the City, the IGA in substantially the form presented at this

meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

VI. This Resolution shall be filed in the records of the City and a copy thereof submitted to the District.

VII. All prior resolutions or any parts thereof, to the extent that they are inconsistent with this Resolution, are hereby rescinded.

INTRODUCED, READ AND PASSED this ___ day of _____, 2021.

CITY OF FORT LUPTON,

By: _____
Zo Stieber, Mayor

ATTEST:

By: _____
Mari Peña, City Clerk

APPROVED AS TO FORM:

_____
J. Andrew Ausmus, City Attorney

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Michael E. Davis - Murata Farms Residential MD
c/o Law Office of Michael E Davis
5910 S University Blvd, Ste C-18, #203
Greenwood Village, CO 80121

Description: FLP222336 Pub Hear Spec District Murata

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 6/23/2021, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

For the Fort Lupton Press

State of Colorado }
County of Weld } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 6/23/2021. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.

Carla Bethke

Carla Bethke
Notary Public
My commission ends April 11, 2022

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2022

NOTICE OF PUBLIC HEARINGS REGARDING THE ORGANIZATION OF SPECIAL DISTRICTS

IN RE THE PROPOSED MURATA FARMS RESIDENTIAL METROPOLITAN DISTRICT AND MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

PUBLIC NOTICE IS HEREBY GIVEN that service plans (the "Service Plans") for the proposed Murata Farms Residential Metropolitan District and Murata Farms Commercial Metropolitan District (collectively, the "Districts") have been filed with the City of Fort Lupton, Colorado (the "City"). The Service Plans are available for public inspection in the office of the City Clerk.

NOTICE IS HEREBY FURTHER GIVEN that the Fort Lupton City Council (the "City Council") will hold a public hearing at 7:00 p.m. or soon thereafter, on Tuesday, July 20, 2021 at the City Hall located at 130 South McKinley Avenue to review the proposed Service Plans, and to form a basis for a resolution approving, disapproving or conditionally approving such Service Plans. This meeting will be conducted both remotely and in-person. Members of the public are invited to attend and may join in person or remotely by registering at: https://attendee.gotowebinar.com/register/8202213119026433036. The City Council may, in its own discretion, continue the hearing to a subsequent meeting.
The Districts are located entirely within the City limits of Fort Lupton, and include property generally described as a parcel containing approximately 73 acres located at the southwest corner of Highway 52 and Weld County Road 29-1/2. The boundaries of the Residential District may include approximately 63 acres, and the boundaries of the Commercial District may include approximately 10 acres.

The Districts are proposed to be organized as metropolitan districts to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, and limited operations and maintenance of the public improvements needed for the Murata Farms development and will have the authority to impose mill levies for repayment of debt and for limited administrative, operation and maintenance purposes. For debt service, the maximum mill levy that may be imposed by the Districts upon taxable property within each of the District's boundaries shall not exceed 55.277 mills; however, this maximum shall not apply when the total amount of debt is equal to or less than fifty percent (50%) of a District's assessed valuation if end users (as defined in the Service Plans) cast the majority of votes taken by the Board of Directors to impose a higher mill levy for the payment of debt. The maximum operation and maintenance mill levy that may be imposed by the Districts upon taxable property within each of the District's boundaries shall not exceed 55.277 mills provided, however, that the combined mill levy for both debt service and operations and maintenance shall not exceed 70.000 mills. If the method of calculating assessed valuation is changed by law, the maximum mill levies may be increased or decreased to reflect such changes.

NOTICE IS HEREBY FURTHER GIVEN that any protests or objections to the proposed Service Plans must be submitted in writing to the City Council at or prior to the hearing, or any continuance or postponement thereof, in order to be considered. All protests and objections to the Service Plans shall be deemed waived unless presented in writing at the time and manner specified above. Any person owning property in either of the proposed Districts may request that such property be excluded from such District prior to approval of the Service Plan and shall submit such request, in writing, to the City Manager no later than ten days prior to the public hearing.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON.

Publish on: Wednesday, June 23, 2021
Publish in: Fort Lupton Press
Legal Ad No.: FLP222336

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the following NOTICE OF PUBLIC HEARING for the Murata Farms Commercial Metropolitan District and Murata Farms Residential Metropolitan District was mailed on 6-21-2021, by placing same in envelopes with U.S. Mail, first-class postage prepaid and addressed as set forth below:

SEE EXHIBIT A

Dated 6-21-2021.

Desiree E. Davis

By: DESIREE E. DAVIS

STATE OF COLORADO)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 21st day of June, 2021, by Desiree Davis as an individual.

WITNESS my hand and official seal.

My commission expires: 1/7/2025

(SEAL)

MARISA DAVIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164043244
MY COMMISSION EXPIRES JANUARY 07, 2025

M-D

Notary Public

Exhibit A

Central Colorado Water
3209 West 28th Street
Greeley, CO 80634

Central Weld County Water District
2235 Second Avenue
Greeley, CO 80631

Cottonwood Greens
Metropolitan District No. 1
390 Union Boulevard, Suite 400
Denver, CO 80228

Cottonwood Greens
Metropolitan District No. 5
c/o Law Office of Michael E. Davis, LLC
5910 S. University Blvd., Ste. C-18, #203
Greenwood Village, CO 80121

Cottonwood Greens
Metropolitan District No. 2
c/o Law Office of Michael E. Davis, LLC
5910 S. University Blvd., Ste. C-18, #203
Greenwood Village, CO 80121

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

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

Hudson Fire Protection District
PO Box 7
Hudson, CO 80642

Lupton Village Commercial
Metropolitan District
c/o Law Office of Michael E. Davis, LLC
5910 S. University Blvd., Ste. C-18, #203
Greenwood Village, CO 80121

Lupton Village Residential
Metropolitan District
c/o Law Office of Michael E. Davis, LLC
5910 S. University Blvd., Ste. C-18, #203
Greenwood Village, CO 80121

Mountain Sky Metropolitan District
c/o Norton & Smith, P.C.
1331 17th Street, Suite 500
Denver, CO 80202-1555

North Land Industrial
Metropolitan District Nos. 1-2
c/o White Bear Ankele
Tanaka & Waldron, P.C.
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

Northern Colorado Water District
220 Water Avenue
Berthoud, CO 80513

Platte River Metropolitan District
c/o Law Office of Michael E. Davis, LLC
5910 S. University Blvd., Ste. C-18, #203
Greenwood Village, CO 80121

Weld County
Board of County Commissioners
1150 O Street
Greeley, CO 80631

Real Weld Metropolitan District
c/o Law Office of Michael E. Davis, LLC
5910 S. University Blvd., Ste. C-18, #203
Greenwood Village, CO 80121

Vincent Village Metropolitan District
c/o Collins Cockrel & Cole, P.C.
390 Union Boulevard, Suite 400
Denver, CO 80228

M-J Perri Company
14286 Highway 52
Fort Lupton, CO 80621

NOTICE OF PUBLIC HEARINGS REGARDING THE ORGANIZATION OF SPECIAL DISTRICTS

IN RE THE PROPOSED MURATA FARMS RESIDENTIAL METROPOLITAN DISTRICT AND MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

PUBLIC NOTICE IS HEREBY GIVEN that service plans (the "**Service Plans**") for the proposed Murata Farms Residential Metropolitan District and Murata Farms Commercial Metropolitan District (collectively, the "**Districts**") have been filed with the City of Fort Lupton, Colorado (the "City"). The Service Plans are available for public inspection in the office of the City Clerk.

NOTICE IS HEREBY FURTHER GIVEN that the Fort Lupton City Council (the "City Council") will hold a public hearing at 7:00 p.m. or soon thereafter, on Tuesday, July 20, 2021 at the City Hall located at 130 South McKinley Avenue to review the proposed Service Plans, and to form a basis for a resolution approving, disapproving or conditionally approving such Service Plans. This meeting will be conducted both remotely and in-person. Members of the public are invited to attend and may join in person or remotely by registering at: https://attendee.gotowebinar.com/register/8202213119026433036. The City Council may, in its own discretion, continue the hearing to a subsequent meeting.

The Districts are located entirely within the City limits of Fort Lupton, and include property generally described as a parcel containing approximately 73 acres located at the southwest corner of Highway 52 and Weld County Road 29-1/2. The boundaries of the Residential District may include approximately 63 acres, and the boundaries of the Commercial District may include approximately 10 acres.

The Districts are proposed to be organized as metropolitan districts to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, and limited operations and maintenance of the public improvements needed for the Murata Farms development and will have the authority to impose mill levies for repayment of debt and for limited administrative, operation and maintenance purposes. For debt service, the maximum mill levy that may be imposed by the Districts upon taxable property within each of the District's boundaries shall not exceed 55.277 mills; however, this maximum shall not apply when the total amount of debt is equal to or less than fifty percent (50%) of a District's assessed valuation if end users (as defined in the Service Plans) cast the majority of votes taken by the Board of Directors to impose a higher mill levy for the payment of debt. The maximum operation and maintenance mill levy that may be imposed by the Districts upon taxable property within each of the District's boundaries shall not exceed 55.277 mills provided, however, that the combined

mill levy for both debt service and operations and maintenance shall not exceed 70.000 mills. If the method of calculating assessed valuation is changed by law, the maximum mill levies may be increased or decreased to reflect such changes.

NOTICE IS HEREBY FURTHER GIVEN that any protests or objections to the proposed Service Plans must be submitted in writing to the City Council at or prior to the hearing, or any continuance or postponement thereof, in order to be considered. All protests and objections to the Service Plans shall be deemed waived unless presented in writing at the time and manner specified above. Any person owning property in either of the proposed Districts may request that such property be excluded from such District prior to approval of the Service Plan and shall submit such request, in writing, to the City Manager no later than ten days prior to the public hearing.

BY ORDER OF THE CITY COUNCILOF THE CITY OF FORT LUPTON.

RESOLUTION NO. 2021R____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO APPROVING THE SERVICE PLAN FOR THE MURATA FARMS RESIDENTIAL METROPOLITAN DISTRICT AND APPROVING THE INTERGOVERNMENTAL AGREEMENT

WHEREAS, pursuant to §32-1-204.5, C.R.S., as amended, a Service Plan (the "**Service Plan**") for the Murata Farms Residential Metropolitan District (the "**District**") has been submitted to the City Council (the "**Council**") of the City of Fort Lupton, Colorado (the "**City**"); and

WHEREAS, §32-1-204.5, C.R.S., as amended, provides that no special district shall be organized within the boundaries of the City except upon adoption of a resolution of the Council approving the Service Plan of the District; and

WHEREAS, pursuant to the provisions of Title 32, Article 1, C.R.S., as amended, the Council held a public hearing on the Service Plan for the District on July 20, 2021; and

WHEREAS, notice of the hearing before the Council was duly published in the *Fort Lupton Press*, a newspaper of general circulation within the City, on June 23, 2021, as required by law, and forwarded to the petitioners, others entitled to postcard or letter notice, the Division of Local Government, and the governing body of each municipality and Title 32 district that has levied an *ad valorem* tax within the next preceding tax year and that has boundaries within a radius of three miles of the District; and

WHEREAS, the Council has considered the Service Plan and all other testimony and evidence presented at the hearing; and

WHEREAS, the Council finds that the Service Plan should be approved unconditionally, as permitted by §§32-1-203(2) and 32-1-204.5(1)(a), C.R.S., as amended; and

WHEREAS, the Council further finds that it is in the best interests of the citizens of the City to enter into an Intergovernmental Agreement (the "**IGA**") with the District for the purpose of assigning the relative rights and responsibilities between the City and the District with respect to certain functions, operations, and obligations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO:

I. The City Council has jurisdiction to hear this matter.

II. The Council hereby determines that all of the requirements of Title 32, Article 1, Part 2, C.R.S., as amended, related to the filing of the Service Plan for the District have been fulfilled and that notice of the hearing was given in the time and manner required by law.

III. The Council further determines that all pertinent facts, matters and issues were submitted at the public hearing; that all interested parties were heard or had the opportunity to be heard and

that evidence satisfactory to the Council of each of the following was presented with respect to the District:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District.

B. The existing service in the area to be served by the proposed District is inadequate for present and projected needs.

C. The proposed District is capable of providing economical and sufficient service to the areas within its proposed boundaries.

D. The area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

E. Adequate service is not, or will not be, available to the area through the City or other existing quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

F. The facility and service standards of the proposed District are compatible with the facility and service standards of the City and each municipality which is an interested party under §32-1-204, C.R.S.

G. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the City Code.

H. The proposal is in compliance with any duly adopted City, regional, or state long-range water quality management plan for the area;

I. The creation of the proposed District will be in the best interests of the area proposed to be served; and

J. The Service Plan, based upon the statements set forth in the Service Plan and upon all evidence presented at the Public Hearing on the Service Plan, meets all conditions and requirements of §§32-1-201, *et seq*., C.R.S.

IV. The Council hereby approves the Service Plan for the District as submitted. Nothing herein limits the City's powers with respect to the District, the property within the District, or the improvements to be constructed by the District. The City's findings are based solely upon the evidence in the Service Plan and such other evidence presented at the public hearing, and the City has not conducted any independent investigation of the evidence. The City makes no guarantee as to the financial viability of the District or the achievability of the results.

V. The Council hereby approves the IGA. The Mayor and the City Clerk are hereby authorized to execute, on behalf of the City, the IGA in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

VI. This Resolution shall be filed in the records of the City and a copy thereof submitted to the District.

VII. All prior resolutions or any parts thereof, to the extent that they are inconsistent with this Resolution, are hereby rescinded.

INTRODUCED, READ AND PASSED this 20th day of July, 2021.

CITY OF FORT LUPTON,

By: _____
Zo Stieber, Mayor

ATTEST:

By: _____
Mari Peña, City Clerk

APPROVED AS TO FORM:

_____
J. Andrew Ausmus, City Attorney

RESOLUTION NO. 2021R____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO APPROVING THE SERVICE PLAN FOR THE MURATA FARMS RESIDENTIAL METROPOLITAN DISTRICT AND APPROVING THE INTERGOVERNMENTAL AGREEMENT

WHEREAS, pursuant to §32-1-204.5, C.R.S., as amended, a Service Plan (the "**Service Plan**") for the Murata Farms Residential Metropolitan District (the "**District**") has been submitted to the City Council (the "**Council**") of the City of Fort Lupton, Colorado (the "**City**"); and

WHEREAS, §32-1-204.5, C.R.S., as amended, provides that no special district shall be organized within the boundaries of the City except upon adoption of a resolution of the Council approving the Service Plan of the District; and

WHEREAS, pursuant to the provisions of Title 32, Article 1, C.R.S., as amended, the Council held a public hearing on the Service Plan for the District on July 20, 2021; and

WHEREAS, notice of the hearing before the Council was duly published in the *Fort Lupton Press*, a newspaper of general circulation within the City, on June 23, 2021, as required by law, and forwarded to the petitioners, others entitled to postcard or letter notice, the Division of Local Government, and the governing body of each municipality and Title 32 district that has levied an *ad valorem* tax within the next preceding tax year and that has boundaries within a radius of three miles of the District; and

WHEREAS, the Council has considered the Service Plan and all other testimony and evidence presented at the hearing; and

WHEREAS, the Council finds that the Service Plan should be approved unconditionally, as permitted by §§32-1-203(2) and 32-1-204.5(1)(a), C.R.S., as amended; and

WHEREAS, the Council further finds that it is in the best interests of the citizens of the City to enter into an Intergovernmental Agreement (the "**IGA**") with the District for the purpose of assigning the relative rights and responsibilities between the City and the District with respect to certain functions, operations, and obligations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO:

I. The City Council has jurisdiction to hear this matter.

II. The Council hereby determines that all of the requirements of Title 32, Article 1, Part 2, C.R.S., as amended, related to the filing of the Service Plan for the District have been fulfilled and that notice of the hearing was given in the time and manner required by law.

III. The Council further determines that all pertinent facts, matters and issues were submitted at the public hearing; that all interested parties were heard or had the opportunity to be heard and

that evidence satisfactory to the Council of each of the following was presented with respect to the District:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District.

B. The existing service in the area to be served by the proposed District is inadequate for present and projected needs.

C. The proposed District is capable of providing economical and sufficient service to the areas within its proposed boundaries.

D. The area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

E. Adequate service is not, or will not be, available to the area through the City or other existing quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

F. The facility and service standards of the proposed District are compatible with the facility and service standards of the City and each municipality which is an interested party under §32-1-204, C.R.S.

G. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the City Code.

H. The proposal is in compliance with any duly adopted City, regional, or state long-range water quality management plan for the area;

I. The creation of the proposed District will be in the best interests of the area proposed to be served; and

J. The Service Plan, based upon the statements set forth in the Service Plan and upon all evidence presented at the Public Hearing on the Service Plan, meets all conditions and requirements of §§32-1-201, *et seq*., C.R.S.

IV. The Council hereby approves the Service Plan for the District as submitted. Nothing herein limits the City's powers with respect to the District, the property within the District, or the improvements to be constructed by the District. The City's findings are based solely upon the evidence in the Service Plan and such other evidence presented at the public hearing, and the City has not conducted any independent investigation of the evidence. The City makes no guarantee as to the financial viability of the District or the achievability of the results.

V. The Council hereby approves the IGA. The Mayor and the City Clerk are hereby authorized to execute, on behalf of the City, the IGA in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

VI. This Resolution shall be filed in the records of the City and a copy thereof submitted to the District.

VII. All prior resolutions or any parts thereof, to the extent that they are inconsistent with this Resolution, are hereby rescinded.

INTRODUCED, READ AND PASSED this 20th day of July, 2021.

CITY OF FORT LUPTON,

By: _____
Zo Stieber, Mayor

ATTEST:

By: _____
Mari Peña, City Clerk

APPROVED AS TO FORM:

_____
J. Andrew Ausmus, City Attorney

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor
Shannon Rhoda, Ward 1 — Dave Crespin, Ward 1
Chris Ceretto, Ward 2 — Tommy Holton, Ward 2
Michael Sanchez, Ward 3 — Bruce Fitzgerald, Ward 3

CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US

AM 2021-121

APPROVE A RESOLUTION APPROVING SERVICE PLAN FOR MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT AND APPROVE INTERGOVERNMENTAL AGREEMENT WITH DISTRICT

I. Agenda Date: Council Meeting – July 20, 2021

II. Attachments:

a. Executive Summary of Proposed Service Plan
b. Service Plan for Murata Farms Commercial Metropolitan District
c. Intergovernmental Agreement with Murata Farms Commercial Metropolitan District
d. Affidavit of Publication for Public Hearing and Certificate of Mailing of Notice of Public Hearing
e. Resolution 2021Rxxx Approving Service Plan and Intergovernmental Agreement

III. Summary Statement:

Coronado West, a Delaware limited liability company, the applicants for the Murata Farms Residential Commercial District (the "District"), have submitted a Service Plan (the "Service Plan") pursuant to the City's Special District Policy contained in Chapter 19 of the Code. The Service Plan meets the criteria of and complies with the requirements set forth in the City's Special District Policy.

IV. Submitted by: Jennifer Gruber Tanaka, Esq.

V. Finance Reviewed Finance Director

VI. Approved for Presentation: City Administrator

VII. Attorney Reviewed X Approved ____ Pending Approval

VIII. Certification of Council Approval: City Clerk ____ Date

IX. Detail of Issue/Request:

The purpose of approving the service plan is to authorize the District to provide for planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements required for development of the Murata Farms PUD. Please refer to the Service Plan Exhibit D for more details on the public improvements that may be funded by the District.

Future development will be required to complete additional filings, improvements agreements, and/or site plans prior to construction. Each phase of development will still require public hearings and final review and approval by City Council.

The City's Special District Policy and Title 32 require a public hearing before City Council and published and actual notice of the hearing. The District published notice of the hearing in the *Fort Lupton News Press* on June 23, 2021 and mailed notice as required by the City's Special District Policy and Title 32.

Legal counsel for the District will be present at the hearing to answer questions on the Service Plan and to request approval of the Service Plan and IGA.

X. Legal/Political Considerations:

The Service Plan and the Intergovernmental Agreement each comply with the City's Special District Policy set forth in Chapter 19. The City Council has the ability to approve, disapprove or conditionally approve the request.

XI. Alternatives/Options:

1.) Adopt Resolution 2021RXXX.
2.) Do not adopt Resolution 2021RXXX.
3.) Adopt Resolution 2021RXXX with additional conditions.
4.) Continue Resolution 2021RXXX to the next Council meeting.

XII. Financial Considerations:

None.

XIII. Staff Recommendation:

Staff recommends approval of the Service Plan and the Intergovernmental Agreement as presented through adoption of the proposed Resolution 2021RXXX.

SERVICE PLAN

FOR

MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT

CITY OF FORT LUPTON, COLORADO

Approved _____ ___, 2021

Submitted by:
Law Office of Michael E. Davis, LLC
5910 S. University Blvd., Ste. C-18, #203
Greenwood Village, CO 80121

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EXHIBIT A-2	**Initial District Boundaries Map**
EXHIBIT B-1	**Inclusion Area Boundaries Legal Description**
EXHIBIT B-2	**Inclusion Area Boundaries Map**
EXHIBIT C	**Vicinity Map**
EXHIBIT D	**Property Owner Consent**
EXHIBIT E	**Capital Improvements Plan**
EXHIBIT F	**Mill Levy Comparison Report**
EXHIBIT G	**Financial Plan**
EXHIBIT H	**Form - Intergovernmental Agreement**
EXHIBIT I	**City Council Resolution of Approval of Service Plan**

I. INTRODUCTION

A. Purpose and Intent.

The District is an independent unit of local government, separate and distinct from the City of Fort Lupton, Colorado (the "**City**"), and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of this Service Plan. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction and installation of these Public Improvements and provide ongoing operation and maintenance services as more specifically set forth in this Service Plan.

Upon approval of this Service Plan and formation of the District, the District will conduct its operations and undertake all activities and actions in accordance with the terms and limitations set forth herein. The approval of this Service Plan does not obligate the City to approve any zoning, subdivision, planning, building permit, or other land use matter for the owners of any real property located within the District which may be served by the Public Improvements. The District is not being created to provide ongoing operations and maintenance services other than as specifically set forth herein.

B. Need for the District.

It is intended that the District will provide the Public Improvements necessary to serve the Project. There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, and limited operations and maintenance of the Public Improvements needed for the Project. The District is intended to provide ongoing services which may include Covenant Enforcement and Design Review Services and ownership and maintenance of parks, open space, trails, structures and common areas. The District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding District's Service Plan.

The City's objective in approving this Service Plan is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the District and other legally available revenues of the District. All Debt is expected to be repaid by taxes imposed and collected at a mill levy no higher than the Maximum Debt Mill Levy and/or Fees. Debt which is issued within these parameters and, as further described in the Financial Plan, will insulate property owners from excessive tax and Fee burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

Use of revenue derived from imposition of an operations mill levy will allow the District to provide ongoing services to the Project and fund District administrative and management costs in an efficient manner while possibly eliminating the need to form an owners' association and

impose dues and incur collection expenses. The District may impose Fees for Covenant Enforcement and Design Review services.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and, if applicable, regional needs. Operational activities are allowed as more specifically set forth in this Service Plan.

If the District does not retain obligations for ownership, operation, maintenance, repair and/or replacement of certain Public Improvements, the District's Board shall take steps to dissolve the District upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from tax revenues, which shall not exceed the Maximum Debt Mill Levy, and from other legally available revenues of the District. It is the intent of this Service Plan to assure, to the extent possible, that no property should bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy, even under bankruptcy or other unusual situations. Generally, the costs of Public Improvements that cannot be funded within these parameters are not obligations or costs to be paid by the District.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means the process established by the City for identifying, among other things, Public Improvements necessary for facilitating development of property within the Project, as determined at final platting and approved by the City through the appropriate PUD and/or site review process.

Board: means the board of directors of the District.

Capital Improvements Plan: means the illustrative list of Public Improvements and estimated capital costs of such Public Improvements attached hereto as **Exhibit E**.

City: means the City of Fort Lupton, Colorado.

City Council: means the City Council of the City.

City Council Resolution of Approval: means the resolution approving this Service Plan, a certified copy of which shall be attached hereto as **Exhibit I**.

Covenant Enforcement and Design Review Services: means those services authorized under Section 32-1-1004(8), C.R.S.

Debt or Bonds: means bonds, notes, debentures, certificates, contracts, capital leases or other multiple-fiscal year obligations for the payment of which the District has promised to impose an *ad valorem* mill levy, collect Fee revenue, and/or levy special assessments.

Developer: means Coronado West, a Delaware limited liability company, and any successors or assigns acting on behalf of the then-current property owner(s).

District: means the Murata Farms Commercial Metropolitan District.

District Boundaries: means the boundaries of the area legally described in **Exhibits A-1 and A-2** and **Exhibits B-1 and B-2**, collectively

End User: means any owner, or tenant of any owner, of any taxable improvement within a district who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. A person or entity that constructs homes or commercial structures with the intention of selling to others is not an End User.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance with respect to such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; (iii) is not an officer or employee of the District; and (iv) has not been otherwise engaged to provide services to the District in connection with the transaction related to the applicable Debt.

Fees: means any fee, rate, toll, penalty or charge imposed and/or received by the District for services, programs or facilities provided by the District, including privately imposed public improvement fees.

Financial Plan: means the Financial Plan described in Section VI, and attached hereto as **Exhibit G**, which describes generally for illustrative purposes only (i) how the Public Improvements are expected to be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year. The Financial Plan is based upon current estimates and will change based on actual development of the Project.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundaries legal description attached hereto as **Exhibit A-1**, and as depicted on the Initial District Boundaries map attached hereto as **Exhibit A-2**.

Inclusion Area Boundaries: means the boundaries of the area described in the Inclusion Area Boundaries legal description attached hereto as **Exhibit B-1**, and as depicted on Inclusion Area Boundaries map attached hereto as **Exhibit B-2**.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as defined in Section VI, below.

Maximum Operations and Maintenance Mill Levy: means the maximum mill levy the District is permitted to impose for payment of administrative, operations and maintenance purposes as defined in Section VI.C.2, below.

Mill Levy Adjustment: means, if, on or after January 1, 2019, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the Maximum Debt Mill Levy and the Maximum Operation and Maintenance Mill Levy may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after the applicable date, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Municipal Code: means the Fort Lupton Municipal Code, 1993, as the same has been and may be modified, supplemented or amended from time to time.

Project: means the commercial development or property commonly referred to as the Murata Farms commercial development.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Special District Act, except as specifically limited in Section V, below, to serve the future taxpayers and inhabitants of the District as determined by the Board.

Service Plan: means this Service Plan for the District, as approved by the City Council.

Service Plan Amendment: means an amendment to this Service Plan approved by the City Council in accordance with applicable law.

Service Plan IGA: means the Intergovernmental Agreement to be entered into between the District, upon formation, and the City substantially in the form attached hereto as **Exhibit H**.

Special District Act: means Title 32, Article 1, C.R.S., as amended from time to time.

State: means the State of Colorado.

Taxable Property: means real or personal property subject to *ad valorem* taxes imposed by the District.

Total Debt Issuance Limit: means the maximum amount of general obligation Debt the District may issue, which amount shall be Two Million Two Hundred Ninety-Five Thousand Two Hundred Forty Dollars ($2,295,240).

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 0.4 acres, and the total area proposed to be included in the Inclusion Area Boundaries is approximately 10.2 acres. A legal description and map of the Initial District Boundaries is attached hereto as **Exhibits A-1 and A-2**, respectively. A legal description of the Inclusion Area Boundaries is attached hereto as **Exhibit B-1,** and a map of the Inclusion Area Boundaries is attached hereto as **Exhibit B-2**. A vicinity map for the District is attached hereto as **Exhibit C**. Consents of the owners for the inclusion of all properties within the Initial District Boundaries and the Inclusion Area Boundaries are attached hereto as **Exhibit D**. It is anticipated that the District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Sections 32-1-401, *et seq*., C.R.S., and Sections 32-1- 501, *et seq*., C.R.S., subject to the limitations set forth in Section V.A.5, below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The current assessed valuation of the District is assumed to be $0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The daytime population of the District at build-out is anticipated to be approximately 75 persons.

Approval of this Service Plan by the City does not imply approval of the development of a specific area within the District, nor does it imply approval of the commercial development identified in this Service Plan or any of the exhibits attached thereto, unless the same is contained within an Approved Development Plan. Nothing herein shall be interpreted or construed as exempting the District or any owner of property within the District from the otherwise applicable provisions of the City's zoning, subdivision, building code and other land use requirements or the obligations of a developer or subdivider under the Municipal Code related to completion of subdivision improvements, except to the extent that the District has assumed the obligation to provide for the completion of Public Improvements as authorized herein under an Approved Development Plan entered into by the District.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment.

The District shall have the power and authority to provide for the acquisition, design, finance, construction, installation, repair and replacement of Public Improvements and related operation and maintenance services within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the State Constitution, subject to the limitations set forth herein. The Capital Improvements Plan attached as **Exhibit E** is a list of the types of Public Improvements the District may provide with estimated costs in current dollars for illustration purposes only. The exact design, phasing of construction and location of the Public Improvements will be determined at the time of and pursuant to City approval of Approved Development Plans and such decisions shall not be considered material modifications of this Service Plan. The District shall be authorized to

finance and construct such Public Improvements without the necessity to seek an amendment of this Service Plan.

1. General Powers.

a. Streets. Streets, curbs, gutters, culverts, other drainage facilities, sidewalks, bridges, parking facilities, paving, lighting, grading, utility relocation necessitated by public rights-of-way, monumentation, signage, snow removal, streetscapes and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements and extensions of and improvements to such facilities.

b. Traffic and Safety Controls. Traffic and safety protection facilities and services provided through traffic and safety controls and devices on streets, highways and at railroad crossings, including traffic signals and signage, striping, area identification signs, directional assistance, driver information signs, lighting, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities.

c. Water. Water supply system improvements, including water rights, storage facilities, transmission and distribution lines for domestic use, fire hydrants, meters, facilities, equipment, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities. Notwithstanding the foregoing, the District shall not acquire, own, manage, adjudicate or otherwise develop water rights, except as necessary to transfer said water rights to the City, unless otherwise approved by the City.

d. Storm and Sanitary Sewer. Storm and sanitary sewer collection and transmission improvements, including storage facilities, collection mains and laterals, transmission lines, storm sewer, flood and surface drainage facilities and systems, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements and extensions of and improvements to such facilities.

e. Parks and Recreation. Public park, open space, and recreation facilities or services, including parks, bike paths, pedestrian ways, signage, monumentation, playground areas, public area landscaping and weed control, streetscaping, perimeter fencing, outdoor lighting of all types, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities.

2. Operations and Maintenance. The District shall be authorized to operate and maintain Public Improvements not conveyed to the City or other governmental entity having proper jurisdiction. In addition, the District may perform owners' association functions for the property within its boundaries including, but not limited to, ownership, operation and maintenance of parks, trails, structures, open space and common areas, Covenant Enforcement and Design Review Services, and social functions through designation of the District as the enforcement entity in the Covenants recorded against the Project.

3. Construction Standards Limitation. The District will ensure that the Public Improvements it finances, designs, installs and constructs are in accordance with the applicable standards and specifications of the City, including without limitation any Subdivision Improvement Agreement(s) with the City applicable to such Public Improvements, and of other governmental entities having proper jurisdiction. All facilities conveyed or otherwise dedicated to the City or other entity designated by the City shall be free and clear of any lien, claim, encumbrance or demand and shall be subject to the City's normal warranty procedures.

4. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

> We are [I am] an External Financial Advisor within the meaning of the District's Service Plan. We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

5. Inclusion Limitation. The District shall not include within its boundaries any property outside the District Boundaries without the prior written consent of the City.

6. Overlap Limitation. The District shall not consent to the organization of another district under the Special District Act which will overlap the boundaries of the District unless the aggregate mill levy for payment of Debt of such proposed district, combined with the mill levy for payment of Debt by the District, will not at any time exceed the Maximum Debt Mill Levy of the District.

7. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan, the District shall not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the debt service fund; nor (c) impose and collect any Fees used for the purpose of repayment of Debt.

8. Total Debt Issuance Limitation. The District shall not issue Debt in excess of the Total Debt Issuance Limit.

9. Monies from Other Governmental Sources. The District shall not apply for or accept Colorado Trust Funds, Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the City is eligible to apply for, except pursuant to an intergovernmental agreement with the City. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the District without any limitation.

10. Eminent Domain Limitation. The District shall not exercise the power of eminent domain to obtain any real property owned by the City without the prior written approval of the City Council, as evidenced by resolution after a public hearing thereon.

11. Consolidation Limitation. The District shall not file a request with any Court to consolidate with another district organized under the Special District Act without the prior written consent of the City.

12. Bankruptcy Limitation. All of the limitations contained in this Service Plan have been established under the authority of the City to approve a service plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

a. Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

b. Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (1 U.S.C.) Section 903, and are also included in "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S., and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Service Plan Amendment.

13. Material Modification. This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for numerous amendments. Actions of the District which violate the limitations set forth herein or in Chapter 19 of the Municipal Code shall be deemed to be material modifications to this Service Plan requiring amendment of this Service Plan in accordance with the procedural requirements of Chapter 19 of the Municipal Code, and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

14. Subdistrict Limitation. The District shall not be permitted to create a subdistrict pursuant to Section 32-1-1101(1)(f), C.R.S. or Section 32-1-1101(1.5), C.R.S., without the prior consent of the City. Notwithstanding the foregoing, to the extent that the District is composed of or subsequently organized into one or more subdistricts, the term "District" as used herein shall be deemed to refer to the District and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this definition.

B. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, and certain operation and maintenance of the Public Improvements within and without the boundaries of the District, to be more specifically defined in an Approved Development Plan. A preliminary estimate of costs of

the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained and/or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the District and is approximately $1,145,366.25, as shown in **Exhibit E**. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

In the event, and to the extent, that any Public Improvements financed, constructed, acquired and/or installed by the District are oversized to serve or otherwise accommodate or benefit property outside the District's Boundaries, the District shall be entitled to receive reimbursement from the owners of property benefitted by such Public Improvements for their pro-rata share of Public Improvement costs. It is anticipated that any such reimbursement rights will be determined and set forth in Cost Recovery Agreements and/or Subdivision Improvement Agreements or other agreements between the City and the District upon initial acceptance of the Public Improvement and prior to final platting or site plan review of the benefitted property, as applicable.

VI. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the financing, planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District is reasonably expected to pay from revenues derived from a Debt mill levy up to the Maximum Debt Mill Levy, Fees, and other legally available revenues. The total Debt that the District shall be permitted to issue shall not exceed the Total Debt Issuance Limit and shall be permitted to be issued on a schedule and in such year or years as the Board determines shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs; provided, however, that refundings shall not count against the Total Debt Issuance Limit. All Bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including without limitation *ad valorem* taxes to be imposed upon all Taxable Property of the District and Fees. The District will also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time, and to receive revenue from privately imposed public improvement fees, if applicable. Any refunding Debt shall not extend the maturity of the Bonds being refunded or increase the total debt service thereon without the prior written approval of the City.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed 18%. The proposed maximum underwriting discount will be 5%. Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

The "Maximum Debt Mill Levy" shall be the maximum mill levy the District is permitted to impose upon the Taxable Property within the District for payment of Debt and shall be 55.277 mills (subject to Mill Levy Adjustment) for so long as the total amount of aggregate Debt of the District exceeds 50% of the District's assessed valuation. At such time as the total amount of aggregate Debt of the District is equal to or less than 50% of the District's assessed valuation, either on the date of issuance of any Debt or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy if End Users cast the majority of affirmative votes taken by the Board at the meeting authorizing such action, and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, and the Board may further provide that such Debt shall remain secured by such increased mill levy, notwithstanding any subsequent change in the District's Debt to assessed value ratio.

All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., and all other requirements of State law.

All issuances of general obligation Bonds shall be deemed to be in compliance with the Financial Plan so long as the Minimum Criteria, as hereinafter defined, have been met. "Minimum Criteria" shall mean that the general obligation Bonds are: (1) subject to the Maximum Debt Mill Levy; (2) together with other outstanding general obligation Bonds of the District, not in excess of the Total Debt Issuance Limit; (3) together with other outstanding general obligation Bonds of the District, not in excess of the general obligation debt authority provided by the District's electorate; (4) not subject to acceleration of the Debt as a remedy against the District and (5) issued in compliance with the applicable requirements of Section 32-1-1101(6), C.R.S. Any issuance of general obligation Bonds that does not satisfy the Minimum Criteria shall constitute a material modification of this Service Plan and a default under the Service Plan IGA.

The costs of constructing the Public Improvements may be paid from available District mill levy revenues, Debt and/or advances from the Developer. The District shall be authorized to reimburse Developer advances, if any, with interest at a market reasonable rate from District mill levy revenues and/or proceeds from Debt privately placed with the Developer, and other legally available revenues of the District. Any such privately placed Debt shall be subject to the Privately Placed Debt Limitation set forth in Section V.A.4 and the Minimum Criteria. Any Developer advances shall either be paid when Bonds are issued by the District or shall be subordinate to any District Debt, and only the Developer will hold the instruments evidencing such advances or financing.

In the event that the District determines that it is in the best interests of the District and its taxpayers to issue general obligation Bonds to parties other than the Developer to: (i) reimburse the Developer for Developer advances; (ii) refund or restructure Debt previously placed with the Developer; or (iii) finance Public Improvements, the District shall prepare a plan of finance for the purpose of determining whether the proposed issuance satisfies the Minimum Criteria. The plan of finance will include the amount of Bonds to be issued, uses of proceeds therefrom (including, if any, capitalized interest and costs of issuance), sources of revenues securing repayment of the Bonds and the repayment schedule for the Bonds, all as required by Section 19-5(c)(1)c.1-4 of the Municipal Code.

D. Debt Repayment Sources.

The District may impose mill levies as a primary source of revenue for repayment of debt service and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the Board's discretion, these may include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time. In no event shall the debt service mill levy certified by the District exceed the Maximum Debt Mill Levy.

E. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

> By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations with respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Service Plan for creation of the District.

Similar language describing the limitations with respect to the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

F. Security for Debt.

The District shall not pledge any revenue or property of the City as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the City of payment of any of the District's obligations; nor shall anything in this Service Plan be construed so as to create any responsibility or liability on the part of the City in the event of default by the District in the payment of any such obligation.

G. TABOR Compliance.

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up other qualifying entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by the District will remain under the control of the District's Board.

H. District's Operating Costs.

The estimated cost of planning, engineering services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be $75,000, which may be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be

constructed and maintained. The first year's operating budget is estimated to be $48,000, which is anticipated to be paid from property taxes and other District revenues.

I. Maximum Operation and Maintenance Mill Levy.

The "Maximum Operation and Maintenance Mill Levy" shall be the maximum mill levy the District is permitted to impose upon the Taxable Property within the District for payment of administrative, operation and maintenance costs, and shall be 55.277 mills (subject to Mill Levy Adjustment) until such time that the District issues Debt. After the District issues Debt, the Maximum Operation and Maintenance Mill Levy, when combined with the debt service mill levy imposed for Debt, shall not exceed 70.000 mills (subject to Mill Levy Adjustment). The Maximum Operation and Maintenance Mill Levy shall apply to the District's ability to increase its mill levy as necessary for provision of administrative, operation and maintenance services to its taxpayers and service users until such time as End Users cast the majority of affirmative votes taken by the Board at a meeting authorizing the elimination of such Maximum Operation and Maintenance Mill Levy, at which time the mill levy may be such amount as is necessary to pay the administrative, operation and maintenance costs.

A comparison report showing the proposed maximum mill levies of the District and the mill levies of similar taxing entities in the City and within a three-mile (3) radius of the District, as well as the total overlapping mill levy for the District and the comparison special districts is shown in **Exhibit F**, attached hereto.

VII. REPORTING REQUIREMENTS

A. Meeting Notices.

The District shall deliver written notice of every regular or special meeting to the office of the City Clerk, by email, mail or by hand, at least 72 hours prior to such meeting.

B. Annual Report.

The District shall be responsible for submitting an annual report to the City no later than July 1st of each year following the year in which the Order and Decree creating the District has been recorded. The annual report shall include a certificate of compliance with this Service Plan together with information as to any of the following occurring during and as of December 31st of the subject calendar year:

1. Boundary changes made or proposed to the District's boundaries.

2. Intergovernmental Agreements either entered into or proposed.

3. Copies of the District's rules and regulations, if any.

4. A summary of any litigation which involves the District.

5. Status of the District's financing, acquisition, installation or construction of the Public Improvements.

6. A list of all Public Improvements financed, acquired, installed or constructed by the District that have been dedicated to and accepted by the City as of December 31st.

7. The assessed valuation of the District for the current year.

8. Current year's budget.

9. An independent audit of the District's financial statements or audit exemption, if applicable.

10. Notice of any uncured events of default by the District, which continue beyond a 90-day period, under any Debt instrument.

11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a 90-day period.

VIII. DISSOLUTION

The District shall take all action necessary to dissolve, pursuant to Sections 32-1-701, *et seq*., C.R.S., if the City files an application for dissolution with the District no sooner than 10 years after the date of organization of the District pursuant to Section 32-1-701 (3), C.R.S., provided that the District has no outstanding Debt or outstanding operation and maintenance responsibilities at the time of the request.

IX. DISCLOSURE TO PURCHASERS

The District will use reasonable efforts to assure that all developers of the property located within the District provide written notice to all purchasers of property in the District regarding the Maximum Debt Mill Levy, Maximum Operations and Maintenance Mill Levy, as well as a general description of the District's authority to impose and collect Fees, rates, tolls and charges. Recordation of a disclosure notice on all property within the District's boundaries setting forth the information contained in this Article IX shall be deemed sufficient for purposes of meeting the notice requirements set forth herein.

X. INTERGOVERNMENTAL AGREEMENT

The form of the Service Plan IGA relating to the limitations imposed on the District's activities is attached hereto as **Exhibit H**. The District shall approve the Service Plan IGA in the form attached hereto as **Exhibit H** at its first Board meeting after the approval of this Service Plan. Failure of the District to execute the Service Plan IGA as required herein shall constitute a material modification and shall require a Service Plan Amendment. The City Council shall approve the Service Plan IGA in the form attached hereto as **Exhibit H** at the public hearing approving the Service Plan.

XI. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1- 203(2), C.R.S., have established that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;

2. The existing service in the area to be served by the District is inadequate for present and projected needs;

3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;

4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

5. Adequate service is not, and will not be, available to the area through the City or County or other existing municipal or quasi-municipal corporations, including existing special district, within a reasonable time and on a comparable basis;

6. The facility and service standards of the District are compatible with the facility and service standards of the City within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.;

7. The proposal is in substantial compliance with a comprehensive plan adopted by the City;

8. The proposal is in compliance with any duly adopted City, regional or state long-range water quality management plan for the area; and

9. The creation of the District is in the best interests of the area proposed to be served.

EXHIBIT A-1

Legal Description of Initial District Boundaries

A PARCEL OF LAND BEING A PORTION OF LOT B OF RECORDED EXEMPTION NUMBER 1471-04-3-RE 879 RECORDED AUGUST 14, 1986 AT RECEPTION NO. 02065102 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 4, WHENCE THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4 BEARS SOUTH 00°12'11" EAST, A DISTANCE OF 1,325.34 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 19°30'47" WEST, A DISTANCE OF 163.76 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°22'47" EAST, A DISTANCE OF 79.43 FEET;

THENCE NORTH 77°56'11" WEST, A DISTANCE OF 337.69 FEET;

THENCE NORTH 00°42'57" WEST, A DISTANCE OF 46.26 FEET;

THENCE SOUTH 76°03'26" EAST, A DISTANCE OF 174.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 227.96 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 13°52'29" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°33'43", AN ARC LENGTH OF 89.76 FEET;

THENCE NORTH 82°59'54" EAST, A DISTANCE OF 71.97 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.371 ACRES, (16,142 SQUARE FEET), MORE OR LESS.

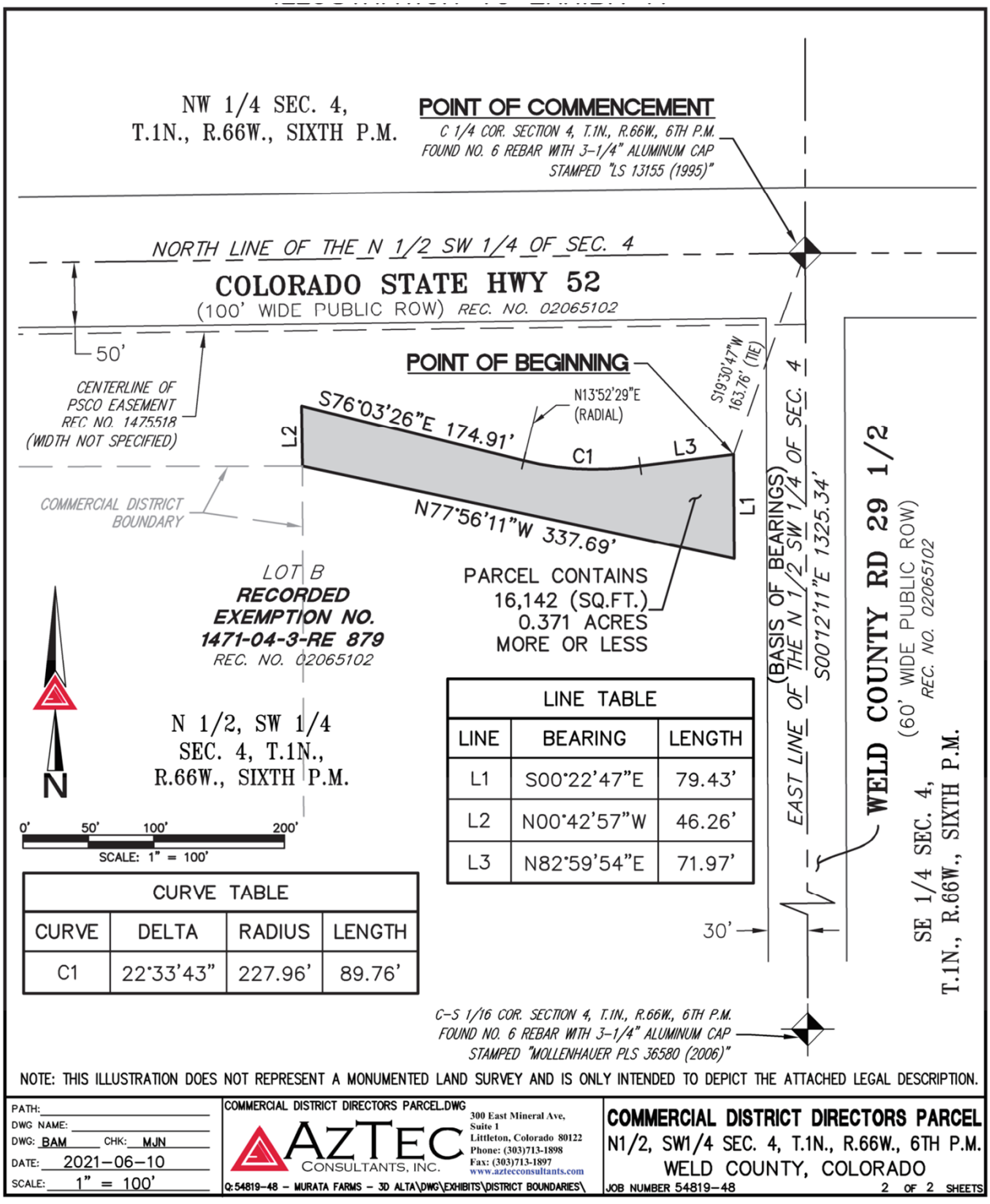
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



MICHAEL J. NOFFSINGER, PLS 38367
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT A-2

Map of Initial District Boundaries



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°22'47"E	79.43'
L2	N00°42'57"W	46.26'
L3	N82°59'54"E	71.97'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	22°33'43"	227.96'	89.76'

EXHIBIT B-1

Legal Description of Inclusion Area Boundaries

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT B OF RECORDED EXEMPTION NUMBER 1471-04-3-RE 879 RECORDED AUGUST 14, 1986 AT RECEPTION NO. 02065102 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 4, WHENCE THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4 BEARS SOUTH 00°12'11" EAST, A DISTANCE OF 1,325.34 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 30°37'29" WEST, A DISTANCE OF 58.54 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 29 1/2 AND THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY 52, BOTH RECORDED AT SAID RECEPTION NO. 02065102 AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°12'11" EAST, A DISTANCE OF 573.54 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°47'49" WEST, A DISTANCE OF 245.51 FEET;

THENCE NORTH 85°25'22" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 00°12'11" WEST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 44°47'49" EAST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 00°12'11" WEST, A DISTANCE OF 107.00 FEET;

THENCE NORTH 89°47'49" EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 00°12'11" WEST, A DISTANCE OF 267.47 FEET;

THENCE SOUTH 89°51'36" WEST, A DISTANCE OF 370.50 FEET;

THENCE SOUTH 70°17'35" WEST, A DISTANCE OF 362.86 FEET;

THENCE SOUTH 00°12'11" EAST, A DISTANCE OF 126.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 530.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 11°11'18" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'28", AN ARC LENGTH OF 105.37 FEET;

THENCE SOUTH 89°47'49" WEST, A DISTANCE OF 281.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 530.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°54'23", AN ARC LENGTH OF 63.89 FEET;

THENCE NORTH 00°12'11" WEST, A DISTANCE OF 203.14 FEET;

THENCE NORTH 55°55'51" EAST, A DISTANCE OF 106.86 FEET;

THENCE NORTH 00°12'11" WEST, A DISTANCE OF 76.70 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY 52 AS RECORDED AT SAID RECEPTION NO. 02065102;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°17'03" EAST, A DISTANCE OF 1,428.77 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 10.243 ACRES, (446,171 SQUARE FEET), MORE OR LESS.

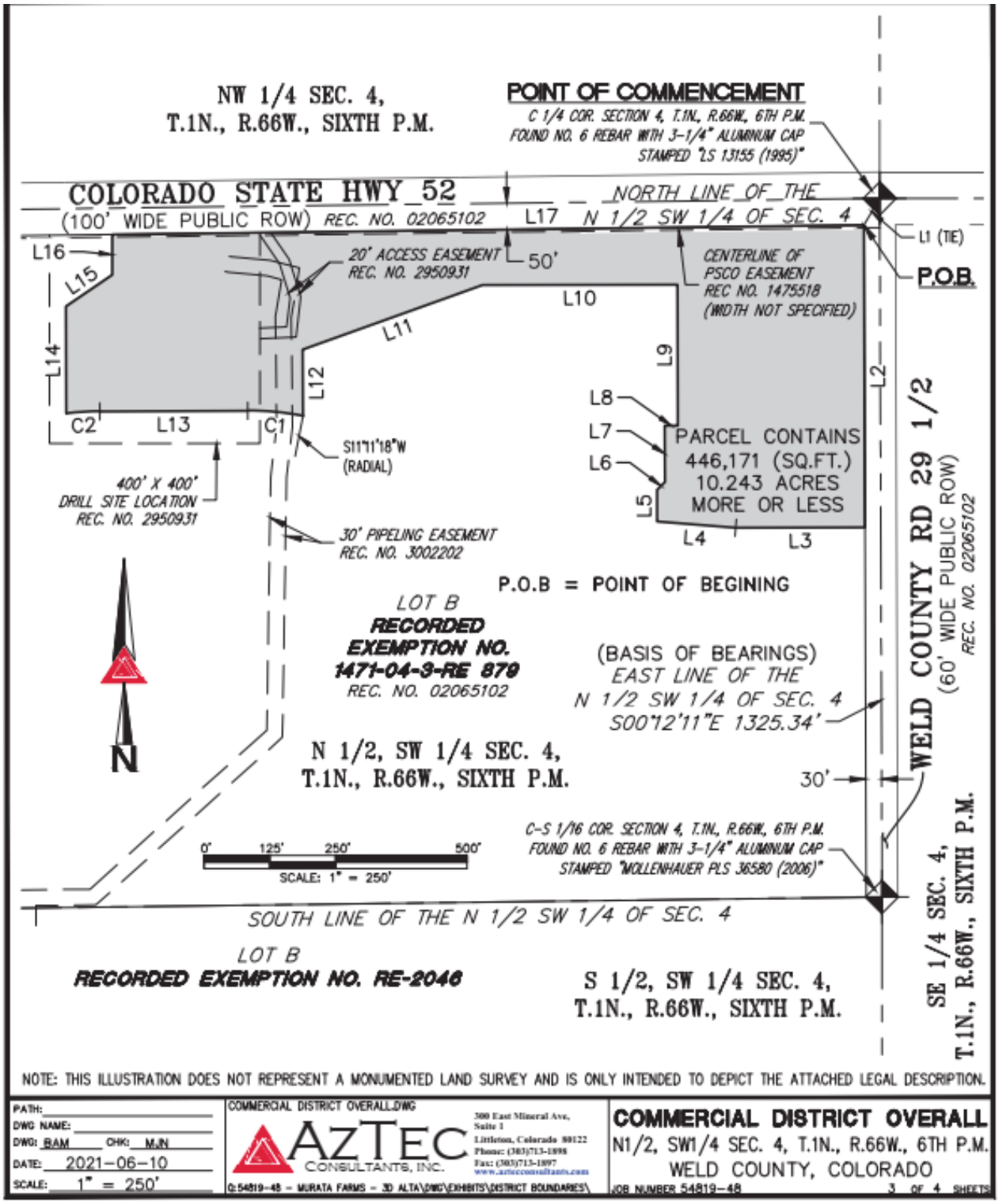
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



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300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT B-2

Map of Inclusion Area Boundaries



LINE TABLE		
LINE	BEARING	LENGTH
L1	S30°37'29"W	58.54'
L2	S00°12'11"E	573.54'
L3	S89°47'49"W	245.51'
L4	N85°25'22"W	150.00'
L5	N00°12'11"W	60.00'
L6	N44°47'49"E	21.21'
L7	N00°12'11"W	107.00'
L8	N89°47'49"E	25.00'
L9	N00°12'11"W	267.47'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S89°51'36"W	370.50'
L11	S70°17'35"W	362.86'
L12	S00°12'11"E	126.45'
L13	S89°47'49"W	281.51'
L14	N00°12'11"W	203.14'
L15	N55°55'51"E	106.86'
L16	N00°12'11"W	76.70'
L17	N89°17'03"E	1428.77'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°23'28"	530.00'	105.37'
C2	6°54'23"	530.00'	63.89'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: COMMERCIAL DISTRICT OVERALL.DWG
DWG: BAM CHK: MJN
DATE: 2021-06-10
SCALE: N/A

AZTEC CONSULTANTS, INC.
300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

Q:\54819-48 - MURATA FARMS - 3D ALTA\DWG\EXHIBITS\DISTRICT BOUNDARIES\

COMMERCIAL DISTRICT OVERALL

N1/2, SW1/4 SEC. 4, T.1N., R.66W., 6TH P.M.
WELD COUNTY, COLORADO

JOB NUMBER 54819-48 4 OF 4 SHEETS

EXHIBIT C

Vicinity Map

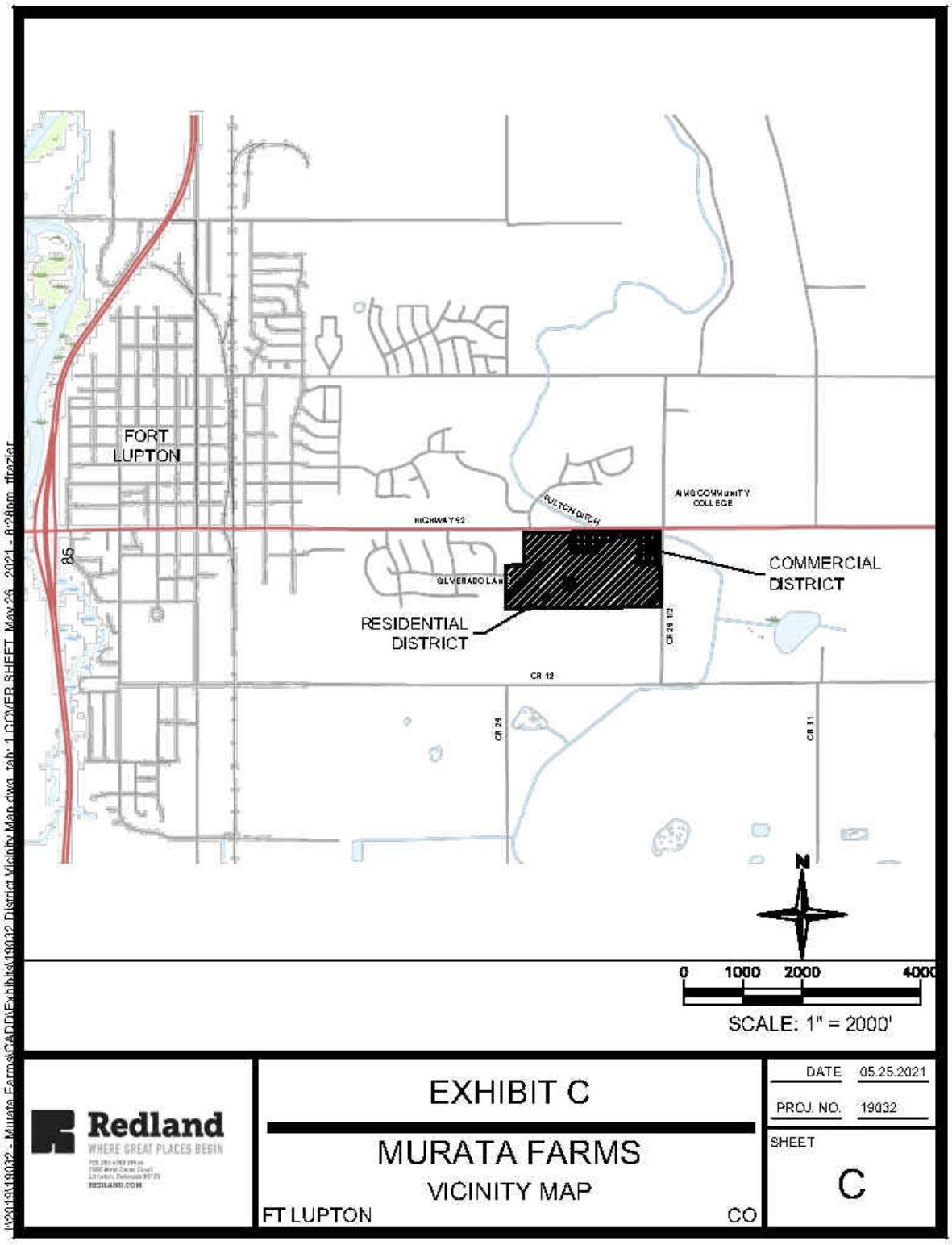


EXHIBIT D

Consent of Property Owner

M-J PERRI COMPANY

City of Fort Lupton City Council
130 S McKinley Avenue
Fort Lupton, CO 80621

RE: Murata Farms Residential and Commercial Metropolitan Districts (the "Districts")

To Whom It May Concern:

M-J Perri Company, a Colorado corporation, is the one hundred percent (100%) fee owner of the property described in Exhibit A attached hereto (the "Property"). The Property constitutes the territory within the Inclusion Area Boundaries of the Districts as contemplated by the Service Plans for the Districts. The purpose of this letter is to advise the City Council of the City of Fort Lupton that M-J Perri Company consents to the organization of the Districts.

M-J Perri Company, a Colorado corporation

By: Perry Murata, President

STATE OF Colorado)
) ss.
COUNTY OF Douglas)

The foregoing instrument was subscribed and sworn to before me this 5th day of June, 2021 by Perrylee Murata, as President of M-J Perri Company.

[SEAL]

Notary Public

My commission expires 01/19/2025

NIRAJ KARKI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214002353
MY COMMISSION EXPIRES 01/19/2025

EXHIBIT A
PROPERTY

The North one-half of the Southwest one-quarter of Section 4, Township 1 North, Range 66 West of the 6th Principal Meridian, Weld County, Colorado, except the West 316.80 feet of the North 325.00 feet of said North one-half of the Southwest one-quarter.

Contains: 77.64 Acres more or less. EXCEPT the North 50.00 feet and the East 30.00 feet thereof, reserved for State and County Road R.O.W.

AND RESERVING a 15.00 feet access easement lying East of the following described line: Beginning at a point 316.80 feet East of the West one-quarter of said Section 4; thence S00°00'00"E on an assumed bearing and parallel to the West line of said Section 4 a distance of 50.00 feet to the True Point of Beginning; thence continuing S00°00'00"E a distance of 550.00 feet to the end of said easement line.

EXHIBIT E

Capital Improvements Plan

Redland
WHERE GREAT PLACES BEGIN
720.203.6703 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

LIST OF PUBLIC IMPROVEMENTS AND ESTIMATED COST FOR MURATA FARMS (COMMERCIAL)

District Domestic Potable Water Estimate	QUANTITY	UNIT	UNIT PRICE	COST
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	1	EA	$6,500.00	$6,500
8" C-900 CL 150 w/ Fittings	430	LF	$56.00	$24,080
8" - 45º Bend w/ Kick Block	2	EA	$540.00	$1,080
8" x 8" Tee Fitting	2	EA	$710.00	$1,420
8" Gate Valve	4	EA	$1,920.00	$7,680
			Subtotal	**$40,800**

District Domestic Non-Potable Water Estimate	QUANTITY	UNIT	UNIT PRICE	COST
8" C-900 CL 150 w/ Fittings	400	LF	$56.00	$22,400
8" x 8" Tee Fitting	1	EA	$710.00	$710
8" Gate Valve	2	EA	$1,920.00	$3,840
			Subtotal	**$27,000**

Commericial District Sanitary Sewer Estimate	QUANTITY	UNIT	UNIT PRICE	COST
8" SDR-35 PVC	420	LF	$60.00	$25,200
4' Dia. Manhole	2	EA	$5,000.00	$10,000
6" Cleanout Assembly		LF	$2,500.00	$0
6" PVC Underdrain (District Facility)		LF	$30.00	$0
			Subtotal	**$35,200**

District Storm Sewer Improvements Estimate	QUANTITY	UNIT	UNIT PRICE	COST
24" RCP	44	LF	$75.00	$3,300
30" RCP	20	LF	$90.00	$1,800
5' Dia. Manhole	1	EA	$6,500.00	$6,500
5' Type 'R' Inlet	1	EA	$4,000.00	$4,000
			Subtotal	**$15,600**

Street Improvements Estimate	QUANTITY	UNIT	UNIT PRICE	COST
Subgrade Prep	2,350	SY	$2.95	$6,933
Asphalt Pavement (Full depth - 7-inch)	2,350	SY	$29.75	$69,913
Vertical Curb & Gutter (2' Pan)	700	LF	$34.00	$23,800
Median Curb & Gutter (1' Pan)	460	LF	$14.00	$6,440
Subgrade Prep, Sidewalk	23,700	SF	$0.56	$13,272
Concrete Sidewalk (10-ft wide, 6-in thick)	23,700	SF	$5.00	$118,500
S College Ave Reimbursement	0.45	LS	$277,000.00	$124,650
			Subtotal	**$363,500**

Redland

LIST OF PUBLIC IMPROVEMENTS AND ESTIMATED COST FOR MURATA FARMS (COMMERCIAL)

District Earthwork Estimate	QUANTITY	UNIT	UNIT PRICE	COST
Overlot Grading in ROW (Cut to Fill)	2,000	CY	$2.25	$4,500
			Subtotal	**$4,500**

District Parks and Open Space Improvements Estimate	QUANTITY	UNIT	UNIT PRICE	COST
Open Space Tracts	4	AC	$65,000.00	$227,500
			Subtotal	**$227,500**

District Cost Summary		
District Domestic Potable Water Estimate		$40,800
District Domestic Non-Potable Water Estimate		$27,000
Commericial District Sanitary Sewer Estimate		$35,200
District Storm Sewer Improvements Estimate		$15,600
Street Improvements Estimate		$363,500
District Earthwork Estimate		$4,500
District Parks and Open Space Improvements Estimate		$227,500
Public Improvements Total		**$714,100**
Construction Contingency	20%	$142,820
Mobilization	5%	$35,705
Surveying	3%	$21,423
Construction Management and Testing	12%	$85,692
Design/Planning	5%	$35,705
Erosion and Sediment Control	7.5%	$53,558
	Subtotal	**$374,903**
TOTAL		**$1,089,003**

Assumptions

1. Valves are installed each direction at branch fittings.
2. Excludes dry utilites
3. Excludes overlot site grading, utility services and dry utilities
4. Based upon Preliminary Plat prepared by Redland
5. S College Ave reimbursement is based upon percentage of total frontage. Amount provided by Ft. Lupton.

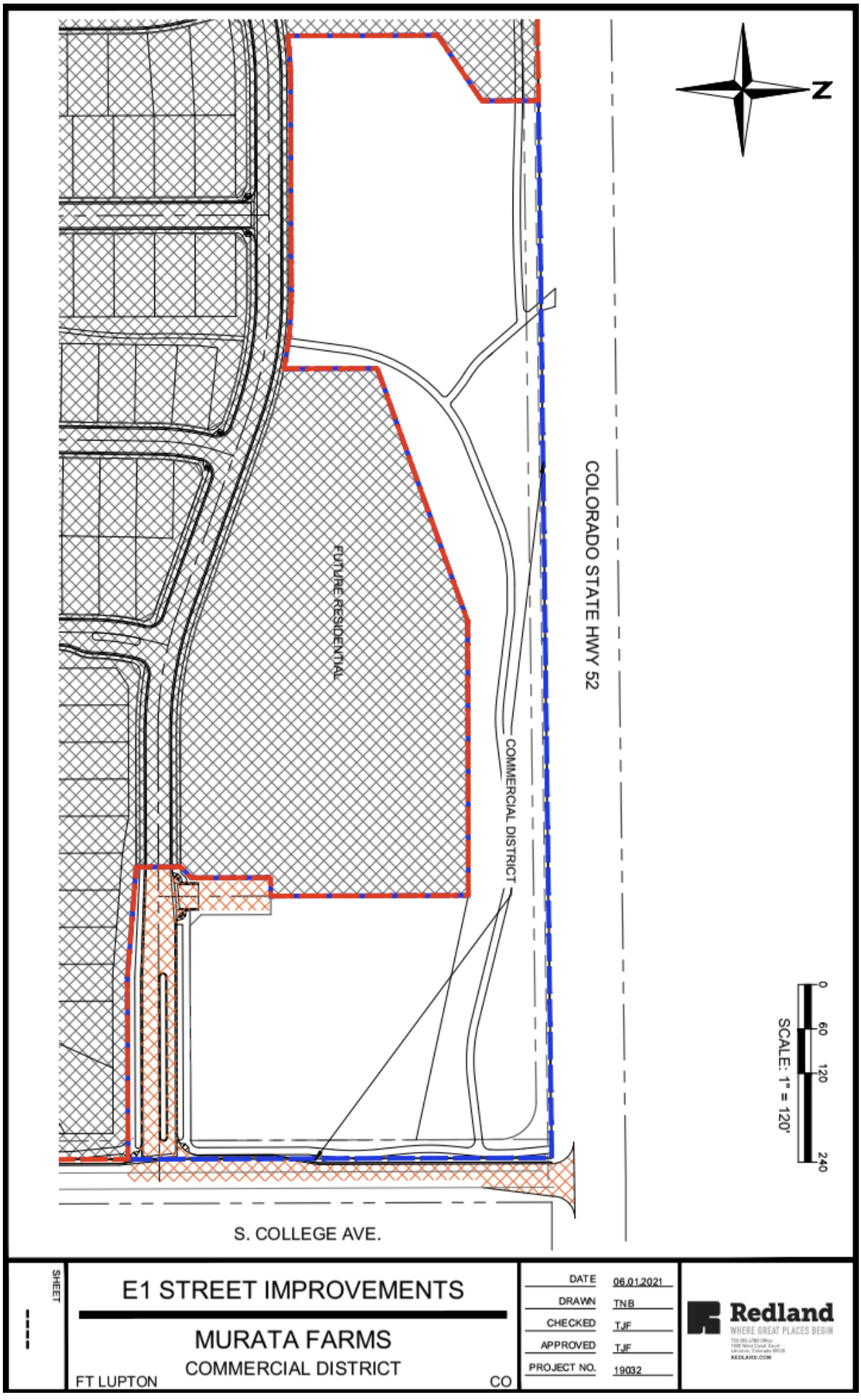
Murata Farms

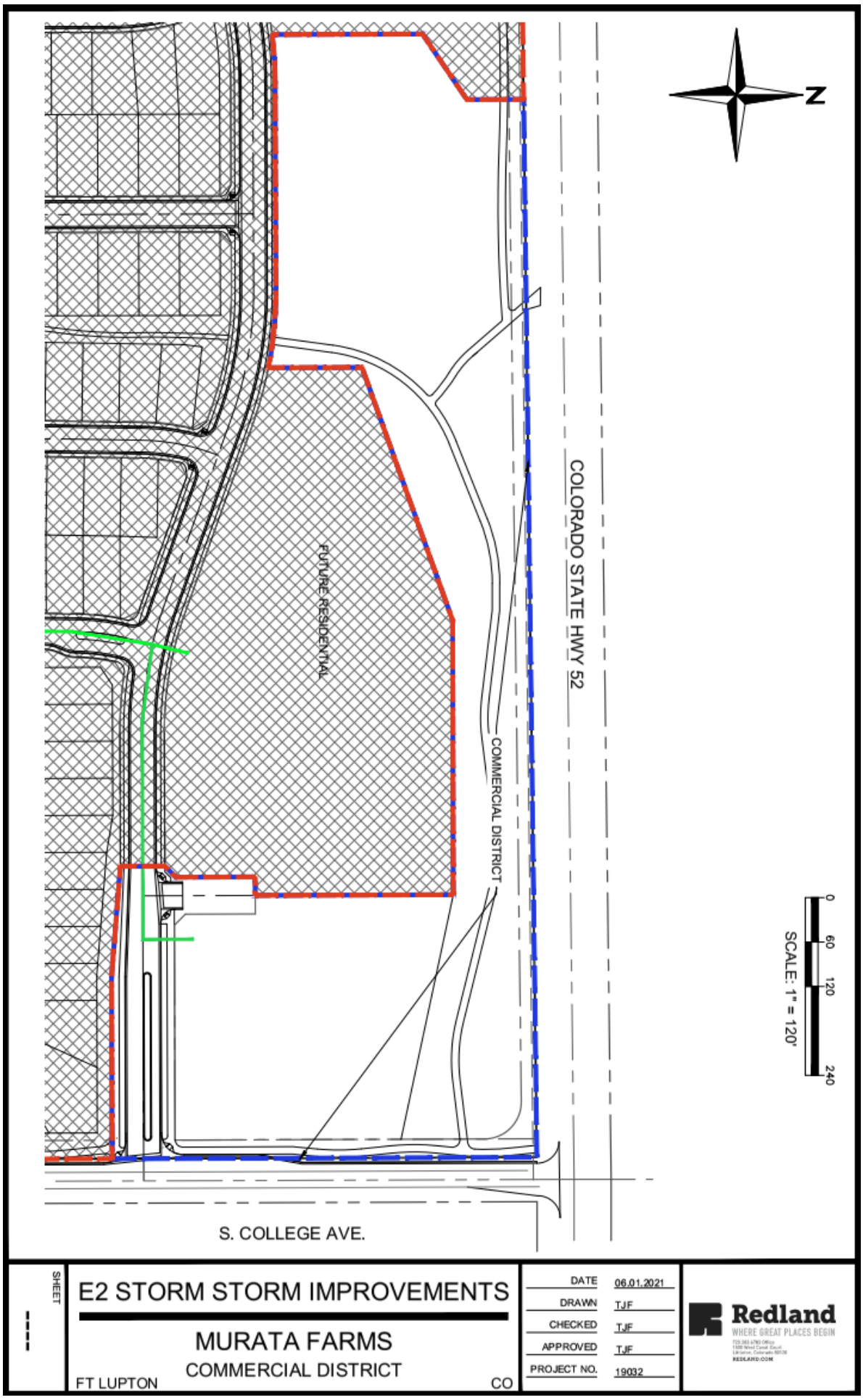
Commercial District

June 4, 2021

Preliminary Landscape Improvements Opinion of Cost

Item	Qty	Unit	Unit cost	Cost Per Item
RIGHT-OF-WAY TREE LAWN				
Turf Grass Sod with Soil Prep	4,676	sf	$0.48	$2,244.48
Rock Mulch Bed with Soil Prep	4,023	sf	$0.68	$2,735.64
Irrigation * Does not include tap fees, Backflow	8,699	sf	$0.80	$6,959.20
Shade trees - 2.5" Cal B&B	13	ea	$500.00	$6,500.00
Ornamental Tree - 2" Cal B&B	7	ea	$400.00	$2,800.00
Entry Monument Sign	1	ea	$30,000.00	$30,000.00
Subtotal				**$51,239.32**
			10% Contingency	**$5,123.93**
			Grand Total	**$56,363.25**


N
COLORADO STATE HWY 52
FUTURE RESIDENTIAL
COMMERCIAL DISTRICT
S. COLLEGE AVE.
SCALE: 1" = 120'
0
60
120
240
SHEET
E1 STREET IMPROVEMENTS
MURATA FARMS
COMMERCIAL DISTRICT
FT LUPTON
CO
DATE 06.01.2021
DRAWN TNB
CHECKED TJF
APPROVED TJF
PROJECT NO. 19032
Redland
WHERE GREAT PLACES BEGIN



SHEET

E2 STORM STORM IMPROVEMENTS

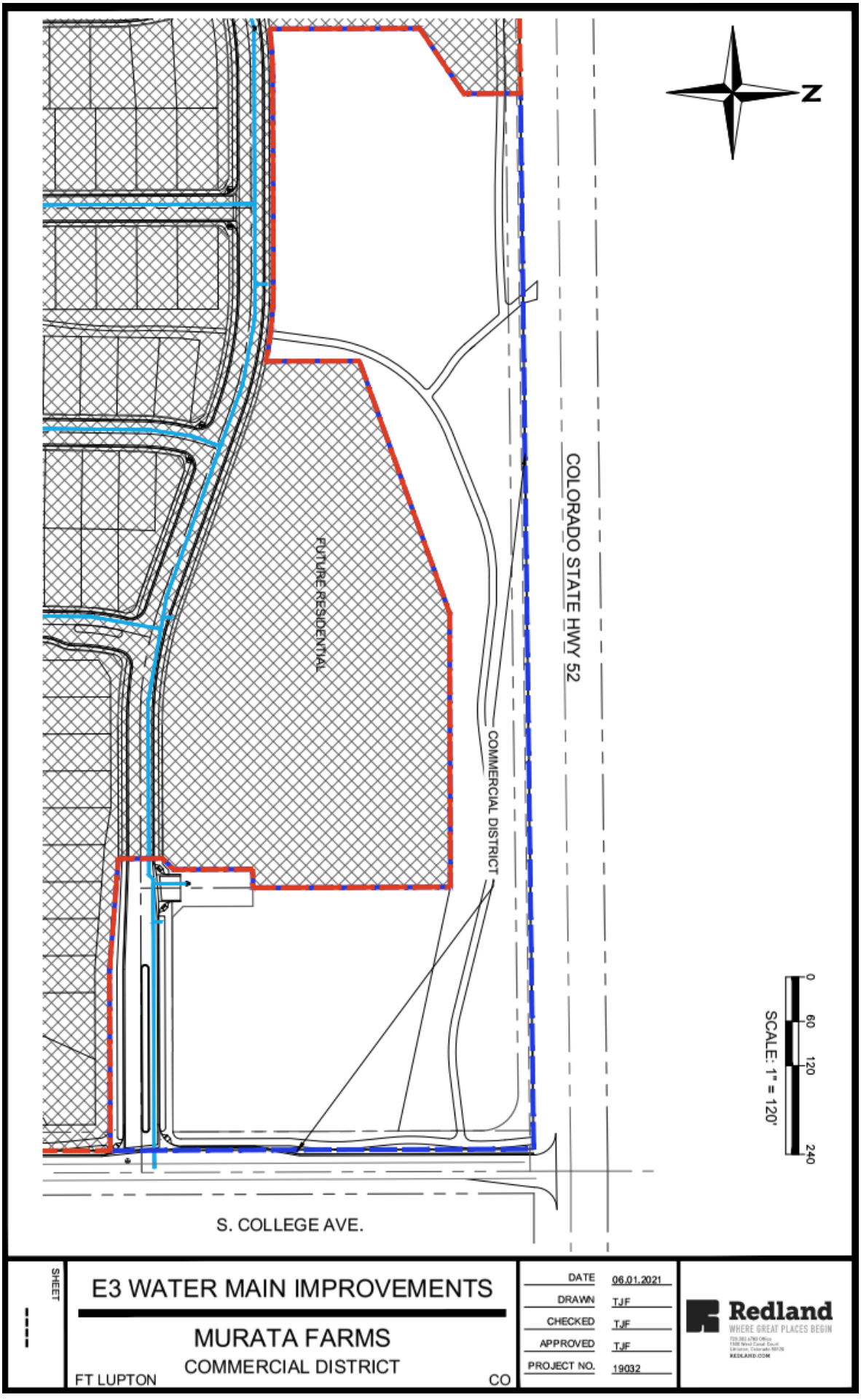
MURATA FARMS

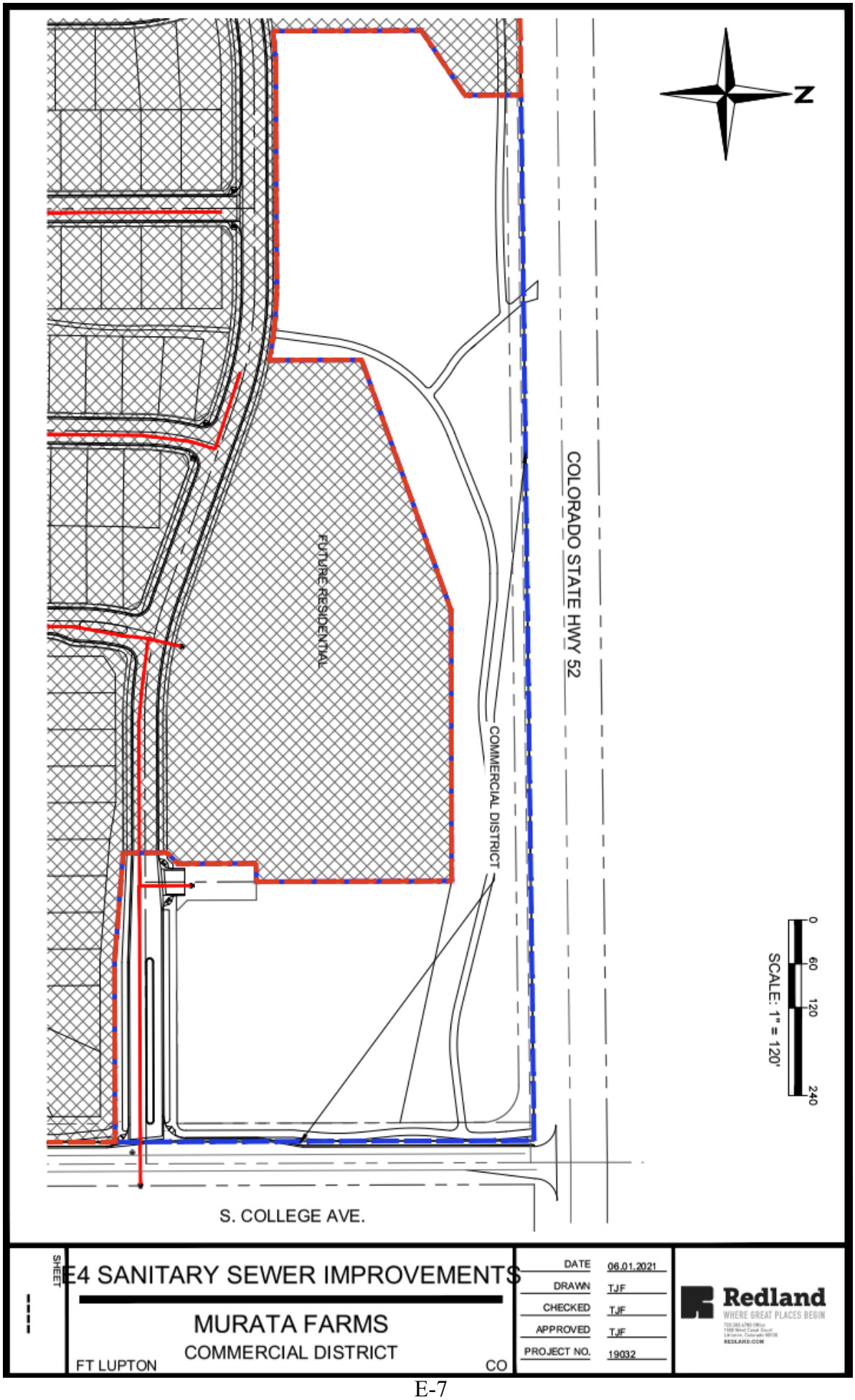
COMMERCIAL DISTRICT

FT LUPTON CO

DATE	06.01.2021
DRAWN	TJF
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	19032

Redland
WHERE GREAT PLACES BEGIN


N
COLORADO STATE HWY 52
FUTURE RESIDENTIAL
COMMERCIAL DISTRICT
S. COLLEGE AVE.
SCALE: 1" = 120'
0
60
120
240
SHEET
E3 WATER MAIN IMPROVEMENTS
MURATA FARMS
COMMERCIAL DISTRICT
FT LUPTON
CO
DATE 06.01.2021
DRAWN TJF
CHECKED TJF
APPROVED TJF
PROJECT NO. 19032
Redland
WHERE GREAT PLACES BEGIN



SHEET

E4 SANITARY SEWER IMPROVEMENTS

MURATA FARMS

COMMERCIAL DISTRICT

FT LUPTON CO

DATE	06.01.2021
DRAWN	TJF
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	19032

Redland
WHERE GREAT PLACES BEGIN

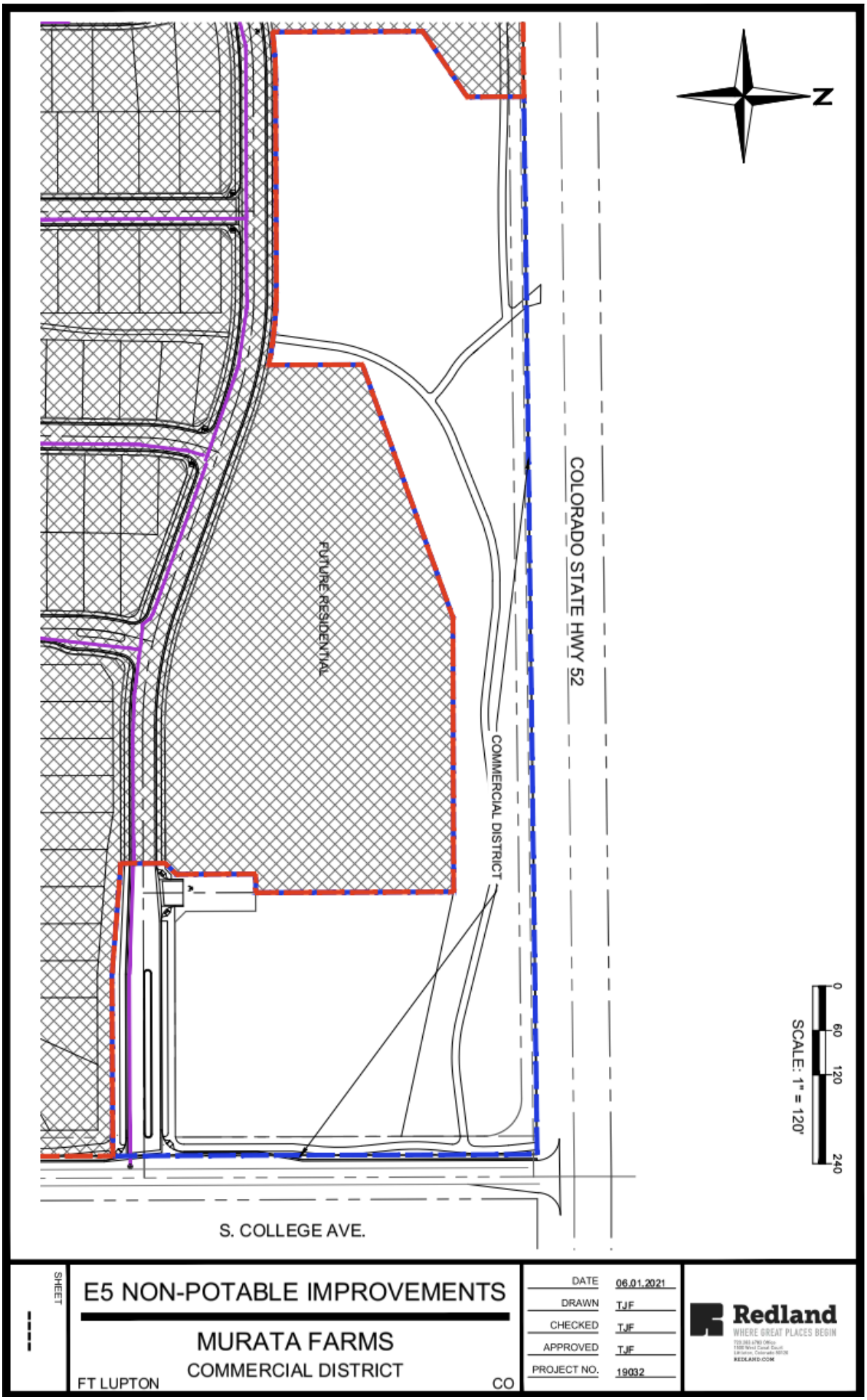

N
COLORADO STATE HWY 52
FUTURE RESIDENTIAL
COMMERCIAL DISTRICT
S. COLLEGE AVE.
SCALE: 1" = 120'
0
60
120
240
SHEET
E5 NON-POTABLE IMPROVEMENTS
MURATA FARMS
COMMERCIAL DISTRICT
FT LUPTON
CO
DATE 06.01.2021
DRAWN TJF
CHECKED TJF
APPROVED TJF
PROJECT NO. 19032
Redland
WHERE GREAT PLACES BEGIN

EXHIBIT F

Mill Levy Comparison Report

	Mills		Mills
Murata Farms Commercial Metro District		**Lupton Village Commercial Metro District**	
AIMS Junior College	6.305	AIMS Junior College	6.305
Central Colorado Water	1.156	Central Colorado Water	1.156
Central Colorado Water SubDistrict	2.151	Central Colorado Water SubDistrict	2.151
Fort Lupton City	35.611	Fort Lupton City	35.611
Fort Lupton Fire	9.297	Fort Lupton Fire	9.297
Fort Lupton Fire (Bond 2022)	0.362	Fort Lupton Fire (Bond 2022)	0.362
High Plains Library	3.181	High Plains Library	3.181
Northern Colorado Water	1.000	Northern Colorado Water	1.000
School District Re8-Fort Lupton	18.526	School District Re8-Fort Lupton	18.526
Weld County	15.038	Weld County	15.038
Platte Valley Conservation		Platte Valley Conservation	0.000
Total Overlapping Mills w/o District	**92.627**	**Total Overlapping Mills w/o District**	**92.627**
District Mill Levy	**70.000**	**District Mill Levy**	**55.277**
Total Overlapping Mills w/ District	**162.627**	**Total Overlapping Mills w/ District**	**147.904**

EXHIBIT G

Financial Plan

PIPER | SANDLER

Murata Farms Metropolitan District No. 2
Weld County, Colorado
~~~
**General Obligation Bonds, Series 2023**
**General Obligation Refunding Bonds, Series 2033**
~~~
Service Plan

Bond Assumptions	Series 2023	Series 2033	Total
Closing Date	12/1/2023	12/1/2033	
First Call Date	12/1/2028	12/1/2043	
Final Maturity	12/1/2053	12/1/2063	
Discharge Date	12/16/2063	12/16/2063	
Sources of Funds			
Par Amount	1,408,000	1,820,000	3,228,000
Funds on Hand	0	92,700	92,700
Total	1,408,000	1,912,700	3,320,700
Uses of Funds			
Project Fund	794,800	219,700	1,014,500
Refunding Escrow	0	1,275,000	1,275,000
Capitalized Interest	211,200	0	211,200
Reserve Fund	122,000	138,000	260,000
Cost of Issuance	280,000	280,000	560,000
Total	1,408,000	1,912,700	3,320,700
Debt Features			
Projected Coverage at Mill Levy Cap	1.00x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Investment Grade	
Average Coupon	5.000%	4.000%	
Annual Trustee Fee	$4,000	$4,000	
Biennial Reassessment			
Commercial	2.00%	2.00%	

Tax Authority Assumptions	
Metropolitan District Revenue	
Debt Service Mills	
Service Plan Mill Levy Cap	55.277
Maximum Adjusted Cap	55.277
Target Mill Levy	55.277
Specific Ownership Tax	6.00%
County Treasurer Fee	1.50%
Operations	
Mill Levy	10.000

Murata Farms Metropolitan District No. 2
Development Summary

	Commercial							
	Mixed-use Retail	-	-	-	-	-	-	Total
Statutory Actual Value (2021)	$250	-	-	-	-	-	-	
2021	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-
2024	20,000	-	-	-	-	-	-	20,000
2025	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-
Total Units	**20,000**	-	-	-	-	-	-	**20,000**
Total Statutory Actual Value	**$5,000,000**	-	-	-	-	-	-	**$5,000,000**

Murata Farms Metropolitan District No. 2
Assessed Value

	Vacant and Improved Land[1]		Commercial				Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 29.00%	Commercial SF Delivered	Biennial Reassessment 2.00%	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 29.00%	Assessed Value in Collection Year 2 Year Lag
2021	0	0	-	-	0	0	0
2022	0	0	-	-	0	0	0
2023	500,000	0	-	-	0	0	0
2024	0	0	20,000	-	5,306,040	0	0
2025	0	145,000	-	-	5,306,040	0	145,000
2026	0	0	-	106,121	5,412,161	1,538,752	1,538,752
2027	0	0	-	-	5,412,161	1,538,752	1,538,752
2028	0	0	-	108,243	5,520,404	1,569,527	1,569,527
2029	0	0	-	-	5,520,404	1,569,527	1,569,527
2030	0	0	-	110,408	5,630,812	1,600,917	1,600,917
2031	0	0	-	-	5,630,812	1,600,917	1,600,917
2032	0	0	-	112,616	5,743,428	1,632,936	1,632,936
2033	0	0	-	-	5,743,428	1,632,936	1,632,936
2034	0	0	-	114,869	5,858,297	1,665,594	1,665,594
2035	0	0	-	-	5,858,297	1,665,594	1,665,594
2036	0	0	-	117,166	5,975,463	1,698,906	1,698,906
2037	0	0	-	-	5,975,463	1,698,906	1,698,906
2038	0	0	-	119,509	6,094,972	1,732,884	1,732,884
2039	0	0	-	-	6,094,972	1,732,884	1,732,884
2040	0	0	-	121,899	6,216,872	1,767,542	1,767,542
2041	0	0	-	-	6,216,872	1,767,542	1,767,542
2042	0	0	-	124,337	6,341,209	1,802,893	1,802,893
2043	0	0	-	-	6,341,209	1,802,893	1,802,893
2044	0	0	-	126,824	6,468,033	1,838,951	1,838,951
2045	0	0	-	-	6,468,033	1,838,951	1,838,951
2046	0	0	-	129,361	6,597,394	1,875,730	1,875,730
2047	0	0	-	-	6,597,394	1,875,730	1,875,730
2048	0	0	-	131,948	6,729,342	1,913,244	1,913,244
2049	0	0	-	-	6,729,342	1,913,244	1,913,244
2050	0	0	-	134,587	6,863,929	1,951,509	1,951,509
2051	0	0	-	-	6,863,929	1,951,509	1,951,509
2052	0	0	-	137,279	7,001,207	1,990,539	1,990,539
2053	0	0	-	-	7,001,207	1,990,539	1,990,539
2054	0	0	-	140,024	7,141,231	2,030,350	2,030,350
2055	0	0	-	-	7,141,231	2,030,350	2,030,350
2056	0	0	-	142,825	7,284,056	2,070,957	2,070,957
2057	0	0	-	-	7,284,056	2,070,957	2,070,957
2058	0	0	-	145,681	7,429,737	2,112,376	2,112,376
2059	0	0	-	-	7,429,737	2,112,376	2,112,376
2060	0	0	-	148,595	7,578,332	2,154,624	2,154,624
2061	0	0	-	-	7,578,332	2,154,624	2,154,624
2062	0	0	-	151,567	7,729,898	2,197,716	2,197,716
2063	0	0	-	-	7,729,898	2,197,716	2,197,716
Total			20,000	2,423,858			

1. Vacant land value calculated in year prior to construction as 10% build-out market value

Murata Farms Metropolitan District No. 2

Revenue

	Total	District Mill Levy Revenue			Expense		Total
	Assessed Value in Collection Year	Debt Mill Levy 55.277 Cap 55.277 Target	Debt Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Annual Trustee Fee	Revenue Available for Debt Service
2023	0	0.000	0	0	0	0	0
2024	0	55.277	0	0	0	(4,000)	(4,000)
2025	145,000	55.277	7,975	479	(120)	(4,000)	4,334
2026	1,538,752	55.277	84,632	5,078	(1,269)	(4,000)	84,441
2027	1,538,752	55.277	84,632	5,078	(1,269)	(4,000)	84,441
2028	1,569,527	55.277	86,325	5,179	(1,295)	(4,000)	86,210
2029	1,569,527	55.277	86,325	5,179	(1,295)	(4,000)	86,210
2030	1,600,917	55.277	88,051	5,283	(1,321)	(4,000)	88,014
2031	1,600,917	55.277	88,051	5,283	(1,321)	(4,000)	88,014
2032	1,632,936	55.277	89,812	5,389	(1,347)	(4,000)	89,854
2033	1,632,936	55.277	89,812	5,389	(1,347)	(4,000)	89,854
2034	1,665,594	55.277	91,609	5,497	(1,374)	(4,000)	91,731
2035	1,665,594	55.277	91,609	5,497	(1,374)	(4,000)	91,731
2036	1,698,906	55.277	93,441	5,606	(1,402)	(4,000)	93,646
2037	1,698,906	55.277	93,441	5,606	(1,402)	(4,000)	93,646
2038	1,732,884	55.277	95,310	5,719	(1,430)	(4,000)	95,599
2039	1,732,884	55.277	95,310	5,719	(1,430)	(4,000)	95,599
2040	1,767,542	55.277	97,216	5,833	(1,458)	(4,000)	97,591
2041	1,767,542	55.277	97,216	5,833	(1,458)	(4,000)	97,591
2042	1,802,893	55.277	99,160	5,950	(1,487)	(4,000)	99,622
2043	1,802,893	55.277	99,160	5,950	(1,487)	(4,000)	99,622
2044	1,838,951	55.277	101,143	6,069	(1,517)	(4,000)	101,695
2045	1,838,951	55.277	101,143	6,069	(1,517)	(4,000)	101,695
2046	1,875,730	55.277	103,166	6,190	(1,547)	(4,000)	103,809
2047	1,875,730	55.277	103,166	6,190	(1,547)	(4,000)	103,809
2048	1,913,244	55.277	105,230	6,314	(1,578)	(4,000)	105,965
2049	1,913,244	55.277	105,230	6,314	(1,578)	(4,000)	105,965
2050	1,951,509	55.277	107,334	6,440	(1,610)	(4,000)	108,164
2051	1,951,509	55.277	107,334	6,440	(1,610)	(4,000)	108,164
2052	1,990,539	55.277	109,481	6,569	(1,642)	(4,000)	110,408
2053	1,990,539	55.277	109,481	6,569	(1,642)	(4,000)	110,408
2054	2,030,350	55.277	111,671	6,700	(1,675)	(4,000)	112,696
2055	2,030,350	55.277	111,671	6,700	(1,675)	(4,000)	112,696
2056	2,070,957	55.277	113,904	6,834	(1,709)	(4,000)	115,030
2057	2,070,957	55.277	113,904	6,834	(1,709)	(4,000)	115,030
2058	2,112,376	55.277	116,182	6,971	(1,743)	(4,000)	117,410
2059	2,112,376	55.277	116,182	6,971	(1,743)	(4,000)	117,410
2060	2,154,624	55.277	118,506	7,110	(1,778)	(4,000)	119,838
2061	2,154,624	55.277	118,506	7,110	(1,778)	(4,000)	119,838
2062	2,197,716	55.277	120,876	7,253	(1,813)	(4,000)	122,315
2063	2,197,716	55.277	120,876	7,253	(1,813)	(4,000)	122,315
Total			3,874,072	232,444	(58,111)	(160,000)	3,888,406

Murata Farms Metropolitan District No. 2
Debt Service

	Total	Net Debt Service		Total	Surplus Fund				Ratio Analysis		
		Series 2023	Series 2033								
	Revenue Available for Debt Service	Dated: 12/1/2023 Par: $1,408,000 Proj: $794,800	Dated: 12/1/2033 Par: $1,820,000 Proj: $219,700 Escr: $1,275,000		Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance 2023: $140,800 2033: $0	Released Revenue	Debt Service Coverage	Coverage at Mill Levy Cap	Senior Debt to Assessed Value
2021	0			0	0		0	0	n/a	n/a	n/a
2022	0			0	0		0	0	n/a	n/a	n/a
2023	0	0		0	0		0	0	n/a	n/a	n/a
2024	0	0		0	0		0	0	n/a	n/a	n/a
2025	4,334	0		0	4,334		4,334	0	n/a	n/a	n/a
2026	84,441	0		0	84,441		88,775	0	n/a	n/a	971%
2027	84,441	84,400		84,400	41		88,815	0	100%	100%	91%
2028	86,210	85,700		85,700	510		89,325	0	101%	101%	90%
2029	86,210	85,900		85,900	310		89,635	0	100%	100%	87%
2030	88,014	87,050		87,050	964		90,598	0	101%	101%	86%
2031	88,014	87,100		87,100	914		91,512	0	101%	101%	83%
2032	89,854	89,100		89,100	754		92,266	0	101%	101%	81%
2033	89,854	88,950	0	88,950	904	92,700	470	0	101%	101%	111%
2034	91,731	Refunded in '33	90,800	90,800	931		0	1,401	101%	101%	110%
2035	91,731		91,080	91,080	651		0	651	101%	101%	107%
2036	93,646		93,320	93,320	326		0	326	100%	100%	106%
2037	93,646		93,440	93,440	206		0	206	100%	100%	102%
2038	95,599		95,520	95,520	79		0	79	100%	100%	101%
2039	95,599		95,480	95,480	119		0	119	100%	100%	97%
2040	97,591		97,400	97,400	191		0	191	100%	100%	96%
2041	97,591		97,200	97,200	391		0	391	100%	100%	92%
2042	99,622		98,960	98,960	662		0	662	101%	101%	90%
2043	99,622		98,600	98,600	1,022		0	1,022	101%	101%	86%
2044	101,695		101,200	101,200	495		0	495	100%	100%	84%
2045	101,695		101,640	101,640	55		0	55	100%	100%	80%
2046	103,809		103,000	103,000	809		0	809	101%	101%	78%
2047	103,809		103,240	103,240	569		0	569	101%	101%	74%
2048	105,965		105,400	105,400	565		0	565	101%	101%	71%
2049	105,965		105,400	105,400	565		0	565	101%	101%	67%
2050	108,164		107,320	107,320	844		0	844	101%	101%	64%
2051	108,164		108,080	108,080	84		0	84	100%	100%	60%
2052	110,408		109,720	109,720	688		0	688	101%	101%	57%
2053	110,408		110,200	110,200	208		0	208	100%	100%	52%
2054	112,696		112,560	112,560	136		0	136	100%	100%	49%
2055	112,696		111,720	111,720	976		0	976	101%	101%	44%
2056	115,030		114,800	114,800	230		0	230	100%	100%	40%
2057	115,030		114,640	114,640	390		0	390	100%	100%	35%
2058	117,410		117,360	117,360	50		0	50	100%	100%	31%
2059	117,410		116,840	116,840	570		0	570	100%	100%	26%
2060	119,838		119,200	119,200	638		0	638	101%	101%	22%
2061	119,838		119,320	119,320	518		0	518	100%	100%	17%
2062	122,315		121,280	121,280	1,035		0	1,035	101%	101%	12%
2063	122,315		122,000	122,000	315		0	315	100%	100%	0%
Total	3,892,406	608,200	3,176,720	3,784,920	107,486		635,730	14,786			

Murata Farms Metropolitan District No. 2

Revenue

	Total	Operations Mill Levy Revenue			Expense	Total
	Assessed Value in Collection Year	O&M Mill Levy 10.000 Cap 10.000 Target	O&M Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Revenue Available for Operations
2023	0	0.000	0	0	0	0
2024	0	10.000	0	0	0	0
2025	145,000	10.000	1,450	87	(22)	1,515
2026	1,538,752	10.000	15,388	919	(231)	16,075
2027	1,538,752	10.000	15,388	919	(231)	16,075
2028	1,569,527	10.000	15,695	937	(235)	16,397
2029	1,569,527	10.000	15,695	937	(235)	16,397
2030	1,600,917	10.000	16,009	956	(240)	16,725
2031	1,600,917	10.000	16,009	956	(240)	16,725
2032	1,632,936	10.000	16,329	975	(245)	17,059
2033	1,632,936	10.000	16,329	975	(245)	17,059
2034	1,665,594	10.000	16,656	994	(250)	17,400
2035	1,665,594	10.000	16,656	994	(250)	17,400
2036	1,698,906	10.000	16,989	1,014	(255)	17,748
2037	1,698,906	10.000	16,989	1,014	(255)	17,748
2038	1,732,884	10.000	17,329	1,035	(260)	18,103
2039	1,732,884	10.000	17,329	1,035	(260)	18,103
2040	1,767,542	10.000	17,675	1,055	(265)	18,466
2041	1,767,542	10.000	17,675	1,055	(265)	18,466
2042	1,802,893	10.000	18,029	1,076	(270)	18,835
2043	1,802,893	10.000	18,029	1,076	(270)	18,835
2044	1,838,951	10.000	18,390	1,098	(276)	19,212
2045	1,838,951	10.000	18,390	1,098	(276)	19,212
2046	1,875,730	10.000	18,757	1,120	(281)	19,596
2047	1,875,730	10.000	18,757	1,120	(281)	19,596
2048	1,913,244	10.000	19,132	1,142	(287)	19,988
2049	1,913,244	10.000	19,132	1,142	(287)	19,988
2050	1,951,509	10.000	19,515	1,165	(293)	20,387
2051	1,951,509	10.000	19,515	1,165	(293)	20,387
2052	1,990,539	10.000	19,905	1,188	(299)	20,795
2053	1,990,539	10.000	19,905	1,188	(299)	20,795
2054	2,030,350	10.000	20,304	1,212	(305)	21,211
2055	2,030,350	10.000	20,304	1,212	(305)	21,211
2056	2,070,957	10.000	20,710	1,236	(311)	21,635
2057	2,070,957	10.000	20,710	1,236	(311)	21,635
2058	2,112,376	10.000	21,124	1,261	(317)	22,068
2059	2,112,376	10.000	21,124	1,261	(317)	22,068
2060	2,154,624	10.000	21,546	1,286	(323)	22,509
2061	2,154,624	10.000	21,546	1,286	(323)	22,509
2062	2,197,716	10.000	21,977	1,312	(330)	22,960
2063	2,197,716	10.000	21,977	1,312	(330)	22,960
Total			704,369	42,051	(10,566)	735,854

SOURCES AND USES OF FUNDS

MURATA FARMS METROPOLITAN DISTRICT NO. 2
Weld County, Colorado
~~~
**GENERAL OBLIGATION BONDS, SERIES 2023**
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033**

| | | | |
|---|---|---|---|
| *Dated Date* | *12/01/2023* | *12/01/2033* | |
| *Delivery Date* | *12/01/2023* | *12/01/2033* | |
| *Sources:* | *Series 2023* | *Series 2033* | *Total* |
| Bond Proceeds: | | | |
| Par Amount | 1,408,000.00 | 1,820,000.00 | 3,228,000.00 |
| Other Sources of Funds: | | | |
| Series 2023 Surplus Fund | | 92,700.00 | 92,700.00 |
| | 1,408,000.00 | 1,912,700.00 | 3,320,700.00 |
| *Uses:* | *Series 2023* | *Series 2033* | *Total* |
| Project Fund Deposits: | | | |
| Project Fund | 794,800.00 | 219,700.00 | 1,014,500.00 |
| Refunding Escrow Deposits: | | | |
| Cash Deposit | | 1,275,000.00 | 1,275,000.00 |
| Other Fund Deposits: | | | |
| Capitalized Interest Fund | 211,200.00 | | 211,200.00 |
| Debt Service Reserve Fund | 122,000.00 | 138,000.00 | 260,000.00 |
| | 333,200.00 | 138,000.00 | 471,200.00 |
| Cost of Issuance: | | | |
| Other Cost of Issuance | 250,000.00 | 250,000.00 | 500,000.00 |
| Underwriter's Discount: | | | |
| Other Underwriter's Discount | 30,000.00 | 30,000.00 | 60,000.00 |
| | 1,408,000.00 | 1,912,700.00 | 3,320,700.00 |
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SOURCES AND USES OF FUNDS

MURATA FARMS METROPOLITAN DISTRICT NO. 2
Weld County, Colorado
~~~
**GENERAL OBLIGATION BONDS, SERIES 2023**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| | |
|---|---|
| Dated Date | 12/01/2023 |
| Delivery Date | 12/01/2023 |

| *Sources:* | |
|---|---|
| Bond Proceeds: | |
| Par Amount | 1,408,000.00 |
| | 1,408,000.00 |

| *Uses:* | | |
|---|---|---|
| Project Fund Deposits: | | |
| Project Fund | | 794,800.00 |
| Other Fund Deposits: | | |
| Capitalized Interest Fund | 211,200.00 | |
| Debt Service Reserve Fund | 122,000.00 | |
| | 333,200.00 | |
| Cost of Issuance: | | |
| Other Cost of Issuance | | 250,000.00 |
| Underwriter's Discount: | | |
| Other Underwriter's Discount | | 30,000.00 |
| | | 1,408,000.00 |
~~~

BOND SUMMARY STATISTICS

MURATA FARMS METROPOLITAN DISTRICT NO. 2
Weld County, Colorado
~~~
**GENERAL OBLIGATION BONDS, SERIES 2023**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| | |
|---|---|
| Dated Date | 12/01/2023 |
| Delivery Date | 12/01/2023 |
| Last Maturity | 12/01/2053 |
| Arbitrage Yield | 5.000000% |
| True Interest Cost (TIC) | 5.169989% |
| Net Interest Cost (NIC) | 5.097460% |
| All-In TIC | 6.840522% |
| Average Coupon | 5.000000% |
| Average Life (years) | 21.862 |
| Duration of Issue (years) | 12.930 |
| Par Amount | 1,408,000.00 |
| Bond Proceeds | 1,408,000.00 |
| Total Interest | 1,539,100.00 |
| Net Interest | 1,569,100.00 |
| Total Debt Service | 2,947,100.00 |
| Maximum Annual Debt Service | 232,050.00 |
| Average Annual Debt Service | 98,236.67 |
| Underwriter's Fees (per $1000) | |
| Average Takedown | |
| Other Fee | 21.306818 |
| Total Underwriter's Discount | 21.306818 |
| Bid Price | 97.869318 |

| *Bond Component* | *Par Value* | *Price* | *Average Coupon* | *Average Life* |
|---|---|---|---|---|
| Term Bond due 2053 | 1,408,000.00 | 100.000 | 5.000% | 21.862 |
| | 1,408,000.00 | | | 21.862 |

| | TIC | All-In TIC | Arbitrage Yield |
|---|---|---|---|
| Par Value | 1,408,000.00 | 1,408,000.00 | 1,408,000.00 |
| + Accrued Interest | | | |
| + Premium (Discount) | | | |
| - Underwriter's Discount | (30,000.00) | (30,000.00) | |
| - Cost of Issuance Expense | | (250,000.00) | |
| - Other Amounts | | | |
| Target Value | 1,378,000.00 | 1,128,000.00 | 1,408,000.00 |
| Target Date | 12/01/2023 | 12/01/2023 | 12/01/2023 |
| Yield | 5.169989% | 6.840522% | 5.000000% |
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NET DEBT SERVICE

MURATA FARMS METROPOLITAN DISTRICT NO. 2
Weld County, Colorado
~~~
**GENERAL OBLIGATION BONDS, SERIES 2023**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| Period Ending | Principal | Coupon | Interest | Total Debt Service | Capitalized Interest Fund | Debt Service Reserve Fund | Net Debt Service |
|---|---|---|---|---|---|---|---|
| 12/01/2024 | | | 70,400 | 70,400 | 70,400 | | |
| 12/01/2025 | | | 70,400 | 70,400 | 70,400 | | |
| 12/01/2026 | | | 70,400 | 70,400 | 70,400 | | |
| 12/01/2027 | 14,000 | 5.000% | 70,400 | 84,400 | | | 84,400 |
| 12/01/2028 | 15,000 | 5.000% | 69,700 | 85,700 | | | 85,700 |
| 12/01/2029 | 17,000 | 5.000% | 68,900 | 85,900 | | | 85,900 |
| 12/01/2030 | 19,000 | 5.000% | 68,050 | 87,050 | | | 87,050 |
| 12/01/2031 | 20,000 | 5.000% | 67,100 | 87,100 | | | 87,100 |
| 12/01/2032 | 23,000 | 5.000% | 66,100 | 89,100 | | | 89,100 |
| 12/01/2033 | 24,000 | 5.000% | 64,950 | 88,950 | | | 88,950 |
| 12/01/2034 | 27,000 | 5.000% | 63,750 | 90,750 | | | 90,750 |
| 12/01/2035 | 29,000 | 5.000% | 62,400 | 91,400 | | | 91,400 |
| 12/01/2036 | 32,000 | 5.000% | 60,950 | 92,950 | | | 92,950 |
| 12/01/2037 | 34,000 | 5.000% | 59,350 | 93,350 | | | 93,350 |
| 12/01/2038 | 37,000 | 5.000% | 57,650 | 94,650 | | | 94,650 |
| 12/01/2039 | 39,000 | 5.000% | 55,800 | 94,800 | | | 94,800 |
| 12/01/2040 | 43,000 | 5.000% | 53,850 | 96,850 | | | 96,850 |
| 12/01/2041 | 45,000 | 5.000% | 51,700 | 96,700 | | | 96,700 |
| 12/01/2042 | 50,000 | 5.000% | 49,450 | 99,450 | | | 99,450 |
| 12/01/2043 | 52,000 | 5.000% | 46,950 | 98,950 | | | 98,950 |
| 12/01/2044 | 57,000 | 5.000% | 44,350 | 101,350 | | | 101,350 |
| 12/01/2045 | 60,000 | 5.000% | 41,500 | 101,500 | | | 101,500 |
| 12/01/2046 | 65,000 | 5.000% | 38,500 | 103,500 | | | 103,500 |
| 12/01/2047 | 68,000 | 5.000% | 35,250 | 103,250 | | | 103,250 |
| 12/01/2048 | 74,000 | 5.000% | 31,850 | 105,850 | | | 105,850 |
| 12/01/2049 | 77,000 | 5.000% | 28,150 | 105,150 | | | 105,150 |
| 12/01/2050 | 83,000 | 5.000% | 24,300 | 107,300 | | | 107,300 |
| 12/01/2051 | 88,000 | 5.000% | 20,150 | 108,150 | | | 108,150 |
| 12/01/2052 | 94,000 | 5.000% | 15,750 | 109,750 | | | 109,750 |
| 12/01/2053 | 221,000 | 5.000% | 11,050 | 232,050 | | 122,000 | 110,050 |
| | 1,408,000 | | 1,539,100 | 2,947,100 | 211,200 | 122,000 | 2,613,900 |
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BOND SOLUTION

MURATA FARMS METROPOLITAN DISTRICT NO. 2
Weld County, Colorado
~~~
**GENERAL OBLIGATION BONDS, SERIES 2023**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| Period Ending | Proposed Principal | Proposed Debt Service | CAPI & DSRF Aajustments | Total Adj Debt Service | Revenue Constraints | Unused Revenues | Debt Serv Coverage |
|---|---|---|---|---|---|---|---|
| 12/01/2024 | | 70,400 | (70,400) | | | | |
| 12/01/2025 | | 70,400 | (70,400) | | 4,334 | 4,334 | |
| 12/01/2026 | | 70,400 | (70,400) | | 84,441 | 84,441 | |
| 12/01/2027 | 14,000 | 84,400 | | 84,400 | 84,441 | 41 | 100.04827% |
| 12/01/2028 | 16,000 | 85,700 | | 85,700 | 86,210 | 510 | 100.59457% |
| 12/01/2029 | 17,000 | 85,900 | | 85,900 | 86,210 | 310 | 100.36036% |
| 12/01/2030 | 19,000 | 87,050 | | 87,050 | 88,014 | 964 | 101.10711% |
| 12/01/2031 | 20,000 | 87,100 | | 87,100 | 88,014 | 914 | 101.04907% |
| 12/01/2032 | 23,000 | 89,100 | | 89,100 | 89,854 | 754 | 100.84626% |
| 12/01/2033 | 24,000 | 88,950 | | 88,950 | 89,854 | 904 | 101.01632% |
| 12/01/2034 | 27,000 | 90,750 | | 90,750 | 91,731 | 981 | 101.08110% |
| 12/01/2035 | 29,000 | 91,400 | | 91,400 | 91,731 | 331 | 100.36225% |
| 12/01/2036 | 32,000 | 92,950 | | 92,950 | 93,646 | 696 | 100.74849% |
| 12/01/2037 | 34,000 | 93,350 | | 93,350 | 93,646 | 296 | 100.31679% |
| 12/01/2038 | 37,000 | 94,650 | | 94,650 | 95,599 | 949 | 101.00225% |
| 12/01/2039 | 39,000 | 94,800 | | 94,800 | 95,599 | 799 | 100.84244% |
| 12/01/2040 | 43,000 | 96,850 | | 96,850 | 97,591 | 741 | 100.76470% |
| 12/01/2041 | 45,000 | 96,700 | | 96,700 | 97,591 | 891 | 100.92100% |
| 12/01/2042 | 50,000 | 99,450 | | 99,450 | 99,622 | 172 | 100.17337% |
| 12/01/2043 | 52,000 | 98,950 | | 98,950 | 99,622 | 672 | 100.67956% |
| 12/01/2044 | 57,000 | 101,350 | | 101,350 | 101,695 | 345 | 100.34028% |
| 12/01/2045 | 60,000 | 101,500 | | 101,500 | 101,695 | 195 | 100.19199% |
| 12/01/2046 | 65,000 | 103,500 | | 103,500 | 103,809 | 309 | 100.29833% |
| 12/01/2047 | 68,000 | 103,250 | | 103,250 | 103,809 | 559 | 100.54118% |
| 12/01/2048 | 74,000 | 105,850 | | 105,850 | 105,965 | 115 | 100.10859% |
| 12/01/2049 | 77,000 | 105,150 | | 105,150 | 105,965 | 815 | 100.77503% |
| 12/01/2050 | 83,000 | 107,300 | | 107,300 | 108,164 | 864 | 100.80544% |
| 12/01/2051 | 88,000 | 108,150 | | 108,150 | 108,164 | 14 | 100.01317% |
| 12/01/2052 | 94,000 | 109,750 | | 109,750 | 110,408 | 658 | 100.59911% |
| 12/01/2053 | 221,000 | 232,050 | (122,000) | 110,050 | 110,408 | 358 | 100.32487% |
| | 1,408,000 | 2,947,100 | (333,200) | 2,613,900 | 2,717,828 | 103,928 | |
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SOURCES AND USES OF FUNDS

MURATA FARMS METROPOLITAN DISTRICT NO. 2
Weld County, Colorado
~~~
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| | |
|---|---|
| Dated Date | 12/01/2033 |
| Delivery Date | 12/01/2033 |

*Sources:*

| | |
|---|---|
| Bond Proceeds: | |
| Par Amount | 1,820,000.00 |
| Other Sources of Funds: | |
| Series 2023 Surplus Fund | 92,700.00 |
| | 1,912,700.00 |

*Uses:*

| | |
|---|---|
| Project Fund Deposits: | |
| Project Fund | 219,700.00 |
| Refunding Escrow Deposits: | |
| Cash Deposit | 1,275,000.00 |
| Other Fund Deposits: | |
| Debt Service Reserve Fund | 138,000.00 |
| Cost of Issuance: | |
| Other Cost of Issuance | 250,000.00 |
| Underwriter's Discount: | |
| Other Underwriter's Discount | 30,000.00 |
| | 1,912,700.00 |
~~~

BOND SUMMARY STATISTICS

MURATA FARMS METROPOLITAN DISTRICT NO. 2
Weld County, Colorado
~~~
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| | |
|---|---|
| Dated Date | 12/01/2033 |
| Delivery Date | 12/01/2033 |
| Last Maturity | 12/01/2063 |
| Arbitrage Yield | 4.000000% |
| True Interest Cost (TIC) | 4.125460% |
| Net Interest Cost (NIC) | 4.080283% |
| All-In TIC | 5.307397% |
| Average Coupon | 4.000000% |
| Average Life (years) | 20.532 |
| Duration of Issue (years) | 13.469 |
| Par Amount | 1,820,000.00 |
| Bond Proceeds | 1,820,000.00 |
| Total Interest | 1,494,720.00 |
| Net Interest | 1,524,720.00 |
| Total Debt Service | 3,314,720.00 |
| Maximum Annual Debt Service | 260,000.00 |
| Average Annual Debt Service | 110,490.67 |
| Underwriter's Fees (per $1000) | |
| Average Takedown | |
| Other Fee | 16.483516 |
| Total Underwriter's Discount | 16.483516 |
| Bid Price | 98.351648 |

| *Bond Component* | *Par Value* | *Price* | *Average Coupon* | *Average Life* |
|---|---|---|---|---|
| Term Bond due 2063 | 1,820,000.00 | 100.000 | 4.000% | 20.532 |
| | 1,820,000.00 | | | 20.532 |

| | TIC | All-In TIC | Arbitrage Yield |
|---|---|---|---|
| Par Value | 1,820,000.00 | 1,820,000.00 | 1,820,000.00 |
| + Accrued Interest | | | |
| + Premium (Discount) | | | |
| - Underwriter's Discount | (30,000.00) | (30,000.00) | |
| - Cost of Issuance Expense | | (250,000.00) | |
| - Other Amounts | | | |
| Target Value | 1,790,000.00 | 1,540,000.00 | 1,820,000.00 |
| Target Date | 12/01/2033 | 12/01/2033 | 12/01/2033 |
| Yield | 4.125460% | 5.307397% | 4.000000% |
~~~

NET DEBT SERVICE

MURATA FARMS METROPOLITAN DISTRICT NO. 2
Weld County, Colorado
~~~
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| Period Ending | Principal | Coupon | Interest | Total Debt Service | Debt Service Reserve Fund | Net Debt Service |
|---|---|---|---|---|---|---|
| 12/01/2034 | 18,000 | 4.000% | 72,800 | 90,800 | | 90,800 |
| 12/01/2035 | 19,000 | 4.000% | 72,080 | 91,080 | | 91,080 |
| 12/01/2036 | 22,000 | 4.000% | 71,320 | 93,320 | | 93,320 |
| 12/01/2037 | 23,000 | 4.000% | 70,440 | 93,440 | | 93,440 |
| 12/01/2038 | 26,000 | 4.000% | 69,520 | 95,520 | | 95,520 |
| 12/01/2039 | 27,000 | 4.000% | 68,480 | 95,480 | | 95,480 |
| 12/01/2040 | 30,000 | 4.000% | 67,400 | 97,400 | | 97,400 |
| 12/01/2041 | 31,000 | 4.000% | 66,200 | 97,200 | | 97,200 |
| 12/01/2042 | 34,000 | 4.000% | 64,960 | 98,960 | | 98,960 |
| 12/01/2043 | 35,000 | 4.000% | 63,600 | 98,600 | | 98,600 |
| 12/01/2044 | 39,000 | 4.000% | 62,200 | 101,200 | | 101,200 |
| 12/01/2045 | 41,000 | 4.000% | 60,640 | 101,640 | | 101,640 |
| 12/01/2046 | 44,000 | 4.000% | 59,000 | 103,000 | | 103,000 |
| 12/01/2047 | 46,000 | 4.000% | 57,240 | 103,240 | | 103,240 |
| 12/01/2048 | 50,000 | 4.000% | 55,400 | 105,400 | | 105,400 |
| 12/01/2049 | 52,000 | 4.000% | 53,400 | 105,400 | | 105,400 |
| 12/01/2050 | 56,000 | 4.000% | 51,320 | 107,320 | | 107,320 |
| 12/01/2051 | 59,000 | 4.000% | 49,080 | 108,080 | | 108,080 |
| 12/01/2052 | 63,000 | 4.000% | 46,720 | 109,720 | | 109,720 |
| 12/01/2053 | 66,000 | 4.000% | 44,200 | 110,200 | | 110,200 |
| 12/01/2054 | 71,000 | 4.000% | 41,560 | 112,560 | | 112,560 |
| 12/01/2055 | 73,000 | 4.000% | 38,720 | 111,720 | | 111,720 |
| 12/01/2056 | 79,000 | 4.000% | 35,800 | 114,800 | | 114,800 |
| 12/01/2057 | 82,000 | 4.000% | 32,640 | 114,640 | | 114,640 |
| 12/01/2058 | 88,000 | 4.000% | 29,360 | 117,360 | | 117,360 |
| 12/01/2059 | 91,000 | 4.000% | 25,840 | 116,840 | | 116,840 |
| 12/01/2060 | 97,000 | 4.000% | 22,200 | 119,200 | | 119,200 |
| 12/01/2061 | 101,000 | 4.000% | 18,320 | 119,320 | | 119,320 |
| 12/01/2062 | 107,000 | 4.000% | 14,280 | 121,280 | | 121,280 |
| 12/01/2063 | 250,000 | 4.000% | 10,000 | 260,000 | 138,000 | 122,000 |
| | 1,820,000 | | 1,494,720 | 3,314,720 | 138,000 | 3,176,720 |
~~~

SUMMARY OF BONDS REFUNDED

MURATA FARMS METROPOLITAN DISTRICT NO. 2
Weld County, Colorado
~~~
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| Bond | Maturity Date | Interest Rate | Par Amount | Call Date | Call Price |
|---|---|---|---|---|---|
| Series 2023 Service Plan, 23NRSP, TERM53: | | | | | |
| | 12/01/2034 | 5.000% | 27,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2035 | 5.000% | 29,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2036 | 5.000% | 32,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2037 | 5.000% | 34,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2038 | 5.000% | 37,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2039 | 5.000% | 39,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2040 | 5.000% | 43,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2041 | 5.000% | 45,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2042 | 5.000% | 50,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2043 | 5.000% | 52,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2044 | 5.000% | 57,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2045 | 5.000% | 60,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2046 | 5.000% | 65,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2047 | 5.000% | 68,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2048 | 5.000% | 74,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2049 | 5.000% | 77,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2050 | 5.000% | 83,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2051 | 5.000% | 88,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2052 | 5.000% | 94,000.00 | 12/01/2033 | 100.000 |
| | 12/01/2053 | 5.000% | 221,000.00 | 12/01/2033 | 100.000 |
| | | | 1,275,000.00 | | |
~~~

ESCROW REQUIREMENTS

MURATA FARMS METROPOLITAN DISTRICT NO. 2
Weld County, Colorado
~~~
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| | |
|---|---|
| Dated Date | 12/01/2033 |
| Delivery Date | 12/01/2033 |

**Pay & Cancel Series 2023 (PC23)**

| *Period Ending* | *Principal Redeemed* | *Total* |
|---|---|---|
| 12/01/2033 | 1,275,000.00 | 1,275,000.00 |
| | 1,275,000.00 | 1,275,000.00 |
~~~

PRIOR BOND DEBT SERVICE

MURATA FARMS METROPOLITAN DISTRICT NO. 2
Weld County, Colorado
~~~
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

**Pay & Cancel Series 2023 (PC23)**

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---|---|---|---|---|---|
| 06/01/2034 | | | 31,875 | 31,875 | |
| 12/01/2034 | 27,000 | 5.000% | 31,875 | 58,875 | 90,750 |
| 06/01/2035 | | | 31,200 | 31,200 | |
| 12/01/2035 | 29,000 | 5.000% | 31,200 | 60,200 | 91,400 |
| 06/01/2036 | | | 30,475 | 30,475 | |
| 12/01/2036 | 32,000 | 5.000% | 30,475 | 62,475 | 92,950 |
| 06/01/2037 | | | 29,675 | 29,675 | |
| 12/01/2037 | 34,000 | 5.000% | 29,675 | 63,675 | 93,350 |
| 06/01/2038 | | | 28,825 | 28,825 | |
| 12/01/2038 | 37,000 | 5.000% | 28,825 | 65,825 | 94,650 |
| 06/01/2039 | | | 27,900 | 27,900 | |
| 12/01/2039 | 39,000 | 5.000% | 27,900 | 66,900 | 94,800 |
| 06/01/2040 | | | 26,925 | 26,925 | |
| 12/01/2040 | 43,000 | 5.000% | 26,925 | 69,925 | 96,850 |
| 06/01/2041 | | | 25,850 | 25,850 | |
| 12/01/2041 | 45,000 | 5.000% | 25,850 | 70,850 | 96,700 |
| 06/01/2042 | | | 24,725 | 24,725 | |
| 12/01/2042 | 50,000 | 5.000% | 24,725 | 74,725 | 99,450 |
| 06/01/2043 | | | 23,475 | 23,475 | |
| 12/01/2043 | 52,000 | 5.000% | 23,475 | 75,475 | 98,950 |
| 06/01/2044 | | | 22,175 | 22,175 | |
| 12/01/2044 | 57,000 | 5.000% | 22,175 | 79,175 | 101,350 |
| 06/01/2045 | | | 20,750 | 20,750 | |
| 12/01/2045 | 60,000 | 5.000% | 20,750 | 80,750 | 101,500 |
| 06/01/2046 | | | 19,250 | 19,250 | |
| 12/01/2046 | 65,000 | 5.000% | 19,250 | 84,250 | 103,500 |
| 06/01/2047 | | | 17,625 | 17,625 | |
| 12/01/2047 | 68,000 | 5.000% | 17,625 | 85,625 | 103,250 |
| 06/01/2048 | | | 15,925 | 15,925 | |
| 12/01/2048 | 74,000 | 5.000% | 15,925 | 89,925 | 105,850 |
| 06/01/2049 | | | 14,075 | 14,075 | |
| 12/01/2049 | 77,000 | 5.000% | 14,075 | 91,075 | 105,150 |
| 06/01/2050 | | | 12,150 | 12,150 | |
| 12/01/2050 | 83,000 | 5.000% | 12,150 | 95,150 | 107,300 |
| 06/01/2051 | | | 10,075 | 10,075 | |
| 12/01/2051 | 88,000 | 5.000% | 10,075 | 98,075 | 108,150 |
| 06/01/2052 | | | 7,875 | 7,875 | |
| 12/01/2052 | 94,000 | 5.000% | 7,875 | 101,875 | 109,750 |
| 06/01/2053 | | | 5,525 | 5,525 | |
| 12/01/2053 | 221,000 | 5.000% | 5,525 | 226,525 | 232,050 |
| | 1,275,000 | | 852,700 | 2,127,700 | 2,127,700 |
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BOND SOLUTION

MURATA FARMS METROPOLITAN DISTRICT NO. 2
Weld County, Colorado
~~~
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033**
**55.277 Debt Service Mills**
**Non-Rated, 1.00x, 30-yr. Maturity**

| Period Ending | Proposed Principal | Proposed Debt Service | Debt Service Adjustments | Total Adj Debt Service | Revenue Constraints | Unused Revenues | Debt Serv Coverage |
|---|---|---|---|---|---|---|---|
| 12/01/2034 | 18,000 | 90,800 | | 90,800 | 91,731 | 931 | 101.02544% |
| 12/01/2035 | 19,000 | 91,080 | | 91,080 | 91,731 | 651 | 100.71487% |
| 12/01/2036 | 22,000 | 93,320 | | 93,320 | 93,646 | 326 | 100.34904% |
| 12/01/2037 | 23,000 | 93,440 | | 93,440 | 93,646 | 206 | 100.22016% |
| 12/01/2038 | 26,000 | 95,520 | | 95,520 | 95,599 | 79 | 100.08232% |
| 12/01/2039 | 27,000 | 95,480 | | 95,480 | 95,599 | 119 | 100.12425% |
| 12/01/2040 | 30,000 | 97,400 | | 97,400 | 97,591 | 191 | 100.19570% |
| 12/01/2041 | 31,000 | 97,200 | | 97,200 | 97,591 | 391 | 100.40186% |
| 12/01/2042 | 34,000 | 98,960 | | 98,960 | 99,622 | 662 | 100.66938% |
| 12/01/2043 | 35,000 | 98,600 | | 98,600 | 99,622 | 1,022 | 101.03694% |
| 12/01/2044 | 39,000 | 101,200 | | 101,200 | 101,695 | 495 | 100.48900% |
| 12/01/2045 | 41,000 | 101,640 | | 101,640 | 101,695 | 55 | 100.05398% |
| 12/01/2046 | 44,000 | 103,000 | | 103,000 | 103,809 | 809 | 100.78521% |
| 12/01/2047 | 46,000 | 103,240 | | 103,240 | 103,809 | 569 | 100.55092% |
| 12/01/2048 | 50,000 | 105,400 | | 105,400 | 105,965 | 565 | 100.53600% |
| 12/01/2049 | 52,000 | 105,400 | | 105,400 | 105,965 | 565 | 100.53600% |
| 12/01/2050 | 56,000 | 107,320 | | 107,320 | 108,164 | 844 | 100.78666% |
| 12/01/2051 | 59,000 | 108,080 | | 108,080 | 108,164 | 84 | 100.07794% |
| 12/01/2052 | 63,000 | 109,720 | | 109,720 | 110,408 | 688 | 100.62681% |
| 12/01/2053 | 66,000 | 110,200 | | 110,200 | 110,408 | 208 | 100.18831% |
| 12/01/2054 | 71,000 | 112,560 | | 112,560 | 112,696 | 136 | 100.12053% |
| 12/01/2055 | 73,000 | 111,720 | | 111,720 | 112,696 | 976 | 100.87332% |
| 12/01/2056 | 79,000 | 114,800 | | 114,800 | 115,030 | 230 | 100.19999% |
| 12/01/2057 | 82,000 | 114,640 | | 114,640 | 115,030 | 390 | 100.33984% |
| 12/01/2058 | 88,000 | 117,360 | | 117,360 | 117,410 | 50 | 100.04276% |
| 12/01/2059 | 91,000 | 116,840 | | 116,840 | 117,410 | 570 | 100.48800% |
| 12/01/2060 | 97,000 | 119,200 | | 119,200 | 119,838 | 638 | 100.53555% |
| 12/01/2061 | 101,000 | 119,320 | | 119,320 | 119,838 | 518 | 100.43445% |
| 12/01/2062 | 107,000 | 121,280 | | 121,280 | 122,315 | 1,035 | 100.85352% |
| 12/01/2063 | 250,000 | 260,000 | (138,000) | 122,000 | 122,315 | 315 | 100.25832% |
| | 1,820,000 | 3,314,720 | (138,000) | 3,176,720 | 3,191,036 | 14,316 | |
~~~

EXHIBIT H

Form - Intergovernmental Agreement

INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN
THE CITY OF FORT LUPTON, COLORADO
AND
MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT

THIS INTERGOVERNMENTAL AGREEMENT is made and entered into as of this ___ day of _____, 20__ (this "**Agreement**") by and between the CITY OF FORT LUPTON, a municipal corporation of the State of Colorado ("**City**"), and MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the "**District**"). The City and the District are collectively referred to as the Parties.

RECITALS

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District's Service Plan approved by the City on _____ ___, 20__ (the "**Service Plan**"); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the City and the District, as required by the City Code; and

WHEREAS, any capitalized term used, but not defined, in this Agreement shall have the meaning ascribed to such term in the Service Plan; and

WHEREAS, the City and the District have determined it to be in the best interests of their respective taxpayers and property owners to enter into this Agreement.

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

A. Operations and Maintenance. The District shall be authorized to operate and maintain Public Improvements not conveyed to the City or other governmental entity having proper jurisdiction. In addition, the District may perform homeowners' association functions for the property within its boundaries including, but not limited to, ownership, operation and maintenance of parks, trails, open space and common areas, Covenant Enforcement and Design Review Services, and social functions through designation of the District as the enforcement entity in the Covenants recorded against the Project.

B. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the applicable standards and specifications of the City, including without limitation any Subdivision Improvement Agreement(s) with the City applicable to such Public Improvements, and of other governmental entities having proper jurisdiction. All facilities conveyed or otherwise dedicated to the City or other entity designated by the City shall be free and clear of any lien, claim, encumbrance or demand and shall be subject to the City's normal warranty procedures.

C. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

> We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.
>
> We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

D. Inclusion Limitation. The District shall not include within its boundaries any property outside the Inclusion Area Boundaries without the prior written consent of the City.

E. Overlap Limitation. The District shall not consent to the organization of another district under the Special District Act which will overlap the boundaries of the District unless the aggregate mill levy for payment of Debt of such proposed district, combined with the mill levy for payment of Debt by the District, will not at any time exceed the Maximum Debt Mill Levy of the District.

F. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan, the District shall not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Fees used for the purpose of repayment of Debt.

G. Total Debt Issuance Limitation. The District shall not issue Debt in excess of the Total Debt Issuance Limit.

H. Monies from Other Governmental Sources. The District shall not apply for or accept Colorado Trust Funds, Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the City is eligible to apply for, except pursuant to an intergovernmental agreement with the City. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the District without any limitation.

I. Eminent Domain Limitation. The District shall not exercise the power of eminent domain to obtain any real property owned by the City without the prior written approval of the City Council, as evidenced by resolution after a public hearing thereon.

J. Consolidation Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the City.

K. Bankruptcy Limitation. All of the limitations contained in the Service Plan have been established under the authority of the City to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

1. Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

2. Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable nonbankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Service Plan Amendment.

L. Maximum Debt Mill Levy.

1. The "Maximum Debt Mill Levy" of the District, which shall be subject to the Mill Levy Adjustment, shall be the maximum mill levy the District is permitted to impose upon the Taxable Property within the District for payment of Debt and shall be 55.277 mills for so long as the total amount of aggregate Debt of the District exceeds fifty percent (50%) of the District's assessed valuation. At such time as the total amount of aggregate Debt of the District is equal to or less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance of any Debt or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy if End Users cast the majority of affirmative votes taken by the District's Board at the meeting authorizing such action, and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, and the Board may further provide that such Debt shall remain secured by such increased mill levy, notwithstanding any subsequent change in the District's Debt to assessed value ratio.

2. The "Maximum Operation and Maintenance Mill Levy" of the District, which shall be subject to a Mill Levy Adjustment, shall be the maximum mill levy the District is permitted to impose upon the Taxable Property within the District for payment of administrative, operation and maintenance costs, and shall be 55.277 mills until such time that the District issues Debt. After the District issues Debt, the Maximum Operation and Maintenance Mill Levy, when combined with the Debt service mill levy imposed for Debt, shall not exceed 70 mills, which combined mill levy limit shall be subject to a Mill Levy Adjustment. The Maximum Operation and Maintenance Mill Levy shall apply to the District's ability to increase its mill levy as necessary for provision of

administrative, operation and maintenance services to its taxpayers and service users until such time as End Users cast the majority of affirmative votes taken by the District's Board at a meeting authorizing the elimination of such Maximum Operation and Maintenance Mill Levy, at which time the mill levy may be such amount as is necessary to pay the administrative, operation and maintenance costs.

3. For purposes of the foregoing, once Debt has been determined to be within VI.C.1, above, so that the District is entitled to pledge to its payment an unlimited *ad valorem* mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District's Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., and all other requirements of State law.

All issuances of general obligation Bonds shall be deemed to be in compliance with the Financial Plan so long as the Minimum Criteria, as hereinafter defined, have been met. "Minimum Criteria" shall mean that the general obligation Bonds are: (1) subject to the Maximum Debt Mill Levy; (2) together with other outstanding general obligation Bonds of the District, not in excess of the Total Debt Issuance Limit; (3) together with other outstanding general obligation Bonds of the District, not in excess of the general obligation debt authority provided by the District's electorate; (4) do not allow for the acceleration of Debt as a remedy against the District; and (5) issued in compliance with the applicable requirements of Section 321-1101(6), C.R.S. Any issuance of general obligation Bonds that does not satisfy the Minimum Criteria shall constitute a material modification of this Service Plan and a default under this Agreement.

The costs of constructing the Public Improvements may be paid from available District mill levy revenues, Debt and/or advances from the Developer. The District shall be authorized to reimburse Developer advances, if any, with interest at a market reasonable rate from District mill levy revenues and/or proceeds from Debt privately placed with the Developer, and other legally available revenues of the District. Any such privately placed Debt shall be subject to the Privately Placed Debt Limitation set forth in Section V.A.4 and the Minimum Criteria. Any Developer advances shall either be paid when bonds are issued by the District or shall be subordinate to any District debt, and only the Developer will hold the instruments evidencing such advances or financing.

In the event that the District determines that it is in the best interests of the District and its taxpayers to issue general obligation Bonds to parties other than the Developer to: (i) reimburse the Developer for Developer advances; (ii) refund or restructure Debt previously placed with the Developer; or (iii) finance Public Improvements, the District shall prepare a plan of finance for the purpose of determining whether the proposed issuance satisfies the Minimum Criteria. The plan of finance will include the amount of Bonds to be issued, uses of proceeds therefrom (including, if any, capitalized interest and costs of issuance), sources of revenues securing repayment of the Bonds and the repayment schedule for the Bonds, all as required by Section 19-5(c)(1)c.1-4 of the Municipal Code. Debt Repayment Sources.

The District may impose mill levies as a primary source of revenue for repayment of debt service and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the Board's discretion, these may include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time. In no event shall the debt service mill levy certified by the District exceed the Maximum Debt Mill Levy.

M. Dissolution. The District shall take all action necessary to dissolve, pursuant to Sections 32-1-701, *et seq.,* C.R.S., if the City files an application with the District no sooner than ten (10) years after the date of organization of the District for dissolution pursuant to Section 32-1-701 (3), C.R.S., provided that the District has no outstanding debt or outstanding operation and maintenance responsibilities at the time of the request.

N. Meeting Notices/Annual Report. The District shall deliver written notice of every regular or special meeting to the office of the City Clerk, by email, mail or by hand, at least 72 hours prior to such meeting; however, in the event Section 19-5(c)(1)k of the Municipal Code is amended to change the timeframe for this advanced notice requirement, this Agreement and the Service Plan shall be automatically updated to a corresponding timeframe without further action of the City Council. The District shall be responsible for submitting an annual report to the City no later than July 1st of each year following the year in which the Order and Decree creating the District has been recorded.

O. Material Modification. Actions of the District which violate the limitations set forth in Sections A-L above or Chapter 19 of the Municipal Code shall be deemed to be material modifications to the Service Plan requiring amendment of the Service Plan in accordance with the procedural requirements of Chapter 19 of the Municipal Code, and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District. The remedies herein shall be in addition to any remedies the City may have or actions the City may bring under Section 32-1-207, C.R.S., or any other applicable statute. The District shall have thirty (30) days to cure such material modification. If the material modification is of a type that is not capable of being cured within the 30-day period and the District shall give written notice to the City within the 30-day period that it is actively and diligently pursuing the cure, the District will have a reasonable period of time given the nature of the material modification following the end of the 30-day period, but not to exceed sixty (60) days, to cure the material modification, provided that the District is at all times actively and diligently pursuing the cure, failing which, the District will be in default under this Agreement. In the event the District fails to complete the cure or take any action to cure the material modification, the City may impose any sanctions allowed by the Municipal Code or statute. Nothing herein is intended to modify or prevent the use of the provisions of Section 32-1-207(3)(b), C.R.S.

P. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:

Murata Farms Commercial Metropolitan District
c/o Law Office of Michael E. Davis, LLC
5910 S. University Blvd., Ste. C-18, #203
Greenwood Village, CO 80121
Attn: Michael E. Davis, *Esq.*
Phone: (720) 324-3130
Email: Michael@MDavisLawOffice.com

To the City:	City of Fort Lupton 130 South McKinley Fort Lupton, CO 80621 Attn: Chris Cross Phone: (720) 466-6103 Fax: (303) 857-0351 Email: CCross@Fortluptonco.gov
With a Copy to:	White Bear Ankele Tanaka & Waldron, P.C. 2154 East Commons Avenue, Suite 2000 Centennial, CO 80122 Attention: Jennifer Gruber Tanaka, Esq. Phone: (303) 858-1800 Fax: (303) 858-1801 Email: jtanaka@wbapc.com

All notices, demands, requests or other communications shall be effective upon such personal delivery, one (1) business day after being deposited with a nationally recognized overnight air courier service, or three (3) business days after deposit in the United States First Class Mail. Each Party may change its address by giving notice to the other party in accordance with the provisions hereof.

Q. Amendment. This Agreement may be amended or terminated in whole or in part by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Service Plan.

R. Assignment. Neither Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without the prior written consent of the other Party, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void.

S. Default/Remedies. In the event of a breach or default of this Agreement by any Party, the non-defaulting Party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

T. Governing Law and Venue. This Agreement shall be governed and construed under the laws of Weld County and the State of Colorado.

U. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

V. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

W. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the District and the City any right, remedy, or claim under or by reason of this Agreement or any covenants, teams, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the District and the City shall be for the sole and exclusive benefit of the District and the City.

X. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

Y. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

Z. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK –
SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this agreement effective as of the date set forth above.

MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT

By: _____
President

Attest:

_____
Secretary

CITY OF FORT LUPTON, COLORADO

By: _____
Mayor

Attest:

By: _____
Its: _____

APPROVED AS TO FORM:

_____

EXHIBIT I

City Council Resolution of Approval of Service Plan

RESOLUTION NO. 2021R____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO APPROVING THE SERVICE PLAN FOR THE MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT AND APPROVING THE INTERGOVERNMENTAL AGREEMENT

WHEREAS, pursuant to §32-1-204.5, C.R.S., as amended, a Service Plan (the "**Service Plan**") for the Murata Farms Commercial Metropolitan District (the "**District**") has been submitted to the City Council (the "**Council**") of the City of Fort Lupton, Colorado (the "**City**"); and

WHEREAS, §32-1-204.5, C.R.S., as amended, provides that no special district shall be organized within the boundaries of the City except upon adoption of a resolution of the Council approving the Service Plan of the District; and

WHEREAS, pursuant to the provisions of Title 32, Article 1, C.R.S., as amended, the Council held a public hearing on the Service Plan for the District on July 20, 2021; and

WHEREAS, notice of the hearing before the Council was duly published in the *Fort Lupton Press*, a newspaper of general circulation within the City, on June 23, 2021, as required by law, and forwarded to the petitioners, others entitled to postcard or letter notice, the Division of Local Government, and the governing body of each municipality and Title 32 district that has levied an *ad valorem* tax within the next preceding tax year and that has boundaries within a radius of three miles of the District; and

WHEREAS, the Council has considered the Service Plan and all other testimony and evidence presented at the hearing; and

WHEREAS, the Council finds that the Service Plan should be approved unconditionally, as permitted by §§32-1-203(2) and 32-1-204.5(1)(a), C.R.S., as amended; and

WHEREAS, the Council further finds that it is in the best interests of the citizens of the City to enter into an Intergovernmental Agreement (the "**IGA**") with the District for the purpose of assigning the relative rights and responsibilities between the City and the District with respect to certain functions, operations, and obligations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO:

I. The City Council has jurisdiction to hear this matter.

II. The Council hereby determines that all of the requirements of Title 32, Article 1, Part 2, C.R.S., as amended, related to the filing of the Service Plan for the District have been fulfilled and that notice of the hearing was given in the time and manner required by law.

III. The Council further determines that all pertinent facts, matters and issues were submitted at the public hearing; that all interested parties were heard or had the opportunity to be heard and that evidence satisfactory to the Council of each of the following was presented with respect to the District:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District.

B. The existing service in the area to be served by the proposed District is inadequate for present and projected needs.

C. The proposed District is capable of providing economical and sufficient service to the areas within its proposed boundaries.

D. The area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

E. Adequate service is not, or will not be, available to the area through the City or other existing quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

F. The facility and service standards of the proposed District are compatible with the facility and service standards of the City and each municipality which is an interested party under §32-1-204, C.R.S.

G. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the City Code.

H. The proposal is in compliance with any duly adopted City, regional, or state long-range water quality management plan for the area;

I. The creation of the proposed District will be in the best interests of the area proposed to be served; and

J. The Service Plan, based upon the statements set forth in the Service Plan and upon all evidence presented at the Public Hearing on the Service Plan, meets all conditions and requirements of §§32-1-201, *et seq*., C.R.S.

IV. The Council hereby approves the Service Plan for the District as submitted. Nothing herein limits the City's powers with respect to the District, the property within the District, or the improvements to be constructed by the District. The City's findings are based solely upon the evidence in the Service Plan and such other evidence presented at the public hearing, and the City has not conducted any independent investigation of the evidence. The City makes no guarantee as to the financial viability of the District or the achievability of the results.

V. The Council hereby approves the IGA. The Mayor and the City Clerk are hereby authorized to execute, on behalf of the City, the IGA in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

VI. This Resolution shall be filed in the records of the City and a copy thereof submitted to the District.

VII. All prior resolutions or any parts thereof, to the extent that they are inconsistent with this Resolution, are hereby rescinded.

INTRODUCED, READ AND PASSED this ___ day of _____, 2021.

CITY OF FORT LUPTON,

By: _____
Zo Stieber, Mayor

ATTEST:

By: _____
Mari Peña, City Clerk

APPROVED AS TO FORM:

_____
J. Andrew Ausmus, City Attorney

RESOLUTION NO. 2021R____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO APPROVING THE SERVICE PLAN FOR THE MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT AND APPROVING THE INTERGOVERNMENTAL AGREEMENT

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WHEREAS, the Council has considered the Service Plan and all other testimony and evidence presented at the hearing; and

WHEREAS, the Council finds that the Service Plan should be approved unconditionally, as permitted by §§32-1-203(2) and 32-1-204.5(1)(a), C.R.S., as amended; and

WHEREAS, the Council further finds that it is in the best interests of the citizens of the City to enter into an Intergovernmental Agreement (the "**IGA**") with the District for the purpose of assigning the relative rights and responsibilities between the City and the District with respect to certain functions, operations, and obligations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO:

I. The City Council has jurisdiction to hear this matter.

II. The Council hereby determines that all of the requirements of Title 32, Article 1, Part 2, C.R.S., as amended, related to the filing of the Service Plan for the District have been fulfilled and that notice of the hearing was given in the time and manner required by law.

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that evidence satisfactory to the Council of each of the following was presented with respect to the District:

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B. The existing service in the area to be served by the proposed District is inadequate for present and projected needs.

C. The proposed District is capable of providing economical and sufficient service to the areas within its proposed boundaries.

D. The area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

E. Adequate service is not, or will not be, available to the area through the City or other existing quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

F. The facility and service standards of the proposed District are compatible with the facility and service standards of the City and each municipality which is an interested party under §32-1-204, C.R.S.

G. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the City Code.

H. The proposal is in compliance with any duly adopted City, regional, or state long-range water quality management plan for the area;

I. The creation of the proposed District will be in the best interests of the area proposed to be served; and

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IV. The Council hereby approves the Service Plan for the District as submitted. Nothing herein limits the City's powers with respect to the District, the property within the District, or the improvements to be constructed by the District. The City's findings are based solely upon the evidence in the Service Plan and such other evidence presented at the public hearing, and the City has not conducted any independent investigation of the evidence. The City makes no guarantee as to the financial viability of the District or the achievability of the results.

V. The Council hereby approves the IGA. The Mayor and the City Clerk are hereby authorized to execute, on behalf of the City, the IGA in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

VI. This Resolution shall be filed in the records of the City and a copy thereof submitted to the District.

VII. All prior resolutions or any parts thereof, to the extent that they are inconsistent with this Resolution, are hereby rescinded.

INTRODUCED, READ AND PASSED this 20th day of July, 2021.

CITY OF FORT LUPTON,

By: _____
Zo Stieber, Mayor

ATTEST:

By: _____
Mari Peña, City Clerk

APPROVED AS TO FORM:

_____
J. Andrew Ausmus, City Attorney

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-113

SEEKING CONSIDERATION BY THE FORT LUPTON CITY COUNCIL ACTING AS THE LOCAL LICENSING AUTHORITY FOR AN APPLICATION SUBMITTED BY 7-ELEVEN, INC. DBA 7-ELEVEN STORE 41743H FOR A FERMENTED MALT BEVERAGE LICENSE AT 641 14TH

I. Agenda Date: July 20, 2021

II. Attachments:
a. Summary of Petitions by LiquorPros Including Maps and Petitions
b. Application for Fermented Malt Beverage License and Supporting Documents

III. Summary Statement:

7-Eleven, Inc, dba 7-Eleven Store 41743H has submitted a joint application for a Fermented Malt Beverage (full strength beer) License at 641 14th Street. Colorado Revised Statutes 44-4-103 *"Fermented malt beverage" means any beverage obtained by the fermentation of any infusion or decoction of barley, malt, hops, or any similar product or any combination thereof in water containing not less than one-half of one percent alcohol by volume and not more than three and two-tenths percent alcohol by weight or four percent alcohol by volume; except that 'fermented malt beverage" shall not include confectionery containing alcohol within the limits prescribed by section* 25-5-410 (l)(i)(II).

IV. Submitted by: Mari Peña, City Clerk

V. Finance Reviewed Finance Director

VI. Approved for Presentation: City Administrator

VII. Attorney Reviewed Approved Pending Approval

VIII. Certification of Council Approval: City Clerk Date

IX. Detail of Issue/Request:

7-Eleven, Inc, dba 7-Eleven Store 41743H has submitted a joint application for a Fermented Malt Beverage (full strength beer) License at 641 14th Street. Colorado Revised Statutes 44-4-103 "Fermented malt beverage" means any beverage obtained by the fermentation of any infusion or decoction of barley, malt, hops, or any similar product or any combination thereof in water containing not less than one-half of one percent alcohol by volume and not more than three and two-tenths percent alcohol by weight or four percent alcohol by volume; except that 'fermented malt beverage" shall not include confectionery containing alcohol within the limits prescribed by section 25-5-410 (l)(i)(II).

The application was received May 4, 2021 and deemed complete June 7, 2021. At the June 15, 2021, City Council meeting, staff presented the City Council acting as the Local Licensing Authority with Resolution 2021R038, "Establishing the Neighborhood" as the City of Fort Lupton city limits. The resolution also set the Public Hearing for July 20, 2021, which meets the statutory requirements. All public notification requirements including posting of the premises have been met. The deadline for the public to submit comments regarding this application was July 19, 2021. As of July 16, 2021, no comments were filed with the City Clerk regarding the application.

The application is under concurrent review which means that the Colorado Department of Revenue, Liquor Enforcement Division will review the application while it is under review with the City. An email received on July 2, 2021, from the Department of Revenue indicated that the application appeared to be in order, and awaiting approval from the City to finalize the application. All fees have been paid by the applicant.

Pursuant to CRS 44-3-301(12)(a.5)(1) New Fermented Malt Beverage off premises licenses shall not be located within 500 feet of a retail liquor store license. The distance shall be determined by a radius measurement that begins at the principal doorway of the premises for which the application is made and ends at the principal doorway of the other retail licensed premises. 7-Eleven Inc.'s premises was measured and was found to be 507.51 feet from Fort Suds at 640 14th Street.

The Statute also states that the applicant is to produce evidence supporting the "needs and desire" of the neighborhood (city limits). Liquor Licensing Professionals, LLC dba LiquorPros was hired by the applicant to obtain signatures from residents regarding the license. On July 13, 2021, LiqourPros, submitted a petition with results as followed:

Total door knocks:	258
Persons who signed the petition:	92
Persons who declined to sign the petition:	4
Ineligible contacts: (younger than 21; Nonresident; non-English speaking; not a business owner or manager)	20
No answer at the door knock:	142

The petition also contained a master map and several maps indicating the area canvassed.

The Local Liquor License Authority needs to consider the character, reputation or record of the applicant(s) prior to granting a liquor license. 7-Eleven is a master file, a file that is established by the state licensing authority and that contains licensing and background information for the applicant seeking license in multiple locations, no fingerprints are required.

The City Council acting as the Local Liquor Licensing Authority shall consider the facts and evidence presented as well the reasonable requirements of the neighborhood for the Fermented Malt Beverage License, the desires of the adult inhabitants, the number, type and availability of alcohol beverage outlets located in or near the neighborhood, and any other pertinent matters affecting the qualifications of the applicants for the conduct of the type of business proposed.

The applicant's Attorney, Kevin M. Coates, with Dill and Dill Carr Stonbraker and Hutchings P.C. is in attendance as well as Carol Johnson with LiquorPros to address any concerns or answer any question the Local Licensing Authority or citizens may have.

X. Legal/Political Considerations:
None.

XI. Alternatives/Options:
None.

XII. Financial Considerations:
N/A

XIII. Staff Recommendation:
Staff seeks recommendation.

LiquorPros

July 12, 2021

RESULTS OF THE LIQUOR LICENSE SURVEY REGARDING:

7-Eleven Store 41743H
641 14th Street
Fort Lupton, CO 80621

Applicant: 7-Eleven Store 41743H
Purpose: Application for a NEW Fermented Malt Beverage Off-Premises License

ISSUE: A petition was circulated to determine if the needs of the neighborhood and desires of the inhabitants were or were not being presently met by existing similar alcoholic beverage outlets. Those in favor of 7-Eleven Store 41743H being granted a Fermented Malt Beverage Off-Premises License indicated by checking the "Favor – YES"" column of the signature sheet and those opposed checked the "Oppose - NO" column. The results were as follows:

Favor "YES"		Oppose "NO"		TOTAL SIGNATURES
99%	91	1%	1	92

SURVEY STATISTICS

	Favor "YES"		Oppose "NO"		TOTAL
Business Survey Results	100%	20	---	0	20
Residential Survey Results	99%	71	1%	1	72

Percentages in this report have been rounded to the nearest whole number.

	BUSINESS	RESIDENTIAL	TOTAL
No Response	10	132	142
Declined to Participate	0	4	4
Not Qualified to Sign	11	8	19
Disqualified	0	1	1
"No" Signatures	0	1	1
"Yes" Signatures	20	71	91
TOTAL CONTACTS & ATTEMPTS	41	217	258

SURVEY STATISTICS

>Number of Businesses and Residents Contacted: 258 Attempts – 142 No Response = 116
>Business Survey Participation Rate: 20 Signatures/ 20 Qualified Contacts = 100%
>Residential Survey Participation Rate: 72 Signatures/ 77 Qualified Contacts = 94%
>Percentage of Residents Home During Survey: 85 Contacts/ 217 Attempts = 39%

REASONS FOR OPPOSITION SIGNATURES		REASONS FOR DECLINING TO PARTICIPATE	
Enough/Too Many	1	Not Interested	2
Total	**1**	Too Busy	2
		Total	**4**
		NOT QUALIFIED CONTACTS	
		Owner / Manager Unavailable	11
		Non-Resident	4
		Under 21	2
		No English Spoken or Read	2
		Total	**19**

PETITION METHODOLOGY

- Survey Date and Times:

Business & Residential:	Saturday	July 10, 2021	9:30 am – 5:00 pm
Residential:	Sunday	July 11, 2021	9:30 am – 4:30 pm

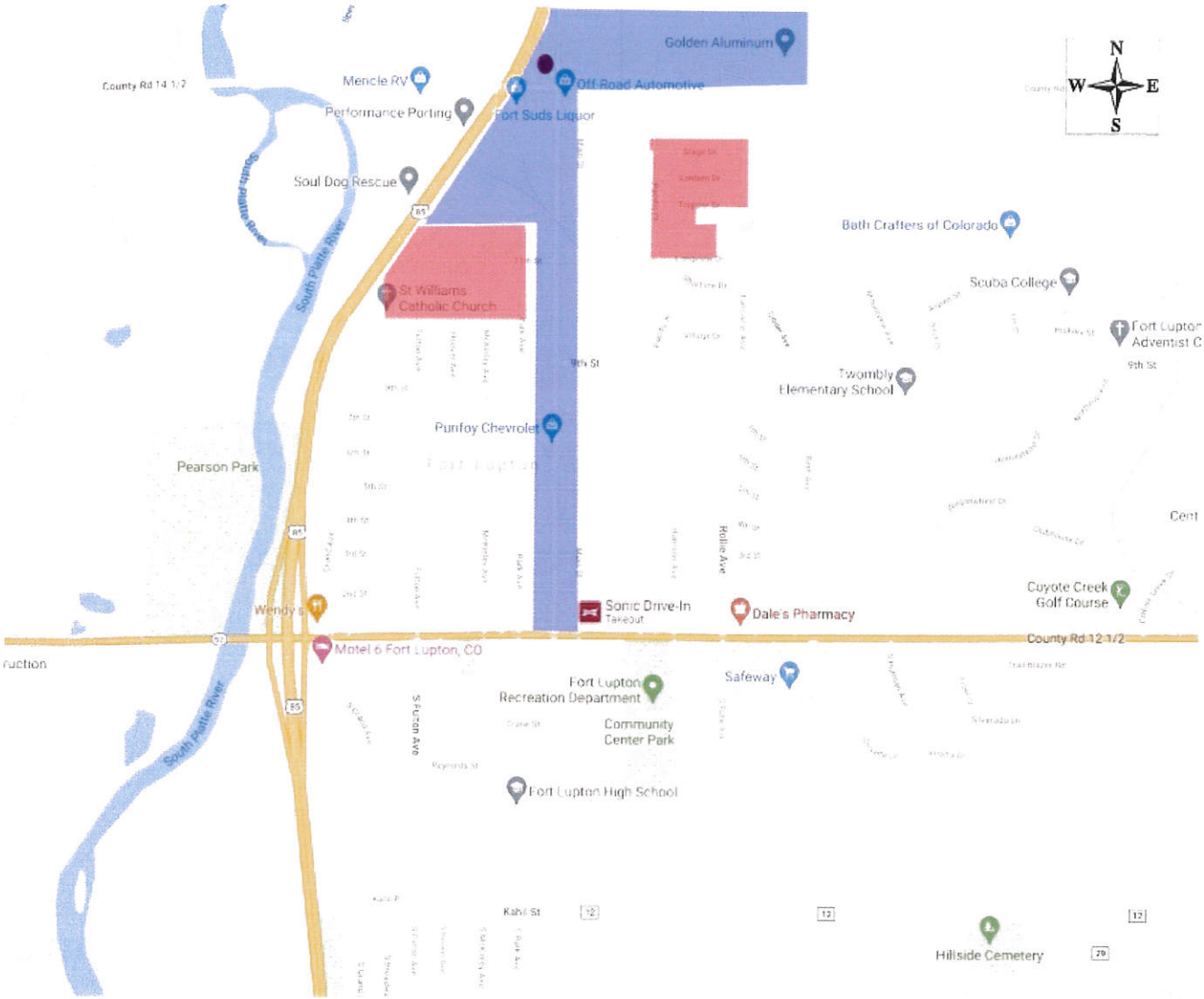
- Survey Areas: Circulators started in areas closest to the proposed licensed site and worked out from the site in all directions within boundary area. Boundary was set as city limits by City Clerk's Office. Please see attached map.

- Circulators of the Survey: There was one circulator for this survey. Prior to the start of the survey, the circulator was briefed on the type of liquor license application, the areas to be surveyed and reminded to remain unbiased in their approach to residents and businesspeople. The circulator had with her a face sheet with the applicant business name, location and hearing information, instructions, and the petition/survey issue along with signature sheets and a map of the proposed location. The circulator used tally sheets to record all contacts, attempts and reasons for opposition signatures and refusals. Upon conclusion of the survey, the circulator signed notarized affidavits of circulation. The original survey packets were pre-filed with the Fort Lupton City Clerk's Office.

Report prepared and respectfully submitted by,



Eva L. Garretson
Liquor Licensing Professionals, LLC



7-Eleven Store 41743H
641 14th Street
Fort Lupton, CO 80621

APPLICATION FOR A FERMENTED MALT BEVERAGE OFF-PREMISES LICENSE

SURVEY RESULTS:

RESIDENTIAL AREAS COVERED IN SURVEY

BUSINESS AREAS COVERED IN SURVEY

SURVEY DATES:

JULY 10 & 11, 2021

LiquorPros
LiquorPros@msn.com
719.390.8844
www.LiquorPros.com



7-Eleven Store 41743H
641 14th Street
Fort Lupton, CO 80621

APPLICATION FOR A FERMENTED MALT BEVERAGE OFF-PREMISES LICENSE

LiquorPros
LiquorPros@msn.com
719.396.8844
www.LiquorPros.com

CJ NSI

RESIDENTIAL PETITION TO THE LOCAL LICENSING AUTHORITY OF THE CITY OF FORT LUPTON

This petition/opinion poll is being conducted to determine the reasonable requirements, needs and desires of the adult inhabitants of the defined neighborhood per the Colorado Liquor Code, Article 3-5, Title 44, C.R.S. and per local licensing authority rules/procedures. **If you feel you have been unduly influenced by the petition circulator or have questions or comments concerning the proposed application or survey method, please call the City Clerk's Office at 720.466.6101.**

Applicant: 7-Eleven, Inc.
d/b/a: **7-Eleven Store 41743H**
Address: 641 14th Street, Fort Lupton, CO 80621
Application for a **NEW Fermented Malt Beverage Off-Premises License**

A **PUBLIC HEARING** will be held before the City of Fort Lupton, on **Tuesday, July 20, 2021, at 7:00 p.m.** at the **City Council Chambers at City Hall** 130 South McKinley Avenue, Fort Lupton, Colorado

INSTRUCTIONS – QUALIFICATIONS FOR SIGNING THIS PETITION

- You are at least 21 years of age.
- You must be a resident or business owner or manager within the designated area **(Please see attached map).**
- You have not signed another petition concerning the same application.
- You have read or had read to you the petition in it's entirety and understand its meaning.
- Petition circulators must witness all signatures

PETITION ISSUE: If you **SUPPORT** this application because present liquor establishments of this type are insufficient for your present needs and it is your desire this license be issued, sign the petition **Favor "YES".**

If you **DO NOT SUPPORT,** this application because present liquor establishments of this type are sufficient for your needs and it is your desire this license is not issued, please sign the petition **OPPOSED "NO".**

Please sign your name only; First Name, Middle Initial, Last Name

Today's Date w/ Year	Printed Name / Signature	Address	Age	In Favor of License	Opposed to License	Reason	
7/10/21	Maria Montes	1395 Pacific Ct	33	X			1
7-10-21	[illegible]	1365 Pacific Ct	36	X			2
7-10-21	Alec Gregory	1335 Pacific Ct	23	X			3
7/10/21	M Rason	1307 Pacific Ct	50	X			4
7-10-21	Ronnie Sea	1305 Pacific Ct	58	X			5

Please sign your name only; First Name, Middle Initial, Last Name.

Today's Date w/ Year	Printed Name / Signature	Address	Age	In Favor of License	Opposed to License	Reason	
7-10-21	FERNANDO CORRITOS	906 TRAPPER DR	38	✓			1
7-10-21	Sandy Redding Sandra D Redding	907 Trapper Dr.	55	✓			2
7-10-21	Thomas Stallsworth	1002 Trapper Dr.	30	✓			3
7-10-21	Marha Gasc	1008 - Trapper Dr	37	✓			4
7/10/21	Rosie Pixton	1012 Trapper Dr.	42	✓			5
7/10/21	SALLY SANDOVAL Sally Sandoval	1203 Lantern Dr	78	✓			6
7/10/21	Paola Alvarez	1201 Lantern Dr	21	✓			7
7/10/21	Gerard Begger Gerard Begger	1005 Lantern Dr	62	✓			8
7/10/21	TRACY HOLBROOK Tracy Holbrook	1004 Lantern Dr	34	✓			9
7-10-21	Amber Holbrook Amber Holbrook	1004 Lantern Dr Fort Lupton CO 80621	34	✓			10
7-10-21	Glenda Holder Glenda Holder	903 Lantern Dr.	75	✓			11
7-10-21	Nikki Holder Nikki Holder	903 Lantern	34	✓			12
7-10-21	YOLANDA REA Yolanda Rea	1320 PACIFIC ct.	77	✓			13
7-11-21	Monte Brock Monte Brock	1001 STAGE DR.	72	✓			14
7/10/21	Humberto Mc Humberto Mirelle					DQ	15

Please sign your name only; First Name, Middle Initial, Last Name.

Today's Date w/ Year	Printed Name / Signature	Address	Age	In Favor of License	Opposed to License	Reason	
7-11-21	Jack A Cobb Jack A Cobb	1004 Stage Dr.	29	✓			1
7.11.21	Bryan Blade Bryan Blade	1004 Stage Dr.	52	✓			2
7/11/21	Jack Pahl Leonardo Ruvalcaba	1114 stage Dr	26	✓			3
7/11/21	PERRY VAN WATERMAN Perry Van Waterman	1205 STAGE DR.	61	✓			4
7/11/21	Cayce Cox Cayce Cox	1202 Stage	32	✓			5
7/11/21	Angela Sullivan Angela Sullivan	1203 Stage	50	✓			6
7-11-21	JOE AMADOR Joe Amador	1107 STAGE DR.	81	✓			7
7/11/21	Nick Wrenfrow Nick Wrenfrow	1103 Stage Dr	27	✓			8
7/11/21	TONY BASNETT Tony Basnett	1005 STAGE DR	74	✓			9
7/11/21	Ida Basnett Ida Basnett	1005 Stage	62	✓			10
7/11/21	maria Zavala maria Zavala	1017 Platter	57	✓			11
7/11/21	Bonnie Mowry Bonnie Mowry	1013 Platter Dr	79	✓			12
7/11/21	Wilbert I Mendoza Wilbert I Mendoza	1011 platte DR	38	✓			13
7/11/21	Alberto Mendoza Alberto Mendoza	1011 Platte DR	46	✓			14
7/11/21	Keith W Auer Keith W Auer	905 Platte Dr.	58	✓			15

Please sign your name only; First Name, Middle Initial, Last Name.

Today's Date w/ Year	Printed Name / Signature	Address	Age	In Favor of License	Opposed to License	Reason	
7/11/21	Peggy Auer Peggy Auer	905 Platte Dr.	53	✓			1
7/11/21	Susan Lewis Susan Lewis	906 Platte Dr	45	✓			2
7/11/21	Todd A Gelok Todd Gelok	904 Platte dr	59	✓			3
7/11/21	Christi L Gelok Christi L Gelok	904 Platte dr	57	✓			4
7-11-21	Carlos Garcia Carlos Garcia	1104 Pacific CT	40	✓			5
7/11/21	Michael Schlote Michael Schlote	903 Longview Dr	64	✓			6
7-11-21	Sandy Schlote Sandy Schlote	903 Longview Dr	58	✓			7
7-11-21	Carmen Nolasco Carmen Nolasco	902 Longview Dr	70	✓			8
7-11-21	Jose Zavala Jose	903 Longview 1006	40	✓			9
7:11-21	Jaime Casbajal	LONGVIEW	41	✓			10
7:11-21	Anthony Paz	1019 Park Ave	28	✓			11
7/11/21	Liliana M. Rocha Liliana M Rocha	1021 Park Ave	41	✓			12
7/11/21	BRIAN PERSON Brian Person	1014 Park Ave	86	✓			13
7/11/21	Nina DiGate Nina DiGate	1023 Park Ave	43	✓			14
7/11	Jose Salazar Jose Salazar	1023 Park		✓			15

4

Please sign your name only; First Name, Middle Initial, Last Name.

Today's Date w/ Year	Printed Name / Signature	Address	Age	In Favor of License	Opposed to License	Reason	
7/11/21	Theresa Colby Theresa Colby	1025 Park Ave	50	✓			1
7/11/21	~~Donovan Dagenhart~~ Donovan Dagenhart	1025 Park Ave	31	✓			2
7/11/21	Amy Cline Amy Cline	1025 Park Ave	29	✓			3
7/11/21	Tess S Tess	1020 Park Ave	38	✓			4
7/11/21	Ramona Welch Ramona Welch	1050 Mckinley Ave Apt 4	57	✓			5
7/11/21	Keta Jones Keta Jones	1062 McKinley Ave.	62	✓			6
7/11/21	Carmen Hurd Carmen Hurd	1031 McKinley Ave	55	✓			7
7/11/21	Iva Thiesen ~~Iva Thiesen~~	1010 McKinley Ave	84		✓	We have enough in town	8
7/11/21	Denise Garcia Denise Garcia	1001 McKinley Ave	49	✓			9
7/11/21	Chad Mannon Chad Mannon	1000 McKinley Ave	43	✓			10
7/11/21	Debra Sams Debra Sams	1000 McKinley Ave	38	✓			11
7/11/21	Jeanette Barkus Jeanette Barkus	1005 Hoover Ave.	72	✓			12
7/11/21	Doug BARKUS Doug Barkus	1005 Hoover Ave	74	✓			13
07/11/21	Sandra Miranda Sandra Miranda	1029 Hoover Ave	44	✓			14
7/11/21	Gerardo Sanchez Gerardo Sanchez	1029 Hoover Ave	24	✓			15

5

Please sign your name only; First Name, Middle Initial, Last Name.

Today's Date w/ Year	Printed Name / Signature	Address	Age	In Favor of License	Opposed to License	Reason	
7-11-21	HERB WAMBOLT Herb Wambolt	1049 HOOVER AVE	67	X			1
7-11-21	DIANN LEVERE Dianne LeVere	1110 HOOVER	70	✓			2
7-11-21	Karen L. EWING Karen L. Ewing	1135 Hoover Ave.	69	✓			3
7/11/21	Tom Flynn Tom Flynn	1115 HOOVER	72	✓			4
7/11/21	Carol Smith Carol Smith	1110 Fulton	76	✓			5
7/11/21	Vicky Lerma Vicky Lerma	1050 Fulton Ave	52	✓			6
7/11/21	Don Cummins Don Cummins	1040 Fulton	90	✓			7
7-11-21	Helen Zadel Helen Zadel	305 18th St	86	✓			8
							9
							10
							11
							12
							13
							14
							15

~ AFFIDAVIT OF CIRCULATION ~

I, Carol Johnson, being of legal age (21 years or older), do hereby state that I was the circulator of said petition and further state that

- I personally witnessed each signature appearing on said petition
- each signature thereon is the signature of the person whose name it purports to be
- the address given opposite that person's signature is the true address of the person signing
- every person who signed represented himself or herself.

- the petition signer read or had the opportunity to read the statement appearing on the signature sheet and understood the nature of the petition.

I also hereby swear and affirm that no promises, threats, or inducements were employed whatsoever in connection with the presentation of this petition, and that every signature appearing hereon was completely free and voluntarily given.

Carol Johnson
Signature of Circulator

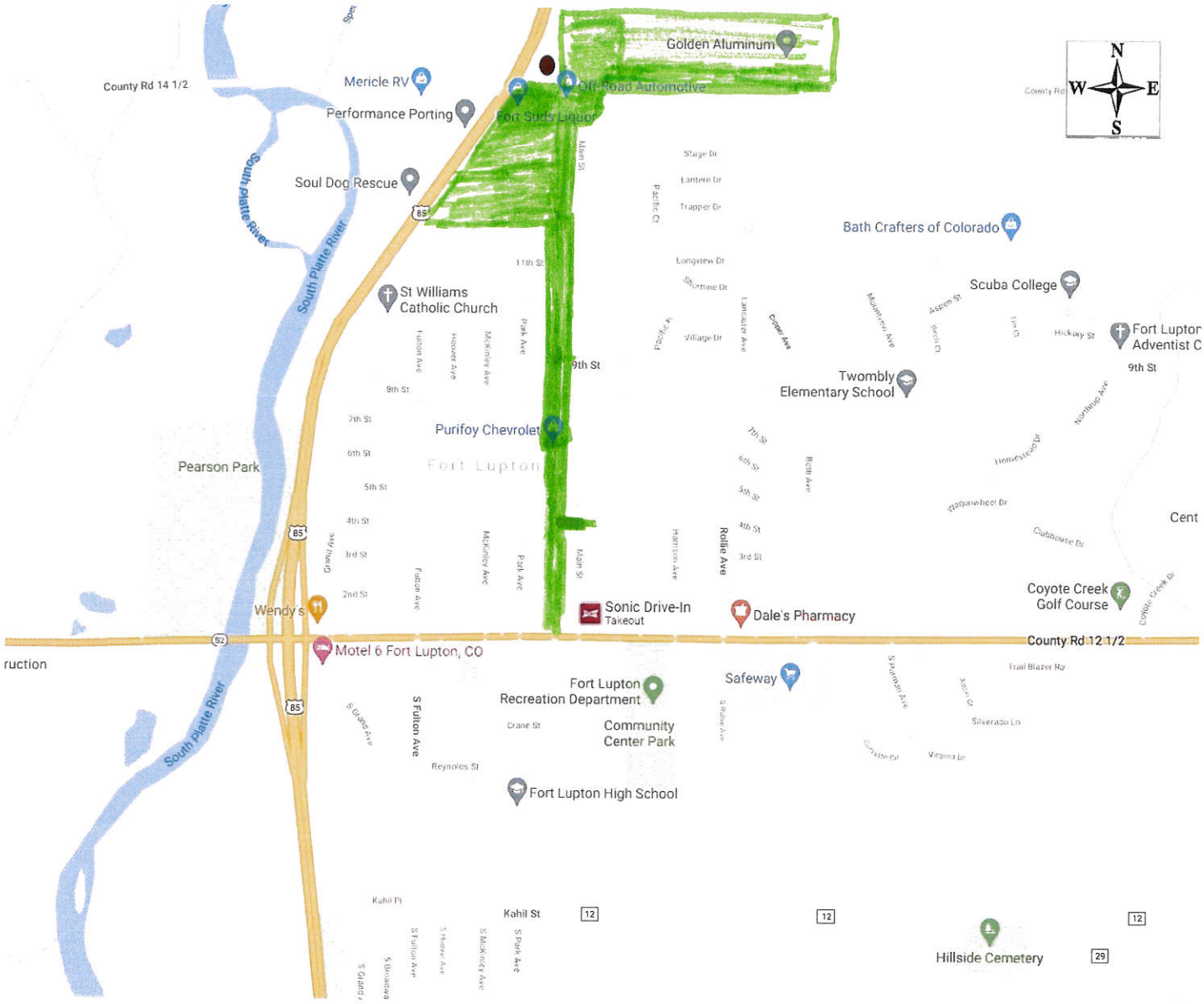
State of Colorado)
) ss.
County of ~~Jefferson~~ Douglas)

Subscribed and sworn to before me this 13 day of July, 2021

STEFANIE LIMAS-VILLERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184024142
MY COMMISSION EXPIRES JUNE 11, 2022

Stefanie Limas-Villers
Notary Public

My Commission expires: 6/11/22



7-Eleven Store 41743H
641 14th Street
Fort Lupton, CO 80621

APPLICATION FOR A FERMENTED MALT BEVERAGE OFF-PREMISES LICENSE

LiquorPros
LiquorPros@msn.com
719.386.8844
www.LiquorPros.com

BUSINESS PETITION TO THE LOCAL LICENSING AUTHORITY OF THE CITY OF FORT LUPTON

This petition/opinion poll is being conducted to determine the reasonable requirements, needs and desires of the adult inhabitants of the defined neighborhood per the Colorado Liquor Code, Article 3-5, Title 44, C.R.S. and per local licensing authority rules/procedures. **If you feel you have been unduly influenced by the petition circulator or have questions or comments concerning the proposed application or survey method, please call the City Clerk's Office at 720.466.6101.**

Applicant: 7-Eleven, Inc.
d/b/a: **7-Eleven Store 41743H**
Address: 641 14th Street, Fort Lupton, CO 80621
Application for a **NEW Fermented Malt Beverage Off-Premises License**

A **PUBLIC HEARING** will be held before the City of Fort Lupton, on **Tuesday, July 20, 2021, at 7:00 p.m.** at the **City Council Chambers at City Hall** 130 South McKinley Avenue, Fort Lupton, Colorado

INSTRUCTIONS – QUALIFICATIONS FOR SIGNING THIS PETITION

- You are at least 21 years of age.
- You must be a resident or business owner or manager within the designated area **(Please see attached map)**.
- You have not signed another petition concerning the same application.
- You have read or had read to you the petition in it's entirety and understand its meaning.
- Petition circulators must witness all signatures

PETITION ISSUE: If you **SUPPORT** this application because present liquor establishments of this type are insufficient for your present needs and it is your desire this license be issued, sign the petition **Favor "YES".**

If you **DO NOT SUPPORT** this application because present liquor establishments of this type are sufficient for your needs and it is your desire this license is not issued, please sign the petition **OPPOSED "NO".**

Please sign your name only; First Name, Middle Initial, Last Name. Businesses: List Business Name & Address

Today's Date w/ Year	Printed Name / Signature	Business Name / Business Address	Age	In Favor of License	Opposed to License	Reason / Circle Owner or Manager	
7/10/21	John E. Gunzner John E Gunzner	Front Range Liq. 805 14th St.	84	Yes		Owner (Manager)	
7-10-21	Dean E. Allen	Off-Road Automotive 1392 Denver Ave.	52	Yes		Owner (Manager)	2
7/10/21	Gabriela Ramirez Gabriela Ramirez	Mi Pueblo Market 1061 Denver Ave	48	X		(Owner) Manager	3
7/10/21	Yazmin A. Avalos	Estilos Salon 1051 Denver Ave	52	Yes		(Owner) Manager	4
7/10/21	Francis LaBarbera Francis LaBarbera	Copper Kettle 747 N Denver Ave	34	Yes		Owner (Manager)	5

Please sign your name only; First Name, Middle Initial, Last Name. Businesses: List Business Name & Address

Today's Date w/ Year	Printed Name / Signature	Business Name / Business Address	Age	In Favor of License	Opposed to License	Reason — Circle Owner or Manager	
7/10/21	Charles Kemp	Pinkney Chevron 601 Denver Ave	51	YES		Owner	Manager
7/10/21	Interruptle	417 Den Ave - Jacks -	40	yes		Owner	Manager
7/10/21	Blanca A Perez	Suzi Boutique 435 Denver Ave	45	yes		Owner	Manager
7/10/21	Thomas Garland	Wholly Strombolis 410 Denver Ave	39	✓		Owner	Manager
7/10/21	Deborah A McCarthy	322 Denver Ave Grannys Diner	over 21	✓		Owner	Manager
7/10/21	KAREN MEALY	Cruise Planners 304 Denver Ave	61	✓		Owner	Manager
7/10/21	Olivia Luna	300 Denver Ave Fitly Suave Ave	58	✓		Owner	Manager
7/10/21	Armando E	201 Denver Ave Armando's Auto	60	✓		Owner	Manager
7/10/21	Nancy Sandoval	Station Three 327 Denver Ave	58	✓		Owner	Manager
7/10/21	Julie DeVisser	A Natural Way 333 Denver Ave.	61	✓		Owner	Manager
7/10/21	Sung Yi	Foot Suds Liquor 640 14th St	47	✓		Owner	Manager
7/10/21	Kim Chaffee	Pizza Hut 450 Denver Ave	53	✓		Owner	Manager
7/10/21	Noemi Rivera	Complete Body Salon 721 4th St J	31	✓		Owner	Manager
7/10/21	Brooke Sarmiento	BEE-OCH 214 4th St Suite C	34	✓		Owner	Manager

Please sign your name only; First Name, Middle Initial, Last Name. Businesses: List Business Name & Address

Today's Date w/ Year	Printed Name / Signature	Business Name / Business Address	Age	In Favor of License	Opposed to License	Reason / Circle Owner or Manager	
7.10.21	Jacob Madsen	Ink Stain Tattoos 735 Denver ave Fort Lupton, CO	33	X		(Owner) Manager	1
						Owner Manager	2
						Owner Manager	3
						Owner Manager	4
						Owner Manager	5
						Owner Manager	6
						Owner Manager	7
						Owner Manager	8
						Owner Manager	9
						Owner Manager	10
						Owner Manager	11
						Owner Manager	12
						Owner Manager	13
						Owner Manager	14

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- each signature thereon is the signature of the person whose name it purports to be
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I also hereby swear and affirm that no promises, threats, or inducements were employed whatsoever in connection with the presentation of this petition, and that every signature appearing hereon was completely free and voluntarily given.

Carol Johnson
Signature of Circulator

State of Colorado)
) ss.
County of Jefferson)

Subscribed and sworn to before me this 13 day of July. 2021

STEFANIE LIMAS-VILLERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184024142
MY COMMISSION EXPIRES JUNE 11, 2022

Stefanie Limas-Villers
Notary Public

My Commission expires: 6/11/22

DR 8403 (09/25/19)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
(303) 205-2300

Colorado Fermented Malt Beverage License Application

☐ **New License** ☑ **New-Concurrent** ☐ **Transfer of Ownership**

- **All answers must be printed in black ink or typewritten**
- **Applicant must check the appropriate box(es)**
- **Local license fee $** _____
- **Applicant should obtain a copy of the Colorado Liquor and Beer Code:** *www.colorado.gov/enforcement/liquor*

1. Applicant is applying as a/an

☑ Corporation ☐ Partnership (includes Limited Liability and Husband and Wife Partnerships)

☐ Individual ☐ Limited Liability Company ☐ Association or Other

2. Applicant(s) If an LLC, name of LLC; if partnership, at least 2 partners' names; if corporation, name of corporation		FEIN
7-Eleven, Inc.		[redacted]
2a. Trade Name of Establishment (DBA)	State Sales Tax No.	Business Telephone
7-Eleven Store 41743H	[redacted]	972-828-0711

3. Address of Premises (specify exact location of premises)
641 14th St.

City	County	State	ZIP Code
Fort Lupton	Weld	CO	80621
4. Mailing Address (Number and Street)	City or Town	State	ZIP Code
Attn: 7-Eleven Licensing, PO Box 219088	Dallas	TX	75221

5. Email Address
[redacted]

6. If the premises currently has a liquor or beer license, you MUST answer the following questions

Present Trade Name of Establishment (DBA)	Present State License No.	Present Class of License	Present Expiration Date
None	N/A	N/A	N/a

Section A Nonrefundable Application Fees

- ☐ Application Fee for New License $1,550.00
- ☒ Application Fee for New License - w/Concurrent Review $1,650.00
- ☐ Application Fee for Transfer $1,550.00

Section B Fermented Malt Beverage Beer License Fees

- ☐ Retail Fermented Malt Beverage On-Premises (City) $96.25
- ☐ Retail Fermented Malt Beverage On-Premises (County) $117.50
- ☒ Retail Fermented Malt Beverage Off-Premises (City) $96.25
- ☐ Retail Fermented Malt Beverage Off-Premises (County) $117.50
- ☐ Retail Fermented Malt Beverage On/Off-Premises (City) $96.25
- ☐ Retail Fermented Malt Beverage On/Off-Premises (County) $117.50
- ☒ Master File Location Fee ..... $25.00 x 1 To $25.00
- ☐ Master File Background ..... $250.00 x _____ Total _____

Questions? Visit *www.colorado.gov/enforcement/liquor* **for more information**
Do Not Write In This Space - For Department Of Revenue Use Only

Liability Information

License Account Number	Liability Date:	License Issued Through: (Expiration Date)	**Total**
			$

Application Documents Checklist and Worksheet

Instructions: This check list should be utilized to assist applicants with filing all required documents for licensure. **All** documents must be properly signed and correspond with the name of the applicant exactly. **All** documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable.

Questions? Visit: *www.colorado.gov/enforcement/liquor* **for more information.**

Items Submitted, Please Check all Appropriate Boxes Completed or Documents Submitted	
I.	**Applicant Information**
	☒ A. Applicant/Licensee identified
	☒ B. State sales tax license number listed or applied for at time of application
	☒ C. License type or other transaction identified
	☒ D. Submit originals to local authority
	☒ E. Additional information required by the local licensing authority
II.	**Diagram of the Premises**
	☒ A. No larger than 8 1/2" X 11"
	☒ B. Dimensions included (does not have to be to scale). Exterior areas should show control (fences, walls, etc.)
	☐ C. Separate diagram for each floor (if multiple levels)
	☒ D. Bold/Outlined licensed premises
III.	**Proof of Property Possession (One Year Needed)**
	☐ A. Deed in name of the applicant ONLY (or) (matching question #2) date stamped/filed with County Clerk
	☒ B. Lease in the name of the applicant ONLY (matching question #2)
	☐ C. Lease Assignment in the name of the applicant (ONLY) with proper consent from the Landlord and acceptance by the applicant
	☐ D. Other agreement if not deed or lease
IV.	**Background Information (DR 8404-I) and Financial Documents**
	☒ A. Individual History Record(s) (Form DR 8404-I) Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)
	☒ B. Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved state vendor. Master File applicants submit results to the State. The Vendors are as follows: **IdentoGO** – *https://uenroll.identogo.com/* Phone: (844) 539-5539 (toll-free) IdentoGO FAQs: *https://www.colorado.gov/pacific/cbi/identification-faqs* **Colorado Fingerprinting** – *http://www.coloradofingerprinting.com* Appointment Scheduling Website: *http://www.coloradofingerprinting.com/cabs/* Phone: (720) 292-2722 Toll Free: (833) 224-2227
	☒ C. Purchase agreement, stock transfer agreement, and/or authorization to transfer license
	☐ D. List of all notes and loans.
V.	**Sole Proprietor/Husband and Wife Partnership (if applicable)**
	☐ A. Form DR 4679
	☐ B. Copy of State Issued Driver's License or Identification Card for each Applicant
VI.	**Corporate Applicant Information (If Applicable)**
	☒ A. Certificate of Incorporation
	☒ B. Certificate of Good Standing
	☒ C. Certificate of Authorization if foreign corporation (out of state applicants only)
VII.	**Partnership Applicant Information (If Applicable)**
	☐ A. Partnership Agreement (general or limited).
	☐ B. Certificate of Good Standing
VIII.	**Limited Liability Company Applicant Information (If Applicable)**
	☐ A. Copy of Articles of Organization
	☐ B Certificate of Good Standing
	☐ C. Copy of Operating Agreement (if applicable)
	☐ D. Certificate of Authorization if foreign LLC (out of state applicants only)

	Yes	No
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?	☐	☑
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):		
(a) been denied an alcohol beverage license?	☐	☑
(b) had an alcohol beverage license suspended or revoked?	☑	☐
(c) had interest in another entity that had an alcohol beverage license suspended or revoked?	☑	☐
If you answered yes to 8a, b or c, explain in detail on a separate sheet — See attached		
9. Has a Fermented Malt Beverage license for the premises to be licensed been denied within the preceding one year? If "yes," explain in detail.	☐	☑
10. Is the proposed Retail Fermented Malt Beverage Off Premises license within 500 feet of any public or parochial school, the principal campus of any college, university, or seminary? NOTE: The distances are to be computed using the methods outlined under C.R.S. 44-3-313(1)(d)(II). Some limited exceptions apply under C.R.S. 44-3-313.	☐	☑
11. Is the proposed Retail Fermented Malt Beverage Off Premises license, or On/Off premises license, within 500 feet of a Retail Liquor Store licensed under section 44-3-409 C.R.S.? Distance should be determined using guidelines outlined in 44-3-301(12)(c) C.R.S.	☐	☑
12. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any current or former financial interest in said business including any loans to or from a licensee. See Att	☑	☐
13. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by virtue of ownership, lease or other arrangement?	☑	☐

☐ Ownership ☑ Lease ☐ Other (Explain in Detail) _____

a. If leased, list name of landlord and tenant, and date of expiration, EXACTLY as they appear on the lease:

Landlord	Tenant	Expires
Cadence Development LLC	7-Eleven, Inc.	08/31/36

b. Is a percentage of alcohol sales included as compensation to the landlord? If yes complete question 12.	☐	☑

c. Attach a diagram or designate the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".

14. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.

Last Name	First Name	Date of Birth	FEIN or SSN	Interest
None	N/A	N/A	N/A	-0-
Last Name	First Name	Date of Birth	FEIN or SSN	Interest

Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.

15. Name of Manager(s) for all on premises applicants.

Last Name	First Name	Date of Birth
N/A - Off Premises Applicant	N/A	N/A

16. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number. N/A	☐	☑

17. Tax Information.	Yes	No
a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?	☐	☑
b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?	☐	☑

18. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the Applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment to be fingerprinted by an approved State Vendor through the Vendor's website. See application checklist, Section IV, for details.

Name	Home Address, City & State	Date of Birth	Position	% Owned
7-Eleven, Inc.*	3200 Hackberry Rd., Irving, TX 75063	N/A	Franchisor/Owner	100%
Name	Home Address, City & State	Date of Birth	Position	% Owned
Name	Home Address, City & State	Date of Birth	Position	% Owned
*state master filed - see attached				
Name	Home Address, City & State	Date of Birth	Position	% Owned

** If applicant is owned 100% by a parent company, please list the designated principal officer on above.

** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)

** If total ownership percentage disclosed here does not total 100%, applicant must check this box: ☐

Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.

Oath of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.

Authorized Signature	Printed Name and Title	Date
	David Raab, 7-Eleven Market Manager (with POA)	4-29-21

Report and Approval of Local Licensing Authority (City/County)

Date application filed with local authority	Date of local authority hearing – for new license applicants cannot be less than 30 days from date of application 44-3-311(1) C.R.S.

Each person required to file DR 8404-I has been:

☐ Fingerprinted

☐ Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license.

(Check One)

☐ Date of Inspection or Anticipated Date _____

☐ Upon approval of state licensing authority

☐ New Fermented Malt Beverage Off Premises licenses, and On/Off Premises licenses, distance requirements of 44-3-301 C.R.S. are satisfied

☐ New Fermented Malt Beverage On/Off premises licenses must meet the qualifications of 44-4-104 C.R.S.

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S. and Liquor Rules. **Therefore, this application is approved.**

Local Licensing Authority for		Telephone Number	☐ Town, City ☐ County
Signature	Printed Name	Title	Date
Signature (attest)	Printed Name	Title	Date

CITY OF
Fort Lupton
EST 1836

City Clerk

130 S. McKinley Avenue
Fort Lupton, CO 80621
Phone: 720.466.6101
Fax: 303.857.0351
www.fortluptonco.gov

Sign Posting Affidavit
7-Eleven Inc.
641 14th Street



I, James H. Schultz hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 7th day of July, 2021.

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by James H. Schultz this 7th day of July, 2021. Witness my hand and seal.

My commission expires January 2, 2022.

Rebecca J. Spencer-Keith
Notary Public

[SEAL]

REBECCA J SPENCER-KEITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984000197
MY COMMISSION EXPIRES 01/02/2022

Mari Pena

From: Rebecca Spencer <rspencer@dillanddill.com>
Sent: Tuesday, June 22, 2021 2:34 PM
To: Mari Pena
Subject: FW: 41743H hearing/Fort Lupton
Attachments: Ft. Lupton #2, 941 14th St., - 7-11 to Liquor Store Distance.pdf

Mari, attached is a measurement map for the 7-11 #41743H hearing showing the distance to the retail liquor store to be just beyond 500 ft. Please add this, and the comments in green below to the hearing file.

Thank you!

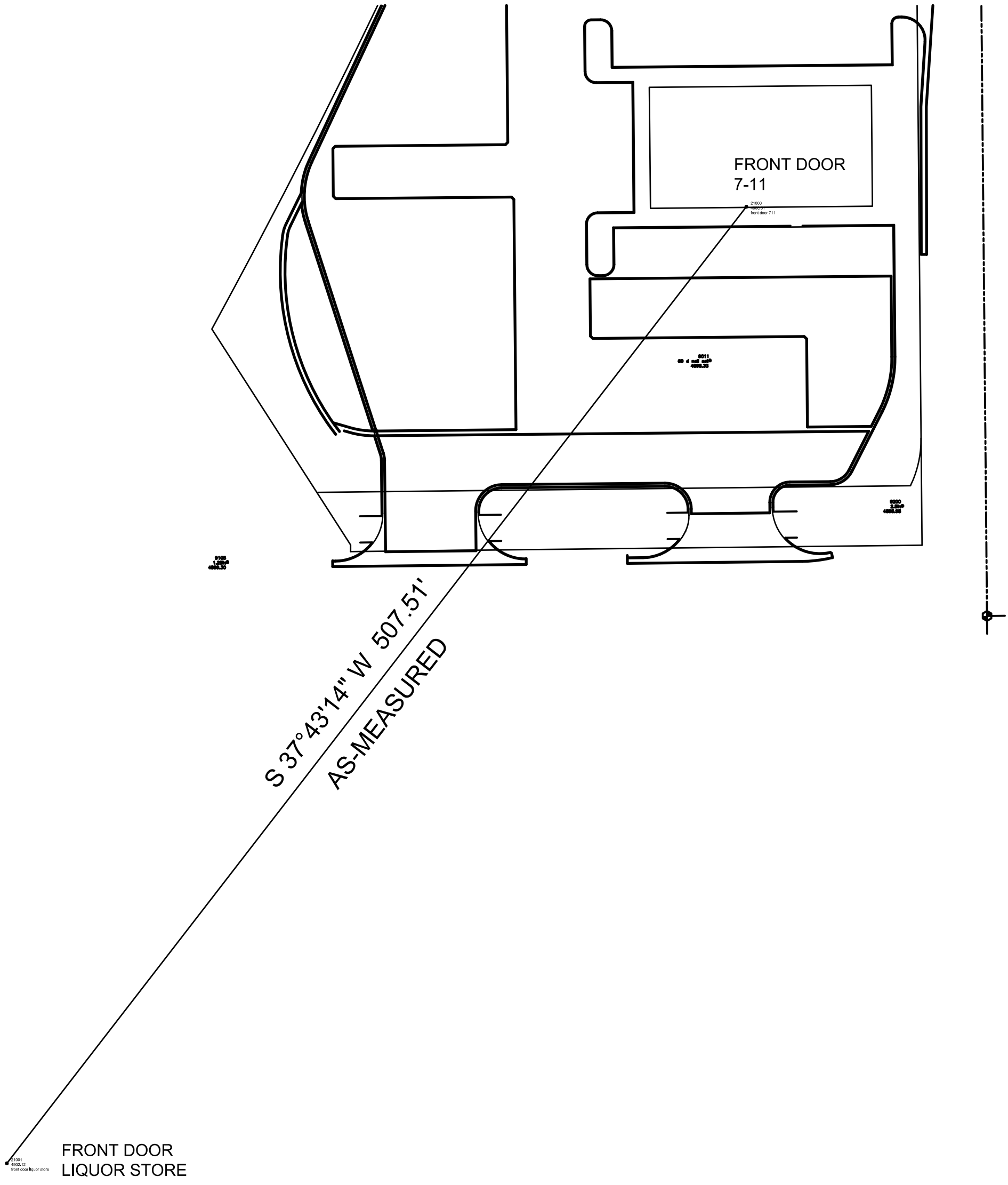
Rebecca Spencer-Keith
Lead Paralegal
Dill, Dill, Carr, Stonbraker & Hutchings, P.C.
455 Sherman St., Ste. 300
Denver, CO 80203
303-282-4130
rspencer@dillanddill.com

From: Tanner Kinde <tkinde@dimensiongroup.com>
Sent: Tuesday, June 22, 2021 1:15 PM
To: Schultz, James H <James.Schultz@7-11.com>; Huerta, Brianna <Brianna.Huerta@7-11.com>; Dees-johnson, Betrilla <Betrilla.Dees-johnson@7-11.com>; Figueroa, Maria <Maria.Figueroa@7-11.com>
Cc: Rebecca Spencer <rspencer@dillanddill.com>; Wolf, Jeanne <Jeanne.Wolf@7-11.com>; Kevin Coates <kcoates@dillanddill.com>
Subject: RE: 41743H hearing/Fort Lupton

Good Afternoon All – please see the attached official site surveyed distance – below from the surveyor who conducted the work:

Here is the measurement for the distance from the front door of the 7-11 on 14th Street in Fort Lupton to the Liquor Store front door South of our Site (507.51').
Call me with questions.
Thanks,

Charles N. "Chip" Beckstrom, PLS
Vice-President | Director Land Surveying
P 303.337.1393, x-107
cbeckstrom@engineeringserviceco.com
Engineering Service Company
14190 East Evans Avenue
Aurora, Colorado 80014


FRONT DOOR
7-11
21000
front door 711
S 37°43'14" W 507.51'
AS-MEASURED
21001
front door liquor store
FRONT DOOR
LIQUOR STORE

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-114

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

I. Agenda Date: Council Meeting – July 20, 2021

II. Attachments:

a. Proposed Ordinance
b. Planning Commission Resolution
c. Planning Commission Minutes
d. Staff Report
e. Land Use Application
f. Project Description
g. Annexation Agreement & Petition
h. City Council Resolution No. 2021R036
i. Annexation Map
j. Soils Report
k. Well Permits Forms
l. Referral Responses
m. Legal Notifications

III. Summary Statement:

Virginia J. Raterink and George V. Raterink have submitted a request for annexation of land totaling 8.68 acres, more or less, known as the Raterink Annexation. The Property is located north and adjacent to Highway 52 and approximately 0.07 miles west of Coyote Creek Drive in Weld County, Colorado (Parcel Nos. 147105100002 and 147105100001), and the annexation includes Coyote Creek Drive right of way. 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:

Virginia J. Raterink and George V. Raterink have submitted a request for annexation of land totaling 8.68 acres, more or less, known as the Raterink Annexation. The Property is located north and adjacent to Highway 52 and approximately 0.07 miles west of Coyote Creek Drive in Weld County, Colorado, and the annexation includes Coyote Creek Drive right of way. 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 purpose of the annexation is to enable the Applicants to work with the City for future development of the eastern parcel. Any future development will require an additional land use process for review by the City. Eligibility for municipal services is also a reason for annexation. Currently, the property is used for rural residential land uses. At this time, the use of the Property is not changing.

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.

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-????

INTRODUCED BY: ?

ADOPT ORDINANCE 2021-???? ANNEXING LAND LEGALLY DESCRIBED IN EXHIBIT "A" KNOWN AS THE RATERINK 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, legally described in Exhibit "A", was filed with the City on June 15, 2021. The owners of 100% of the territory, with the exception of any road rights-of-ways, if applicable, are Virginia J. Raterink and George V. Raterink, 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 July 8, 2021, has recommended approval of the annexation known as the Raterink Annexation. After a public hearing on July 20, 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. LUP2021-0017, and Plan Nos. ANX2021-0003 and COZ2021-0004.

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 Northern Colorado Water Conservancy District.

D. Applicant shall provide written acknowledgement of the comments from Public Service Company of Colorado dba Xcel Energy.

E. Applicant shall provide written acknowledgement of the comments from United Power.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 20th day of July 2021.

PUBLISHED in the Fort Lupton Press the _th day of __ 2021.

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

PUBLISHED BY TITLE ONLY the _th day of __ 2021.

EFFECTIVE (after publication) the _rd day of __ 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

A PARCEL OF LAND LOCATED AT THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP1 NORTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO: FURTHER DESCRIBED AS FOLLOWS:
CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89'39'45"WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 N MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00’07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGNNING; THENCE SOUTH 89"39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89"40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 5; HENCE SOUTH 00'07'26” EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS

RESOLUTION NO. P2021-020

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ANNEXATION KNOWN AS THE RATERINK 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 July 8, 2021, for the purpose of reviewing an application submitted by Virginia J. Raterink and George V. Raterink for an annexation, known as the Raterink 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 Raterink 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. LUP2021-0017, and Plan Nos. ANX2021-0003 and COZ2021-0004.

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 Northern Colorado Water Conservancy District.

D. Applicant shall provide written acknowledgement of the comments from Public Service Company of Colorado dba Xcel Energy.

E. Applicant shall provide written acknowledgement of the comments from United Power.

DONE THIS 8th DAY OF JULY, 2021, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairperson

ATTEST:

Planning Director

EXHIBIT A
PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED AT THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP1 NORTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO: FURTHER DESCRIBED AS FOLLOWS:
CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89'39'45"WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 N MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGNNING; THENCE SOUTH 89"39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89"40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 5; HENCE SOUTH 00'07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 8, 2021

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, July 8, 2021.

Chair Mike Simone called the meeting to order at 6:00 p.m. and gave the following advisement:

> Tonight's meeting shall have the option of virtual appearances 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 option 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, 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 choose to participate electronically via the internet or on the phone.

ROLL CALL

Roll was taken and those present were Chair Mike Simone, Vice Chair Bush White and Commission Members Carlos Barron, Kathy Kvasnicka, Paul Weber and Thomas Meyers. Also in attendance were Planning Director Todd Hodges and Administrative Assistant Magaly Morales-Tejada.

APPROVAL OF AGENDA

A motion to approve the agenda was moved by Bush White and seconded by Thomas Meyers.

CONSENT AGENDA

A motion to approve the consent agenda was moved by Paul Weber and seconded by Kathy Kvasnicka.

PUBLIC COMMENT

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

ACTION ITEMS

P2021-020 Raterink Annexation and Initial Zoning

Planning Director Todd Hodges presented this item. He stated that this property is located North and Adjacent to Highway 52 and is surrounded by the Coyote Creek Golf Course. He stated this property is being proposed as an annexation into the city with an initial zoning into the Agricultural district. He stated

DRAFT

this annexation meets the intent of the comprehensive plan. There is currently no proposed development, and all future land use would go through the appropriate land use process. All notification requirements have been met, and the applicant is present to answer any questions.

Chair Simone opened up the public comment portion of the Hearing for the action item. Hearing none, he closed the public comment.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions. With no questions from Planning Commissioners, Chair Simone called for a motion to approve P2021-020.

It was moved by Bush White and seconded by Paul Weber. Motion passed unanimously.

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

There is currently no future meeting scheduled.

ADJOURNMENT

Chair Simone adjourned the meeting at 6:37 PM.

Submitted by

_____
Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

_____
Mike Simone, Chair

DRAFT

Raterink ANNEXATION AND INITIAL ZONING STAFF REPORT
PROJECT NO. LUP2021-0017 / PLAN NOS. ANX2021-0003 & COZ2021-0004

PROJECT DESCRIPTION

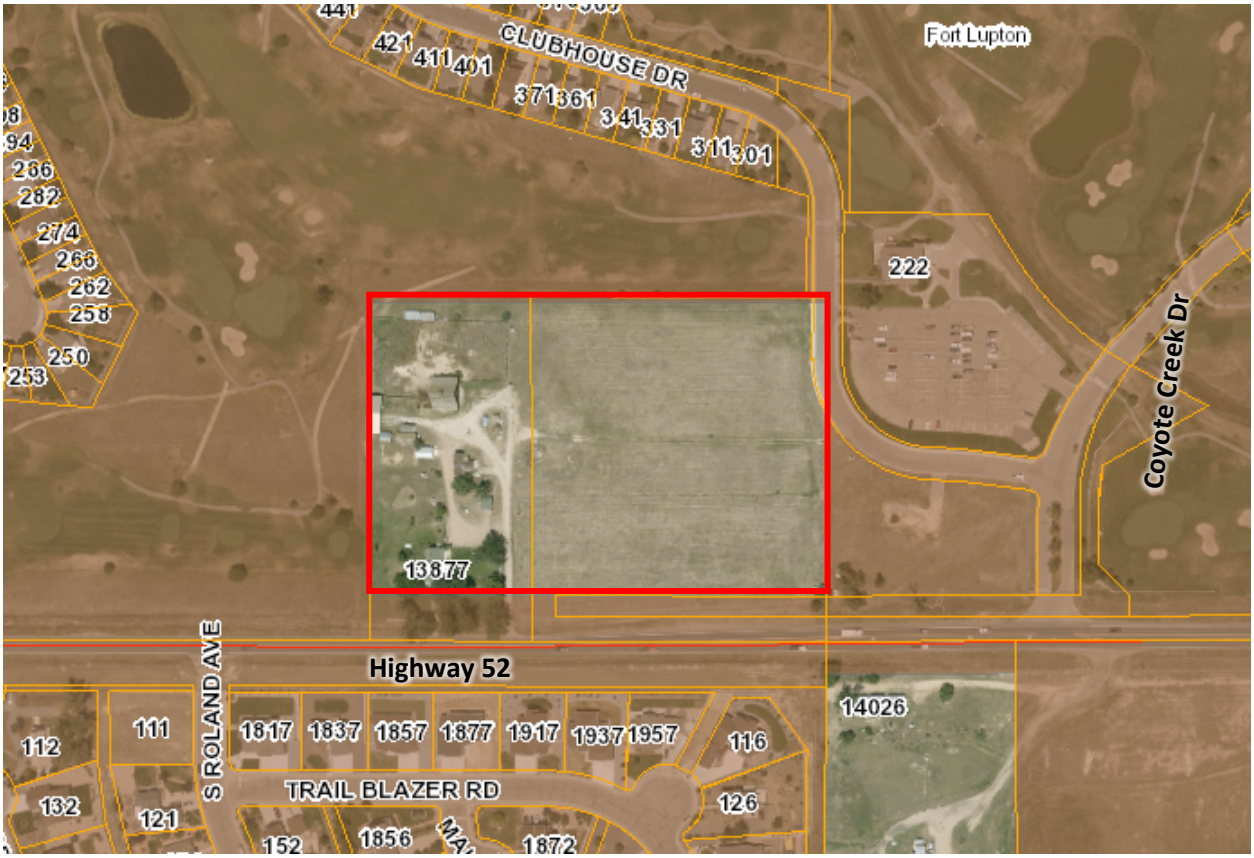
Project No.: LUP2021-0017/ Plan Nos. ANX2021-0003 & COZ2021-0004

Project name: Raterink Annexation & Initial Zoning

Owner's Name: Virginia J. Raterink and George V. Raterink ("Applicants")

Location of Request:

The site consists of two parcels of land located north and adjacent to Highway 52 and approximately 0.07 miles west of Coyote Creek Drive (Parcel Nos. 147105100002 and 147105100001) (the "Property"). The annexation will also include a portion of Clubhouse Drive. The site is located in the Northeast Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado. It is directly adjacent to the City Limits on all sides.



Nature of Request:

The Applicants have submitted a request for annexation of two parcels of land with an initial zoning designation to the 'A' Agricultural Zone District. The western parcel currently contains a residence and several accessory structures. The eastern parcel is currently vacant. The potential for development of the eastern parcel is one reason the applicants would like to annex. An additional reason is for both parcels to become eligible for municipal services.

Any future development on either lot would be brought to the City for review.

Site Size: 8.68 acres, more or less.

Proposed Zone District: 'A' Agricultural

Concept Land Use Plan: The annexation will not entail new or additional residential, commercial, or industrial development. The project shall consist of an annexation into the city limits of Fort Lupton for purposes of working with the City on any future development and to become eligible for municipal services.

Existing Use: Rural residential uses on the western parcel and vacant land on the eastern parcel.

Hearing Dates: Planning Commission – July 8, 2021 at 6:00 PM; and
City Council – July 20, 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 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 Applicant is requesting approval of an annexation and initial zoning to the 'A' Agricultural 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 June 23, 2021 by certified mail, return-receipt requested.

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 June 15, 2021, the City Council accepted the annexation petition and set the public hearing date for this matter on July 20, 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.

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 has paid all required land use fees, and has a fee deposit established to cover any costs related to the project.

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

Staff Comment: The proposed 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 Applicant has signed an Annexation Agreement, which is included in your packets. The Mayor's signature will be added at the City Council meeting for this annexation.

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.

<u>Staff Comment:</u> The Applicant is requesting zoning to the 'A' Agricultural Zone District. This zoning is consistent with the existing land uses which are expected to remain at this time.

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.

<u>Staff Comment:</u> The proposed annexation is contiguous on all sides.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates both parcels for Commercial General Land Uses. This designation allows for commercial businesses that offer residents basic goods and services. This supports a range of development styles, including stand-alone businesses on smaller properties as well as commercial shopping centers with multiple tenants. Primarily located along the City's major corridors, expansion of general commercial will offer residents greater shopping options within Fort Lupton and contribute to increased local commerce. In addition to commercial, these areas can include small office buildings, medical practices, and public and semi-public uses.

The existing rural residential and agricultural land uses are not changing at this time, and therefore, agricultural zoning is appropriate. The applicants are specifically looking at the potential for commercial development of the eastern parcel in the future. Commercial zoning would be recommended when development is planned.

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
Golf Course Manager	Finance Director	Fort Lupton Fire Protection District
CDOT	Division of Water Resources	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	Weld County Department of Public Health & Environment
Weld County School District RE-8	NCWCD	

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

CITY OF Fort Lupton EST 1836

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

Project No.

Land Use Application Form

A. CONTACT INFORMATION

1) Property Owner Name: George V. and Virginia J. Raterink

Company: _____

Phone: 303-709-6053 Email: georgeraterink@yahoo.com

Address: 13877 Hwy 52, Ft. Lupton, Co 80621

Preferred method of contact? Email: Phone: X Mail:

2) Representative Name: see above

Company: _____

Phone: _____ Email: _____

Address: _____

Preferred method of contact? Email: Phone: Mail:

3) Billing Contact *(where invoices should be directed to)*: see above

Billing Company : _____

Phone: _____ Email: _____

Address: _____

B. SITE DESCRIPTION

Site Address: 13877 Hwy 52, Fort Lupton, Co. 80621

Parcel Number: 147105100001, 147105100002

Existing Zone Classification: Ag Proposed Zone Classification: Ag

Water Type: Well Name: _____

Sewage Type: Septic District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

D. PROJECT DESCRIPTION

Project Name: Raterink Annexation

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

Annexation of current property located in Weld County into the City of Fort Lupton. Property to remain Agricultural, at this time, as it is currently zoned through a Recorded Exemption with Weld County.

E. REQUIRED DOCUMENTS

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

F. CERTIFICATIONS Representative Certification

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

Representative: _____ _____

Date:

Owner Certification

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

Owner: _____ Virginia J Raterink 5/28/21

Date:

For Office Use Only

Received Date: _____

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

Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

Instructions for Submitting the Land Use Application Form

DEFINITIONS

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

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

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

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

A. CONTACT INFORMATION

1) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all property owners will not fit on the space provided, submit a separate sheet for the additional owners.

2) Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings. If the contact information for all representatives will not fit on the space provided, submit a separate sheet for the additional representatives.

3) Provide contact and mailing information for the person that should receive all invoices for the project. If this person changes at any time, contact the Planning Department immediately to update this information.

B. SITE DESCRIPTION

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

C. APPLICATION TYPE

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

D. PROJECT DESCRIPTION

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

E. REQUIRED DOCUMENTS

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

CERTIFICATIONS

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

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

ADDENDUM A

Annexation Statements:

1. Concept land use plan. No land use is proposed for the property at this time.

2. Soils Report. See attached document – Weld county Table 30-10-1 as received with completion of new septic system.

3. Environmental Hazards. At present time there are no known hazards related to the property.

4. Utilities plan. The current property has no internal utilities beyond what the city has installed along Highway 52.

5. Vicinity Map. See document provided by American West Land Survey.

6. Community Interest. The property is adjacent to the City golf course, Coyote Creek. Annexation of this property into the city is desirable to both the property owner and the City in order to make the area fall within city limits. This was not accomplished at the time of the course development but would historically refine the boundaries to be complete with the area around the property. Future development of the property, particularly Lot B, may then be done with the community of interests of both the city and the property owners working together to improve the area. The land to be annexed will conform to the goals, policies and strategies of the City and will comply with the City of Fort Lupton Comprehensive Master Plan. The area may then be urbanized to fit into the long range plans of the city integrating the utilities, services and transportation network in accordance with the City Comprehensive Master Plan. At present there are no plans to divide the property, neither Lot A or Lot B, into separate tracts but that may occur, particularly for Lot B, in the future only with written permission of the land owner. Lot A will remain at its present acreage with no plans for division. Annexation of the land has not been commenced by another municipality and such annexation will not result in detachment from the school district which currently surrounds the property. Annexation will bring the property into the city with boundaries that are consistent with the current city limits as the golf course and 2 established housing developments surround the property.

7. Water rights. Lot A has 2 wells which are part of the Weld County Recorded Exemption and will remain active for Lot A only. Additionally, Lot A has a new septic system which the owners plan to keep active for Lot A only.

CITY OF
Fort Lupton
EST 1836

Planning & Building

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

RATERINK ANNEXATION
ANNEXATION AGREEMENT

THIS AGREEMENT is made and entered into this 28th day of May, 2021, by and between George V. & Virginia J. Raterink_ ("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 **$2,500.00.**

4. **Resolution of Substantial Compliance.** Fort Lupton shall act upon the annexation petition on **June 15, 2021** and shall set a public hearing for **July 20, 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 purposes. Owner has submitted a request to zone the Property to the A Agriculture Zone District and the City will act upon this request following a public hearing on July 20, 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, 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. Notwithstanding Section 16-62(f)(1) of the City's Code, the City agrees to allow the Owner to construct accessory buildings on the Property larger than 1,000 square feet in the agricultural zone district. 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.

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. **Existing Water Rights.** Fort Lupton acknowledges that Owner's underground water rights are limited to certain wells located on the Property. Fort Lupton agrees that Owner shall retain the well rights until such time that municipal water serves the Property. At such time that the Property is served by municipal water the wells shall be transferred to the City at the City's option. In the event that Owner conveys its water rights to Fort Lupton, Owner shall convey all pertinent easements for access, use, maintenance and repair.

16. **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.

17. **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.

18. **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.

19. **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.

20. **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.

21. **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.

22. **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.

23. **"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.

24. **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.

25. **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.

26. **Recording.** This Agreement shall be recorded with the County Clerk of Weld County, Colorado, at Owner's expense.

27. **Enforcement.** Subject to the conditions precedent herein, this Agreement may be enforced in any court of competent jurisdiction.

28. **Termination.** This Agreement shall be null and void if the City fails to approve the annexation of the Property.

29. **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.

30. **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.

OWNER

By: _____
George Raterink

By: Virginia Raterink
Virginia Raterink

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 28 day of May, 2021 by George + Virginia Raterink as Applicants.

Shannon DeVries
Notary Signature

Seal Shannon E. DeVries
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214003700
MY COMMISSION EXPIRES January 28, 2025

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 LOCATED AT THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP1 NORTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO: FURTHER DESCRIBED AS FOLLOWS:
CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89'39'45"WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 N MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGNNING; THENCE SOUTH 89"39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89"40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 5; HENCE SOUTH 00'07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS

EXHIBIT B

Signed Petition for Annexation (Attached)

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 **Raterink 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 **8.68 more or less** 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 **Agricultural**, as shown on the annexation map attached hereto and incorporated herein.

9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.

10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

11. The non-refundable annexation application fee of **$836.80** 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
George V. Raterink	13877 Hwy 52, Ft. Lupton, Co	5/28/21
Virginia J. Raterink	13877 Hwy 52, Ft. Lupton, Co.	5/28/21

The foregoing signature(s) was/were subscribed and sworn to before me this 28 day of May, 2021, by

Witness my hand and official seal.

My commission expires on January 28, 2025.

Notary Public

Shannon E. DeVries
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214003700
MY COMMISSION EXPIRES January 28, 2025

Land Owned

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89°39'45" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE CITY OF FORT LUPTON AND THE TRUE POINT OFBEGINNING; THENCE SOUTH 89°39'45"WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE

CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89°40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 742.13 FEET TO THE NORTHEAST CORNER OF SAID LOT B, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF CLUBHOUSE DRIVE AS DESCRIBED IN DEED RECORDED DECEMBER 21, 1998 AS RECEPTION NO. 2661930 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 00°07'26" EAST, COINCIDENT WITH THE WEST LINE OF SAID CLUBHOUSE DRIVE, A DISTANCE OF 94.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 28°57'18", WHOSE CHORD BEARS SOUTH 14°36'05" EAST, A DISTANCE OF 100.00 FEET; THENCE COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.07 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00°07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 301.20 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.60 ACRES, MORE OR LESS.

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 28th day of May, 2021, by George Raterink & Virginia Raterink

Witness my hand and official seal.

My commission expires on 1/28/205.

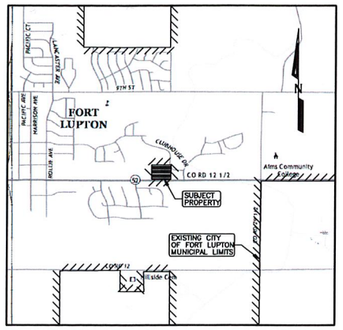
_____
Notary Public

Shannon E. DeVries
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214003700
MY COMMISSION EXPIRES January 28, 2025

RATERINK ANNEXATION TO THE CITY OF FORT LUPTON

Located in the Northeast 1/4 of Section 5,
Township 1 North, Range 66 West of the 6th P.M.,
County of Weld, State of Colorado

Sheet 1 of 1



VICINITY MAP: 1" = 2000'

NOTES:

1) BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 89°39'45" WEST AS MONUMENTED ON THE EAST AND WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2) 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.

3) 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.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

6) DISTANCES ON THIS ANNEXATION PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

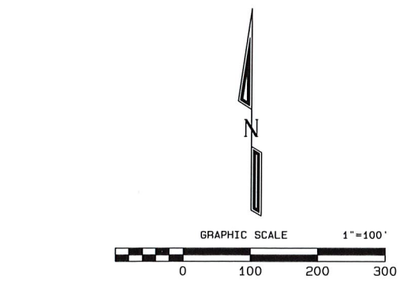
LEGEND:

⌖ = ALIQUOT MONUMENT, AS NOTED.

//////////// = EXISTING MUNICIPAL BOUNDARY, AS NOTED.

ANNEXATION TABLE:

TOTAL PERIMETER:	2519.99 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	420.00 FEET
CONTIGUOUS BOUNDARY:	2519.99 FEET



PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89°39'45" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89°40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00°07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS.

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT VIRGINIA J. RATERINK AND GEORGE V. RATERINK, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF RATERINK 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: VIRGINIA J. RATERINK AND GEORGE V. RATERINK

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

American West Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH
DATE: APRIL 7, 2021		
REVISIONS:		
JOB NO: 21-	FILE: F:\SURVEYS\T1-2N\T1N_R66W\S5\RATERINK_ANNEX.pro	

Exhibit A

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO ANNEXATION

A PARCEL OF LAND LOCATED AT THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP1 NORTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO: FURTHER DESCRIBED AS FOLLOWS:
CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89'39'45"WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 N MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGNNING; THENCE SOUTH 89"39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89"40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 5; HENCE SOUTH 00'07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS

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

Water rights	Number of Shares	Certificate Number(s)
TBD	TBD	TBD

RESOLUTION NO. 2021R036

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE RATERINK ANNEXATION AND SETTING THE PUBLIC HEARING FOR JULY 20, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Virginia J. Raterink and George V. Raterink for 8.68 acres, more or less, and known as the Raterink 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 Raterink Annexation and sets the hearing date for July 20, 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 15th DAY OF JUNE 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

CITY OF FORT LUPTON SEAL STATE OF COLORADO

Attest:

Maricela Peña, City Clerk

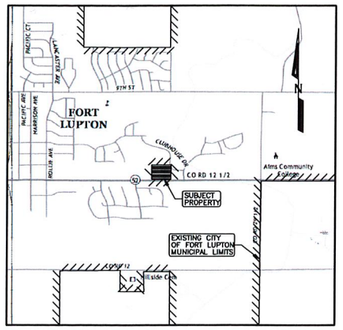
Approved as to form:

Andy Ausmus, City Attorney

RATERINK ANNEXATION TO THE CITY OF FORT LUPTON

Located in the Northeast 1/4 of Section 5,
Township 1 North, Range 66 West of the 6th P.M.,
County of Weld, State of Colorado

Sheet 1 of 1



VICINITY MAP: 1" = 2000'

NOTES:

1) BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 89°39'45" WEST AS MONUMENTED ON THE EAST AND WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2) 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.

3) 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.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

6) DISTANCES ON THIS ANNEXATION PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

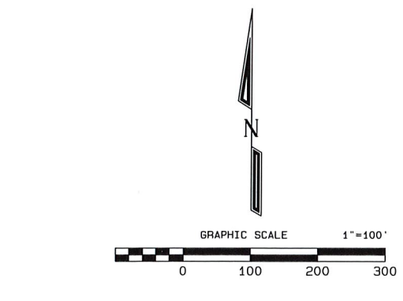
LEGEND:

⌖ = ALIQUOT MONUMENT, AS NOTED.

//////////// = EXISTING MUNICIPAL BOUNDARY, AS NOTED.

ANNEXATION TABLE:

TOTAL PERIMETER:	2519.99 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	420.00 FEET
CONTIGUOUS BOUNDARY:	2519.99 FEET



PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89°39'45" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89°40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00°07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS.

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT VIRGINIA J. RATERINK AND GEORGE V. RATERINK, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF RATERINK 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: VIRGINIA J. RATERINK AND GEORGE V. RATERINK

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

American West Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: APRIL 7, 2021
REVISIONS:			
JOB NO: 21-	FILE: F:\SURVEYS\T1-2N\T1N_R66W\S5\RATERINK_ANNEX.pro		

Name: DISCOUNT PLUMBING SERVICES, INC. Job # 20-1383

Weld County

WELD COUNTY: TABLE 30-10-1

Soil Type, Texture, Structure and Percolation Rate Range					Long Term Acceptance Rate (LTAR); Gallons per day per square foot
Soil Type	USDA Soil Texture	USDA Soil Structure-Type	USDA Soil Structure-Grade	Percolation Rate (MPI)	All Treatment Levels
R	>35% Rock (>2mm): See Table 30-10-1A	>35% Rock (>2mm): See Table 30-10-1A	>35% Rock (>2mm): See Table 30-10-1A	>35% Rock (>2mm): See Table 30-10-1A	>35% Rock (>2mm): See Table 30-10-1A
1	Sand, Loamy Sand	Single Grain	0 (Structureless)	5-15	0.80
2	Sandy Loam, Loam, Silt Loam	PR (Prismatic) BK (Blocky) GR (Granular)	2 (Moderate) 3 (Strong)	16-25	0.60
2A	Sandy Loam, Loam, Silt Loam	PR, BK, GR Massive	1 (Weak) 0 (Structureless)	26-40	0.50
3	Sandy Clay Loam, Clay Loam, Silty Clay Loam	PR, BK, GR	2, 3	41-60	0.35
3A	Sandy Clay Loam, Clay Loam, Silty Clay Loam	PR, BK, GR Massive	1 0 (Structureless)	61-75	0.30
4	Sandy Clay, Clay, Silty Clay	PR, BK, GR	2, 3	76-90	0.20
4A	Sandy Clay, Clay, Silty Clay	PR, BK, GR Massive	1 0 (Structureless)	91-120	0.15
5	Soil Types 2-4A	Platy	1, 2, 3	121+	0.10

Design Flow

# of Bedrooms	Design Flow
2	300

Form No. GWS-11 08/2016	COLORADO DIVISION OF WATER RESOURCES DEPARTMENT OF NATURAL RESOURCES 1313 Sherman St., Ste 821, Denver CO 80203 (303) 866-3581 dwrpermitsonline@state.co.us	For Office Use Only

CHANGE IN OWNER NAME/MAILING ADDRESS

PRIOR TO COMPLETING THIS FORM, SEE INSTRUCTIONS ON REVERSE SIDE
INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED

Name, address and phone number of person claiming ownership of the well permit:

Name(s): George V. & Virginia J. Raterink

Mailing Address: 13877 Hwy 52

City, St. Zip: Ft. Lupton, Co. 80621

Phone: (303) 709-6053 Email: georgeraterink@yahoo.com

Well Permit Number: 160718 Receipt Number: 03259468 Case Number (optional): _____

WELL LOCATION: County: Weld Well Name or # (optional): _____

Street Address at Well Location City State Zip

☐ Check if well address is same as owner's mailing address

SE 1/4 of the NE 1/4, Sec. 5, Township 1 ☒ N. or ☐ S., Range 66 ☐ E. or ☒ W., 6 P.M.

Distance from Section Lines: 3033 Ft. from ☐ N. or ☒ S. Line, 610 Ft. from ☒ E. or ☐ W. Line.

Subdivision Name (if applicable): _____, Lot _____, Block _____, Filing/Unit _____

NOTE: If changing/correcting the permitted location of a well, use Form No. GWS-42.

I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143.

Signature(s) of the New Owner	Please print the Signer's Name & Title	Date
George V. Raterink Virginia J. Raterink	OWNER GEORGE V. RATERINK Virginia J. Raterink	4/15/20 4/15/20

It is the responsibility of the new owner of this well permit to complete and sign this form. If an agent is signing or entering information, please see instructions.
Please allow 4 to 6 weeks for processing of this form. Thereafter, you can view or print the accepted document at:
http://www.dwr.state.co.us/WellPermitSearch

Signature of DWR staff indicates acceptance as a Change in Owner Name and/or Mailing Address.

For Staff Use Only

Staff Signature _____ Date _____

Form No. GWS-11 08/2016

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St., Ste 821, Denver CO 80203
(303) 866-3581
dwrpermitsonline@state.co.us

For Office Use Only

CHANGE IN OWNER NAME/MAILING ADDRESS

PRIOR TO COMPLETING THIS FORM, SEE INSTRUCTIONS ON REVERSE SIDE
INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED

Name, address and phone number of person claiming ownership of the well permit:

Name(s): George V. & Virginia J. Raterink

Mailing Address: 13877 Hwy 52

City, St. Zip: Ft. Lupton, Co. 80621

Phone: (303) 709-6053 Email: georgeraterink@yahoo.com

Well Permit Number: 160719 Receipt Number: 03254671 Case Number (optional): _____

WELL LOCATION: County: Weld Well Name or # (optional): 160719

13877 Hwy 52 (Street Address at Well Location) Ft. Lupton (City) Co. (State) 80621 (Zip)

☒ Check if well address is same as owner's mailing address

SE 1/4 of the NE 1/4, Sec. 5, Township 1 ☒ N. or ☐ S., Range 66 ☐ E. or ☒ W., 6 P.M.

Distance from Section Lines: 2865 Ft. from ☐ N. or ☒ S. Line, 570 Ft. from ☒ E. or ☐ W. Line.

Subdivision Name (if applicable): _____, Lot ____, Block ____, Filing/Unit ____

NOTE: If changing/correcting the permitted location of a well, use Form No. GWS-42.

I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143.

Signature(s) of the New Owner	Please print the Signer's Name & Title	Date
George V. Raterink Virginia J. Raterink	George V. Raterink Co-owner Virginia J. Raterink	4/15/20 4/15/20

It is the responsibility of the new owner of this well permit to complete and sign this form. If an agent is signing or entering information, please see instructions.
Please allow 4 to 6 weeks for processing of this form. Thereafter, you can view or print the accepted document at:
http://www.dwr.state.co.us/WellPermitSearch

Signature of DWR staff indicates acceptance as a Change in Owner Name and/or Mailing Address.

For Staff Use Only

Staff Signature _____ Date _____

Form PLAN005

CITY OF
Fort Lupton
EST 1836

FROM: Maria Lancto
DATE: 06/03/21
PROJECT: Raterink Annexation and Change of Zone
Project No. LUP2021-0017; Plan Nos. ANX2021-0003 & COZ2021-0004

INTERNAL DISTRIBUTION:

☑ Buildings/Grounds Manager	☑ City Attorney	☑ Police Chief
☐ City Administrator	☐ City Clerk	☑ Public Works Director
☐ Building Inspector	☐ Recreation Manager	☑ Golf Course Manager
☑ OMI	☑ GIS Specialist	☑ Finance Director

OUTSIDE DISTRIBUTION:

☑ Fort Lupton Fire Protection District	☑ Weld County Dept. of Public Health & Env.
☑ CDOT	☐ Weld County Public Works
☐ Colorado DRMS	☑ Weld County School District RE-8
☐ Colorado Parks and Wildlife	☑ NCWCD
☑ Division of Water Resources	☐ Fulton Ditch Company
☐ Army Corp of Engineers	☐ Platteville Ditch Company
☑ United Power	☐ City of Brighton
☑ Comcast	☐ Town of Frederick
☑ CenturyLink	☐ Town of Platteville
☑ Xcel Energy	☐ City of Dacono
☑ Postmaster	☐ Town of Firestone
☑ Weld County Department of Planning	☐ Other:

If you have comments, please respond by: June 24, 2021

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov. A non-response to this referral may be considered a favorable response.

COMMENTS:

These parcels are not within the boundaries of the Northern Colorado Water Conservancy District or the Municipal Subdistrict. Petitions for Inclusion need to be filed for both.

June 22, 2021

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

Re: Raterink Annexation and Change of Zone - Project No. LUP2021-0017; Plan Nos. ANX2021-0003 & COZ2021-0004

Dear Mr. Hodges & Ms. Knutson:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Project No. LUP2021-0017; Plan Nos. ANX2021-0003 & COZ2021-0004. After review of the information, United Power has no concerns or objection to the proposed Raterink Annexation and Change of Zone; 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, RWA
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

June 24, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Raterink Annexation and Zoning, Case # LUP2021-0017

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Raterink Annexation and Zoning** and has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The City of Fort Lupton must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to Jacob Van Laere (303-571-3818) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or jacob.van.laere@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. 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

Magaly Morales-Tejada

From: Williams - DNR, Joanna
Sent: Thursday, June 3, 2021 1:34 PM
To: Magaly Morales-Tejada
Subject: Re: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

Good Afternoon Magaly,
Our office has no comments on the proposed annexation and change of zone. If your office has any specific questions for us regarding the proposal please contact me.
Regards,

Joanna Williams, P.E.
Water Resource Engineer

COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581 x 8265
1313 Sherman Street, Room 821, Denver, CO 80203
Joanna.Williams@state.co.us | www.colorado.gov/water

On Thu, Jun 3, 2021 at 11:25 AM Magaly Morales-Tejada wrote:

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation and change of zone being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: https://www.fortlupton.org/DocumentCenter/Index/605.

Any comments you consider relevant to this request would be appreciated. Please reply by **June 24, 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, July 8, 2021 at 6:00 PM; and
- City Council: Tuesday, July 20, 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
Direct: 720-466-6111

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, June 4, 2021 12:52 PM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

I don't see any LE issues.

Chief John Fryar

From: Magaly Morales-Tejada
Sent: Thursday, June 3, 2021 11:18 AM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation and change of zone being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: https://www.fortlupton.org/DocumentCenter/Index/605.

Any comments you consider relevant to this request would be appreciated. Please reply by **June 24, 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, July 8, 2021 at 6:00 PM; and
- City Council: Tuesday, July 20, 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
Direct: 720-466-6111

Magaly Morales-Tejada

From: Lauren Light
Sent: Friday, June 4, 2021 10:27 AM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: RE: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

No concerns with this request

Lauren Light, M.B.S.
Program Manager/Environmental Planner, Environmental Health Services
Weld County Department of Public Health & Environment
1555 N. 17th Ave.
Greeley, CO 80631
llight@weldgov.com
970-400-2211 (office)

Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Magaly Morales-Tejada
Sent: Thursday, June 3, 2021 11:18 AM
To: Magaly Morales-Tejada
Cc: Maria Lancto ; Todd Hodges ; Alyssa Knutson
Subject: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

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 and change of zone being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: https://www.fortlupton.org/DocumentCenter/Index/605.

Any comments you consider relevant to this request would be appreciated. Please reply by **June 24, 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, July 8, 2021 at 6:00 PM; and
- City Council: Tuesday, July 20, 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
Direct: 720-466-6111

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Maria Lancto

From: Roy Vestal
Sent: Thursday, July 1, 2021 4:57 PM
To: Maria Lancto
Subject: RE: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

Yes thank you for the nudge.
I don't have any concerns or comments related to the annexation and zoning.

RoyV

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

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US

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

From: Maria Lancto <MLancto@Fortluptonco.gov>
Sent: Wednesday, June 30, 2021 10:50 AM
To: Roy Vestal <RVestal@Fortluptonco.gov>
Subject: FW: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

Hi Roy,
I just wanted to double check that you had no comments on the project. I am putting the planning commission packet together now.
Thanks,

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

CITY OF Fort Lupton EST 1836

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Thursday, June 3, 2021 11:18 AM
To: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation and change of zone being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: https://www.fortlupton.org/DocumentCenter/Index/605.

Any comments you consider relevant to this request would be appreciated. Please reply by **June 24, 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, July 8, 2021 at 6:00 PM; and
- City Council: Tuesday, July 20, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

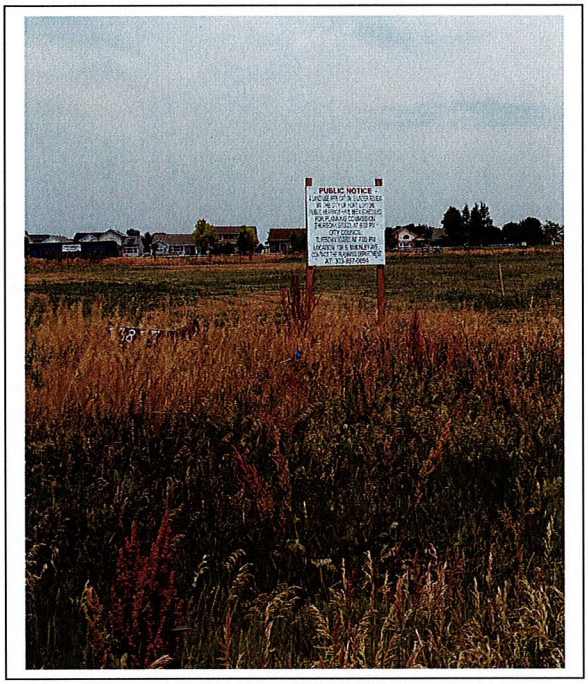
Magaly Morales-Tejada
Planning assistant
130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

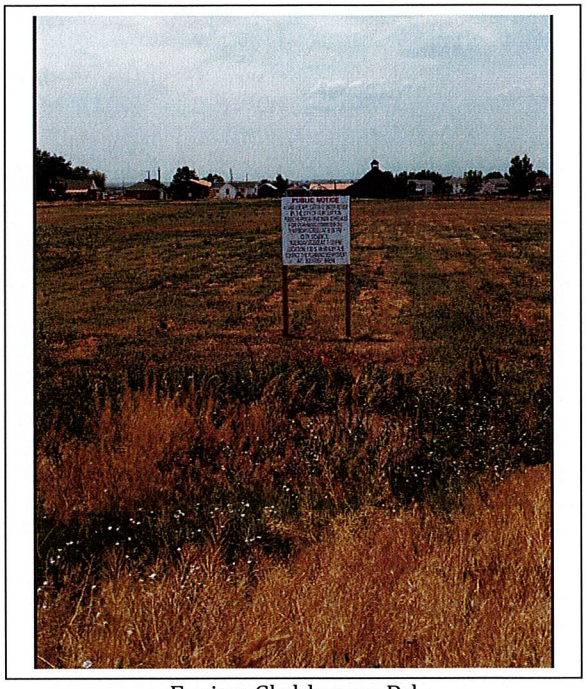
Planning & Building

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

Sign Posting Affidavit
Raterink Annexation
Project No. LUP2021-0017 / Plan No. ANX2021-0003



Facing HWY 52



Facing Clubhouse Rd

I, George & Virginia Raterink hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 23rd day of June, 2021.

George J. Raterink Virginia J. Raterink
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by George & Virginia Raterink, this 24 day of June, 2021. Witness my hand and seal.

My commission expires 12-30-22.

Amber Phillips
Notary Public

AMBER PHILLIPS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144004824
COMMISSION EXPIRES DECEMBER 31, 2022

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 Virginia Raterink and George Raterink for an annexation and initial zoning to the 'A' Agricultural Zone District for a property located at 13877 Hwy 52 in Weld County, CO and including the parcel east and adjacent, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, July 8, 2021, at 6:00 P.M., and before the City Council on Tuesday, July 20, 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 LOCATED AT THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP1 NORTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO: FURTHER DESCRIBED AS FOLLOWS: CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89'39'45"WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 N MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGNNING; THENCE SOUTH 89"39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89"40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 5; HENCE SOUTH 00'07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS

RESOLUTION NO. 2021R036

A RESOLUTION OF THE CITY COUNCIL OF

FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE RATERINK ANNEXATION AND SETTING THE PUBLIC HEARING FOR JULY 20, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Virginia J. Raterink and George V. Raterink for 8.68 acres, more or less, and known as the Raterink 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 Raterink Annexation and sets the hearing date for July 20, 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 15th DAY OF JUNE 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.: FLP222335
First Publication: June 23, 2021
Last Publication: July 7, 2021
Published In: Fort Lupton Press

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 22nd day of June, 2021, a true and correct copy of the foregoing Notice of Public Hearings and Annexation maps for the Raterink Annexation was sent via U.S. Mail, postage pre-paid, to the following addresses:

PATRICIA L TERRY TRUST
1312 DENVER AVE
FORT LUPTON, CO 80621

GARY JOHN BRYANT
112 APPEL CT
FORT LUPTON, CO 80621

ANTHONY EDWARD DENEKE
DANIELLE MARIE DENEKE
1917 TRAILBLAZER RD
FORT LUPTON, CO 80621

DAKOTAH KESSLER
251 PONDEROSA PL
FORT LUPTON, CO 80621

MARIE RICHARDS
250 PONDEROSA PL
FORT LUPTON, CO 80621

LI CAI RI
1937 TRAILBLAZER RD
FORT LUPTON, CO 80621

MELISSA A DECHANT
254 PONDEROSA PL
FORT LUPTON, CO 80621

MANUEL LUNA MENDOZA
258 PONDEROSA PL
FORT LUPTON, CO 80621

LINDSEY RAMIREZ
151 S ROLAND AVE
FORT LUPTON, CO 80621

YOLANDA D LANGLAIS
262 PONDEROSA PL
FORT LUPTON, CO 80621

JESSIE OVERLY
266 PONDEROSA PL
FORT LUPTON, CO 80621

COLE FAMILY TRUST
301 CLUBHOUSE DR
FORT LUPTON, CO 80621

JOHN GUNZNER
MARGARET GUNZNER
270 PONDEROSA PL
FORT LUPTON, CO 80621

JOHN P REVOCABLE TRUST
274 PONDEROSA PL
FORT LUPTON, CO 80621

LINDSEY RAMIREZ
151 S ROLAND AVE
FORT LUPTON, CO 80621

LARRY P WEIGEL
ROBERT LEDOUX
161 S ROLAND AVE
FORT LUPTON, CO 80621

ASHLEY FOX
CURTIS FOX
311 CLUBHOUSE DR
FORT LUPTON, CO 80621

HPA US1 LLC
120 S RIVERSIDE PLZ
STE 2000
CHICAGO, IL 60606

GINGER WELLER
DUSTIN M WELLER
321 CLUBHOUSE DR
FORT LUPTON, CO 80621

ALBERT P DREITZ
KATHLEEN E DREITZ
331 CLUBHOUSE DR
FORT LUPTON, CO 80621

JESSICA WEBB
JEREMY WEBB
156 S TRAILBLAZER RD
FORT LUPTON, CO 80621

BRUCE K CHAIN
ANNE M MACKENZIE
341 CLUBHOUSE DR
FORT LUPTON, CO 80621

TODD TAYLOR
351 CLUBHOUSE DR
FORT LUPTON, CO 80621

JENNIFER CAROL MARTINEZ
RONALD CHAD MARTINEZ
155 S TRAILBLAZER RD
FORT LUPTON, CO 80621

MICHELLE L BUSCHO
JON E BUSCHO
361 CLUBHOUSE DR
FORT LUPTON, CO 80621

KYRA RAU
DAN SOBECK
371 CLUBHOUSE DR
FORT LUPTON, CO 80621

KATHRYN MARIE KING
1872 MALIBU CT
FORT LUPTON, CO 80621

MELODY D GRANT
381 CLUBHOUSE DR
FORT LUPTON, CO 80621

KERRY A MCCORMICK
MICHAEL S MCCORMICK
391 CLUBHOUSE DR
FORT LUPTON, CO 80621

STACEY A BEAN
MICHAEL J BEAN
1870 MALIBU CT
FORT LUPTON, CO 80621

CYNTHIA J MOYA
401 CLUBHOUSE DR
FORT LUPTON, CO 80621

WESLEY STEPHEN BACK
411 CLUBHOUSE DR
FORT LUPTON, CO 80621

LAMONTAGNE FAMILY TRUST
1868 MALIBU CT
FORT LUPTON, CO 80621

TERICINE JUDY COFFMAN
421 CLUBHOUSE DR
FORT LUPTON, CO 80621

PERRI M-J COMPANY
14286 HIGHWAY 52
FORT LUPTON CO, 80621

KENT N BIEL
1864 MALIBU CT
FORT LUPTON, CO 80621

LORI ANN SCHICK
RAYMOND ANDREW SCHICK
441 CLUBHOUSE DR
FORT LUPTON, CO 80621

NIKKI P SANDERS
WILLIAM JUSTIN SANDERS
451 CLUBHOUSE DR
FORT LUPTON, CO 80621

PAULA J APPEL
DAVID L APPEL
602 BETHANY DR
SHOREWOOD, IL 60404

ESTHER CLAIRE REED
VAN G REED
4801 SORREL LN
JOHNSTOWN, CO 80534

ISAAC COVARRUBIAS
370 CLUBHOUSE DR
FORT LUPTON, CO 80621

GENOVEVA MENDOZA
1856 MALIBU CT
FORT LUPTON, CO 80621

CELLA ORNELAS
PATRICK JOHN ORNELAS
380 CLUBHOUSE DR
FORT LUPTON, CO 80621

JEFF EDWARD JEFFRIES
400 CLUBHOUSE DR
FORT LUPTON, CO 80621

IRMA E RAMIREZ
152 S ROLAND AVE
FORT LUPTON, CO 80621

DEBORA R HARRIS
RANDY D HARRIS
410 CLUBHOUSE DR
FORT LUPTON, CO 80621

HUNTER T FERREFEE
420 CLUBHOUSE DR
FORT LUPTON, CO 80621

LUPITA MONCADA
RAMIRO MONCADA
162 S ROLAND AVE
FORT LUPTON, CO 80621

COYOTE CREEK MASTER
ASSOCIATION
PO BOX 30
FREDERICK, CO 80530

DEBRA STOOPS
1837 TRAIL BLAZER RD
FORT LUPTON, CO 80621

HELLEN P WITT
JEFFREY A WITT
212 S ROLAND AVE
FORT LUPTON, CO 80621

BEATRICE THERESA ROSALES
SERGIO SANCHEZ ROSALES
653 NE 19TH ST
GUYMON, OK 73942

MEGAN B STATES
BRET D STATES
1877 TRAILBLAZER RD
FORT LUPTON, CO 80621

LISA M GEIGER
BRYAN M WEIGEL
1957 TRAILBLAZER RD
FORT LUPTON, CO 80621

PAULA VASQUEZ
FLORENCIO JR VASQUEZ
121 S ROLAND AVE
FORT LUPTON, CO 80621

ALBERT GARRET
SHERRI GARRET
6000 CYPRUS LOOP
RICHLAND WEST, WA 99353

ASHLEY K KAMIN
RYAN L KAMIN
132 APPEL CT
FORT LUPTON, CO 80621

MICHELLE BRESCIANI CARLSEN
CHRISTOPHER CARLSEN
431 CLUBHOUSE DR
FORT LUPTON, CO 80621

GERARDO MANRIQUEZ
165 S TRAILBLAZER RD
FORT LUPTON, CO 80621

SUSAN L DENNY
VAUNOLD D DENNY
116 S TRAILBLAZER RD
FORT LUPTON, CO 80621

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

ROWLEY DOWNS LAND COMPANY
260 KRAMERIA ST
DENVER, CO 80220

Magaly Morales-Tejada
City Official

CITY OF
Fort Lupton
EST 1836
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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 Virginia Raterink and George Raterink for an annexation and initial zoning to the 'A' Agricultural Zone District for a property located at 13877 Hwy 52 in Weld County, CO and including the parcel east and adjacent, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, July 8, 2021, at 6:00 P.M., and before the City Council on Tuesday, July 20, 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: RATERINK ANNEXATION & CHANGE OF ZONE

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED AT THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP1 NORTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO: FURTHER DESCRIBED AS FOLLOWS: CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89'39'45"WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 N MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGNNING; THENCE SOUTH 89"39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH SAID LINE, A

DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89"40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 5; HENCE SOUTH 00'07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS

RESOLUTION NO. 2021R036

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE RATERINK ANNEXATION AND SETTING THE PUBLIC HEARING FOR JULY 20, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Virginia J. Raterink and George V. Raterink for 8.68 acres, more or less, and known as the Raterink 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 Raterink Annexation and sets the hearing date for July 20, 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 15th DAY OF JUNE 2021.

City of Fort Lupton, Colorado

s/Zo Stieber
Zo Stieber, Mayor

Attest:

s/Maricela Peña
Maricela Peña, City Clerk

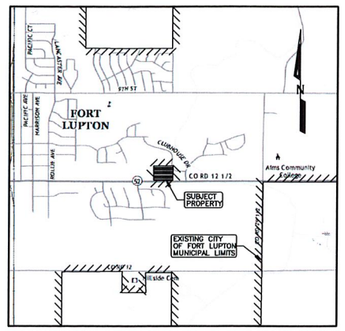
Approved as to form:

s/Andy Ausmus
Andy Ausmus, City Attorney

RATERINK ANNEXATION TO THE CITY OF FORT LUPTON

Located in the Northeast 1/4 of Section 5,
Township 1 North, Range 66 West of the 6th P.M.,
County of Weld, State of Colorado

Sheet 1 of 1



VICINITY MAP: 1" = 2000'

NOTES:

1) BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 89°39'45" WEST AS MONUMENTED ON THE EAST AND WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2) 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.

3) 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.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

6) DISTANCES ON THIS ANNEXATION PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

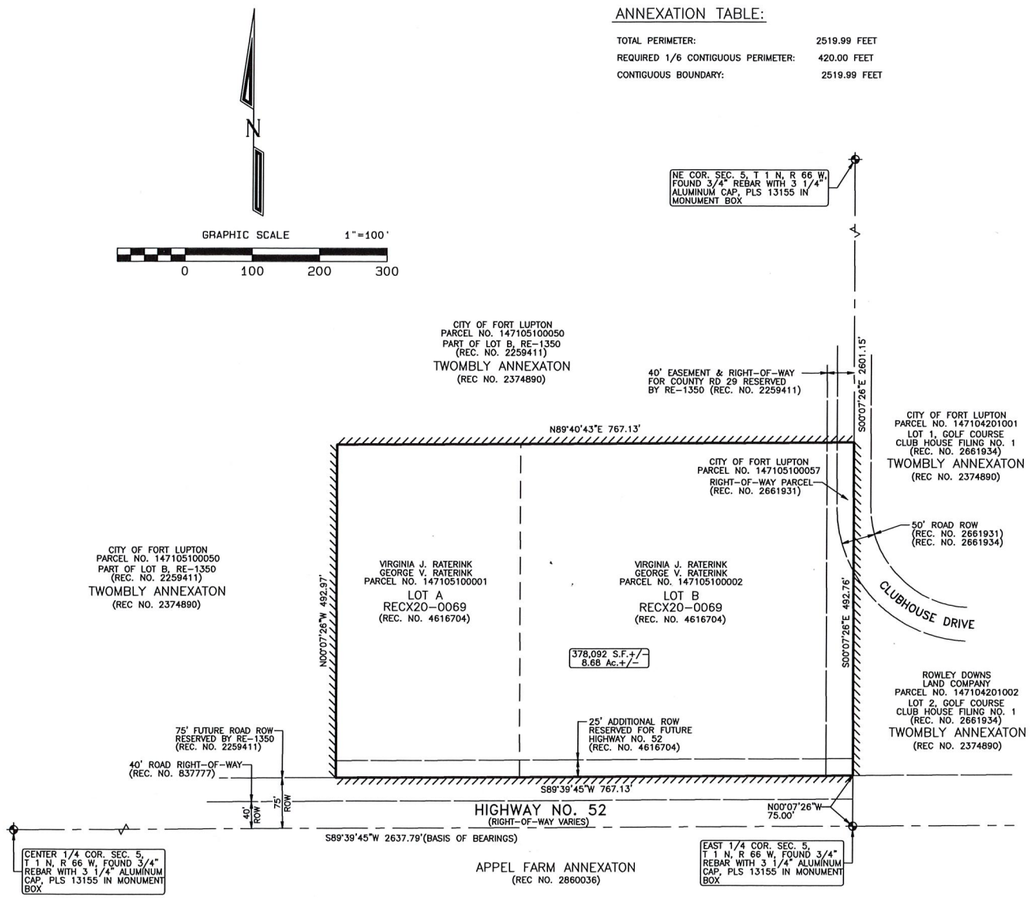
LEGEND:

⌖ = ALIQUOT MONUMENT, AS NOTED.

////////// = EXISTING MUNICIPAL BOUNDARY, AS NOTED.

ANNEXATION TABLE:

TOTAL PERIMETER:	2519.99 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	420.00 FEET
CONTIGUOUS BOUNDARY:	2519.99 FEET



PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89°39'45" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89°40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00°07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS.

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT VIRGINIA J. RATERINK AND GEORGE V. RATERINK, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF RATERINK 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: VIRGINIA J. RATERINK AND GEORGE V. RATERINK

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

American West Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: APRIL 7, 2021
REVISIONS:			
JOB NO: 21-	FILE: F:\SURVEYS\T1-2N\T1N_R66W\S5\RATERINK_ANNEX.pro		

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 23th day of June 2021, a true and correct copy of the foregoing Notice of Public Hearings and Annexation Petition for the Raterink Annexation was sent via Certified Mail, Return-Receipt Requested, to the following addresses:

AIMS JUNIOR COLLEGE
P.O. BOX 69
GREELEY, CO 80632

CENTRAL COLORADO WATER (CCW)
3209 W. 28TH STREET
GREELEY, CO 80631

FORT LUPTON FIRE
1121 DENVER AVENUE
FORT LUPTON, CO 80621

HIGH PLAINS LIBRARY
2650 W. 29TH STREET
GREELEY, CO 80631

PLATTE VALLEY CONSERVATION
57 WEST BROMELY LANE
BRIGHTON, CO 80601

WELD COUNTY RE-8 SCHOOL DISTRICT
200 S. FULTON AVENUE
FORT LUPTON, CO 80621

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

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Fort Lupton
EST 1836
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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 Virginia Raterink and George Raterink for an annexation and initial zoning to the 'A' Agricultural Zone District for a property located at 13877 Hwy 52 in Weld County, CO and including the parcel east and adjacent, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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

ALL INTERESTED PERSONS MAY ATTEND

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SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS

RESOLUTION NO. 2021R036

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE RATERINK ANNEXATION AND SETTING THE PUBLIC HEARING FOR JULY 20, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Virginia J. Raterink and George V. Raterink for 8.68 acres, more or less, and known as the Raterink 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 Raterink Annexation and sets the hearing date for July 20, 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 15th DAY OF JUNE 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 **Raterink 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 **8.68 more or less** 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 **Agricultural**, as shown on the annexation map attached hereto and incorporated herein.

9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.

10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

11. The non-refundable annexation application fee of **$836.80** 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
George V. Raterink	13877 Hwy 52, Ft. Lupton, Co	5/28/21
Virginia J. Raterink	13877 Hwy 52, Ft. Lupton, Co.	5/28/21

The foregoing signature(s) was/were subscribed and sworn to before me this 28 day of May, 2021, by

Witness my hand and official seal.

My commission expires on January 28, 2025.

Notary Public

Shannon E. DeVries
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214003700
MY COMMISSION EXPIRES January 28, 2025

Land Owned

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89°39'45" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE CITY OF FORT LUPTON AND THE TRUE POINT OFBEGINNING; THENCE SOUTH 89°39'45"WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE

CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89°40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 742.13 FEET TO THE NORTHEAST CORNER OF SAID LOT B, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF CLUBHOUSE DRIVE AS DESCRIBED IN DEED RECORDED DECEMBER 21, 1998 AS RECEPTION NO. 2661930 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 00°07'26" EAST, COINCIDENT WITH THE WEST LINE OF SAID CLUBHOUSE DRIVE, A DISTANCE OF 94.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 28°57'18", WHOSE CHORD BEARS SOUTH 14°36'05" EAST, A DISTANCE OF 100.00 FEET; THENCE COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.07 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00°07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 301.20 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.60 ACRES, MORE OR LESS.

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 28th day of May, 2021, by George Raterink & Virginia Raterink

Witness my hand and official seal.

My commission expires on 1/28/205.

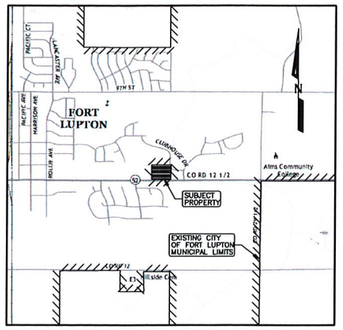
_____
Notary Public

Shannon E. DeVries
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214003700
MY COMMISSION EXPIRES January 28, 2025

RATERINK ANNEXATION TO THE CITY OF FORT LUPTON

Located in the Northeast 1/4 of Section 5,
Township 1 North, Range 66 West of the 6th P.M.,
County of Weld, State of Colorado

Sheet 1 of 1



VICINITY MAP: 1" = 2000'

NOTES:

1) BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 89°39'45" WEST AS MONUMENTED ON THE EAST AND WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2) 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.

3) 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.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

6) DISTANCES ON THIS ANNEXATION PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

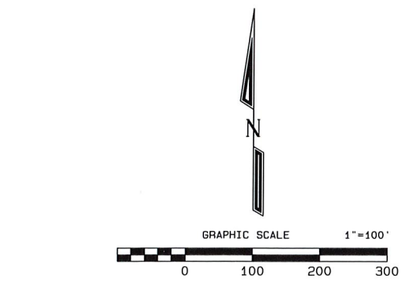
LEGEND:

⌖ = ALIQUOT MONUMENT, AS NOTED.

//////////// = EXISTING MUNICIPAL BOUNDARY, AS NOTED.

ANNEXATION TABLE:

TOTAL PERIMETER:	2519.99 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	420.00 FEET
CONTIGUOUS BOUNDARY:	2519.99 FEET



PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89°39'45" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89°40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00°07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS.

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT VIRGINIA J. RATERINK AND GEORGE V. RATERINK, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF RATERINK 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: VIRGINIA J. RATERINK AND GEORGE V. RATERINK

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

American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 • P:303-659-1532 F:303-655-0575 • amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: APRIL 7, 2021
REVISIONS:			
JOB NO: 21-	FILE: F:\SURVEYS\T1-2N\T1N_R66W\S5\RATERINK_ANNEX.pro		

Exhibit A

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO ANNEXATION

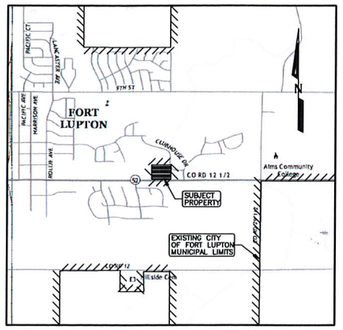
A PARCEL OF LAND LOCATED AT THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP1 NORTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO: FURTHER DESCRIBED AS FOLLOWS:
CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89'39'45"WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 N MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGNNING; THENCE SOUTH 89"39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89"40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 5; HENCE SOUTH 00'07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS

RATERINK ANNEXATION TO THE CITY OF FORT LUPTON

Located in the Northeast 1/4 of Section 5,
Township 1 North, Range 66 West of the 6th P.M.,
County of Weld, State of Colorado

Sheet 1 of 1



VICINITY MAP: 1" = 2000'

NOTES:

1) BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 89°39'45" WEST AS MONUMENTED ON THE EAST AND WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2) 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.

3) 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.

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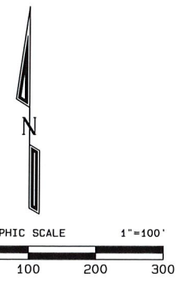
LEGEND:

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ANNEXATION TABLE:

TOTAL PERIMETER:	2519.99 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	420.00 FEET
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OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT VIRGINIA J. RATERINK AND GEORGE V. RATERINK, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF RATERINK 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: VIRGINIA J. RATERINK AND GEORGE V. RATERINK

ON THIS ___ DAY OF _____, 20__.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC:_____

PLANNING COMMISSION RECOMMENDATION:

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RECOMMENDED THIS ___ DAY OF _____, 201_.

_____
CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE:

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_____
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

American West Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: APRIL 7, 2021
REVISIONS:			
JOB NO: 21-	FILE: F:\SURVEYS\T1-2N\T1N_R66W\S5\RATERINK_ANNEX.pro		

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-115

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

I. Agenda Date: Council Meeting – July 20, 2021

II. Attachments:

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

III. Summary Statement:

Virginia J. Raterink and George V. Raterink 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 north and adjacent to Highway 52 and approximately 0.07 miles west of Coyote Creek Drive (Parcel Nos. 147105100002 and 147105100001) (the "Property"). City Council has previously reviewed and considered an Ordinance to approve the annexation known as the Raterink Annexation at a hearing on July 20, 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:

Virginia J. Raterink and George V. Raterink 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 north and adjacent to Highway 52 and approximately 0.07 miles west of Coyote Creek Drive (Parcel Nos. 147105100002 and 147105100001) (the "Property"). City Council has previously reviewed and considered an Ordinance to approve the annexation known as the Raterink Annexation at a hearing on July 8, 2021. This request is to initially zone the property included within that Annexation.

The Fort Lupton Comprehensive Plan designates this property for Commercial General 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; therefore, agricultural zoning is appropriate. Commercial zoning may be recommended when the property is developed.

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-????

INTRODUCED BY: ?

ADOPT ORDINANCE 2021-???? INITIALLY ZONING LAND KNOWN AS THE RATERINK 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, Virginia J. Raterink and George V. Raterink, submitted a request to initially zone 8.68± acres of land more particularly described in Exhibit A.

WHEREAS, the Planning Commission held a public hearing on the zone request on July 8, 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 20th day of July 2021.

PUBLISHED in the Fort Lupton Press the _th day of __ 2021.

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

PUBLISHED BY TITLE ONLY the _th day __ March 2021.

EFFECTIVE (after publication) the _rd day of __ 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

A PARCEL OF LAND LOCATED AT THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP1 NORTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO: FURTHER DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89'39'45"WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 N MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00’07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGNNING; THENCE SOUTH 89"39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89"40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 5; HENCE SOUTH 00'07'26” EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS

RESOLUTION NO. P2021-020

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ANNEXATION KNOWN AS THE RATERINK 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 July 8, 2021, for the purpose of reviewing an application submitted by Virginia J. Raterink and George V. Raterink for an annexation, known as the Raterink 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 Raterink 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. LUP2021-0017, and Plan Nos. ANX2021-0003 and COZ2021-0004.

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 Northern Colorado Water Conservancy District.

D. Applicant shall provide written acknowledgement of the comments from Public Service Company of Colorado dba Xcel Energy.

E. Applicant shall provide written acknowledgement of the comments from United Power.

DONE THIS 8th DAY OF JULY, 2021, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairperson

ATTEST:

Planning Director

EXHIBIT A
PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED AT THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP1 NORTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO: FURTHER DESCRIBED AS FOLLOWS:
CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89'39'45"WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 N MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGNNING; THENCE SOUTH 89"39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89"40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 5; HENCE SOUTH 00'07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 8, 2021

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, July 8, 2021.

Chair Mike Simone called the meeting to order at 6:00 p.m. and gave the following advisement:

> Tonight's meeting shall have the option of virtual appearances 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 option 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, 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 choose to participate electronically via the internet or on the phone.

ROLL CALL

Roll was taken and those present were Chair Mike Simone, Vice Chair Bush White and Commission Members Carlos Barron, Kathy Kvasnicka, Paul Weber and Thomas Meyers. Also in attendance were Planning Director Todd Hodges and Administrative Assistant Magaly Morales-Tejada.

APPROVAL OF AGENDA

A motion to approve the agenda was moved by Bush White and seconded by Thomas Meyers.

CONSENT AGENDA

A motion to approve the consent agenda was moved by Paul Weber and seconded by Kathy Kvasnicka.

PUBLIC COMMENT

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

ACTION ITEMS

P2021-020 Raterink Annexation and Initial Zoning

Planning Director Todd Hodges presented this item. He stated that this property is located North and Adjacent to Highway 52 and is surrounded by the Coyote Creek Golf Course. He stated this property is being proposed as an annexation into the city with an initial zoning into the Agricultural district. He stated

DRAFT

this annexation meets the intent of the comprehensive plan. There is currently no proposed development, and all future land use would go through the appropriate land use process. All notification requirements have been met, and the applicant is present to answer any questions.

Chair Simone opened up the public comment portion of the Hearing for the action item. Hearing none, he closed the public comment.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions. With no questions from Planning Commissioners, Chair Simone called for a motion to approve P2021-020.

It was moved by Bush White and seconded by Paul Weber. Motion passed unanimously.

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

There is currently no future meeting scheduled.

ADJOURNMENT

Chair Simone adjourned the meeting at 6:37 PM.

Submitted by

_____
Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

_____
Mike Simone, Chair

DRAFT

Raterink ANNEXATION AND INITIAL ZONING STAFF REPORT
PROJECT NO. LUP2021-0017 / PLAN NOS. ANX2021-0003 & COZ2021-0004

PROJECT DESCRIPTION

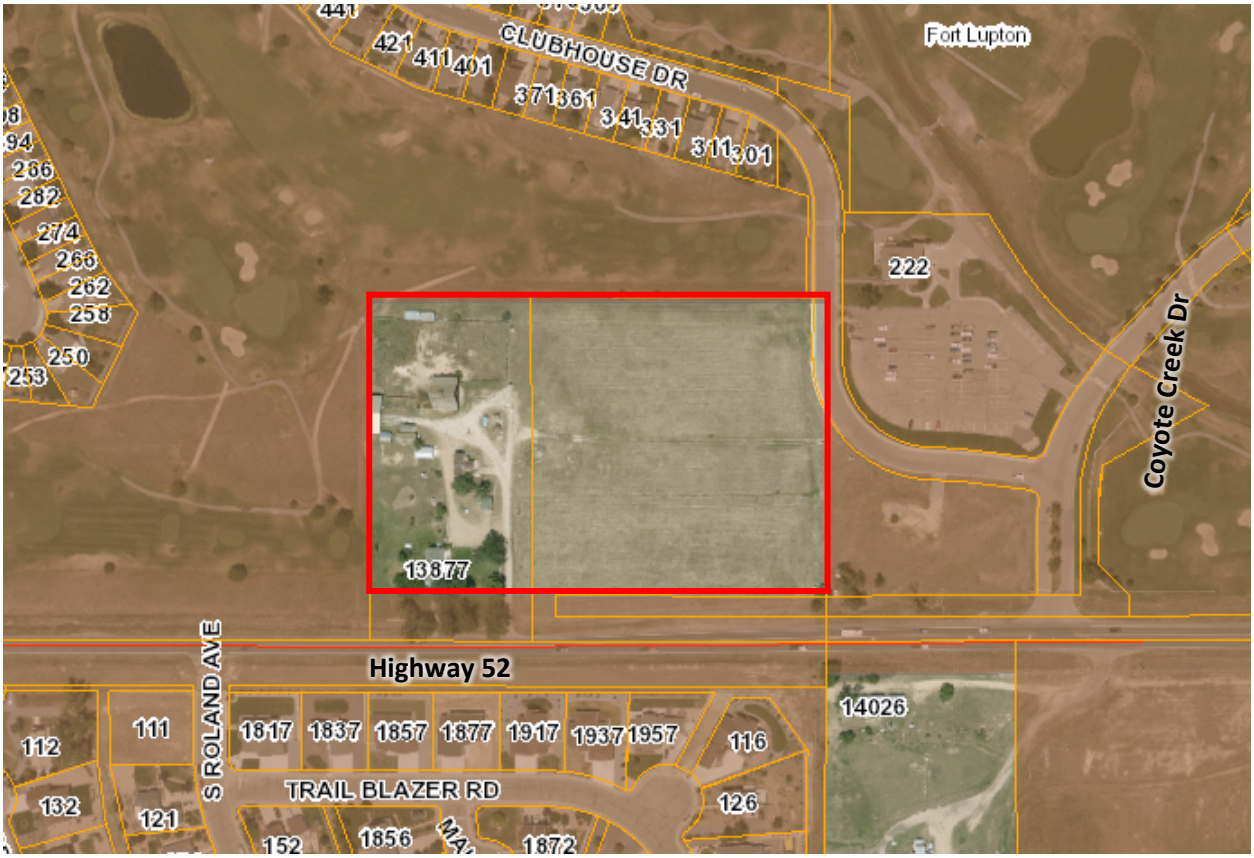
Project No.: LUP2021-0017/ Plan Nos. ANX2021-0003 & COZ2021-0004

Project name: Raterink Annexation & Initial Zoning

Owner's Name: Virginia J. Raterink and George V. Raterink ("Applicants")

Location of Request:

The site consists of two parcels of land located north and adjacent to Highway 52 and approximately 0.07 miles west of Coyote Creek Drive (Parcel Nos. 147105100002 and 147105100001) (the "Property"). The annexation will also include a portion of Clubhouse Drive. The site is located in the Northeast Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado. It is directly adjacent to the City Limits on all sides.



Nature of Request:

The Applicants have submitted a request for annexation of two parcels of land with an initial zoning designation to the 'A' Agricultural Zone District. The western parcel currently contains a residence and several accessory structures. The eastern parcel is currently vacant. The potential for development of the eastern parcel is one reason the applicants would like to annex. An additional reason is for both parcels to become eligible for municipal services.

Any future development on either lot would be brought to the City for review.

Site Size: 8.68 acres, more or less.

Proposed Zone District: 'A' Agricultural

Concept Land Use Plan: The annexation will not entail new or additional residential, commercial, or industrial development. The project shall consist of an annexation into the city limits of Fort Lupton for purposes of working with the City on any future development and to become eligible for municipal services.

Existing Use: Rural residential uses on the western parcel and vacant land on the eastern parcel.

Hearing Dates: Planning Commission – July 8, 2021 at 6:00 PM; and
City Council – July 20, 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 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 Applicant is requesting approval of an annexation and initial zoning to the 'A' Agricultural 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 June 23, 2021 by certified mail, return-receipt requested.

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 June 15, 2021, the City Council accepted the annexation petition and set the public hearing date for this matter on July 20, 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.

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 has paid all required land use fees, and has a fee deposit established to cover any costs related to the project.

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

Staff Comment: The proposed 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 Applicant has signed an Annexation Agreement, which is included in your packets. The Mayor's signature will be added at the City Council meeting for this annexation.

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. This zoning is consistent with the existing land uses which are expected to remain at this time.

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 on all sides.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates both parcels for Commercial General Land Uses. This designation allows for commercial businesses that offer residents basic goods and services. This supports a range of development styles, including stand-alone businesses on smaller properties as well as commercial shopping centers with multiple tenants. Primarily located along the City's major corridors, expansion of general commercial will offer residents greater shopping options within Fort Lupton and contribute to increased local commerce. In addition to commercial, these areas can include small office buildings, medical practices, and public and semi-public uses.

The existing rural residential and agricultural land uses are not changing at this time, and therefore, agricultural zoning is appropriate. The applicants are specifically looking at the potential for commercial development of the eastern parcel in the future. Commercial zoning would be recommended when development is planned.

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
Golf Course Manager	Finance Director	Fort Lupton Fire Protection District
CDOT	Division of Water Resources	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	Weld County Department of Public Health & Environment
Weld County School District RE-8	NCWCD	

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

CITY OF Fort Lupton EST 1836

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

Project No.

Land Use Application Form

A. CONTACT INFORMATION

1) Property Owner Name: George V. and Virginia J. Raterink

Company: _____

Phone: 303-709-6053 Email: georgeraterink@yahoo.com

Address: 13877 Hwy 52, Ft. Lupton, Co 80621

Preferred method of contact? Email: Phone: X Mail:

2) Representative Name: see above

Company: _____

Phone: _____ Email: _____

Address: _____

Preferred method of contact? Email: Phone: Mail:

3) Billing Contact *(where invoices should be directed to)*: see above

Billing Company : _____

Phone: _____ Email: _____

Address: _____

B. SITE DESCRIPTION

Site Address: 13877 Hwy 52, Fort Lupton, Co. 80621

Parcel Number: 147105100001, 147105100002

Existing Zone Classification: Ag Proposed Zone Classification: Ag

Water Type: Well Name: _____

Sewage Type: Septic District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

D. PROJECT DESCRIPTION

Project Name: Raterink Annexation

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

Annexation of current property located in Weld County into the City of Fort Lupton. Property to remain Agricultural, at this time, as it is currently zoned through a Recorded Exemption with Weld County.

E. REQUIRED DOCUMENTS

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

F. CERTIFICATIONS Representative Certification

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

Representative: _____ _____

Date:

Owner Certification

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

Owner: _____ Virginia J Raterink 5/28/21

Date:

For Office Use Only

Received Date: _____

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

Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

Instructions for Submitting the Land Use Application Form

DEFINITIONS

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

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

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

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

A. CONTACT INFORMATION

1) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all property owners will not fit on the space provided, submit a separate sheet for the additional owners.

2) Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings. If the contact information for all representatives will not fit on the space provided, submit a separate sheet for the additional representatives.

3) Provide contact and mailing information for the person that should receive all invoices for the project. If this person changes at any time, contact the Planning Department immediately to update this information.

B. SITE DESCRIPTION

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

C. APPLICATION TYPE

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

D. PROJECT DESCRIPTION

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

E. REQUIRED DOCUMENTS

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

CERTIFICATIONS

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

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

ADDENDUM A

Annexation Statements:

1. Concept land use plan. No land use is proposed for the property at this time.

2. Soils Report. See attached document – Weld county Table 30-10-1 as received with completion of new septic system.

3. Environmental Hazards. At present time there are no known hazards related to the property.

4. Utilities plan. The current property has no internal utilities beyond what the city has installed along Highway 52.

5. Vicinity Map. See document provided by American West Land Survey.

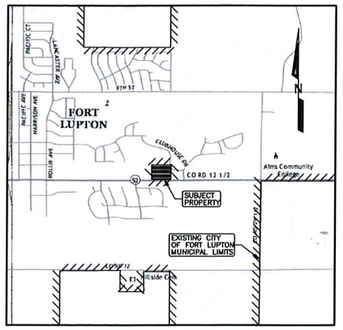
6. Community Interest. The property is adjacent to the City golf course, Coyote Creek. Annexation of this property into the city is desirable to both the property owner and the City in order to make the area fall within city limits. This was not accomplished at the time of the course development but would historically refine the boundaries to be complete with the area around the property. Future development of the property, particularly Lot B, may then be done with the community of interests of both the city and the property owners working together to improve the area. The land to be annexed will conform to the goals, policies and strategies of the City and will comply with the City of Fort Lupton Comprehensive Master Plan. The area may then be urbanized to fit into the long range plans of the city integrating the utilities, services and transportation network in accordance with the City Comprehensive Master Plan. At present there are no plans to divide the property, neither Lot A or Lot B, into separate tracts but that may occur, particularly for Lot B, in the future only with written permission of the land owner. Lot A will remain at its present acreage with no plans for division. Annexation of the land has not been commenced by another municipality and such annexation will not result in detachment from the school district which currently surrounds the property. Annexation will bring the property into the city with boundaries that are consistent with the current city limits as the golf course and 2 established housing developments surround the property.

7. Water rights. Lot A has 2 wells which are part of the Weld County Recorded Exemption and will remain active for Lot A only. Additionally, Lot A has a new septic system which the owners plan to keep active for Lot A only.

RATERINK ANNEXATION TO THE CITY OF FORT LUPTON

Located in the Northeast 1/4 of Section 5,
Township 1 North, Range 66 West of the 6th P.M.,
County of Weld, State of Colorado

Sheet 1 of 1



VICINITY MAP: 1" = 2000'

NOTES:

1) BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 89°39'45" WEST AS MONUMENTED ON THE EAST AND WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2) 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.

3) 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.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

6) DISTANCES ON THIS ANNEXATION PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

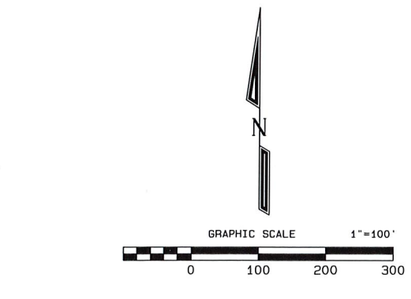
LEGEND:

⌖ = ALIQUOT MONUMENT, AS NOTED.

//////////// = EXISTING MUNICIPAL BOUNDARY, AS NOTED.

ANNEXATION TABLE:

TOTAL PERIMETER:	2519.99 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	420.00 FEET
CONTIGUOUS BOUNDARY:	2519.99 FEET



PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89°39'45" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89°40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00°07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS.

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT VIRGINIA J. RATERINK AND GEORGE V. RATERINK, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF RATERINK 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: VIRGINIA J. RATERINK AND GEORGE V. RATERINK

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

American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: APRIL 7, 2021
REVISIONS:			
JOB NO: 21-	FILE: F:\SURVEYS\T1-2N\T1N_R66W\S5\RATERINK_ANNEX.pro		

Form PLAN005

CITY OF
Fort Lupton
EST 1836

FROM: Maria Lancto
DATE: 06/03/21
PROJECT: Raterink Annexation and Change of Zone
Project No. LUP2021-0017; Plan Nos. ANX2021-0003 & COZ2021-0004

INTERNAL DISTRIBUTION:

- ☑ Buildings/Grounds Manager
- ☐ City Administrator
- ☐ Building Inspector
- ☑ OMI
- ☑ City Attorney
- ☐ City Clerk
- ☐ Recreation Manager
- ☑ GIS Specialist
- ☑ Police Chief
- ☑ Public Works Director
- ☑ Golf Course Manager
- ☑ Finance Director

OUTSIDE DISTRIBUTION:

- ☑ Fort Lupton Fire Protection District
- ☑ CDOT
- ☐ Colorado DRMS
- ☐ Colorado Parks and Wildlife
- ☑ Division of Water Resources
- ☐ Army Corp of Engineers
- ☑ United Power
- ☑ Comcast
- ☑ CenturyLink
- ☑ Xcel Energy
- ☑ Postmaster
- ☑ Weld County Department of Planning
- ☑ Weld County Dept. of Public Health & Env.
- ☐ Weld County Public Works
- ☑ Weld County School District RE-8
- ☑ NCWCD
- ☐ Fulton Ditch Company
- ☐ Platteville Ditch Company
- ☐ City of Brighton
- ☐ Town of Frederick
- ☐ Town of Platteville
- ☐ City of Dacono
- ☐ Town of Firestone
- ☐ Other:

If you have comments, please respond by: June 24, 2021

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov. A non-response to this referral may be considered a favorable response.

COMMENTS:

These parcels are not within the boundaries of the Northern Colorado Water Conservancy District or the Municipal Subdistrict. Petitions for Inclusion need to be filed for both.

June 22, 2021

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

Re: Raterink Annexation and Change of Zone - Project No. LUP2021-0017; Plan Nos. ANX2021-0003 & COZ2021-0004

Dear Mr. Hodges & Ms. Knutson:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Project No. LUP2021-0017; Plan Nos. ANX2021-0003 & COZ2021-0004. After review of the information, United Power has no concerns or objection to the proposed Raterink Annexation and Change of Zone; 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, RWA
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

June 24, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Raterink Annexation and Zoning, Case # LUP2021-0017

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Raterink Annexation and Zoning** and has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The City of Fort Lupton must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to Jacob Van Laere (303-571-3818) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or jacob.van.laere@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. 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

Magaly Morales-Tejada

From: Williams - DNR, Joanna
Sent: Thursday, June 3, 2021 1:34 PM
To: Magaly Morales-Tejada
Subject: Re: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

Good Afternoon Magaly,
Our office has no comments on the proposed annexation and change of zone. If your office has any specific questions for us regarding the proposal please contact me.
Regards,

Joanna Williams, P.E.
Water Resource Engineer

COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581 x 8265
1313 Sherman Street, Room 821, Denver, CO 80203
Joanna.Williams@state.co.us | www.colorado.gov/water

On Thu, Jun 3, 2021 at 11:25 AM Magaly Morales-Tejada wrote:

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation and change of zone being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: https://www.fortlupton.org/DocumentCenter/Index/605.

Any comments you consider relevant to this request would be appreciated. Please reply by **June 24, 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, July 8, 2021 at 6:00 PM; and
- City Council: Tuesday, July 20, 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
Direct: 720-466-6111

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, June 4, 2021 12:52 PM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

I don't see any LE issues.

Chief John Fryar

From: Magaly Morales-Tejada
Sent: Thursday, June 3, 2021 11:18 AM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

Good Morning,

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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
Direct: 720-466-6111

Magaly Morales-Tejada

From: Lauren Light
Sent: Friday, June 4, 2021 10:27 AM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: RE: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

No concerns with this request

Lauren Light, M.B.S.
Program Manager/Environmental Planner, Environmental Health Services
Weld County Department of Public Health & Environment
1555 N. 17th Ave.
Greeley, CO 80631
llight@weldgov.com
970-400-2211 (office)

Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Magaly Morales-Tejada
Sent: Thursday, June 3, 2021 11:18 AM
To: Magaly Morales-Tejada
Cc: Maria Lancto ; Todd Hodges ; Alyssa Knutson
Subject: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

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,

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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
Direct: 720-466-6111

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Maria Lancto

From: Roy Vestal
Sent: Thursday, July 1, 2021 4:57 PM
To: Maria Lancto
Subject: RE: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

Yes thank you for the nudge.
I don't have any concerns or comments related to the annexation and zoning.

RoyV

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

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US

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

From: Maria Lancto <MLancto@Fortluptonco.gov>
Sent: Wednesday, June 30, 2021 10:50 AM
To: Roy Vestal <RVestal@Fortluptonco.gov>
Subject: FW: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

Hi Roy,
I just wanted to double check that you had no comments on the project. I am putting the planning commission packet together now.
Thanks,

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

CITY OF Fort Lupton EST 1836

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Thursday, June 3, 2021 11:18 AM
To: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request: Raterink Annexation & Change of Zone; Project No. LUP2021-0017

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an annexation and change of zone being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: https://www.fortlupton.org/DocumentCenter/Index/605.

Any comments you consider relevant to this request would be appreciated. Please reply by **June 24, 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, July 8, 2021 at 6:00 PM; and
- City Council: Tuesday, July 20, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

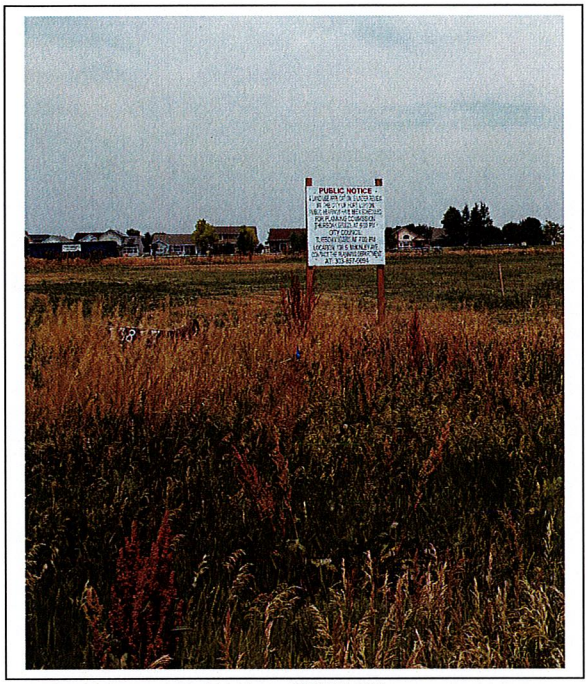
Magaly Morales-Tejada
Planning assistant
130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111

CITY OF
Fort Lupton
EST 1836
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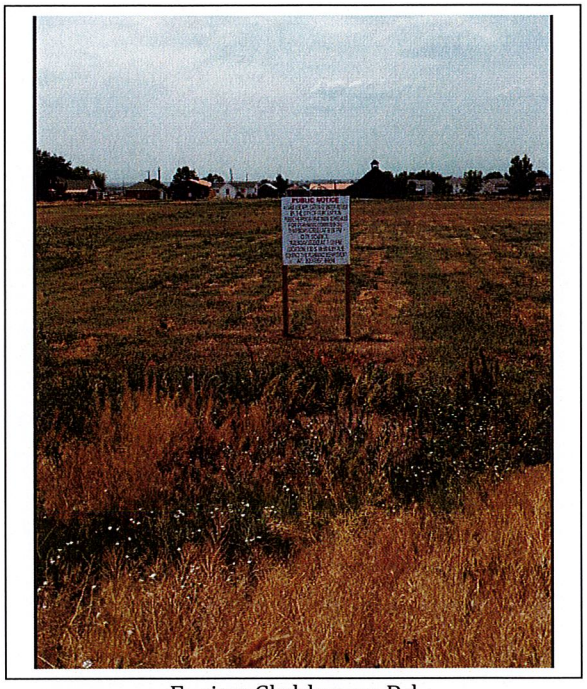
Planning & Building

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

Sign Posting Affidavit
Raterink Annexation
Project No. LUP2021-0017 / Plan No. ANX2021-0003



Facing HWY 52



Facing Clubhouse Rd

I, George & Virginia Raterink hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 23rd day of June, 2021.

George & Virginia Raterink

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by George & Virginia Raterink, this 24 day of June, 2021. Witness my hand and seal.

My commission expires 12-30-22.

Amber Phillips

Notary Public

AMBER PHILLIPS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144004824
COMMISSION EXPIRES DECEMBER 31, 2022

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 Virginia Raterink and George Raterink for an annexation and initial zoning to the 'A' Agricultural Zone District for a property located at 13877 Hwy 52 in Weld County, CO and including the parcel east and adjacent, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, July 8, 2021, at 6:00 P.M., and before the City Council on Tuesday, July 20, 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 LOCATED AT THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP1 NORTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO: FURTHER DESCRIBED AS FOLLOWS: CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89'39'45"WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 N MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGNNING; THENCE SOUTH 89"39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89"40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 5; HENCE SOUTH 00'07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS

RESOLUTION NO. 2021R036

A RESOLUTION OF THE CITY COUNCIL OF

FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE RATERINK ANNEXATION AND SETTING THE PUBLIC HEARING FOR JULY 20, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Virginia J. Raterink and George V. Raterink for 8.68 acres, more or less, and known as the Raterink 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 Raterink Annexation and sets the hearing date for July 20, 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 15th DAY OF JUNE 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.: FLP222335
First Publication: June 23, 2021
Last Publication: July 7, 2021
Published In: Fort Lupton Press

CITY OF
Fort Lupton
EST 1836
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CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 22nd day of June, 2021, a true and correct copy of the foregoing Notice of Public Hearings and Annexation maps for the Raterink Annexation was sent via U.S. Mail, postage pre-paid, to the following addresses:

PATRICIA L TERRY TRUST
1312 DENVER AVE
FORT LUPTON, CO 80621

GARY JOHN BRYANT
112 APPEL CT
FORT LUPTON, CO 80621

ANTHONY EDWARD DENEKE
DANIELLE MARIE DENEKE
1917 TRAILBLAZER RD
FORT LUPTON, CO 80621

DAKOTAH KESSLER
251 PONDEROSA PL
FORT LUPTON, CO 80621

MARIE RICHARDS
250 PONDEROSA PL
FORT LUPTON, CO 80621

LI CAI RI
1937 TRAILBLAZER RD
FORT LUPTON, CO 80621

MELISSA A DECHANT
254 PONDEROSA PL
FORT LUPTON, CO 80621

MANUEL LUNA MENDOZA
258 PONDEROSA PL
FORT LUPTON, CO 80621

LINDSEY RAMIREZ
151 S ROLAND AVE
FORT LUPTON, CO 80621

YOLANDA D LANGLAIS
262 PONDEROSA PL
FORT LUPTON, CO 80621

JESSIE OVERLY
266 PONDEROSA PL
FORT LUPTON, CO 80621

COLE FAMILY TRUST
301 CLUBHOUSE DR
FORT LUPTON, CO 80621

JOHN GUNZNER
MARGARET GUNZNER
270 PONDEROSA PL
FORT LUPTON, CO 80621

JOHN P REVOCABLE TRUST
274 PONDEROSA PL
FORT LUPTON, CO 80621

LINDSEY RAMIREZ
151 S ROLAND AVE
FORT LUPTON, CO 80621

LARRY P WEIGEL
ROBERT LEDOUX
161 S ROLAND AVE
FORT LUPTON, CO 80621

ASHLEY FOX
CURTIS FOX
311 CLUBHOUSE DR
FORT LUPTON, CO 80621

HPA US1 LLC
120 S RIVERSIDE PLZ
STE 2000
CHICAGO, IL 60606

GINGER WELLER
DUSTIN M WELLER
321 CLUBHOUSE DR
FORT LUPTON, CO 80621

ALBERT P DREITZ
KATHLEEN E DREITZ
331 CLUBHOUSE DR
FORT LUPTON, CO 80621

JESSICA WEBB
JEREMY WEBB
156 S TRAILBLAZER RD
FORT LUPTON, CO 80621

BRUCE K CHAIN
ANNE M MACKENZIE
341 CLUBHOUSE DR
FORT LUPTON, CO 80621

TODD TAYLOR
351 CLUBHOUSE DR
FORT LUPTON, CO 80621

JENNIFER CAROL MARTINEZ
RONALD CHAD MARTINEZ
155 S TRAILBLAZER RD
FORT LUPTON, CO 80621

MICHELLE L BUSCHO
JON E BUSCHO
361 CLUBHOUSE DR
FORT LUPTON, CO 80621

KYRA RAU
DAN SOBECK
371 CLUBHOUSE DR
FORT LUPTON, CO 80621

KATHRYN MARIE KING
1872 MALIBU CT
FORT LUPTON, CO 80621

MELODY D GRANT
381 CLUBHOUSE DR
FORT LUPTON, CO 80621

KERRY A MCCORMICK
MICHAEL S MCCORMICK
391 CLUBHOUSE DR
FORT LUPTON, CO 80621

STACEY A BEAN
MICHAEL J BEAN
1870 MALIBU CT
FORT LUPTON, CO 80621

CYNTHIA J MOYA
401 CLUBHOUSE DR
FORT LUPTON, CO 80621

WESLEY STEPHEN BACK
411 CLUBHOUSE DR
FORT LUPTON, CO 80621

LAMONTAGNE FAMILY TRUST
1868 MALIBU CT
FORT LUPTON, CO 80621

TERICINE JUDY COFFMAN
421 CLUBHOUSE DR
FORT LUPTON, CO 80621

PERRI M-J COMPANY
14286 HIGHWAY 52
FORT LUPTON CO, 80621

KENT N BIEL
1864 MALIBU CT
FORT LUPTON, CO 80621

LORI ANN SCHICK
RAYMOND ANDREW SCHICK
441 CLUBHOUSE DR
FORT LUPTON, CO 80621

NIKKI P SANDERS
WILLIAM JUSTIN SANDERS
451 CLUBHOUSE DR
FORT LUPTON, CO 80621

PAULA J APPEL
DAVID L APPEL
602 BETHANY DR
SHOREWOOD, IL 60404

ESTHER CLAIRE REED
VAN G REED
4801 SORREL LN
JOHNSTOWN, CO 80534

ISAAC COVARRUBIAS
370 CLUBHOUSE DR
FORT LUPTON, CO 80621

GENOVEVA MENDOZA
1856 MALIBU CT
FORT LUPTON, CO 80621

CELLA ORNELAS
PATRICK JOHN ORNELAS
380 CLUBHOUSE DR
FORT LUPTON, CO 80621

JEFF EDWARD JEFFRIES
400 CLUBHOUSE DR
FORT LUPTON, CO 80621

IRMA E RAMIREZ
152 S ROLAND AVE
FORT LUPTON, CO 80621

DEBORA R HARRIS
RANDY D HARRIS
410 CLUBHOUSE DR
FORT LUPTON, CO 80621

HUNTER T FERREFEE
420 CLUBHOUSE DR
FORT LUPTON, CO 80621

LUPITA MONCADA
RAMIRO MONCADA
162 S ROLAND AVE
FORT LUPTON, CO 80621

COYOTE CREEK MASTER
ASSOCIATION
PO BOX 30
FREDERICK, CO 80530

DEBRA STOOPS
1837 TRAIL BLAZER RD
FORT LUPTON, CO 80621

HELLEN P WITT
JEFFREY A WITT
212 S ROLAND AVE
FORT LUPTON, CO 80621

BEATRICE THERESA ROSALES
SERGIO SANCHEZ ROSALES
653 NE 19TH ST
GUYMON, OK 73942

MEGAN B STATES
BRET D STATES
1877 TRAILBLAZER RD
FORT LUPTON, CO 80621

LISA M GEIGER
BRYAN M WEIGEL
1957 TRAILBLAZER RD
FORT LUPTON, CO 80621

PAULA VASQUEZ
FLORENCIO JR VASQUEZ
121 S ROLAND AVE
FORT LUPTON, CO 80621

ALBERT GARRET
SHERRI GARRET
6000 CYPRUS LOOP
RICHLAND WEST, WA 99353

ASHLEY K KAMIN
RYAN L KAMIN
132 APPEL CT
FORT LUPTON, CO 80621

MICHELLE BRESCIANI CARLSEN
CHRISTOPHER CARLSEN
431 CLUBHOUSE DR
FORT LUPTON, CO 80621

GERARDO MANRIQUEZ
165 S TRAILBLAZER RD
FORT LUPTON, CO 80621

SUSAN L DENNY
VAUNOLD D DENNY
116 S TRAILBLAZER RD
FORT LUPTON, CO 80621

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

ROWLEY DOWNS LAND COMPANY
260 KRAMERIA ST
DENVER, CO 80220

Magaly Morales-Tejada
City Official

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

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 Virginia Raterink and George Raterink for an annexation and initial zoning to the 'A' Agricultural Zone District for a property located at 13877 Hwy 52 in Weld County, CO and including the parcel east and adjacent, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, July 8, 2021, at 6:00 P.M., and before the City Council on Tuesday, July 20, 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: RATERINK ANNEXATION & CHANGE OF ZONE

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED AT THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP1 NORTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO: FURTHER DESCRIBED AS FOLLOWS: CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89'39'45"WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 N MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGNNING; THENCE SOUTH 89"39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00'07'26" WEST, COINCIDENT WITH SAID LINE, A

DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89"40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 5; HENCE SOUTH 00'07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS

RESOLUTION NO. 2021R036

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE RATERINK ANNEXATION AND SETTING THE PUBLIC HEARING FOR JULY 20, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Virginia J. Raterink and George V. Raterink for 8.68 acres, more or less, and known as the Raterink 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 Raterink Annexation and sets the hearing date for July 20, 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 15th DAY OF JUNE 2021.

City of Fort Lupton, Colorado

s/Zo Stieber
Zo Stieber, Mayor

Attest:

s/Maricela Peña
Maricela Peña, City Clerk

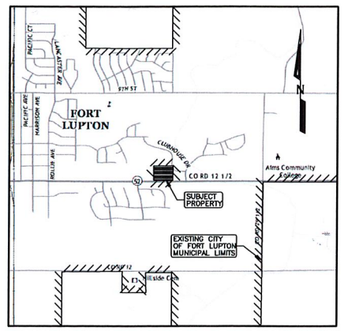
Approved as to form:

s/Andy Ausmus
Andy Ausmus, City Attorney

RATERINK ANNEXATION TO THE CITY OF FORT LUPTON

Located in the Northeast 1/4 of Section 5,
Township 1 North, Range 66 West of the 6th P.M.,
County of Weld, State of Colorado

Sheet 1 of 1



VICINITY MAP: 1" = 2000'

NOTES:

1) BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 89°39'45" WEST AS MONUMENTED ON THE EAST AND WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2) 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.

3) 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.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

6) DISTANCES ON THIS ANNEXATION PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

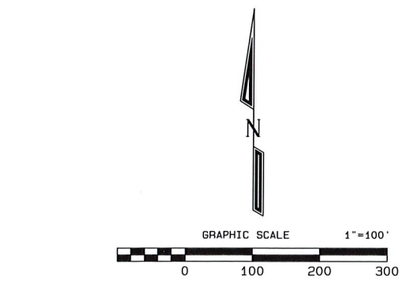
LEGEND:

⌖ = ALIQUOT MONUMENT, AS NOTED.

////////// = EXISTING MUNICIPAL BOUNDARY, AS NOTED.

ANNEXATION TABLE:

TOTAL PERIMETER:	2519.99 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	420.00 FEET
CONTIGUOUS BOUNDARY:	2519.99 FEET



PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89°39'45" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89°40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00°07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS.

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT VIRGINIA J. RATERINK AND GEORGE V. RATERINK, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF RATERINK 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: VIRGINIA J. RATERINK AND GEORGE V. RATERINK

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

American West Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 • P:303-659-1532 F:303-655-0575 • amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: APRIL 7, 2021
REVISIONS:			
JOB NO: 21-	FILE: F:\SURVEYS\T1-2N\T1N_R66W\S5\RATERINK_ANNEX.pro		

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 23th day of June 2021, a true and correct copy of the foregoing Notice of Public Hearings and Annexation Petition for the Raterink Annexation was sent via Certified Mail, Return-Receipt Requested, to the following addresses:

AIMS JUNIOR COLLEGE
P.O. BOX 69
GREELEY, CO 80632

CENTRAL COLORADO WATER (CCW)
3209 W. 28TH STREET
GREELEY, CO 80631

FORT LUPTON FIRE
1121 DENVER AVENUE
FORT LUPTON, CO 80621

HIGH PLAINS LIBRARY
2650 W. 29TH STREET
GREELEY, CO 80631

PLATTE VALLEY CONSERVATION
57 WEST BROMELY LANE
BRIGHTON, CO 80601

WELD COUNTY RE-8 SCHOOL DISTRICT
200 S. FULTON AVENUE
FORT LUPTON, CO 80621

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

CITY OF
Fort Lupton
EST 1836
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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 Virginia Raterink and George Raterink for an annexation and initial zoning to the 'A' Agricultural Zone District for a property located at 13877 Hwy 52 in Weld County, CO and including the parcel east and adjacent, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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

ALL INTERESTED PERSONS MAY ATTEND

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DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89"40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 5; HENCE SOUTH 00'07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS

RESOLUTION NO. 2021R036

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE RATERINK ANNEXATION AND SETTING THE PUBLIC HEARING FOR JULY 20, 2021

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Virginia J. Raterink and George V. Raterink for 8.68 acres, more or less, and known as the Raterink 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 Raterink Annexation and sets the hearing date for July 20, 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 15th DAY OF JUNE 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 **Raterink 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 **8.68 more or less** 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 **Agricultural**, as shown on the annexation map attached hereto and incorporated herein.

9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.

10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

11. The non-refundable annexation application fee of **$836.80** 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
George V. Raterink	13877 Hwy 52, Ft. Lupton, Co	5/28/21
Virginia J. Raterink	13877 Hwy 52, Ft. Lupton, Co.	5/28/21

The foregoing signature(s) was/were subscribed and sworn to before me this 28 day of May, 2021, by

Witness my hand and official seal.

My commission expires on January 28, 2025.

Notary Public

Shannon E. DeVries
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214003700
MY COMMISSION EXPIRES January 28, 2025

Land Owned

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89°39'45" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE CITY OF FORT LUPTON AND THE TRUE POINT OFBEGINNING; THENCE SOUTH 89°39'45"WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE

CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89°40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 742.13 FEET TO THE NORTHEAST CORNER OF SAID LOT B, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF CLUBHOUSE DRIVE AS DESCRIBED IN DEED RECORDED DECEMBER 21, 1998 AS RECEPTION NO. 2661930 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 00°07'26" EAST, COINCIDENT WITH THE WEST LINE OF SAID CLUBHOUSE DRIVE, A DISTANCE OF 94.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 28°57'18", WHOSE CHORD BEARS SOUTH 14°36'05" EAST, A DISTANCE OF 100.00 FEET; THENCE COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.07 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00°07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 301.20 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.60 ACRES, MORE OR LESS.

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 28th day of May, 2021, by George Raterink & Virginia Raterink

Witness my hand and official seal.

My commission expires on 1/28/205.

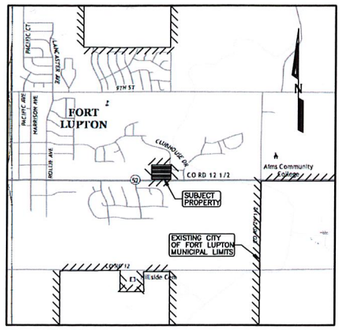
_____
Notary Public

Shannon E. DeVries
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214003700
MY COMMISSION EXPIRES January 28, 2025

RATERINK ANNEXATION TO THE CITY OF FORT LUPTON

Located in the Northeast 1/4 of Section 5,
Township 1 North, Range 66 West of the 6th P.M.,
County of Weld, State of Colorado

Sheet 1 of 1



VICINITY MAP: 1" = 2000'

NOTES:

1) BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 89°39'45" WEST AS MONUMENTED ON THE EAST AND WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2) 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.

3) 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.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

6) DISTANCES ON THIS ANNEXATION PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

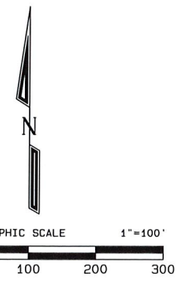
LEGEND:

⌖ = ALIQUOT MONUMENT, AS NOTED.

//////////// = EXISTING MUNICIPAL BOUNDARY, AS NOTED.

ANNEXATION TABLE:

TOTAL PERIMETER:	2519.99 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	420.00 FEET
CONTIGUOUS BOUNDARY:	2519.99 FEET



PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS.

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT VIRGINIA J. RATERINK AND GEORGE V. RATERINK, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF RATERINK 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: VIRGINIA J. RATERINK AND GEORGE V. RATERINK

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

American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH
DATE: APRIL 7, 2021		
REVISIONS:		
JOB NO: 21-	FILE: F:\SURVEYS\T1-2N\T1N_R66W\S5\RATERINK_ANNEX.pro	

Exhibit A

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO ANNEXATION

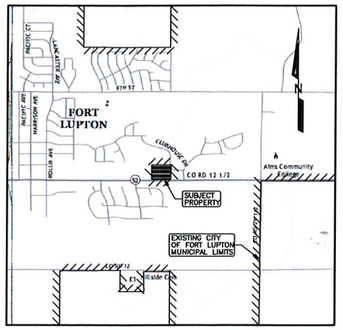
A PARCEL OF LAND LOCATED AT THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP1 NORTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO: FURTHER DESCRIBED AS FOLLOWS:
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SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS

RATERINK ANNEXATION TO THE CITY OF FORT LUPTON

Located in the Northeast 1/4 of Section 5,
Township 1 North, Range 66 West of the 6th P.M.,
County of Weld, State of Colorado

Sheet 1 of 1



VICINITY MAP: 1" = 2000'

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3) 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.

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6) DISTANCES ON THIS ANNEXATION PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

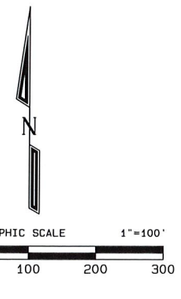
LEGEND:

⌖ = ALIQUOT MONUMENT, AS NOTED.

//////////// = EXISTING MUNICIPAL BOUNDARY, AS NOTED.

ANNEXATION TABLE:

TOTAL PERIMETER:	2519.99 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	420.00 FEET
CONTIGUOUS BOUNDARY:	2519.99 FEET



PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 TO BEAR SOUTH 89°39'45" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF APPEL FARM ANNEXATION TO THE TOWN OF FORT LUPTON AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°39'45" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 767.13 FEET TO THE WEST LINE OF LOT A, RECORDED EXEMPTION NO. RECX20-0069, AS SHOWN ON THE PLAT RECORDED AUGUST 5, 2020 AS RECEPTION NO. 4616704 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, ALSO BEING THE EAST LINE OF TWOMBLY ANNEXATION, AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1994 AS RECEPTION NO. 2374890 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE NORTH 00°07'26" WEST, COINCIDENT WITH SAID LINE, A DISTANCE OF 492.97 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE NORTH 89°40'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A AND LOT B, RECX20-0069, ALSO BEING THE SOUTH LINE OF SAID TWOMBLY ANNEXATION, A DISTANCE OF 767.13 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00°07'26" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 492.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 378,092 SQUARE FEET OR 8.68 ACRES, MORE OR LESS.

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT VIRGINIA J. RATERINK AND GEORGE V. RATERINK, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF RATERINK 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: VIRGINIA J. RATERINK AND GEORGE V. RATERINK

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

American West Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: APRIL 7, 2021
REVISIONS:			
JOB NO: 21-	FILE: F:\SURVEYS\T1-2N\T1N_R66W\S5\RATERINK_ANNEX.pro		

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-116

APPROVE A RESOLUTION ACCEPTING THE BEEN MINOR SUBDIVISION TO CREATE FOUR SEPARATE LOTS ON A PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

I. Agenda Date: *Council Meeting – July 20, 2021*

II. Attachments:

a. *Proposed Resolution*
b. *Planning Commission Resolution, Minutes and Staff Report*
c. *Land Use Application*
d. *Project Narrative*
e. *Minor Subdivision Plat*
f. *Traffic Letter*
g. *Drainage Report*
h. *Water Service Narrative*
i. *OWTS Memo*
j. *Legal Notifications*
k. *Neighbor Meeting Notification*
l. *Referral Responses*
m. *Public Comments*

III. Summary Statement:

Sheryl Been (the "Applicant") has submitted an application for a four-lot minor subdivision. The proposed minor subdivision is located west and adjacent to County Road 19 and approximately 0.29 miles south of County Road 10 at 3647 County Road 19 in Fort Lupton, Colorado.

IV. Submitted by: _____ Planner

V. Finance Reviewed _____ Finance Director

VI. Approved for Presentation: _____ City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

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

IX. Detail of Issue/Request:

Sheryl Been (the "Applicant") has submitted an application for a four-lot minor subdivision. The proposed minor subdivision is located west and adjacent to County Road 19 and approximately 0.29 miles south of County Road at 3647 County Road 19 in Fort Lupton, Colorado.

The minor subdivision will create four separate lots. An existing residence is located on proposed Lot 1 (2.15 acres, more or less), and it is planned for this use to continue as is. The Applicant has submitted an intent for Lot 2 (1.83 acres, more or less) to have an additional residence in the future. The Applicant is requesting a special use permit for a proposed RV park on Lot 3 (9.92 acres, more or less). The special use permit land use application has been submitted concurrently with this minor subdivision request, and will be considered at a separate public hearing following this public hearing. Lot 4 (1.06 acres, more or less) does not have any development planned at this time, but anticipates future development that will require a separate review. There is also an outlot, Outlot A (0.50 acres, more or less), being proposed for drainage.

Additional information on this application can be found in the attachments to this Action Memorandum.

X. Legal/Political Considerations:

The proposed Been Minor Subdivision meets the four conditions required pursuant to Section 17-30(c)(1)-(4) of the Municipal Code, which are: (1) There are no public rights-of-way dedicated; (2) The entire subdivision consists of a total of four or fewer lots; (3) All proposed lots meet the requirements of the zoning and subdivision regulations of the City; and (4) There have not been other minor plats within the same subdivision, that in combination with the proposed minor plat, would circumvent the intent of this Chapter.

The Subdivision Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on June 9, 2021. Notice of public hearings were posted on the property on June 8, 2021, pursuant to the Subdivision Regulations, which require posting at least fifteen (15) day prior to the hearings. Notice was mailed to neighbors within one-hundred (100) feet of the property on June 8, 2021. Mineral notifications were sent at least thirty (30) days prior to the public hearings, on May 18, 2021.

XI. Alternatives/Options:

The City Council has the following three options for each request:
a) Approve the request;
b) Deny the request; or
c) Refer the request back to Planning Commission for further study.

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 Been Minor Subdivision. Conditions of approval are listed on the proposed resolution provided to City Council.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE BEEN MINOR SUBDIVISION TO CREATE FOUR SEPARATE LOTS ON A PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on June 24, 2021, for the purpose of reviewing the Been Minor Subdivision application; and

WHEREAS, after review of the application for the minor subdivision, and consideration of staff comments, applicant's presentation and any public input, the Planning Commission recommended approval, with conditions, of the application for a four-lot minor subdivision; and

WHEREAS, the City Council held a public hearing to consider and review the request for the minor subdivision on July 20, 2021; and

WHEREAS, after review of the application and supporting information, the City Council finds that the minor subdivision conforms to Colorado Revised Statutes and City codes and policies therein, and

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

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, referral comments, as well as any citizen input in response to this application. Based upon the review of applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Zoning and Subdivision Regulations, and analysis of referral comments and the facts presented on this date, the City Council hereby approves the Been Minor Subdivision to create four (4) separate lots on a property located in the Northeast Quarter of Section 16, Township 1 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado with the following conditions:

I. Prior to recording the minor subdivision plat:

A. The title of the minor subdivision map shall include the Project No.: LUP2021-0013 & Plan No.: MSD2021-0002.

B. Any redline comments provided by staff shall be made to the minor subdivision plat.

C. Applicant shall dedicate by separate document 55' of right-of-way on County Road 19 requested by the Public Works Director.

D. Applicant shall verify and delineate all utility easements on the plat.

E. Applicant shall review the lots that the access easement(s) will benefit and update the map if necessary.

F. Applicant shall finalize inclusion into the Northern Colorado Water Conservancy District.

G. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.

H. Applicant shall identify any oil and gas wells and/or equipment on the property and provide a buffer in the size required by staff.

I. Applicant shall provide written evidence that the comments from United Power have been adequately addressed.

J. Applicant shall provide written acknowledgment of the comments from the Weld County Department of Public Health and Environment.

K. Applicant shall provide written evidence that the comments from the Colorado Division of Water Resources have been adequately addressed.

L. The following notes shall be added to the minor subdivision map:

1. The property owner must submit evidence of adequate water supply prior to any change of use for the lots that are part of the Been Minor Subdivision.

2. Access easements are dedicated for the benefit of owners of lots as depicted on this plat. No lot owner may install a gate or otherwise impede the use of such easements without the approval of all persons with rights of use of such easements.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 20th DAY OF JULY, 2021.

City of Fort Lupton, Colorado

_____

Zo Stieber, Mayor

Attest:

_____

Maricela Peña, City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

RESOLUTION NO. P2021-017

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE BEEN MINOR SUBDIVISION TO CREATE FOUR SEPARATE LOTS ON A PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on June 24, 2021, for the purpose of reviewing the Been Minor Subdivision application; and

WHEREAS, the minor subdivision will divide the property into four (4) separate lots planned; and

WHEREAS, after review of the application and supporting documentation, the Planning Commission finds the request for a minor subdivision to create four (4) separate lots generally conforms with City codes and requirements and policies therein; and

WHEREAS, all legal requirements for the public hearing have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 100 feet and posting of the hearing on the site; 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 Been Minor Subdivision to create four (4) separate lots on a property located in the Northeast Quarter of Section 16, Township 1 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado with the following conditions:

I. Prior to recording the minor subdivision plat:

A. The title of the minor subdivision map shall include the Project No.: LUP2021-0013 & Plan No.: MSD2021-0002.

B. Any redline comments provided by staff shall be made to the minor subdivision plat.

C. Applicant shall dedicate by separate document 55’ of right-of-way on County Road 19 requested by the Public Works Director.

D. Applicant shall verify and delineate all utility easements on the plat.

E. Applicant shall review the lots that the access easement(s) will benefit and update the map if necessary.

F. Applicant shall finalize inclusion into the Northern Colorado Water Conservancy District.

G. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.

H. Applicant shall identify any oil and gas wells and/or equipment on the property and provide a buffer in the size required by staff.

I. Applicant shall provide written evidence that the comments from United Power have been adequately addressed.

J. Applicant shall provide written acknowledgment of the comments from the Weld County Department of Public Health and Environment.

K. Applicant shall provide written evidence that the comments from the Colorado Division of Water Resources have been adequately addressed.

L. The following notes shall be added to the minor subdivision map:

1. The property owner must submit evidence of adequate water supply prior to any change of use for the lots that are part of the Been Minor Subdivision.

2. Access easements are dedicated for the benefit of owners of lots as depicted on this plat. No lot owner may install a gate or otherwise impede the use of such easements without the approval of all persons with rights of use of such easements.

DONE THIS 24TH DAY OF JUNE, 2021 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

_____

Chairman

ATTEST:

_____

Planning Director

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 24, 2021

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, June 24, 2021.

Chair Mike Simone called the meeting to order at 6:03 p.m. and gave the following advisement:

> Tonight's meeting shall have the option of virtual appearances 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 option 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, 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 choose to participate electronically via the internet or on the phone.

ROLL CALL

Roll was taken and those present were Chair Mike Simone and Commission Members Carlos Barron, Kathy Kvasnicka and Paul Weber. Member Thomas Meyers participated via phone. Also in attendance were Planning Director Todd Hodges, City Planner II Alyssa Knutson, City Planner I Maria Lancto, and Administrative Assistant Magaly Morales-Tejada.

APPROVAL OF AGENDA

A motion to approve the agenda was moved by Carlos Barron and seconded by Kathy Kvasnicka.

CONSENT AGENDA

A motion to approve the consent agenda was moved by Paul Weber and seconded by Kathy Kvasnicka.

PUBLIC COMMENT

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

ACTION ITEMS

P2021-017: Been Minor Subdivision

Chair Simone stated that the Been Minor Subdivision and the Been Special Use Permit would be presented together, but public comment would be separate.

Planner Alyssa Knutson presented this item. She stated that this property, located west and adjacent to county road 19, would be subdivided into 4 separate parcels, Lot 3 specifically is being proposed for a special use permit for an RV park for about 75-141 RV's. Lot 1 is an existing residence, lot 2 would become future residential and lot 4 is yet to be determined. This property is zoned agricultural; an RV park is not a use by right in agricultural zoning which is why the special use permit is required. Conditions of approval have been added to the resolution that address lighting and landscaping. All notification requirements have been met and the applicant would like to provide a presentation.

Chair Simone addressed the applicant's representative, Chadwin Cox, and the applicant, Sheryl Been, and asked if they understood that a Member of the Planning Commission is appearing tonight via virtual connection and will not be appearing in-person. He asked if they consented to the applicable member voting on the submittal, even though said member was not present in person and if they voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Ms. Been and Mr. Cox answered yes to all questions.

Mr. Cox stated that this 17-acre property includes an existing residence and the subdivision proposal would divide the property into four lots, 2 residential, 1 RV lot and 1 undetermined lot. The entire property is zoned agricultural. As part of the process, they have worked with traffic engineers, sales engineers, and consultants to identify short-term and long-term traffic. 75 RVs is the threshold at which improvements to the turn lane would be required. There will be internal water within the RV park, the water rights for the wells have been secured to serve 75-80 RV's; however, they are continuing conversations with Central Weld Water to secure a connection to the water system. The site drains from northeast to southeast, this drainage pattern will remain the same with a proposed storm water retention pond. This proposed RV park is the 3rd park that Western Engineering Consultants has worked on and the regulations within the park would be similar to those in the Keenesburg RV park. These regulations include no exterior storage on site, quiet hours, no ATV or motorized scooters, pets on leash, visitor registration, firearms and fireworks are strictly prohibited and campfires are only permitted in fire pits. There will be a quantity of trees along with a 6-foot screening fence along the border of the property. There will be a screened trash enclosure on site, a security building and a caretaker building with an outdoor covered area for gatherings.

Chair Simone addressed the applicant, Sheryl Been. He asked if she felt she had a full land fair opportunity to participate in tonight's public hearing

Ms. Been stated yes

Chair Simone asked if there was anything she would have liked to present that she felt she was prevented from doing.

Ms. Been stated no.

Chair Simone opened up the public comment portion of the Hearing for the action item.

Tom Tinney, 3867 CR 19, asked when this property was annexed into Fort Lupton. He asked what the difference is between the residential parcels and the RV lot. He asked how many residences there would be. He asked what the permanence is of the RV's. He asked who is responsible for the road maintenance. He asked how about the effect on the water wells. He asked who is responsible for the enforcement of rules within the subdivision. He asked if this would be meant to house workers passing through the area. He asked if there are any city ordinances in place for RV permanence.

Mr. Cox responded to Mr. Tinney's questions. He stated that the property was annexed in 2020 - *staff correction, 2021*- this is not intended for mobile homes, the previously referenced RV Park in Keenesburg is very high-end, with no derelict vehicles in the lot, the property owner will provide the road maintenance on site. The State of Colorado Division of Water Resources has vetted the water well usage and deemed it adequate. The rules will be enforced at a zero-tolerance level and if local law enforcement is needed it will be called. The expected tenants are those working in the community that may not have the funds to purchase a permanent residence in the community.

Chair Simone closed the public comment portion of the Hearing.

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

Member Barron asked if the access to the two residential lots was through the RV lot.

Mr. Cox stated that they would.

Member Barron asked if the access was vehicle accessible.

Mr. Cox states that all of the accesses are vehicle accessible. The internal roads were designed with fire district circulation in mind.

Chair Simone called for a motion to approve P2021-0015.

It was moved by Paul Weber and seconded by Carlos Barron. Motion passed unanimously.

P2021-018 Been RV Park Special Use Permit

There was no additional presentation for this item; the presentation for P2021-017 addressed the "Been" proposal in its entirety.

Chair Simone opened up the public comment portion of the Hearing for this action item.

Danielle Rainey, 3863 CR 19, stated that she is strongly opposed to this special use permit being approved. She stated that she and her family moved in to the property north and adjacent to this parcel and stated that had she known this RV park was being proposed she would not have bought the property. She stated that this will impact the property values of her home and of others in the area and that it will affect their quality of life. She stated that she is concerned about the increase in traffic and the distance of the Fort Lupton police department and Fort Lupton Fire District, a distance that would not provide immediate response if there was an issue on the property. She also expressed concern about the impact on local schools and classroom sizes. Ms. Rainey stated that the increased traffic flow and the light pollution is unfavorable to land and livestock in the area. She stated that that the significant use of the water well will decrease the lifespan of the water well. She stated that she believes that the special use permit is a loophole in the agricultural zoning that will have a detrimental effect on the land. She concluded by stating that she does not believe that this use is harmonious with the current agricultural zoning.

Dolf Veit, 8502 CR 10, stated that if approved he would like the RV park completely fenced around as his property is accessible by foot and he has had issues with the current pedestrian flow on his property. He stated that the community as a whole is opposed to this project and that he does not appreciate that Ms. Been, who is living out of state, is proposing such a major change to their tight knit community. Mr. Veit voiced his concern over fire pits being used by several RV's and the effect that would have to the health of the community. He stated that many of the property owners in the area invested in these properties to retire on someday and that this proposed development directly affects those investments. Mr. Veit asked for clarification on the use of fire pits.

Eric Gardner, 3308 CR 19, stated that he believes that the RV Park would significantly affect the property values in the area. Mr. Gardner stated that many of the wells in the area are already shallow and this increased use could cause a significant decrease in the volume. He asked who would be responsible for paying for new wells if they become necessary due to direct impact of this project. Mr. Gardner referenced another RV park in Platteville - similar to this proposed park – and stated that it was closed due to contamination issues. Mr. Gardner stated that traffic increase would affect the roads and increase traffic accidents. He stated that the fire fits would cause insurance prices to go up. He stated that in 2007 there was an explosion at the refinery across the street, potentially putting the RV tenants at risk.

Tom Tinney, 3867 CR 19, stated that he is strongly opposed to this use. He stated that this use would significantly alter the character of this area. He stated that the large RVs present a risk to the pedestrian traffic as well as vehicular traffic. Mr. Tinney asked if this special use satisfy the applicable provisions of the code and if it is consistent with Fort Lupton's comprehensive plan. Mr. Tinney stated that the code encourages a neighborhood meeting, which was not done by the applicant.

John Brunetti, 3869 CR 19, stated that he wishes the applicant had reached out to the surrounding neighbors to discuss their concerns. He stated that a high-density development is not the intended use for agricultural zoning. He stated that he has concerns with the water rights not being fully secured, sewer concerns and light pollution. Mr. Brunetti stated that he would like more time to understand how these issues are being addressed. He also stated that the property is not properly maintained, creating a lot of trash in the area and imagines that an RV lot will bring more trash. He stated that he is concerned with an increase in crime, and how that will directly affect his business and the horses on his property.

Dean Felton, 3434 CR 19, read a letter on behalf of himself and his wife. The letter is attached to these minutes. He stated that they have concerns about the lack of notification from both the County and the City regarding this project. Mr. Felton stated that he has concerns on the well usage and how that will affect the volume of the well. He stated that the community as a whole is opposed to this development.

Chair Simone closed the Public Comment portion of the Hearing.

Mr. Cox responded to the questions. He stated that they did discuss how to safely conduct a neighborhood meeting, but it was decided that due to COVID-19 they would not pursue that. He stated that they will discuss the possibility of more fencing. Mr. Cox stated that there are currently no fire pits proposed on this property. He stated that the refinery is regulated by the State. The well usage and septic design criteria has also been regulated by the State. Mr. Cox stated that well usage is only being proposed in the event that negotiations between Central Weld Water and Northern Colorado Water District take several years. He stated that the caretaker will live on site and will be responsible for daily maintenance, including cleanliness of the property.

Chair Simone addressed the applicant, Sheryl Been. He asked if she felt she had a full land fair opportunity to participate in tonight's public hearing

Ms. Been stated yes

Chair Simone asked if there was anything she would have liked to present that she felt she was prevented from doing.

Ms. Been stated no.

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

Member Weber asked for clarification on when the annexation of the property was finalized.

Planner Knutson stated that the City Council approval for the annexation was on February 16, 2021.

Mr. Weber asked if there is an age limit for the RV's.

Ms. Been stated that they would like them to be no older than 8 years.

Mr. Weber asked how it was determined that the aquifer is suitable for 75+ units.

Mr. Cox stated that the required usage is projected, which is then used to apply through the water court at which point it is vetted by that court and the State Division of Water Resources. He stated that there is a series of criteria that needs to be met.

Mr. Weber asked for clarification on what they intend to use for water.

Mr. Cox stated that they intend to pursue Central Weld Water rather than well usage. However, both usages will be efficient.

Chair Simone asked if proposed lighting is included in this proposal and if all lighting would be downcast.

Mr. Cox stated that the photometric design address no shedding of light outside of the property.

Chair Simone addressed the public; he explained that while he, and the other members of the commission, are sympathetic to the concerns expressed tonight, he would like to clarify that the Planning Commission votes using criteria of land usage and zoning.

Member Barron added that all of these comments will be given to City Council for their hearing and that the public is encouraged to attend the City Council hearing.

Chair Simone called for a motion approve P2021-0018. It was moved by Paul Weber and seconded by Carlos Barron. Motion passed with four "yes" votes and one "no" vote.

P2021-019 Fort Lupton East Change of Zone

Planner Maria Lancto presented this item. She stated that this property, located northwest of the intersection of Hwy 52 and CR 35, is owned by the City of Fort Lupton and will be annexed by ordinance. She stated that city owned property can be annexed without public hearings; however change of zone requires public hearings. She stated that this hearing is for the initial zoning to the Agricultural zone district. She stated that there is currently no proposed development, and all future land use would go through the appropriate land use process. All notification requirements have been met, and staff is available to answer any questions.

Chair Simone opened up the public comment portion of the Hearing for the action item.

Andy Ellis, 17469 CR 14, stated that he had been told that this location would be a gun range in the future. He realizes that this public hearing is only for the change of zone, but would like to voice his opposition to the gun range and ask for recommendation on how to prepare for those hearings.

Planner Knutson stated that any future development proposals at this site would come back to the planning commission and follow the public hearing forum.

Mr. Ellis asked if they would be notified of future public hearings.

Chair Simone stated that there would be public notice and posting of any hearings, such as there were for this hearing.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions. With no questions from Planning Commissioners, Chair Simone called for a motion to approve P2021-0015.

It was moved by Kathy Kvasnicka and seconded by Paul Weber. Motion passed unanimously.

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 July 8, 2021 at 6:00 PM.

ADJOURNMENT

Chair Simone adjourned the meeting at 7:22 PM.

Submitted by

Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

Mike Simone, Chair

BEEN MINOR SUBDIVISION & SPECIAL USE PERMIT
PROJECT NO. LUP2021-0013 / PLAN NO. MSD2021-0002 & SUP2021-0002

PROJECT DESCRIPTION

Project No.: LUP2021-0013 / Plan No.: MSD2021-0002 & SUP2021-0002

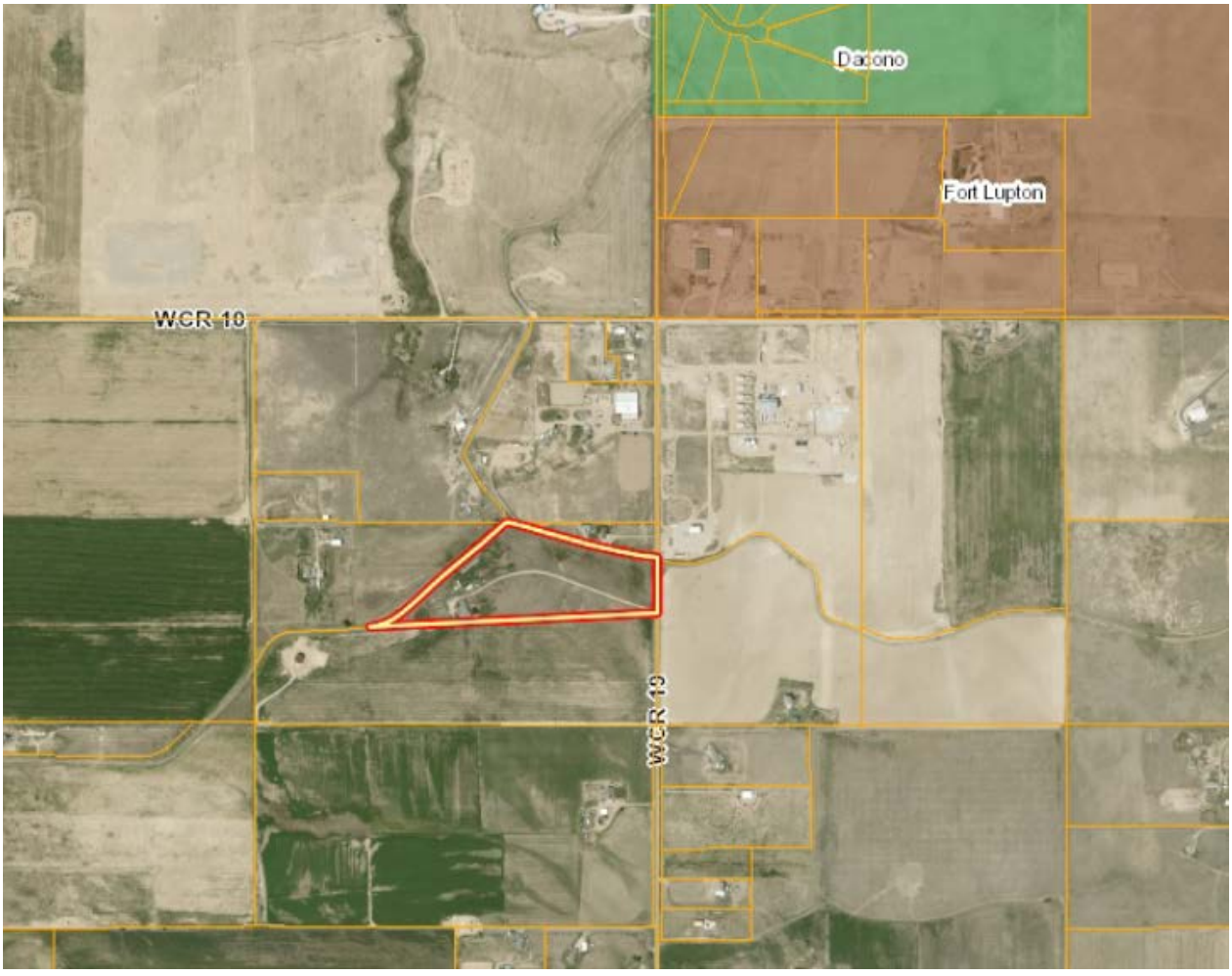
Project name: Been Minor Subdivision & Special Use Permit

Owner: Sheryl Been ("Applicant")

Representative: Chadwin Cox with Western Engineering

Location of Request:

The site consists of a parcel of land located west and adjacent to County Road 19 and approximately 0.29 miles south from County Road 10 in Weld County, Colorado (Parcel No. 146916100006) (the "Property"). The Property is located in the Northeast Quarter of Section 16, and the Northwest Quarter of Section 15, Township 1 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a request for a minor subdivision of the Property into four separate lots. Lot 1 has an existing residence and this use is proposed to remain as is. An additional existing single-family residence is proposed for Lot 2. The Applicant is requesting a special use permit for a proposed RV park for 75 - 141 RVs at Lot 3. Finally, Lot 4 does not have any development planned at this time, but anticipates future development that will be reviewed separately by the Planning Department. There is also an outlot, Outlot A, being proposed for drainage. The Property is zoned 'A' Agricultural.

Additional information on this request is included in the application materials.

Site Size: 15.97 acres, more or less, with the planned subdivided lots measuring as follows:

- Lot 1: 2.15 acres, more or less
- Lot 2: 1.83 acres, more or less
- Lot 3: 9.92 acres, more or less
- Lot 4: 1.06 acres, more or less
- Outlot A: 0.50 acres, more or less

Zone District: The Property is currently zoned 'A' Agriculture, and this designation is not being proposed to change.

Proposed Use: Residential for Lots 1 and 2, and RV park for Lot 3. Lot 4 does not have any development planned at this time.

Existing Use: Lot 1 contains an existing residence. The remaining property has historically been used for agricultural land.

Hearing Dates: Planning Commission – June 24, 2021 at 6:00 PM; and
City Council – July 20, 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 was annexed into Fort Lupton in 2021 (City Council hearing was on February 16, 2021), and was initially zoned to the 'A' Agriculture Zone District (Been Annexation and Initial Zoning).

APPLICATION PROCESS

The Applicant is requesting approval of a minor subdivision for four lots, and a special use permit for an RV park on Lot 3 of the proposed Been Minor Subdivision. A minor subdivision is processed under Section 17-30 of the Fort Lupton Municipal Code ("Code"). A special use permit for the proposed RV Park is processed under Section 16-7 of the Code.

After required public notice of the minor subdivision request, 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 minor subdivision. The Planning

Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the application, 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 and Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on Wednesday, June 9, 2021.

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

Notice was mailed to neighbors within one-hundred (100) feet of the Property on June 8, 2021. Mineral notifications were sent as a courtesy at least 15 days prior to the Planning Commission hearing date.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The intent of a minor subdivision is to expedite the process of subdivisions that are minor in size and scope (Section 17-30). A minor subdivision must consist of four or fewer lots, meet zoning and subdivision regulations of the city, and must not include a dedication of public right-of-way. There also may not be other minor plats within the same subdivision that, in combination with the proposed minor plat, would circumvent the intent of Chapter 17 – Subdivision of the Code. The Been Minor Subdivision meets all of the necessary criteria as long as the conditions of approval are met.

An RV park is not a listed use by right in the 'A' Agricultural Zone District. Section 16-7 of the Fort Lupton Municipal Code (the "Code") states that similar or compatible uses may be permitted as special uses, subject to such conditions and limitations as the City may prescribe to ensure that the location and operation of the special uses will comply with special use criteria. Pursuant to Section 16-7(a), special uses are granted to individuals or entities, and not to the property itself. Therefore, this proposed use requires a special use permit review prior to beginning business operations. A special use review requires a public hearing before Planning Commission and City Council. The intent of the special use permit is to provide flexibility, to provide a means for setting performance standards for individual land uses and to help diversify uses within a zoning district.

Section 16-7(d) states that the City shall use the following criteria to evaluate the Applicant's request:

1. The special use shall satisfy all applicable provisions of the Code and shall be consistent with the intent of the Comprehensive Plan.

   <u>Staff Comment</u>: The Applicant has been working with City staff to comply with applicable provisions of the Code, and has submitted all required special use permit application materials as

required. Information on the proposed project's consistency with the Comprehensive Plan is described later in this Staff Report.

2. The special use shall not substantially alter the character of the district or the neighborhood.

   Staff Comment: The Property is surrounded by agricultural, rural residential, and oil and gas operation land uses. There is a landscape plan that has been submitted in order to buffer the proposed RV park from the adjacent properties.

3. The special use will result in efficient on- and off-site traffic circulation, and will not have an adverse impact on adjacent uses or present hazardous conditions for pedestrians or vehicles.

   Staff Comment: A traffic letter has been submitted with the application and is part of the Planning Commission packet materials for review. The Public Works Director has accepted the submitted letter.

4. Adequate conditions of approval shall address: traffic; activity levels; light; noise; odor; building type, style and scale; hours of operation; dust; erosion and other performance issues identified through the public hearing process.

   Staff Comment: These items are addressed in the code, as well as addressed as conditions of approval on the proposed resolution, including addressing traffic, lighting, and screening.

5. The term of the special use permit and any reporting and inspection requirements as might be reasonably necessary to ensure compliance with conditions of approval may also be specified by the City Council.

   Staff Comment: A special use permit in non-transferable, and therefore if a new owner were to occupy the Property, the RV park will no longer be permitted unless a new application was submitted and approved. The Planning Department staff will ensure compliance with other conditions of approval, either as listed on the proposed Resolution or as added by City Council.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area for the Agriculture and Rural Residential land use type. This designation allows for agricultural and related uses as well as low density residential on the periphery of the planning area, intended to preserve a generally rural character. This also includes a variety of miscellaneous uses, such as isolated industrial businesses and semi-rural properties located under Estate Zoning. Given the availability of viable land for development in more appropriate districts, commercial or residential investment within agricultural areas should be discouraged. This will help limit unnecessary loss of agricultural lands and reduce the potential of suburban sprawl.

The property is surrounded by agricultural and rural residential land uses on all sides. The proposed use substantively conforms to the designated land use type and zoning, and specifically meets the intent of the Comprehensive Plan for the Agricultural and Rural Residential land use type by allowing miscellaneous uses.

REFERRALS

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

City Attorney	Police Chief	Public Works Director
Building Inspector	Water Treatment Plant Manager	GIS Specialist
Fort Lupton Fire Protection District	CDOT	Colorado DRMS
Colorado Parks & Wildlife	Division of Water Resources	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	Weld Cty Dept of Public Health & Env
Weld County Public Works	Weld County School District RE-8	NCWCD
Town of Frederick	City of Dacono	Bull Canal

RECOMMENDATION

Staff recommends conditional approval of the Been Minor Subdivision and Special Use Permit. 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.

Form PLAN002

CITY OF Fort Lupton EST 1836

Planning & Building

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

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

1) Property Owner Name: BEEN SHERYL A

Company: N/A

Phone: 303-902-9262 Email: wereafrog@yahoo.com

Address: 3647 County Road 19, Fort Lupton, CO 806218408

Preferred method of contact? Email: X Phone: Mail:

2) Representative Name: CHADWIN F. COX

Company: Western Engineering Consultants, inc. LLC

Phone: 720-685-9951 Email: chadwin.cox@westerneci.com

Address: 127 South Denver Ave. Fort Lupton, CO 80621

Preferred method of contact? Email: X Phone: X Mail:

3) Billing Contact *(where invoices should be directed to)*: BEEN SHERYL A.

Billing Company: N/A

Phone: 303-902-9262 Email: wereafrog@yahoo.com

Address: PO BOX 375, Fort Lupton, CO 80621

B. SITE DESCRIPTION

Site Address: 3647 County Road 19, Fort Lupton, CO 806218408

Parcel Number: 146916100006

Existing Zone Classification: AG Proposed Zone Classification: AG

Water Type: Municipal Name: Central Weld County Water District

Sewage Type: Septic system District Name or Location Hauled to: N/A

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

Instructions for Submitting the Land Use Application Form

DEFINITIONS

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

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

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

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

A. CONTACT INFORMATION

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

B. SITE DESCRIPTION

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

C. APPLICATION TYPE

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

D. PROJECT DESCRIPTION

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

E. REQUIRED DOCUMENTS

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

F. CERTIFICATIONS

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

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

Project No. _____

D. PROJECT DESCRIPTION

Project Name: BEEN RV PARK

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

Been RV Park will be constructed over multiple phases on an approximate 10 acre site. Up to 2 (two) employees are expected at buildout to run day to day operations. The hours of operations are intended to be from 6:00 am to 10:00pm. Quite hours are anticipated from 10:00pm to 6:am. The number of overnight or long term RV vehicles will be based on the sewer system capacity. Initially 120 with OWTS and a total of 161 when connection to the future City sewer line is available.

E. REQUIRED DOCUMENTS

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

F. CERTIFICATIONS

Representative Certification

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

Representative: _____ Date: 3/18/21

Owner Certification

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

Owner: Sheryl A Been Date: 8/5/2020

For Office Use Only

Received Date: _____

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

_____

_____

_____

Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

WESTERN ENGINEERING CONSULTANTS, Inc LLC
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
Cell. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com

July 14th, 2021

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

RE: BEEN MINOR SUBDIVISION NARRATIVE

City Design Review Committee:

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to summarize the proposed Minor Subdivision. Sheryl Been wishes to subdivide her approximate 15.97 acres into 4 lots through the Minor Subdivision process.

The subject property is located in the northeast quarter of section 16, township 1 north, range 67 west of the sixth principal meridian, County of Weld, State of Colorado.

The property has historically been farmland and its currently zoned Agricultural with one existing residence and a couple accessory buildings.

BACKGROUND AND PURPOSE
Sheryl Been desires to subdivide the property into four (4) lots as submitted by separate but simultaneous application. The proposed Ag zoned lot uses are as follows:

- two (2) single family residences - one existing home to be on Lot 1 (2.15 ac) and one new home proposed on Lot 2 (1.83 ac)
- a Recreational Vehicle Living Park (between 66-90 units) for short or long term on proposed 9.92 acre Lot 3
- a future 1.06 acre Lot 4 adjacent to WCR 19

All lots were annexed and zoned Ag within the City of Fort Lupton this year (2021).

Lot 3 special use is detailed under a separate narrative and under this application would be subdivided as an Ag lot.

The proposed single family and Ag lots and uses will not be detrimental to the public health, safety, or general welfare – and are consistent with the County rural residences and Ag properties along WCR 19 from Highway 52 south to WCR 8 and beyond.

ADJACENT USES
To the immediate north are agricultural land and one rural residence. To the east/northeast lies an Oil and Gas tank and battery assembly. To the south and west are agriculture crops and pastures.

Currently the Bull Canal runs along the North and West sides of the property and Weld County Road 19 exists along the eastern boundary.

Properties north and south of the adjacent properties include industrial related operations such as a construction businesses, outdoor storage, RV storage, oil and gas compressor station, and a mineral resource storage facility.

RELATIONSHIP TO & IMPACT UPON ADJACENT USES

The existing residence in the southwest corner (Lot 1) will remain as is. An additional single-family residence is proposed north of the existing residence will complete the western boundary (Lot 2) thus uses will remain consistent with current conditions along the west property line.

The center portion of the development (Lot 3) is proposed to remain zoned as AG and submitted separately under a Special Use application as a residential (RV Living Park) that will be buffered (setback) from the north and south properties that are currently farmed.

The northeastern corner adjacent to WCR 19 will remain zoned AG and be developed in the future (Lot 4). Any future use(s) for Lot 4 will be submitted through the City's Development process accordingly.

The City Comprehensive Plan show this area as Agricultural & Rural Residential - see Figure 1 below.

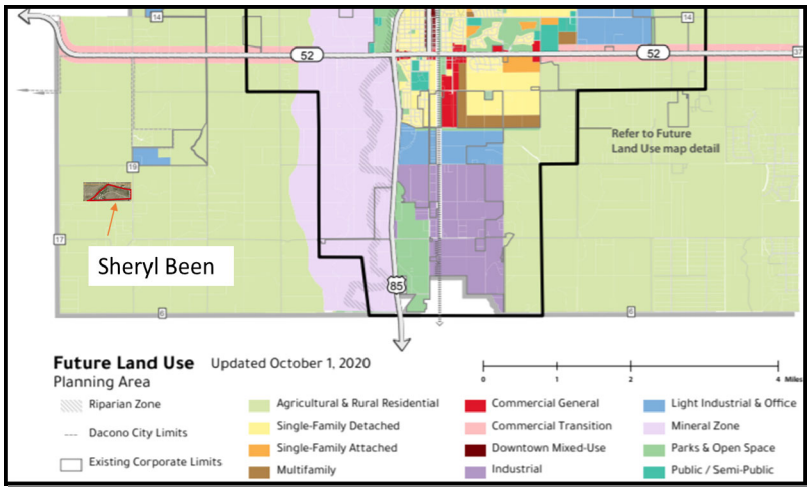


Fig. 1 Future Land Use

ACCESS LAYOUT

The project is proposing two access at each north/south extents of the property. The intent is to have one main access from Weld County Road 19 at the south extent of the property located approximately 1,851 feet south of the WCR 19 and WCR 10 intersection and a second access required for health and safety at the northern extent (270 feet north, 1,580 feet south of WCR 10).

Highway 52 lies less than 2 miles north of this property.

On site will be 2 dedicated access easements (connected and looped within the Lot 3) in order to serve Lots 1, 2 and 3 (the existing and proposed single family residences) and provide acceptable emergency access to said Lots.

MINOR SUBDIVISION DATA TABLE

LOT DATA TABLE		
LOT	**AREA (acres)**	**PROPOSED USE**
1	2.15	Rural Residence
2	1.83	Rural Residence
3	9.92	RV Living Park
4	1.06	AG Lot
OUTLOT A	0.50	Drainage area
Dedicated area	0.51	CR 19 Right of Way
TOTAL	**15.97**	

WATER, SEWER, ELECTRICITY, & NATURAL GAS

WATER DISTRICT SUPPLY

The applicant has completed the Affidavit of historic water use and has applied for inclusion to the Northern Colorado Water Conservancy District. See attached NCWCD referral response regarding petition status.

WEC and the Applicant have coordinated with and funded a Central Weld County Water District water demand and supply study.

Multiple flow rates were modeled and the district confirmed a Fire flow demand rate of 800 gpm (6.7% more than required by the Fire District) was achievable. The District also modeled a 200 gpm peak domestic demand based on conservative potential demands assumed at that time. The estimated peak demand for two additional single family residences are estimated between 2 gpm (domestic use only) to 10 gpm with irrigation each would total 20 gpm maximum demand (significantly less than the 200 gpm domestic demand modeled).

In short WEC received the CWCWD Engineer's Recommendation for approval of an application for water and fire demand on September 18, 2020 based on the peak domestic and fire demands of 200 gpm and 800 gpm respectively.

Currently CWCWD water main exists 1,850 feet +/- north of the site. For the past several months NCWCD, CWCWD, and the City of Fort Lupton have been coordinating service for the area in each respective jurisdiction that includes this property. It is the intent of the Applicant to connect to the CWCWD system once it is approved (by NCWCD and CWCWD and the City of Fort Lupton) and said main will be extended to this property at the applicant's expense. However neither District or the City have a definitive date for the expected approval and inter-governmental agreements between each other. Please see attached CWCWD email correspondence dated June 28, 2021 regarding current status.

STATE WELL PERMIT SUPPLY

A non-tributary Well Permit #84713-F from the State of Colorado, Division of Water Resources was approved on September 16, 2020. The permitted well has yet to be drilled, but said well is permitted to withdraw 4.92 acre feet per year from the Laramie-Fox Hills aquifer and may be used for all domestic, livestock watering, industrial, irrigation and commercial purposes.

Using the State of Colorado Division of Water Resources recommended demand of 75 gallons per day per person for a family of 5 would equate to 0.42 ac-ft per year each residence. Two additional residences (Lots 2 and 4) would only require 0.82 ac-ft per year of the approved annual use of 4.92 ac-ft. The remainder could be used in accordance with the approved well permit.

A referral response letter from the State division of Water Resources dated January 25, 2021 confirmed the approved well permit noted above as well as denoted "*Should the well be constructed, this office has no comments regarding the well being used for an RV Park.*"

SEWAGE

On site wastewater systems will be utilized until the City sanitary system is extended to the property frontage. Multiple Test Pits and OWTS designs have been completed and were previously provided.

Based on the completed analysis and designs, each lot has capacity to serve single family homes and Lot 3 specifically could serve a maximum capacity of 4,500 gpd pursuant to existing site soils characteristics and State / County design criteria.

ELECTRICITY & GAS

United Power electricity is immediately adjacent and available. It is unclear if natural gas exists near the Site.

MINERAL RIGHTS & ON-SITE GAS/OIL FACILITIES

The Zeren mineral rights notification certification was previously provided. There were two leases identified.

There is also a gas line located within the center of the site (runs north-south) that has been determined to be abandoned (see attached email from DCP Pipeline). WEC will assist the Applicant to have said line removed and easement vacated.

MINOR SUBDIVISION CHECKLIST

1.	Complete Land Use Application	Previously provided
2.	Fees	Previously provided
3.	Complete Fee Deposit (escrow) Agreement	Previously provided
4.	Proof of ownership	Previously provided
5.	One set of No. 10 envelopes, stamped, addressed to property owners within 500 feet of property. Envelopes shall be return addressed to the City. In the case of "flagpole" annexation – separate envelopes required.	Previously provided
6.	One set of all documents provided in a hard copy and USB	Previously provided
7.	Minor Subdivision Map	Previously provided
8.	Detailed Project Description	This document updated
9.	Water Study	Previously provided
10.	Septic Systems design	Previously provided
11.	Drainage Report	Previously provided
12.	Traffic Study	Previously provided
13.	Water rights or an equivalent cash amount	Previously provided
14.	Word Format Legal description	Previously provided
15.	Mineral owners of minerals and oil and gas leases Report	Previously provided
16.	Word format document with the legal description	Previously provided

CLOSING

The Applicant is excited to bring this project to the City of Fort Lupton!

The desired schedule is to achieve approvals and begin Construction within 60 days after approval, late 2021.

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. Minor Subdivision Documents

NCWCD Referral Response
CWCWD Referral Response
CWCWD Engineer Water Demand Model Results
State Well Permit Documents

CITY OF

Fort Lupton

EST 1836

FROM: Alyssa Knutson
DATE: 05/20/21
PROJECT: Been Minor Subdivision & Special Use Permit
Project No. LUP2021-0013; Plan Nos. MSD2021-0002 & SUP2021-0002

INTERNAL DISTRIBUTION:

☐ Buildings/Grounds Manager	☑ City Attorney	☑ Police Chief
☐ City Administrator	☐ City Clerk	☑ Public Works Director
☑ Building Inspector	☐ Recreation Manager	☐ Golf Course Manager
☑ OMI	☑ GIS Specialist	☐ Finance Director

OUTSIDE DISTRIBUTION:

☑ Fort Lupton Fire Protection District	☑ Weld County Dept. of Public Health & Env.
☑ CDOT	☑ Weld County Public Works
☑ Colorado DRMS	☑ Weld County School District RE-8
☑ Colorado Parks and Wildlife	☑ NCWCD
☑ Division of Water Resources	☐ Fulton Ditch Company
☐ Army Corp of Engineers	☐ Platteville Ditch Company
☑ United Power	☐ City of Brighton
☑ Comcast	☑ Town of Frederick
☑ CenturyLink	☐ Town of Platteville
☑ Xcel Energy	☑ City of Dacono
☑ Postmaster	☐ Town of Firestone
☑ Weld County Department of Planning	☑ Other: Bull Canal

If you have comments, please respond by: 06/10/21

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov. A non-response to this referral may be considered a favorable response.

COMMENTS:
Property owner has filed Petitions for Inclusion with Northern Colorado Water Conservancy District & the Municipal Subdistrict, which are in process.

Chadwin Cox @ Western ECI

From: Sherry Been <wereafrog@yahoo.com>
Sent: Thursday, July 1, 2021 12:15 PM
To: Chadwin Cox @ Western ECI
Subject: Fw: Been water update. 3647 CR 19

----- Forwarded Message -----
From: Kathy Naibauer <kathy@cwcwd.com>
To: 'Sherry Been' <wereafrog@yahoo.com>
Sent: Monday, June 28, 2021, 07:55:38 AM MDT
Subject: RE: Been water update. 3647 CR 19

Sherry,

I'm going to be out for the rest of the day but wanted to let you know that we are in the process of negotiating a contract with Fort Lupton to serve properties like yours that are annexed but Fort Lupton cannot serve. Because of the petitioning issue we discussed previously, you will likely purchase service through Fort Lupton and they will contact us to set a master meter for them. We would then bill Fort Lupton and they would bill you on their rate schedule (if the contract is approved). I hope to know more in the next few weeks. When I'm able to get you more information I will be in touch.

Thanks,

Kathy Naibauer

Central Weld County Water District

2235 2nd Ave

Greeley, CO 80631

Phone 970 352 1284

From: Sherry Been <wereafrog@yahoo.com>
Sent: Friday, June 25, 2021 9:51 AM
To: Kathy Naibauer <kathy@cwcwd.com>
Subject: Been water update. 3647 CR 19

Hi Kathy,

Is it possible to get an update on what my options are for getting water to 3647 County Road 19. I am hoping to get some clarity on when that may be available for

property.

Gratefully,

Sherry Been

NOCO ENGINEERING COMPANY

11323 Coal Mine Street
Firestone, CO 80504
Phone: 720-324-3625
www.nec-engrs.com

File No: 20-007.05

September 18th, 2020

Central Weld County Water District
2235 2nd Ave
Greeley, CO 80631

ATTN: Darin Naibauer

RE: Tap Request 20-007 – (Node: 48)

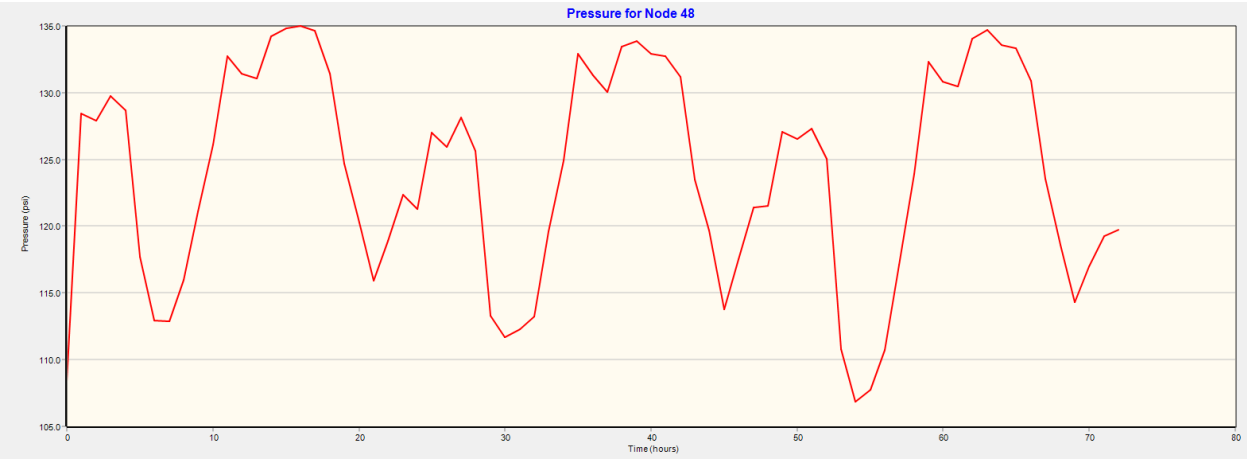
Dear Chris:

The analysis for the following request has been completed:

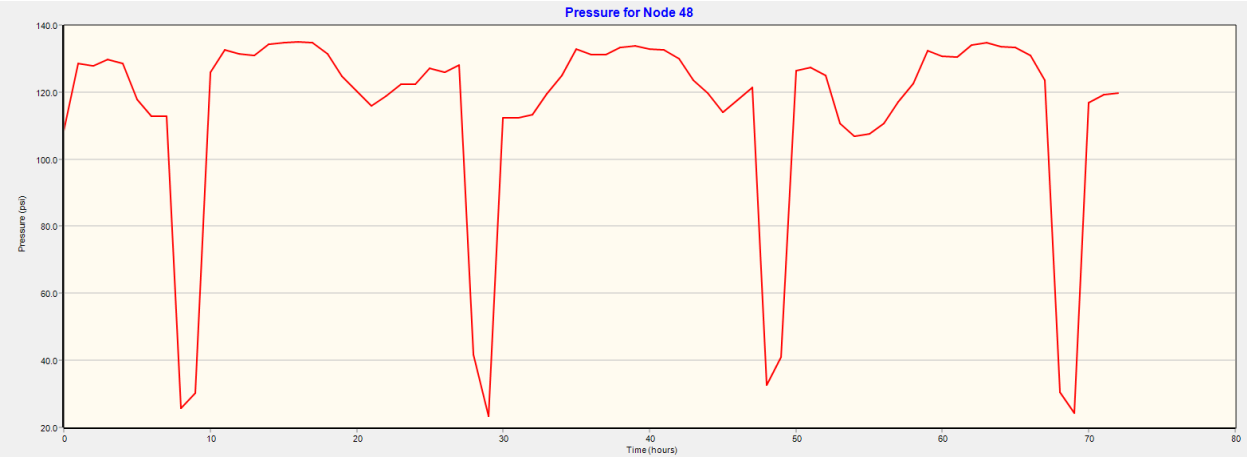
Applicant	No. of Requested Taps	Location
CWCWD – Fire Hydrant	Fire Flow	WCR 19 Between WCR 10 and WCR 8

The fire flow request is for 1,500 GPM for two hours, with plans for a future development along WCR 19, between the intersection of WCR 19 and cross roads WCR 8 and WCR 10. The area is fed by an eight-inch (8") PVC line from the West and an eight-inch (8") PVC line from the North. A twelve-inch (12") PVC line will be installed to facilitates flows from the intersection of WCR 19 and WCR 10, South along WCR 19 to the fire hydrant location.

A water model was generated with an initial demand of 200 GPM. The resulting pressures at the node are between 130 and 135 psi, as shown below.



The proposed 1,500 GPM fire flow demand was added to the water model and the results showed that we were unable to achieve the desired fire flow. However, a fire flow demand of 800 GPM was modeled, with results indicating adequate pressures greater than twenty (20) psi for the duration of the fire flow, two (2) hours. Operating at maximum day event flows, the fire flow will be able to sustain 800 GPM over a two-hour time period while maintaining a line pressure of 25 psi to 35 psi as shown below.



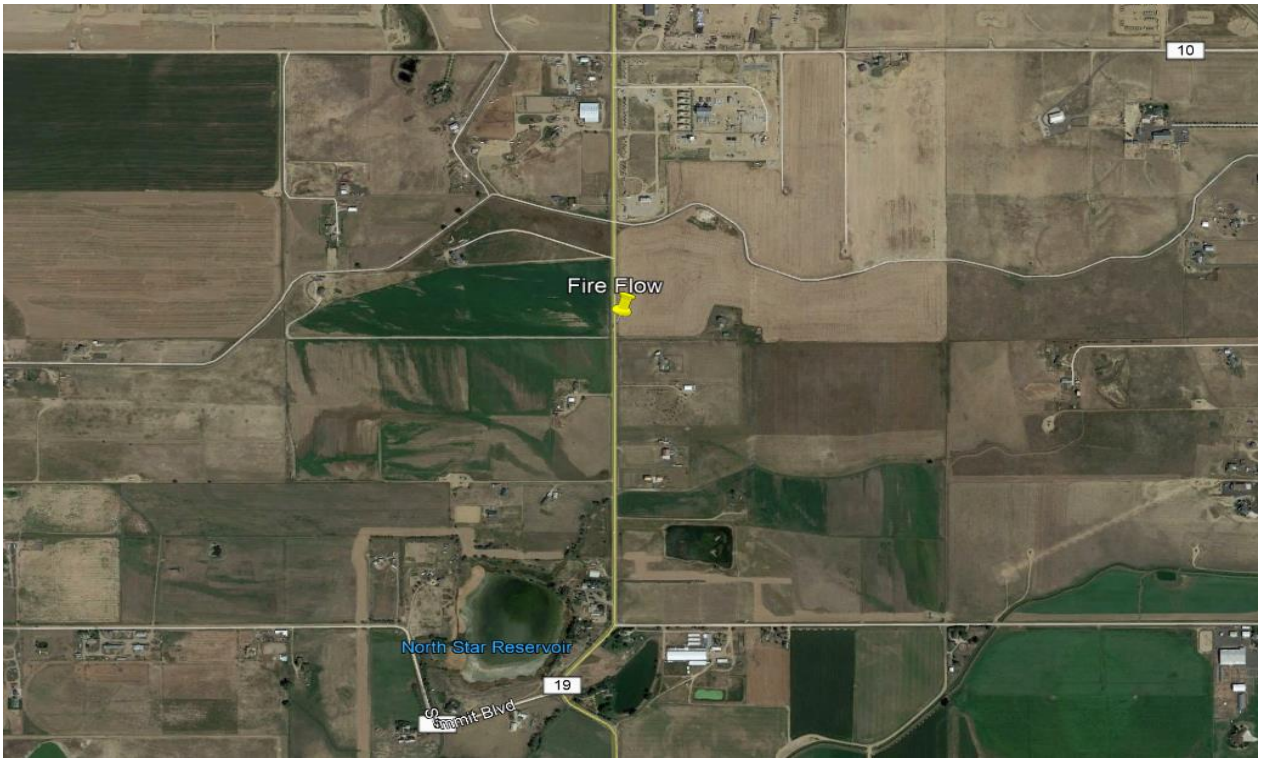


Figure 1. Approximate Fire Flow Location

System Improvements required to serve this request:

Engineer's Recommendation:

NEC recommends approval of this application. Engineer's recommendation is solely based on the pressures observed from the water model; official/final approval will be from the District in which the District will ensure the application meets all of the District's rules and regulations before issuing final approval. Commercial taps are required to be Board approved.

Master Plan Improvements recommended to serve this request:

(None)
The applicant is responsible for the construction of any main extensions from the existing line to serve the proposed tap, in accordance with current District Construction Guidelines, and for providing easements for the main extensions located on private property and obtaining permits from the County and other permits that are required. The applicant should make arrangements for the implementation of this request, or express Intent to Proceed, within 90 days of the date of this correspondence. Otherwise, the proposed request will be removed from the model. If the applicant decides to proceed with the installation anytime thereafter, additional analysis may be necessary.

If this request is to serve a commercial tap, and if the Applicant's total water use in any two years out of three consecutive years exceeds 0.7 acre feet times the number of tap equivalents purchased, then the District may require Applicant to purchase additional tap equivalents to cover the additional demand, and the volumetric limits shall be modified to reflect the additional tap equivalents.

If you have any questions, please do not hesitate to call.

Sincerely,

Nate Jacobs
Project Engineer
NOCO Engineering Company

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 84713-F
RECEIPT NUMBER 10005293

ORIGINAL PERMIT APPLICANT(S)

SHERYL A BEEN

AUTHORIZED AGENT

STEVEN JANSSEN

APPROVED WELL LOCATION

Water Division: 1 Water District: 2
Designated Basin: N/A
Management District: N/A
County: WELD
Parcel Name: RECORDED EXEMPTION NO. 1469-16-1 RE-4223
Lot: A Block: Filing:
Physical Address: 3647 WCR 19 FORT LUPTON, CO 80621

SE 1/4 NE 1/4 Section 16 Township 1.0 N Range 67.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 509408.8 Northing: 4433691.5

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated September 16, 2020.
4) The use of groundwater from this well is limited to domestic, livestock watering, industrial, irrigation and commercial.
5) Production is limited to the Laramie-Fox Hills aquifer which is located approximately 445 feet below ground surface and extends to a depth of approximately 770 feet. In accordance with Rule 10.4.8 of the Water Well Construction Rules, plain steel casing must be installed and grouted from the top of the permitted production zone up to at least ten feet above the base of the surface casing, or to the depth required by Rule 10.5.2.1, if no surface casing is installed. (NOTE: If coals and/or carbonaceous shales are encountered in the borehole, plain casing and grout should be installed through these intervals to exclude poor quality water from entering the well.)
6) The pumping rate of this well shall not exceed 50 GPM (as requested).
7) The average annual amount of groundwater to be withdrawn shall not exceed 4.92 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 492 acre-feet.
8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
11) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
12) This well shall be constructed not more than 200 feet from the location specified on this permit.
13) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

WELL PERMIT NUMBER 84713-F **RECEIPT NUMBER 10005293**

15) ADVANCE NOTICE REQUIRED - Pursuant to Construction Rule 6.2.2.1 (2 CCR 402-2), licensed or private drillers and pump installers must provide advance notification to the State Engineer prior to each of the following for this well: the start of well construction, the initial installation of the first permanent pump, and the initial installation of a cistern connected to the water well supply system. Any change in the date of construction/installation must be re-noticed prior to the activity. Information regarding the notification process and a link to the electronic notification form can be found on the Division of Water Resources website.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: http://Colorado.gov/water

NOTE: A hydrogeologic aquifer evaluation has been completed for this permit and the details of the evaluation can be viewed in the hydrogeologic aquifer evaluation imaged document and the original permit file.

Issued By IOANA COMANICIU

Date Issued: 9/16/2020

Expiration Date: 9/16/2021

FINDINGS OF THE STATE ENGINEER

IN THE MATTER OF AN APPLICATION FOR A PERMIT TO CONSTRUCT A WELL IN WATER DIVISION NO. 1, WELD COUNTY, COLORADO

APPLICANT: SHERYL A. BEEN

AQUIFER: LARAMIE-FOX HILLS

PERMIT NO.: 84713-F

In compliance with C.R.S. 37-90-137(1) and the Statewide Nontributary Ground Water Rules, Sheryl A. Been, (hereinafter "applicant") submitted an application for a permit to construct a well. Based on information provided by the applicant and records of the Division of Water Resources, the State Engineer finds as follows:

1. The application was received complete by the State Engineer on August 7, 2020.

2. The applicant proposes to construct the well in the SE1/4 of the NE1/4 of Section 16, Township 1 North, Range 67 West, 6th Principal Meridian.

3. The proposed well is located outside the boundaries of a designated ground water basin.

4. The applicant proposes to apply the water withdrawn from the well to the following beneficial uses: domestic, livestock watering, industrial, irrigation, and commercial.

5. The proposed maximum pumping rate of the well is 50 gallons per minute, and the requested average annual amount of ground water to be withdrawn is 5.40 acre-feet.

6. The applicant is the owner of the land on which the well will be constructed.

7. The proposed well would withdraw ground water from the Laramie-Fox Hills Aquifer (hereinafter "aquifer"), which, based on site specific information, is located approximately 445 feet to 770 feet below land surface.

8. The location of the proposed well is more than 600 feet from any existing well completed in the aquifer.

9. According to a sworn statement, the applicant owns, or has consent to withdraw ground water underlying 16 acres of land as further described in said statement, which is attached hereto as Exhibit A.

10. Withdrawal of ground water from the aquifer underlying the land claimed by the applicant will not, within one hundred years of continuous withdrawal, deplete the flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and therefore the ground water is nontributary ground water as defined in C.R.S. 37-90-103(10.5).

11. In considering whether the requested permit shall be approved the provisions of C.R.S. 37-90-137(4) and the Denver Basin Rules shall apply. Withdrawals shall be allowed on the basis of an aquifer's life of 100 years, C.R.S. 37-90-137(4)(b)(I).

12. The quantity of water in the aquifer, exclusive of artificial recharge, underlying the 16 acres of land described in Exhibit A is 492 acre-feet. This determination was based on the following as specified in the Denver Basin Rules and site specific information:

a. The average specific yield of the saturated aquifer materials underlying the land under consideration is 15 percent.

b. The average thickness of the saturated aquifer materials underlying the land under consideration is 205 feet.

Based on the above, the State Engineer finds that there is water available for withdrawal by the proposed well and no material injury to vested water rights would result from the issuance of the requested permit subject to the following conditions:

c. The allowed average annual amount of water to be withdrawn from the aquifer by the well shall not exceed 4.92 acre-feet (the quantity of water which is considered available divided by the 100 year aquifer life).

d. The total volume of water that may be withdrawn from the aquifer by the well shall not exceed 492 acre-feet.

e. The well shall be constructed no more than 200 feet from the location specified on the permit application.

f. The applicant shall submit geophysical and lithologic logs after the construction of the well. The geophysical logs shall be obtained from the hole before the casings are installed.

g. The maximum pumping rate of the well shall not exceed 50 gallons per minute.

h. A totalizing flow meter must be installed on the well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.

i. Production is limited to the Laramie-Fox Hills Aquifer. The well must be constructed with plain, non-perforated casing properly grouted so as to prevent intermingling of water between aquifers.

j. Pursuant to C.R.S. 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the applicant shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.

k. The owner shall mark the well in a conspicuous place with appropriate well permit numbers, name of the aquifer, and court case numbers. He shall take necessary means and precautions to preserve these markings.

Dated this 16th day of September, 2020.

Kevin G. Rein, P.E.
Director/State Engineer

By:

Ioana Comaniciu
Water Resource Engineer

Prepared by: idc

RCVD DWR
08/07/2020

Form no. GWS-1 (1/2020)

DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.
1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.
NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form. Type or print in black or blue ink.

1. APPLICANT INFORMATION

Name of Applicant
Sheryl A. Been

Mailing Address	City	State	Zip Code
P. O. Box 375	Fort Lupton	CO	80621

Telephone Number (include area code)	Email
(303) 902-9262	wereafrog@yahoo.com

2. AQUIFER
Laramie-Fox Hills

3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located.

Number of acres: 16 in the county of: Weld
described as follows (insert legal description).

Lot A, Recorded Exemption No. 1469-16-1 RE-4223, recorded November 23, 2005 at reception no. 3342371, being a part of the South Half of the Northeast Quarter of Section 16, Township 1 North, Range 67 West of the 6th P.M., Weld County, State of Colorado

- I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.

4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).

5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge.

Signature: Steven Janssen Date: July 28, 2020

Print name and title: Steven L. Janssen, Authorized Agent and Attorney for Sheryl A. Been

COLORADO
Division of Water Resources
Department of Natural Resources

January 25, 2021

Alyssa Knutson
City of Fort Lupton
Transmitted via email:
aknutson@fortluptonco.gov

RE: **Been Annexation and Initial Zoning**
Project no. LUP2020-0034, & Plan Nos. ANX2020-0004, COZ2020-0007
Part of S ½ of the NE ¼, Sec. 16, T1N, R67W, 6th P.M.
Lot A, Recorded Exemption No. 1469-16-1 RE-4223
Water Division 1, Water District 2

Dear Ms. Knutson:

We have reviewed the information received by this office on January 5, 2021 regarding the above referenced referrals. The Applicant is proposing: to annex into Fort Lupton with initial zoning for an RV Park.

Pursuant to Section 30-28-136, C.R.S. the State Engineer's office will provide an opinion on water supply plans for new subdivisions regarding material injury to existing water rights or the adequacy of the proposed plan if a referral is submitted to this office by the board of county commissioners. This referral was submitted to this office from the City of Fort Lupton ("City") therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to the county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements.

The proposed water supply is a future water tap with Central Weld County Water District. Our office has no comments on Central Weld County Water District's ability to supply the proposed RV Park. The referral material also includes reference to an existing well under permit no. 9930 and well permit 84713-F, which has not been constructed.

Well permit no. 9930 was issued on October 9, 1961 for domestic use. The domestic use of the well is limited to the historic domestic uses in existence before May 8, 1972 that have continued since that time [provided such uses are no greater than those uses allowed for a well permit pursuant to section 37-92-602(5), C.R.S. (which are: fire protection, ordinary household purposes inside not more than three single-family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one acre of home gardens and lawns)]. Should the existing well be used for the RV Park, the well should be re-permitted allowing such commercial uses.

Well permit no. 84173-F was issued on September 16, 2020 pursuant to section 37-90-137(4) C.R.S., and the Findings of the State Engineer to construct a well in the Laramie-Fox Hills

aquifer. The well permit allows for the average annual withdrawal of 4.92 acre-feet per year from the nontributary Laramie-Fox Hills aquifer to be used for domestic, livestock watering, industrial, irrigation and commercial. This office has not received information that a well under permit no. 84173-F has been constructed. Well permit no. 84173-F will expire on September 16, 2021 unless this office receives information that the well was constructed and a pump was installed before the permit expired or the applicant applies for a one time one year expiration extension. Should the well be constructed, this office has no comments regarding the well being used for an RV Park.

Should you or the applicant have any questions, please contact Ailis Thyne at (303) 866-3581 x8216.

Sincerely,

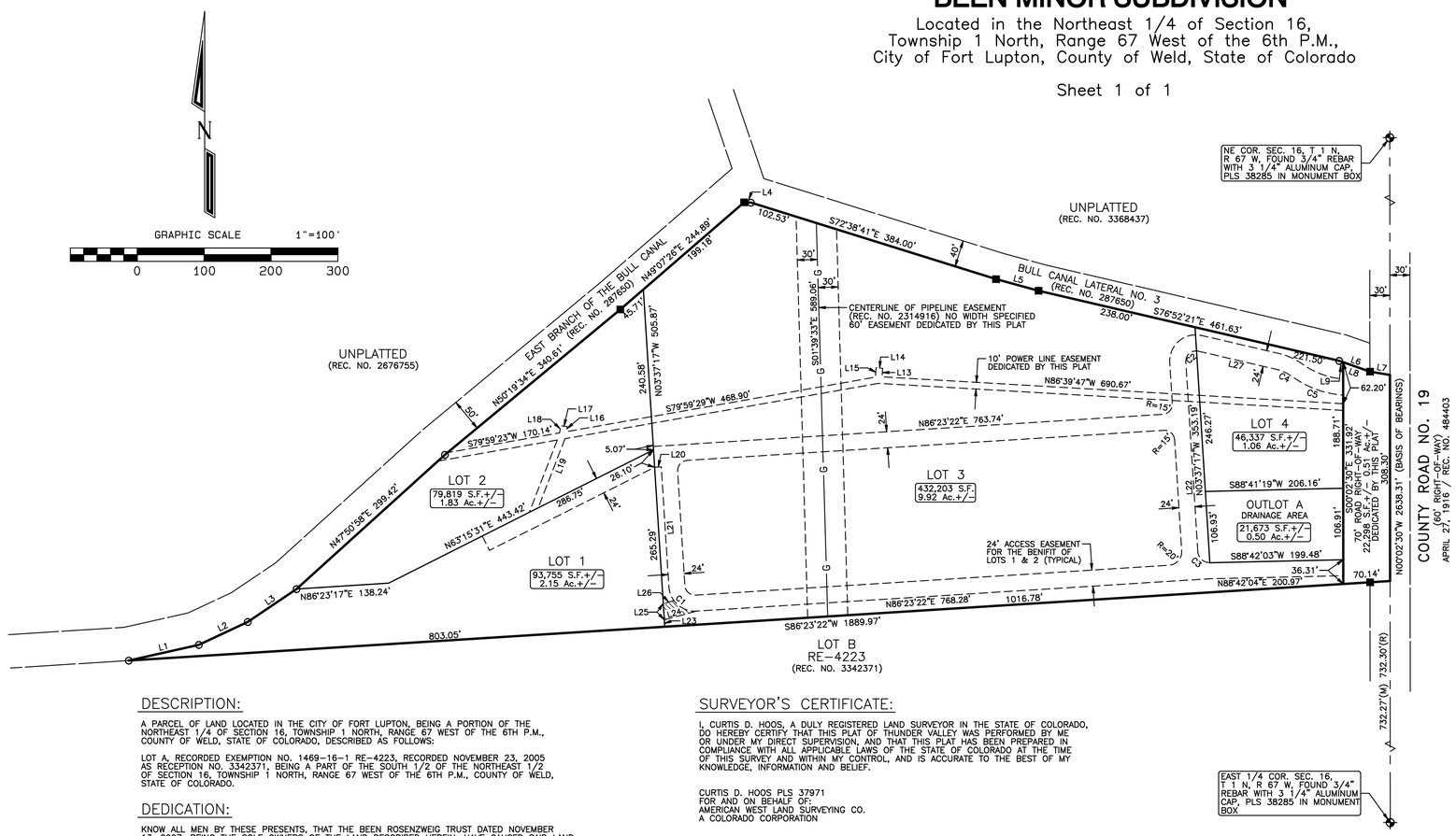
Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File #27495

BEEN MINOR SUBDIVISION

Located in the Northeast 1/4 of Section 16,
Township 1 North, Range 67 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

Sheet 1 of 1



LINE	BEARING	DISTANCE
L1	N77°19'47"E	107.46'
L2	N64°53'14"E	80.89'
L3	N55°59'32"E	87.83'
L4	S88°13'30"E	10.12'
L5	S74°44'39"E	66.09'
L6	S70°36'14"E	48.76'
L7	S80°22'33"E	30.26'
L8	N70°36'14"W	42.60'
L9	N70°36'14"W	6.16'
L10	N60°46'39"E	55.80'
L11	N23°42'04"W	20.09'
L12	N60°46'39"E	125.48'
L13	N04°03'59"E	12.86'
L14	N85°56'01"W	10.00'
L15	S04°03'59"W	14.01'
L16	N08°06'43"E	7.55'
L17	N81°53'17"W	10.00'
L18	S08°06'43"W	10.82'
L19	N21°08'37"E	93.93'
L20	N86°22'45"E	10.00'
L21	S03°37'15"E	179.84'
L22	N03°37'17"W	285.08'
L23	N03°37'17"W	10.34'
L24	S74°49'55"W	50.00'
L25	N03°37'17"W	24.50'
L26	N74°49'55"E	16.60'
L27	S76°52'59"E	124.44'

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	39.00'	61.25'	89°59'23"	S48°36'56"E	55.15'
C2	15.00'	27.94'	106°44'18"	N49°44'52"E	27.07'
C3	17.71'	27.10'	87°40'40"	N47°27'37"W	24.53'
C4	88.91'	25.34'	16°19'39"	S62°22'38"E	25.25'
C5	146.20'	78.78'	30°52'33"	S70°33'25"E	77.84'

LEGEND:

- = ALIQUOT MONUMENT, AS NOTED.
- = FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, PLS 25937.
- = FOUND 5/8" REBAR.
- = 24' ACCESS EASEMENT FOR THE BENIFIT OF LOT 1 ONLY.

NOTES:

1) BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., IS ASSUMED TO BEAR NORTH 00°02'30" WEST, BEING MONUMENTED ON THE NORTH AND SOUTH END BY A 3 1/4" ALUMINUM CAP, PLS 38285 IN MONUMENT BOX, AND WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) 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.

3) 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.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

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

EAST 1/4 COR. SEC. 16, T 1 N, R 67 W, FOUND 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 38285 IN MONUMENT BOX

DESCRIPTION:

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

LOT A, RECORDED EXEMPTION NO. 1469-16-1 RE-4223, RECORDED NOVEMBER 23, 2005 AS RECEPTION NO. 3342371, BEING A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF BEEN MINOR SUBDIVISION, AND DO HEREBY DEDICATE TO THE CITY OF FORT LUPTON AND ITS LICENSEES FOR PUBLIC USE FOREVER ALL STREETS, ALLEYS AND UTILITY EASEMENTS AS INDICATED HEREON. IN COMPLIANCE WITH THE CITY OF FORT LUPTON SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS_____

DAY OF _____, 20_____.

OWNERS: THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007

_____
SHERYL BEEN – TRUSTEE

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY 4 Z INVESTMENTS, LLP

ON THIS _____DAY OF_____, 20_____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007, BEING THE SOLE OWNERS 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 OUTLOT A AS PUBLIC ROADWAY AS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS_____

DAY OF _____, 20_____

OWNERS: THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007

_____
SHERYL BEEN – TRUSTEE

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY 4 Z INVESTMENTS, LLP

ON THIS_____DAY OF_____, 20_____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, CURTIS D. HOOS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THUNDER VALLEY 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.

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

CITY ENGINEER'S APPROVAL:

APPROVED THIS ___ DAY OF _____, 20__.

_____
CITY ENGINEER

PLANNING COMMISSION RECOMMENDATION:

RECCOMENDED THIS_____, DAY OF_____, 20_____, BY RESOLUTION NO. _____.

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY RESOLUTION NO._____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE_____DAY OF_____A.D., 20_____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY RESOLUTION NO._____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS ___ DAY OF _____, 20____.

_____ _____
ATTEST: CITY CLERK MAYOR

CITY ADMINISTRATOR'S APPROVAL:

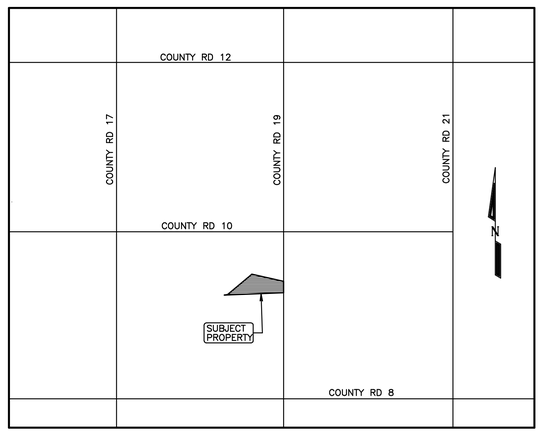
APPROVED THIS ___ DAY OF _____, 20__.

_____
CITY ADMINISTRATOR

CITY WATER AND SEWER DEPARTMENT APPROVAL:

APPROVED THIS ___ DAY OF _____, 20__.

_____
DIRECTOR OF PUBLIC WORKS



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 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: MARCH 19, 2021
REVISIONS:			
JOB NO: 21-	FILE: Z:\T1-2N\T1N_R67W\S16\3647 CR 19_SUB_REV10072020.pro		

Sustainable Traffic Solutions
Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

August 10, 2020

Mr. Chadwin F. Cox, PE
Western Engineering Consultants
127 South Denver Avenue
Fort Lupton, CO 80735

RE: Trip Generation Estimate for the Been RV Park in Fort Lupton

Dear Chad,

This letter contains a trip generation estimate for the Been RV Park in Fort Lupton. Figure 1 contains a vicinity map that shows the location of the project on the west side of WCR 19 between WCR 10 and WCR 8. A site plan is contained in Figure 2 that shows the site access on WCR 19 and the configuration of the lots. The development will include 123 to 155 recreational vehicle spaces, a light industrial building, and a single-family dwelling unit. A pipeline runs through the middle of the site. If the pipeline is abandoned, 155 spaces will be developed, otherwise only 123 spaces will be developed if the pipeline is not abandoned.

The trip generation for the development was estimated using rates that are contained in the Institute of Transportation Engineers (ITE) Trip Generation[1] manual. The development is expected to generate approximately 689 trips on an average weekday, 68 trips during the morning peak hour, and 127 trips during the evening peak hour (see Table 1).

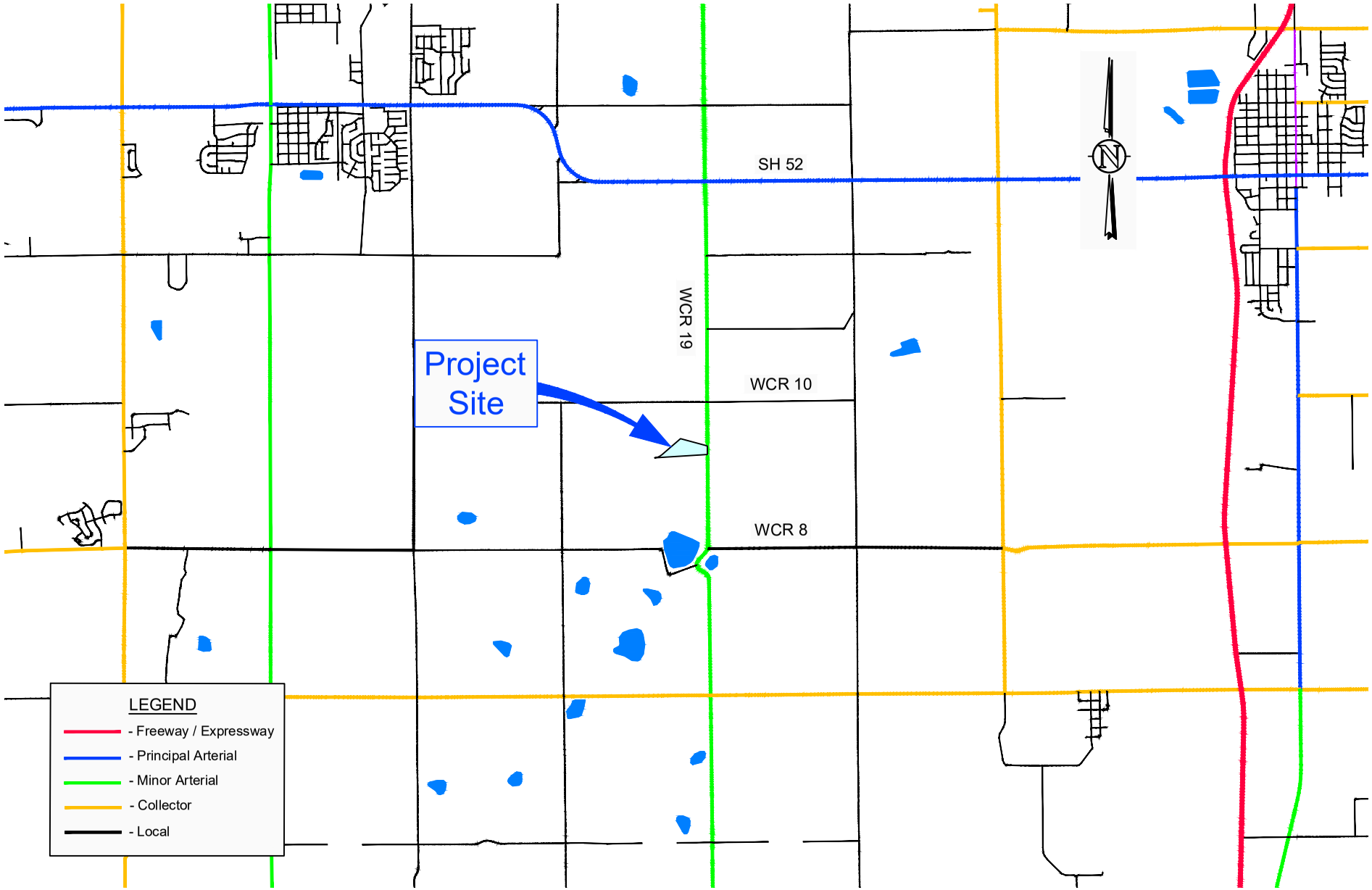
Feel free to contact me to discuss the contents of this report.

Sincerely,

Joseph L. Henderson, PE, PTOE
Project Manager / Principal

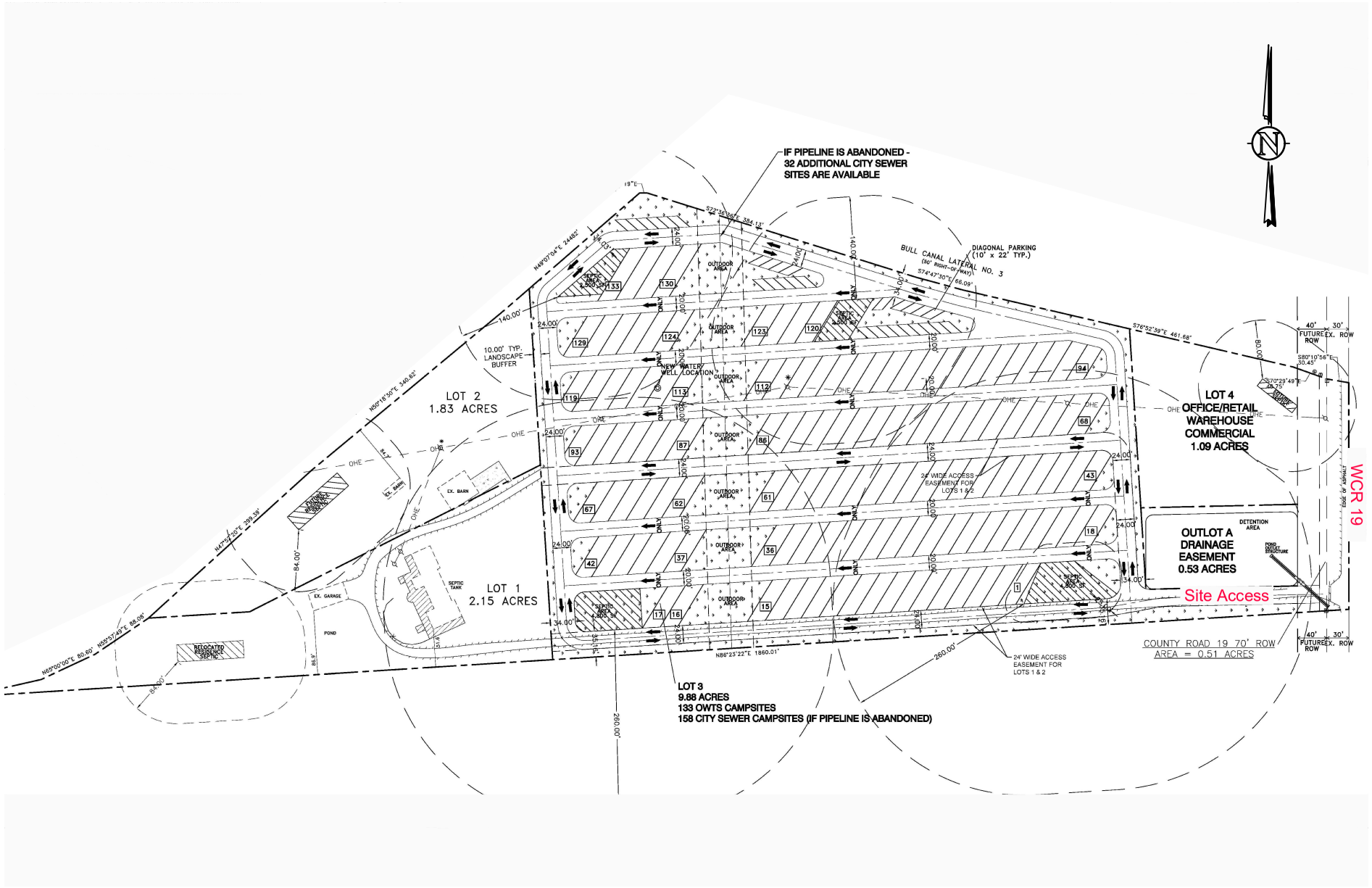
[1] Trip Generation, 10th Edition. Institute of Transportation Engineers. September 2017.

823 West 124th Drive Westminster, Colorado 80234 303.589.6875 joe@sustainabletrafficsolutions.com



Been RV Park Trip Generation Letter
VICINITY MAP

Scale	1" = 5,000'	Date	August 10, 2020	Drawn by	JLH	Job #	Western Engineering	Figure	1



Been RV Park Trip Generation Letter
SITE PLAN

Scale	NTS	Date	August 10, 2020	Drawn by	JLH	Job #	Western Engineering	Figure	2

Table 1. Trip Generation Estimate

Land Use [1,2]	ITE Code	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Campground / RV Park [3, 4, 5]	416	93	Occupied Camp Sites	3.47	323	161	161	0.48	45	19	26	0.98	91	63	28
Mobile Home Park [4, 5]	240	62	Dwelling Units	5.00	310	155	155	0.26	16	5	11	0.46	29	18	11
General Light Industrial [6]	110	10	1,000 ft^2 GLA	4.96	50	25	25	0.70	7	6	1	0.63	6	1	5
Single Family Detached Housing	210	1	Dwelling Units	9.44	9	5	5	0.74	1	0	1	0.99	1	1	0
Total	---			---	692	346	346	---	69	30	38	---	127	82	45

Notes:

1. Trip generation estimates are based on rates contained in Trip Generation, 10th Edition (Institute of Transportation Engineers, 2017).
2. Land use estimates are based on the site plan.
3. Trip Generation doesn't have a daily trip rate for an RV park, therefore, STS assumed the daily rate for a recreational home (land use code 260).
4. 60% of the spaces are assumed to be occupied by short term users and 40% by long term residents.
5. The total number of spaces includes 32 spaces that will be developed if a pipeline is abandoned.
6. The commercial parcel is assumed to have a 10,000 sf^2 building that will occupy approximately 20% of the site.

FINAL DRAINAGE REPORT
FOR
BEEN RV PARK
PART OF THE S ½ OF THE NE ¼ SEC 16, T1N, R67W
FORT LUPTON, COLORADO
WELD COUNTY

CASE NO.

SHERYL BEEN

3647 COUNTY ROAD 19

FORT LUPTON, CO 80621

Western Engineering Consultants inc LLC
127 South Denver Avenue
Fort Lupton, CO 80621

Original: October 19, 2020
Revised: March 09, 2021

FINAL DRAINAGE REPORT
FOR
BEEN RV PARK
PART OF THE S ½ OF THE NE ¼ SEC 16, T1N, R67W
FORT LUPTON, COLORADO

Prepared For:

BEEN RV PARK
Contact: Sheryl Been - Owner
3647 County Road 19
Fort Lupton, CO 80621
303-902-9262

Prepared By:

WESTERN ENGINEERING CONSULTANTS inc LLC
127 South Denver Avenue
Fort Lupton, CO 80621
(720) 685-9951
Contact: Chadwin F. Cox, P.E.

Original: October 19, 2020
Revised: March 09, 2021

CERTIFICATIONS

I hereby certify that this report and plan for the drainage design of City of Fort Lupton Been RV Park was prepared by me, or under my direct supervision, for the owners thereof, in accordance with the provisions of Colorado Floodplain and Stormwater Criteria Manual, and Urban Drainage and Flood Control District Design and Technical Criteria, and approved variances and exceptions hereto. I understand that City of Fort Lupton does not and will not assume liability for drainage facilities designed by others.

_____
Chadwin F. Cox, P.E.
Registered Professional Engineer
State of Colorado No. 33802

Sheryl Been hereby certifies that the drainage facilities for Been RV Park design shall be constructed according to the design presented in this report. I understand that City of Fort Lupton does not and will not assume liability for the drainage facilities designed and/or certified by my engineer, and that City of Fort Lupton reviews drainage plans pursuant to Colorado revised Statutes Title 30, Article 28, but cannot, on behalf of Been RV Park, guarantee that final drainage design review will absolve Been RV Park and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the final plat, Final Development Plan, and/or Subdivision Development Plan does not imply approval of my engineer's drainage design.

_____
Been RV Park
Sheryl Been or Owner's Representative

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Drainage Plan – (full size – 24 x 36)

INTRODUCTION

This study provides the final drainage design for the construction of Been RV Park. The overall site is an approximate 15.79 acre property as defined by the Minor Subdivision Plat prepared by American West Land Surveying Co. dated October 07, 2020.

The proposed Been RV Park site is proposed on a predominantly undeveloped site. The existing site includes an existing residence, garage, two barns, and a gravel driveway, while the remainder of the site is undeveloped.

The project shall include approximately four (4) Lots. Lots 1 & 2 will be residential lots, with Lot 1 containing the existing residence. Lot 3 will contain the proposed RV Park, and Lot 4 will remain an agricultural lot. A series of gravel roads throughout the RV Park will also serve as access for Lots 1 & 2.

Been RV Park lies approximately 4 miles southwest of the City of Fort Lupton. County Road 19 is the east border, and County Road 10 lies approximately 1,850 feet to the north of the site.

The entire Been RV Park site and all adjacent and surrounding properties are historically tributary to the South Platte River which lies approximately 4 miles northeast of the site.

Based on the initial coordination with the City, no Final Drainage Studies for any adjacent properties were known to exist.

Been RV Park does not lie within a Master Flood or Drainage Planned Study. The entire property is within Zone X "Area of Minimal Flood Hazard" and not within the 100 year floodplain per FEMA FIRM 08123C2100E – effective January 20, 2016.

I. GENERAL LOCATION AND DESCRIPTION

A. Site Location

The property lies in the South ½ of the Northeast ¼ of Section 16, Township 1 North, Range 67 West of the 6th P.M.

The overall property nets 15.79 acres +/-. County Road 19 lies along the eastern border.

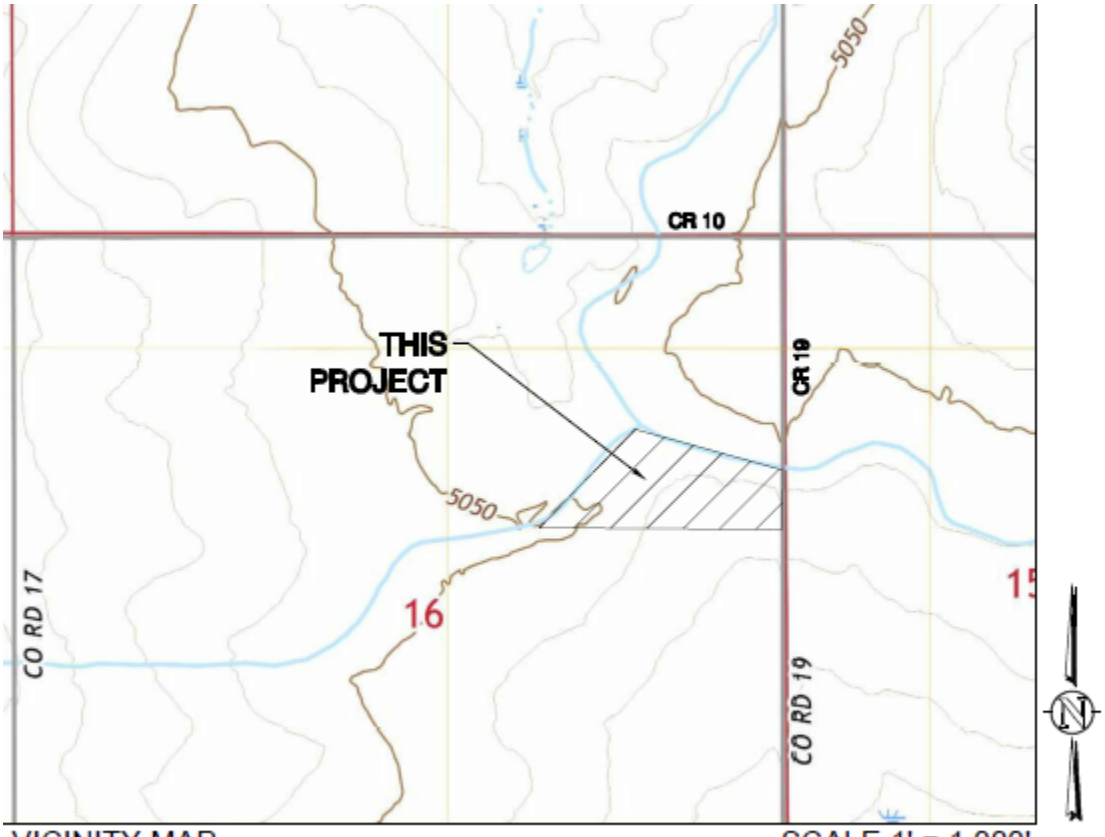
A vicinity and key map of the site are included in Appendix A of this study as well as on the following page.

The scales below are not accurate since the maps included herein are for exhibit purposes only.



The project is located south of Weld County Road 10, and immediately west of Weld County Road 19.

The Google Earth Exhibit above shows the site and the adjacent properties west of the City of Fort Lupton.



VICINITY MAP SCALE 1' = 1,000'

S 1/2, NE 1/4, S16, T1N, R67W, 6th P.M.

SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS -FREDERICK, CO

The USGS Exhibit above details the adjacent Weld County Roads and historic topography of the surrounding area.

B. Description of Property

The metes and bounds legal description for the property is included in Appendix A.

Currently this parcel has slight to moderate topographical relief – 15 feet from the southwest corner (5052 elevation) to the southeast corner (5035 elevation). Ultimately the site does slope generally in one direction – to the existing low point just south of the access point with WCR 19 at the southeast corner of the site. The undeveloped lot is nearly bare with moderate weeds and shrub vegetation. Existing slopes average range from 0.5% to 1.7%. The historic slopes appear to be 1.4% based on the USGS Quad from northwest to southeast.

The existing grades in general match the historical direction per USGS Quad maps, but not at consistent slope due to the developed portion of the site.

The approximate grade at the four corners of the property are as follows – 5051.39 SW corner, 5044.19 N corner, 5044.16 NE corner, and 5035.16 SE corner of Been RV Park.

The property is made up of entirely 82 (Wiley-Colby complex), NRCS classified B soils. The soil type is noted as well drained. Soil classifications were taken from Hydrologic Soil Type Map (Appendix A) USDA Soil Survey.

II. DRAINAGE BASINS AND SUB-BASINS

A. Major Drainage Basins

The Been RV Park site is solely located in the South Platte River basin and all existing and developed drainage is ultimately tributary to the South Platte River. The historic and existing basins are shown on sheet 22 of the Construction Drawings.

HISTORIC

Basin H (15.79 ac) includes the entire property up to the existing WCR 398 ROW. As noted above, the historic grades (1.4%) drained off-site to the southeast. As noted previously, the entirety of the site and this basin is (100%) NRCS Soil Type B.

All runoff values presented herein have been prepared with the recently updated method of check for time of concentration – the UDFCD 2017 equation of: (26-17i) + [L_{travel} / (60*(14i + 9)*(S_o)^.5)]. *All values provided in this study are as determined by the 2017 time of concentration check.*

The Historic effective imperviousness value used was 2.0%. The minor (5yr) storm runoff is approximately 0.20 cfs, and the major storm runoff is approx. 20.54 cfs at Design Point H.

EXISTING

Basin E (15.79 ac) includes the entire property up to the existing WCR 398 ROW. As noted previously the topography slightly changes from 0.5% to 1.7% throughout the basin. This parcel currently drains to the existing low point just south of the access point with WCR 19 at the southeast corner of the site. The entirety of the site and this basin is (100%) NRCS Soil Type B.

The existing effective imperviousness value used was modeled at 4.06% since the overall basin (primarily undeveloped) includes the existing residence, accessory buildings, and gravel access road. The minor (5yr) storm runoff is approximately 0.57 cfs, and the major storm runoff is approximately 22.24 cfs at Design Point E1.

OFFSITE BASINS

Based on existing (USDA) topography, no runoff from offsite basins will contribute to the runoff of this site. Runoff from adjacent properties to the north will be captured by the East Branch of the Bull Canal before reaching this site, and existing topography suggests that runoff from the adjacent property to the south will flow south away from this site.

B. Minor Developed Drainage Basins

The Developed sub-basins related to this project are shown on sheet 23 of the Construction Drawings.

This study provides the final developed drainage characteristics for the ~ 15.79 acre site.

The developed basins for the Been RV Park site are defined as Basins Lot 1, Lot 2, Lot 3, and Lot 4. Basin Lot 3 includes the designed Subdivision Detention Pond.

The weighted average imperviousness for the entire site (All Basins including 100yr water surface is 29.43%). The overall imperviousness of the site with a dry pond bottom is 26.36%.

Each minor storm event referred to below is the 5 year event and each major storm event referred to below is the 100 year event. The 10 year event has also been calculated.

Calculations are carried out to the hundredths for consistency purposes only.

1. Basin Lot 1 (2.15 acres)

Basin Lot 1 is the developed lot in the southwest corner of the site. This basin contains the existing residence, garage, and a portion of the existing gravel access road. No improvements are proposed on this Lot with this development.

Runoff from Basin Lot 1 begins as roof runoff and then will be directed overland south and east towards southeast corner of Lot 1. Runoff will then enter Swale S and will be conveyed east and ultimately north to Forebay S in the proposed Detention Pond. The release from Basin Lot 1 occurs at Design Point 1 at the southeast corner of the lot where runoff will leave the basin.

The effective imperviousness value calculated for Basin Lot 1 is 15.24% and the Rational runoff calculations were based on said existing conditions. NRCS Soil Type for this basin is solely Type B. The minor (5yr) storm runoff is approximately 0.53 cfs, and the major storm runoff approximately 5.10 cfs.

2. Basin Lot 2 (1.83 acres)

Basin Lot 2 is located in the northwest corner of the site, directly north of Lot 1. This basin contains the two existing barns and has been modeled to receive a 4,000 square foot residence in the future.

Runoff from Basin Lot 2 begins as roof runoff and is directed overland towards southeast corner of Lot 2. Runoff will then enter the roadside pan of Center Ave and will be conveyed east to Swale E and ultimately south to Forebay N in the proposed Detention Pond. The release from Basin Lot 2 occurs at Design Point 2 where runoff will leave the basin.

The developed effective imperviousness value calculated for Basin Lot 2 is 8.57%. NRCS Soil Type for this basin is solely Type B. The minor storm runoff is 0.23 cfs, and the major storm runoff is 3.92 cfs. Calculations were carried out to the hundredths for consistency purposes only.

3. Basin Lot 3 (10.42 acres)

Basin Lot 3 is the center lot of the site. Although this Basin is primarily undeveloped ground, it has been modeled to receive the proposed RV stalls, a series of gravel roads with concrete roadside pans, and the proposed Detention Pond.

Runoff from Basin Lot 3 will flow overland southeast and be captured the roadside pans on the north side of each proposed road. Runoff will then be conveyed east to Swale E and ultimately south to Forebay N in the proposed Detention Pond. The release from Basin Lot 3 occurs at Design Point 3 where the proposed outlet structure will release the detained flow offsite.

The developed effective imperviousness value calculated for Basin Lot 3 is 38.40%. NRCS Soil Type for this basin is solely Type B. The minor storm runoff is 5.95 cfs, and the major storm runoff is 27.24 cfs. Calculations were carried out to the hundredths for consistency purposes only.

4. Basin Lot 4 (1.08 acres)

Basin Lot 4 is located in the northeast corner of the site. Although this Basin is currently undeveloped ground, it has been modeled to receive the proposed second gravel access road off WCR 19.

Runoff from Basin Lot 4 begins in the northwest corner of the basin and is directed overland south to the south lot line of Lot 4. Runoff will then be conveyed west to Swale E and ultimately south to Forebay N in the proposed Detention Pond. The release from Basin Lot 4 occurs at Design Point 4 where the runoff will leave the basin.

The developed effective imperviousness value calculated for Basin Lot 4 is 6.64%. NRCS Soil Type for this basin is solely Type B. The minor storm runoff is 0.11 cfs, and the major storm runoff is 2.55 cfs. Calculations were carried out to the hundredths for consistency purposes only.

III. DRAINAGE DESIGN CRITERIA

A. Regulations

The calculations provided in this letter report have been prepared in conformance with the City of Fort Lupton Development Standards and Regulations, the Colorado Water Conservation Board and Colorado Department of Natural Resources "*Colorado Floodplain and Stormwater Criteria Manual Volumes 1 and 2*" (Ref 1), and "*Urban Drainage Flood Control District (UDFCD) Urban Storm Drainage Criteria Manual, Volumes I thru III*" (Ref 2), latest release unless otherwise noted.

All design elements outlined in this report, and illustrated in the construction plans, are proposed as final conditions (as directed, assumed, or otherwise prepared) in order to complete the development of this Project.

B. Drainage Studies, Outfall Systems Plans, Site Constraints

No apparent Final Drainage Study appears to have been prepared as part of this property or any adjacent properties in the past. The City of Fort Lupton falls just outside of the Urban Drainage boundary.

Coordination with Town staff confirmed no Final Drainage Report is known to exist for this property or any adjacent properties.

No significant constraint was identified as part of the design of this project beyond the flat nature of the area and the proximity of the East Branch of the Bull Canal to the north.

C. Hydrology

The rainfall intensity information was obtained from the NOAA Atlas 14 using 1 hour rainfall depths as taken from UDSDC Manual Vol 1 (Ref 2).

City of Fort Lupton adopted the Colorado Water Conservation Board and Colorado Department of Natural Resources "*Colorado Floodplain and Stormwater Criteria Manual Volumes 1 and 2*" (Ref 1), and "*Urban Drainage Flood Control District (UDFCD) Urban Storm Drainage Criteria Manual, Volumes I thru III*" (Ref 2), latest release unless otherwise noted were utilized for confirmation of 100 year and 10 year event storm rainfall data.

Upon review of the aforementioned references, the NOAA Atlas 14 was referenced and data derived for 1 hour rainfall depths at 2, 5, 10, and 100 year events are as follows:

DESIGN STORM	WEC Derived from USDCM NOAA Atlas 14 1-hr Event (inches)
2	0.83
5	1.11
10	1.38
100	2.62

The precipitation depth derived from the NOAA Atlas 14 by WEC for the 1-hour design storm was 2.62 inches rainfall depth for the 100-year storm, 1.38 inches rainfall depth for the 10-year storm, and 1.11 inches rainfall depth for the 5 year storm.

The Rational Method for storm-water runoff calculations, using the Equations as described in the UDFCD (Reference 2) Criteria Manual Chapter 5 Runoff was used to calculate stormwater flows within this study. The run-off coefficient 'C' values were obtained from the UDFCD (Reference 2) Criteria Manual as well based on the predominate NRCS Soil Type.

It appears no on site water quality or detention has been provided or maintained for any of the adjacent or neighboring properties (currently primarily agricultural/residential lots).

The use of weighted runoff coefficients is to accurately portray the proposed final conditions of the maximum build out (maximum lot coverage) for this project based on the best available information at this time. Sole use of Table RO-5 is applicable for Master Plan Drainage analysis including projects of this type – however calculation of proposed final conditions using weighted runoff coefficients provides a more thorough and accurate analysis.

The site has been modeled based on the current expected build out conditions. However, should additional paving occur the Swale conveyances have been sized to handle added runoff.

The proposed pond has been sized to capture all of the developed runoff from this site (at an expected build-out effective imperviousness of 40%).

No other offsite basins have been modeled for Pond A sizing since the adjacent surveyed topography indicated adjacent runoff is not directed onto this property (nor is runoff directed from this property due to the generally flat perimeter and proposed drainage swales).

It is the expectation of this study that any development or improvements to the adjacent properties will require them to provide appropriate stormwater design(s).

This project will not negatively affect the adjacent property and will provide modern stormwater control that does not currently exist. In short, this project will be an enormous improvement to the area.

D. Hydraulics

The conveyance of onsite site stormwater occurs primarily overland across pavements and then through landscape and into swales and roadside pans that will ultimately convey runoff to the proposed Detention Pond. Please see Appendix C for all related pipe and swale capacities.

Hydraulic grade lines have been calculated for the pond outlet pipe based on the 100 year restricted release rate (1.72 cfs) into the WCR 19 roadside ditch.

It is WEC's opinion the modeled and calculated (routed peak runoffs) are likely higher than the expected final developed conditions (final lot development not expected to meet buildout imperviousness modeled). The runoff rates presented in this report are based on the modeled imperviousness of the site (roughly 30%). It is likely that a portion of the developed runoff will be captured by landscape areas while being routed to the pond, and therefore result in a lower total runoff than what is presented in this report.

There are no major drainage ways on this site or immediately adjacent. The East Branch of the Bull Canal lies just north of this site but does not serve this site.

E. Water Quality Enhancement

Water quality will be provided by overland runoff (gravel or vegetated native grasses) and also by the proposed forebays and landscaped pond bottom. Additional grass swales may be incorporated by the future lots.

F. Groundwater

A Project Geotechnical Report was completed by Earth Engineering Consultants, LLC on December 04, 2020.

Groundwater was encountered at a depth of 10-11 feet in five of the test borings.

Developed runoff is not anticipated to increase groundwater levels but will be infiltrated into the subsurface soils.

Should groundwater levels surface (above the design bottom) at any time for more than 24 hours the Engineer of Record should be contacted and plans to mitigate said groundwater be undertaken (i.e. cleaning of outlet structure and/or raising of Pond bottom above groundwater).

IV. STORMWATER MANAGEMENT FACILITY DESIGN

A. Stormwater Conveyance Facilities

Runoff analysis for stormwater management has been included and presented in this report.

No Master study exists for this area.

Capacity calculations for concrete pans, the proposed storm pipes, and the proposed Swales are included in Appendix C.

B. Stormwater Storage Facilities

Traditional stormwater storage and attenuation (water quality and detention) is currently proposed since this site has a source of formal outfall. A Detention Pond has been designed with an outlet structure and is located in the southeast corner of the site.

UDFCD Criteria Volumes (Ref 2) and Weld County Drainage Criteria (Ref 3) were referenced for determining necessary storage volumes.

Four independent volumes were calculated – (1) WQCV, (2) Required 10 yr, (3) required 100 yr, (4) Available volume @ Emergency Overflow. UDFCD UD spreadsheet version 4.00 was utilized to calculate said volumes; (1) 8,519 cubic feet, (2) 20,842 cubic feet, (3) 39,427 cubic feet, and (4) 45,443 cubic feet.

The current Been RV Park Detention Pond storage/grading design provides volume for the residential Lots 1 & 2, the proposed RV Park (Lot 3), and the future Lot 4.

All calculations are included in Appendix C.

C. Water Quality BMP's

Overland runoff will provide some water quality. Detention Pond Forebays will treat all routed runoff. Additional BMP's in accordance with current UDFCD Volume III criteria (Ref 2) may be added in the future.

D. Floodplain

This project does not lie within a floodplain. The entire subdivision is within Zone X "Area of Minimal Flood Hazard" per FEMA FIRM 08123C2100E – effective January 20, 2016. See also the FIRMETTE map included Appendix A.

E. Groundwater

Typical Lot runoff is expected to moderately infiltrate the seeded grasses and gravel covered site under most minor events. Under multiple minor events or major events runoff is expected to sheet flow to adjacent swales and be routed to the Detention Pond as designed. Minimal effect to the groundwater is expected.

Typical commercial geotechnical reports recommend the building design to incorporate foundation drains and sump pumps for protection against groundwater.

F. Additional permitting

No additional permitting is anticipated.

G. Storm System Maintenance

This section defines the maintenance responsibilities for Been RV Park Site:

- Swales – including but not limited to mowing, weed control, cleaning and removing debris, removing accumulated sediment, adding erosion control, and replacement of any damaged or failing improvements. Improvements for Swales include the concrete pan and adjacent grades and vegetation.

- Drainage Basins – including but not limited to mowing, weed control, cleaning and removing debris, removing accumulated sediment, adding erosion control, and replacement of any damaged or failing improvements. Improvements for each Basin beyond all Swales include the on site grading, on site native grass, and proposed concrete curb adjacent to all proposed Buildings, parking, and access.

- Storm Infrastructure (inlets and piping) – including but not limited to trash and sediment capture and removal, adding erosion control, and replacement of any damaged or failing improvements. Upstream street sweeping will also provide protection against sediment accumulation.

- Detention Pond – including but not limited to mowing, weed control, cleaning and removing debris, removing accumulated sediment, adding erosion control, and replacement of any damaged or failing improvements. Improvements for the Detention Pond includes side slopes, forebays, trickle pan, pond bottom, and the outlet structure located on the east edge.

Frequency of inspections and maintenance are as follows:

- Swales, Basins, Storm Infrastructure, and Detention Pond should be inspected monthly or within 24 hours of each measureable precipitation event.
- Any damaged or lost material (riprap) should be replaced immediately
- Mowing should occur monthly or more often depending upon growth.
- Weed control should occur a minimum of two times per spring/summer/fall season
- Cleaning beyond inspections noted above should occur at a minimum of annually

V. CONCLUSIONS

A. Compliance with standards

This Drainage Study for the Been RV Park site was prepared in conformance with the City of Fort Lupton Development Standards and Regulations, Colorado Water Conservation Board and Colorado Department of Natural Resources "*Colorado Floodplain and Stormwater Criteria Manual Volumes 1 and 2*" (Ref 1), and the Urban Drainage Flood Control District Storm Drainage Design and Technical Criteria (Reference 2).

This drainage design and concept quantifies the requirements to manage stormwater runoff.

B. Variances

No variance is proposed or requested.

C. Drainage concept

The intent of this design is to provide the drainage analysis necessary for capture, routing, and detention of the runoff generated by the Been RV Park property.

D. Additional Items

No additional items were considered at this time.

VI. REFERENCES

1. Colorado Water Conservation Board and Colorado Department of Natural Resources "*Colorado Floodplain and Stormwater Criteria Manual Volumes 1 and 2"*

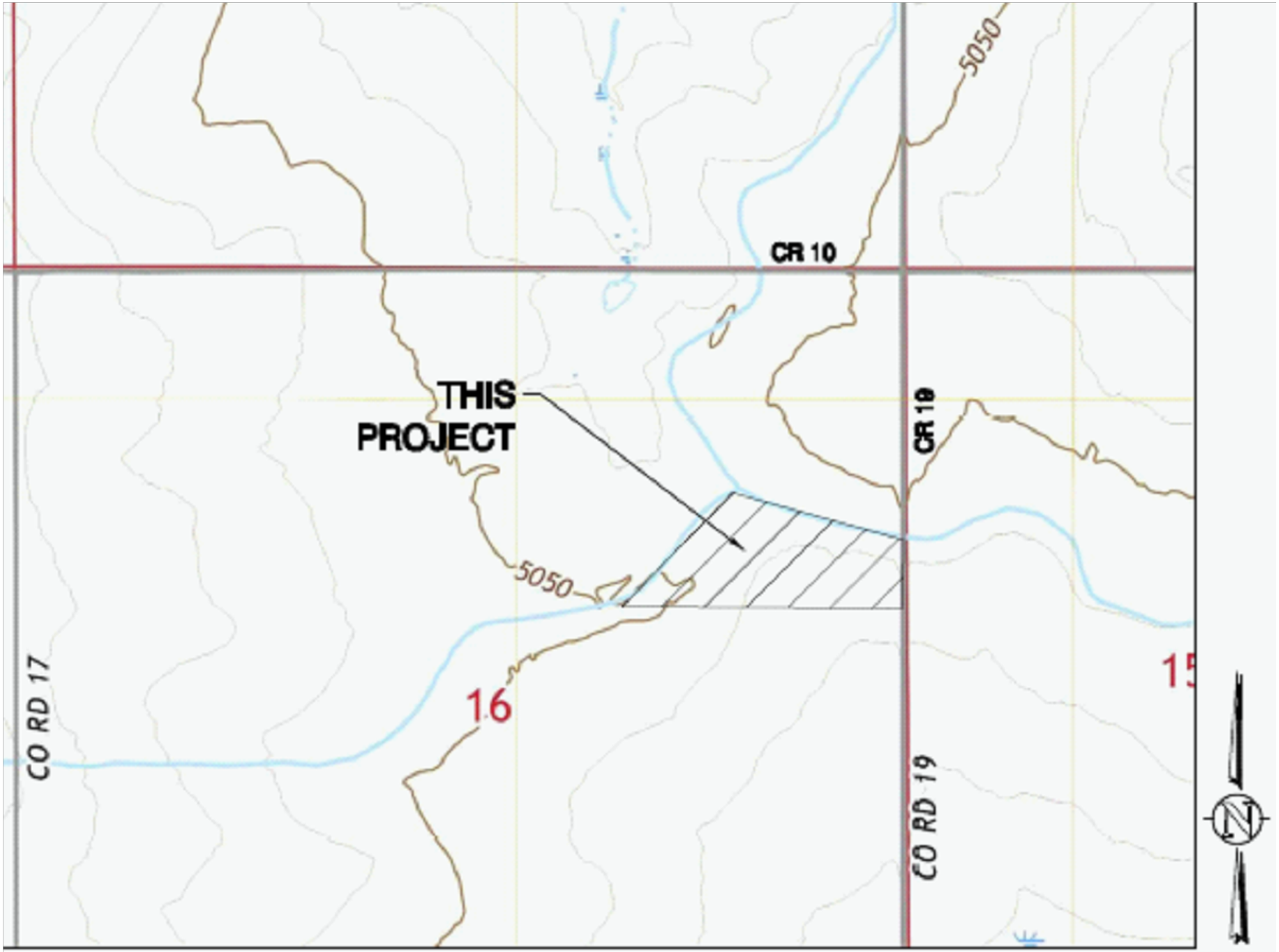
2. *Urban Storm Drainage Criteria Manual, Volumes I-III, Denver Regional Council of Governments,* 2016, Revised 2017 & 2018, and all subsequent updates

3. Weld County Storm Drainage Design Manual "*Weld County Engineering and Construction Criteria – Chapter 8: Storm Drainage Criteria*" Revised 2019.

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APPENDIX A

Vicinity Map (USGS) / Key Map / FEMA Flood Insurance Rate Map (FIRM), Legal Description, Soil Survey Map and Soil Legend, Geotechnical Report

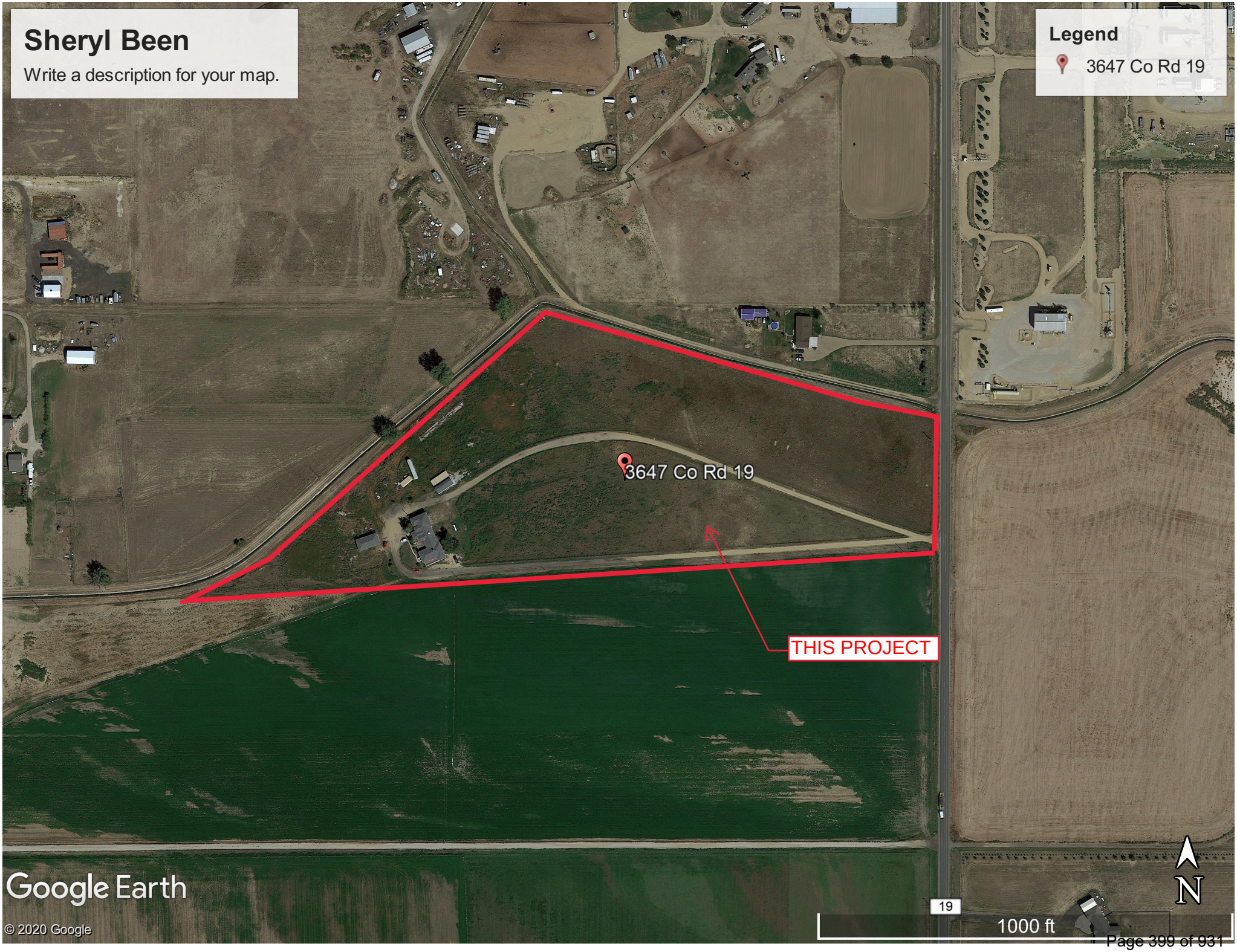


VICINITY MAP

SCALE 1' = 1,000'

S 1/2, NE 1/4, S16, T1N, R67W, 6th P.M.

SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS -FREDERICK, CO


Sheryl Been
Write a description for your map.
Legend
3647 Co Rd 19
3647 Co Rd 19
THIS PROJECT
Google Earth
© 2020 Google
19
1000 ft
N

National Flood Hazard Layer FIRMette

FEMA

104°53'46"W 40°3'25"N



104°53'8"W 40°2'57"N

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

1:6,000

Been RV

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/9/2020 at 1:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

United States Department of Agriculture

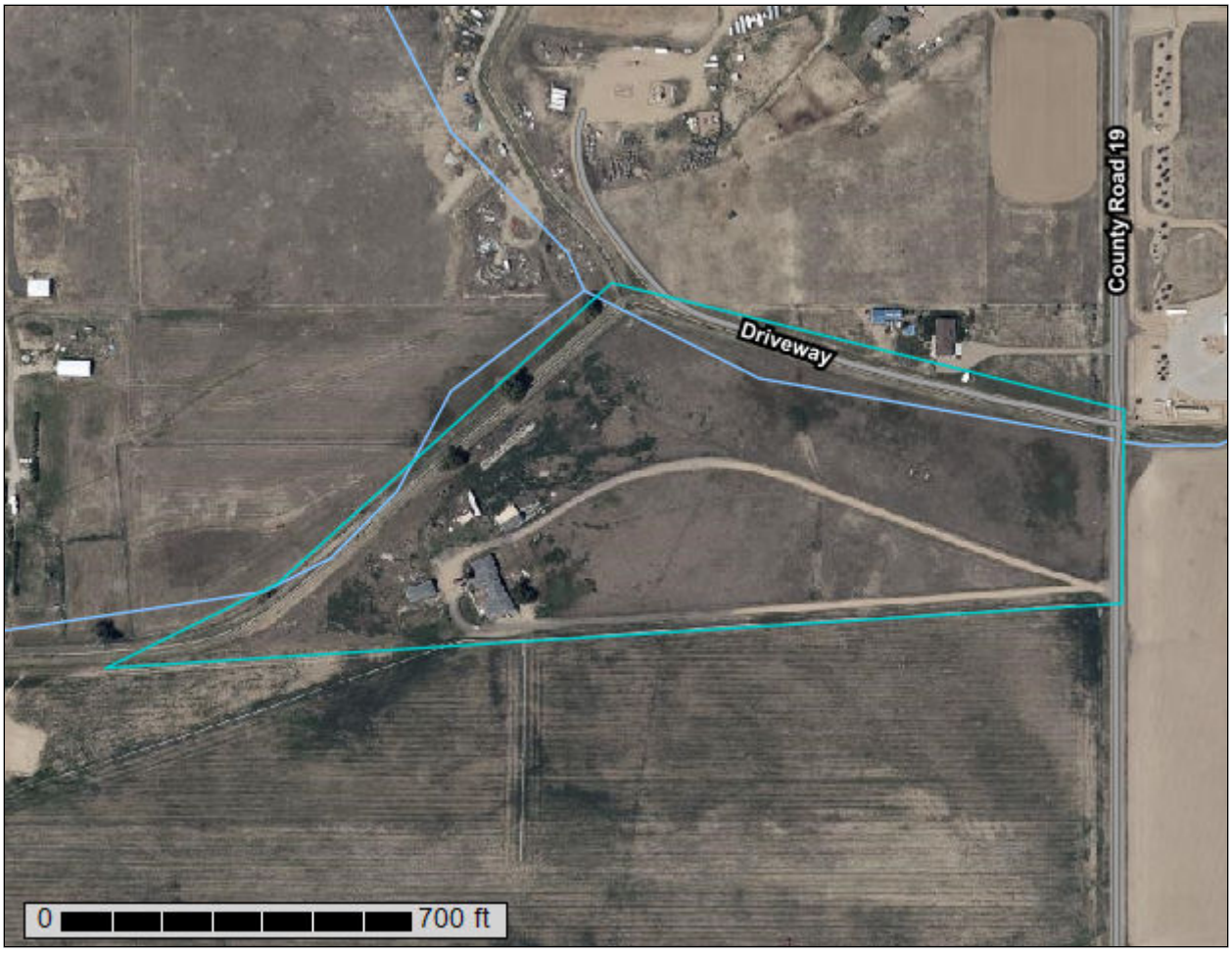
NRCS

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

Been RV



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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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

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.



Map Scale: 1:3,400 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

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 19, Jun 5, 2020

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

Date(s) aerial images were photographed: Jul 19, 2018—Aug 10, 2018

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
82	Wiley-Colby complex, 1 to 3 percent slopes	19.9	100.0%
Totals for Area of Interest		**19.9**	**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

82—Wiley-Colby complex, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 3643
Elevation: 4,850 to 5,000 feet
Mean annual precipitation: 12 to 16 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 135 to 170 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Wiley and similar soils: 60 percent
Colby and similar soils: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wiley

Setting

Landform: Plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous eolian deposits

Typical profile

H1 - 0 to 11 inches: silt loam
H2 - 11 to 60 inches: silty clay loam
H3 - 60 to 64 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 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 (0.60 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: High (about 11.7 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: Loamy Plains (R067BY002CO)
Hydric soil rating: No

Description of Colby

Setting

Landform: Plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous eolian deposits

Typical profile

H1 - 0 to 7 inches: loam
H2 - 7 to 60 inches: silt loam

Properties and qualities

Slope: 1 to 3 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
Available water storage in profile: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: Loamy Plains (R067BY002CO)
Hydric soil rating: No

Minor Components

Weld

Percent of map unit: 4 percent
Hydric soil rating: No

Heldt

Percent of map unit: 4 percent
Hydric soil rating: No

Keith

Percent of map unit: 2 percent
Hydric soil rating: No

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GEOTECHNICAL ENGINEERING REPORT
BEEN RV PARK
3647 ROAD 19, WELD COUNTY, COLORADO
EEC PROJECT NO. 1202083

Prepared for:

Western Engineering Consultants
127 South Denver Avenue
Fort Lupton, Colorado 80621

Prepared by:

Earth Engineering Consultants, LLC
4396 Greenfield Drive
Windsor, Colorado 80550

EARTH ENGINEERING CONSULTANTS, LLC

December 4, 2020

Western Engineering Consultants
127 South Denver Avenue
Fort Lupton, Colorado 80621

Attn: Mr. Chadwin Cox (chadwin.cox@westerneci.com)

Re: Geotechnical Engineering Report
Been RV Park
3647 Road 19, Weld County, Colorado
EEC Project No. 1202083

Mr. Cox:

Enclosed, herewith, are the results of the subsurface exploration completed by Earth Engineering Consultants, LLC (EEC) for the referenced project. For this exploration, seven (7) test borings were advanced to depths of approximately 20 to 30 feet below existing site grades. This subsurface exploration was carried out in general accordance with our proposal dated October 13, 2020.

In summary, the subsurface conditions encountered in the test borings generally consisted of lean clay underlain by bedrock at depths of about 4 to 9 feet below ground surface. At current moisture and density conditions, the subgrades/bedrock exhibited moderate to very high swell potential. Groundwater was encountered at depths as shallow as 10 feet below ground surface.

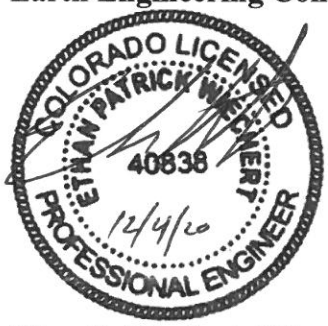
The expansive soils encountered present a risk of post-construction heaving of site improvements should those subgrades become wet subsequent to construction. Due to the presence of expansion soils, it is our opinion that building foundations and structural floor slabs should be supported on drilled pier foundations. As an alternative, post-tension slab foundations could be considered, however, over excavation and replacement of a zone of subgrades beneath the foundations/floor slab should be anticipated with an expectation of higher risk of heave potential/movement of site structure. We anticipate that site roadways and associated flatwork

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could be supported on a shallow zone of over excavated and backfilled material with the understanding of a higher risk of movement. Geotechnical recommendations concerning design and construction of foundations and support of floor slabs and pavements are presented in the text of the attached report.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the enclosed report, or if we can be of further service to you in any other way, please do not hesitate to contact us.

Very truly yours,
Earth Engineering Consultants, LLC



Ethan P. Wiechert, P.E.
Senior Project Engineer

Reviewed by: David A. Richer, P.E.
Senior Geotechnical Engineer

GEOTECHNICAL ENGINEERING REPORT
BEEN RV PARK
3647 ROAD 19, WELD COUNTY, COLORADO
EEC PROJECT NO. 1202083

December 4, 2020

INTRODUCTION

The geotechnical subsurface exploration for the proposed Been RV Park planned for construction at 3647 Road 19 in Weld County, Colorado has been completed. To develop subsurface information in the proposed development area, seven (7) test borings were drilled to depths of approximately 20 to 30 feet below existing site grades. Individual boring logs and a diagram indicating the approximate boring locations are included with this report.

We understand the planned development would include an RV Park with approximately 133 campsites and associated roadways. The development would also include an approximate 10,000 square-foot commercial building on the east side of the site and a residence on the west side of the site. Numerous onsite wastewater treatment systems are anticipated for the campsites, residence, and commercial structure. Subsurface exploration and geotechnical engineering for the residence and the onsite wastewater treatment systems are outside the scope of our services and provided by others.

The commercial building would likely be a one- or two-story, wood/steel framed structure constructed at-grade (no basement). We estimate foundation loads for the planned building would be relatively light with continuous wall loads less than 3 kips-per-foot and individual column loads less than 50 kips. Floor loads are expected to be relatively light, consistent with commercial/retail use. We anticipate roadways would be utilized by low volumes of light passenger vehicles with areas designated for low volumes of light truck traffic. Based on areal imagery of the site, we anticipate cuts and fill to develop site grades would be less than 2 feet (+/-).

The purpose of this report is to describe the subsurface conditions encountered in the test borings, analyze and evaluate the field and laboratory test data, and provide geotechnical recommendations concerning design and construction of the commercial building's foundations and floor slabs, and support of site flatwork and pavements. Recommended pavement sections, which are based on assumed traffic conditions, are also included.

EXPLORATION AND TESTING PROCEDURES

The test boring locations were selected and established in the field by EEC personnel by pacing and estimating angles from identifiable site features. The approximate locations of the borings are shown on the attached boring location diagram. The boring locations should be considered accurate only to the degree implied by the methods used to make the field measurements.

The test borings were advanced using a truck mounted, CME-55 drill rig equipped with a hydraulic head employed in drilling and sampling operations. The boreholes were advanced using 4-inch nominal diameter continuous flight augers. Samples of the subsurface materials encountered were obtained using split-barrel and California barrel sampling procedures in general accordance with ASTM Specifications D1586 and D3550, respectively.

In the split-barrel and California barrel sampling procedures, standard sampling spoons are advanced into the ground by means of a 140-pound hammer falling a distance of 30 inches. The number of blows required to advance the split-barrel and California barrel samplers is recorded and is used to estimate the in-situ relative density of cohesionless soils and, to a lesser degree of accuracy, the consistency of cohesive soils. In the California barrel sampling procedure, relatively intact samples are obtained in removable brass liners. All samples obtained in the field were sealed and returned to our laboratory for further examination, classification and testing.

Laboratory testing on each of the recovered samples included moisture content tests with unconfined compressive strength of appropriate samples estimated using a calibrated hand penetrometer. Atterberg limits and washed sieve analysis tests were completed on select samples to evaluate the quantity and plasticity of fines in the subgrades. Swell/consolidation tests were performed on select samples to evaluate the potential for the subgrade materials to change volume with variation in moisture content and load. The quantity of water-soluble sulfates was determined on numerous samples to evaluate the potential for sulfate attack on site concrete and for selection of appropriate soils stabilization materials if needed. Results of the outlined tests are indicated on the attached boring logs and summary sheets.

As part of the testing program, all samples were examined in the laboratory and classified in general accordance with the attached General Notes and the Unified Soil Classification System, based on the soil's texture and plasticity. The estimated group symbol for the Unified Soil Classification System is indicated on the boring logs and a brief description of that classification system is included with this report.

SITE AND SUBSURFACE CONDITIONS

The proposed campsite and commercial building area (development property) is located on the west side of Road 19, about a ¼-mile south of Road 10. The development property is about 15 acres in size with about 11 acres planned for the campsites and commercial building. At the time of our site visit, with exception of an existing unsurfaced driveway through the property, the development property was vacant and covered with a thin mantle of topsoil and sparse vegetation. The ground surface in this area was relatively flat with approximately 5 feet of fall from the north to the south. On the development property, evidence of prior building construction was not observed by EEC personnel. Site photos taken at the time of our drilling operations are included with this report.

EEC field personnel were on site during drilling to evaluate the subsurface conditions encountered and direct the drilling activities. Field logs prepared by EEC site personnel were based on visual and tactual observation of disturbed samples and auger cuttings. The final boring logs included with this report may contain modifications to the field logs based on results of laboratory testing and evaluation. Based on results of the field borings and laboratory testing, subsurface conditions can be generalized as follows.

From the ground surface, the topsoil and vegetation was underlain by brown lean clay which extended to depths of approximately 4 to 9 feet below ground surface. The clay soils were relatively dry, dense, very stiff and exhibited high potential to swell with increase in moisture content at current moisture and density conditions. The lean clay soils were underlain by bedrock which extended to the bottom of the completed test borings. The bedrock generally consist of claystone with intermittent sandstone, which transitioned to claystone with depth. The bedrock, particularly the claystone, was moderately hard and exhibited a moderate swell potential.

The stratification boundaries indicated on the boring logs represent the approximate location of changes in soil types; in-situ, the transition of materials may be gradual and indistinct.

GROUNDWATER CONDITIONS

Observations were made while drilling and after completion of the borings to detect the presence and depth to hydrostatic groundwater. At the time of drilling, free water was observed in five of the test borings while drilling at depths of about 12 to 15 feet below ground surface, and in test borings B-1 and B-6 at depths of approximately 10 to 11 feet after drilling. Free water was not observed in test borings B-4 and B-7, generally located on the south side of the site. The borings were backfilled upon completion of the drilling operations; therefore, subsequent groundwater measurements were not obtained. The groundwater level observations are included on the attached boring logs.

Fluctuations in groundwater levels can occur over time depending on variations in hydrologic conditions, and other conditions not apparent at the time of this report. We anticipate the irrigation canal boarding the north side of the site may impact groundwater levels at this site. Longer term monitoring of water levels in cased wells, which are sealed from the influence of surface water, would be required to more accurately evaluate fluctuations in groundwater levels at the site. We have typically noted deepest groundwater levels in late winter and shallowest groundwater levels in mid to late summer.

ANALYSIS AND RECOMMENDATIONS

General

The subgrades encountered in the test borings generally consisted of moderately to highly plastic clay, which was relatively dry, dense, and very stiff, underlain at relatively shallow depth by bedrock. At current moisture and density conditions, the subgrades/bedrock exhibited a moderate to very high potential to swell. Movement of foundations, pavements and other at-grade improvements placed directly on expansive materials would be expected if the moisture content of those materials increases subsequent to construction.

Due to the expansive soils encountered at this site, care will be needed to see that site preparation and designs of site improvements include measures to mitigate the potential of heaving of the site improvements to an acceptable level. Outlined herein are recommendations for development of this site; however, the client should recognize that building on expansive soils is risky, even when

mitigation plans are followed. Mitigation plans outlined herein would reduce the risk of heaving of site improvements, but that risk cannot be eliminated.

Site Preparation

Prior to placement of any fill and/or improvements, we recommend any existing topsoil, vegetation, and any unsuitable materials be removed from the planned improvement areas. After stripping the site and after making all cuts and prior to placing any fill, we recommend over excavating the subgrades beneath pavements and exterior flatwork (sidewalks, curb-and-gutter, etc.). The over excavations should extend to a depth of at least 3 feet below ground surface. The over excavations should extend laterally 8 inches for every 12 inches of over excavation depth. Note, recommendations for preparation in the building areas is included in the section titled *Building Foundations*.

The over excavation depths recommended should reduce the amount of heaving of site flatwork and promote a more even risk of heaving; even though that risk is reduced, it is not eliminated. If those subgrades become substantially wet subsequent to construction, heaving upwards of 6 inches or more could be possible. If that is not acceptable, greater over excavation depths up to 10 feet below ground surface would be necessary to significantly reduce that risk. EEC should be contacted to provide alternative recommendations if that is desirable.

After completing the over excavations, the exposed soils should be scarified to a depth of 9 inches, adjusted in moisture content and compacted to at least 95% of the material's standard Proctor maximum dry density as determined in accordance with ASTM Specification D698. The moisture content should be adjusted to within -1 to +3%.

Fill soils should consist of approved materials which are free from organic matter and debris. In our opinion, the over excavated clay soils or similar soils could be used. The fill soils should be placed in loose lifts not to exceed 9 inches in thickness, adjusted in moisture content and compacted as recommended for the scarified soils. Care will be needed to maintain the recommended moisture content prior to and during construction of overlying improvements. Care should be taken after preparation of the subgrades to avoid disturbing the subgrade materials. Materials which are loosened or disturbed should be reworked prior to placement of foundations/flatwork.

Foundations/Floor Slabs

Drilled Piers

Based on the materials encountered in the completed test borings, we recommend the commercial building foundations and floor slabs (structural floor) are supported on deep foundations (drilled piers) extending to bear in competent bedrock.

We recommend drilled piers extend to bear at least 20 feet into firm competent bedrock and have a minimum length of at least 30 feet. Both minimum length and minimum penetration into the underlying bedrock should be met. For design of drilled piers, we recommend using a total end bearing pressure not to exceed 15,000 psf. In addition, a skin friction value of 1,500 psf could be used for that portion of the drilled piers extending into competent bedrock. Lower values may be appropriate for pier groups depending on pier diameter and spacing. Exterior foundation grade beams, or foundations in unheated areas should be located a minimum of 30 inches below adjacent exterior grade to provide frost protection. The use of at least 18 inches of void form beneath grade beams and floor slabs is recommended.

When the lateral capacity of drilled piers is evaluated by the LPILE program, we recommend that internally generated load-deformation (P-Y) curves be used. Table 1 below includes recommended soil parameters for design of drilled piers using LPILE.

Table 1. Soil parameters for design of drilled piers using LPILE program.

Parameters	Native Overburden	Bedrock
Unit Weight of Soil (pcf)	130[(1)]	130[(1)]
Undrained Shear Strength (psf)	2,000	3,000
Angle of Internal Friction, ϕ (degrees)	25	20
Strain Corresponding to ½ Max. Principal Stress Difference, ε_{50}	0.01	0.005

All piers should be reinforced full depth for the applied axial, lateral, and uplift stresses imposed. The amount of reinforcing steel for expansion should be determined by the tensile force created by the uplift force on each pier with allowance for dead load. Unit weights in Table 1 should be adjusted for buoyant conditions as appropriate.

Drilling caissons to design depth should be possible with conventional heavy-duty single flight power augers equipped with rock teeth; however, areas of well-cemented bedrock lenses may be encountered throughout the site at various depths where specialized drilling equipment and/or rock excavating equipment may be required.

Cohesive subgrades were encountered overlying the bedrock stratum. Groundwater was also encountered at a depth as shallow as approximately 10 feet below existing site grades. We anticipate temporary casing could be necessary for the portion of the drilled shaft above the bedrock at the time of construction.

Due to the presence of groundwater on the site, we expect some water may infiltrate the drilled shaft borehole. A maximum 3-inch depth of groundwater is acceptable in each pier prior to concrete placement. If pier concrete cannot be placed in relatively dry conditions, a tremie should be used for concrete placement. Due to potential sloughing and raveling, foundation concrete quantities may exceed calculated geometric volumes. Pier concrete with slumps in the range of 6 to 8 inches is recommended. If casing is used for the pier construction, it should be withdrawn in a slow and continuous manner maintaining a sufficient head of concrete to prevent influx of water and/or the creation of voids in the pier concrete.

The foundation pier excavations should be observed by the geotechnical engineer. A representative of the geotechnical engineer should inspect the bearing surface and pier configuration. If the soil conditions encountered differ significantly from those presented in this report, supplemental recommendations could be required.

We estimate the long-term settlement of drilled pier foundations designed and constructed as outlined above would be less than 1 inch.

Post-Tension Slab

As an alternative to deep foundations, it is our opinion the site commercial building could be supported on a post-tension slab foundation bearing on a zone of over excavated and replaced subgrades. Post-tensioned slab foundations consist of a combined floor slab and foundation system joined together with post-tensioning cables. The post-tensioned system moves as a single unit

significantly reducing the amount of differential movement across the building area and between foundation/floor slab elements. Total movement of the overall system should still be expected.

To develop the building areas for a post tension slab foundation system, prior to completing any cuts, fills and/or site improvements, we recommend all existing surficial vegetation and topsoil be stripped from the site. Once the site is stripped, we recommend any additional cuts be completed. Following stripping of the site and after making all cuts, we recommend over excavating a zone of soil beneath the building footprints (foundations and floor slabs) and replacing those soils with moisture conditioned and compaction-controlled material. The over excavations should extend to a minimum depth of at least 6 feet below ground surface and extend laterally 8 inches for every 12 inches of over excavation depth. After the completing the over excavations, the exposed soils should be scarified to a minimum depth of 9 inches, adjusted to within -1 to +3% of standard Proctor optimum moisture content and compacted to at least 95% of the material's standard Proctor maximum dry density as determined in accordance with ASTM Specification D698.

Fill soils to replace the over excavated soils should consist of approved materials, which are free from organic matter and debris. It is our opinion, the over excavated soils or similar could be used as fill in these areas. We recommend the fill soils be placed in loose lifts not to exceed 9 inches thickness, adjusted in moisture content and compacted as recommended for the scarified soils.

Care will be needed to maintain the recommended moisture content within the fill prior to and during construction of overlying improvements. Materials which are allowed to dry excessively or materials which are over compacted by subsequent construction traffic may require removal and replacement or reworking in-place prior to construction of overlying improvements.

Outlined in Table 2 are recommended post-tension slab design criteria based on the subsurface conditions encountered and the above recommendations for subgrade preparation below the site structures. The criteria in Table 2 is developed in general accordance with the 3rd Edition of the Post-Tensioning Institute design manual. Post-tension slab foundations should be designed and constructed in accordance with the appropriate design criteria below.

Table 2. Recommended post-tension slab design criteria.

Maximum Allowable Bearing Pressure		2,000 psf
Edge Moisture Variation Distance, e_m	Center Lift Condition	7.0 ft
	Edge Lift Condition	3.8 ft
Differential Soil Movement, y_m	Center Lift Condition	0.6 in
	Edge Lift Condition	2.1 in
Slab-Subgrade friction coefficient, μ	on polyethylene sheeting	0.75
	on cohesionless soils (sands)	1.0
	on cohesive soils (clays)	2.0

Exterior foundation grade beams, or foundations in unheated areas should be located a minimum of 30 inches below adjacent exterior grade to provide frost protection.

Care should be taken to include flexible connections where utilities enter the building to allow for overall structural movement. Care would be needed to allow for some differential movement between the structure and adjacent exterior flatwork. We estimate total heave of post-tension slab foundations following an over excavation and replacement as outlined above could be 4 inches. Greater over excavation depths could be considered to reduce the total heave potential.

Foundation Wall and Utility Backfill

Backfill needed to develop site grades following installation of foundations and site utilities should consist of low volume change materials which are free of organic matter and debris. In our opinion the site lean clay soils could be used. Backfill soils should be placed in loose lifts not to exceed 9 inches thickness, adjusted in moisture content and compacted to at least 95% of the material's maximum dry density as determined by the standard Proctor procedure, ASTM D698. The moisture content should be adjusted to with -1 to +3% of optimum moisture content.

Seismic

The site soil conditions consist of very stiff lean clay overlying moderately hard bedrock to the depths explored. For those site conditions, the International Building Code indicates a Seismic Site Classification of D. Evaluating borings to a greater depth could reveal an alternative site classification.

Corrosion Potential for Site Concrete

Results of water-soluble sulfate testing on three (3) select subgrade samples indicate sulfate (SO_4) contents ranging from 0.16 to 1.95%. ACI 318, Section 4.2 indicates the site soils have a sever risk of sulfate attack on Portland cement concrete and indicates site concrete should be designed using a sulfate exposure of S2. Note that concrete mixtures with a severe sulfate exposure may require sulfate resistant cements and/or pozzolans in the mixtures; refer to ACI 318 Section 4.3 for mixture design.

Pavements

Pavement subgrades should be prepared as outlined in the section *Site Preparation*. Once the subgrades are prepared as recommended and prior to surfacing with aggregate base, we recommend proof rolling the pavement subgrades to identify any soft, wet and yielding areas. Yielding and/or soft areas in the subgrades should be reworked and/or replaced prior to placement of aggregate base materials. Note that laboratory testing indicated the subgrades contain appreciable amounts of water-soluble sulfates, as such, stabilizing the soil with calcium-based materials (i.e. Class C fly ash, lime, cement) is not recommended.

We anticipate the site pavements would include areas designated for low volumes of light weight passenger vehicles (Light Duty) and areas of low volumes of light trucks (Heavy Duty). Equivalent daily load application (EDLA) values of 15 and 5 were assumed for the Heavy Duty and Light Duty areas, respectively. Based on the subsurface conditions encountered at the site, an assumed R-value of 5 was used in design of the pavement sections.

Recommended minimum pavement sections are provided below in Table 3. Hot bituminous pavement (HBP) sections may show rutting/distress in truck loading and drive areas; therefore, concrete pavements should be considered in those areas. The recommended pavement sections are considered minimum; thus, periodic maintenance should be expected.

Table 3. Recommended minimum pavement sections for estimated traffic loads.

Design Information	Heavy Duty	Light Duty
EDLA	15	5
Reliability (%)	80	80
Resilient Modulus (psi)	3025	3025
Serviceability Loss (psi)	2.2	2.2
Design Structure Number	3.05	2.57
Option 1: Composite		
HBP	5"	4"
Aggregate Base	8"	8"
Option 2: PCC (Non-reinforced)	6.5"	5.5"

We recommend aggregate base meet CDOT Class 5 or Class 6 aggregate base. Aggregate base should be adjusted in moisture content and compacted to achieve a minimum of 95% of standard Proctor maximum dry density.

HBP should be graded as S or SX and prepared with 75 gyrations using a Superpave gyratory compactor in accordance with CDOT standards. Grading SX is recommended for surface course of the pavement. The HBP should consist of PG 58-28 or PG 64-22 asphalt binder; however, if the mix contains reclaimed asphalt pavement (RAP) material, we recommend using PG 58-28 binder. HBP should be compacted to achieve 92 to 96% of the mix's theoretical maximum specific gravity (Rice Value).

Portland cement concrete should be an approved exterior pavement mix with a minimum 28-day compressive strength of 4,500 psi and should be air entrained. Based on appreciable amounts of water-soluble sulfate contents in the subgrades, concrete pavement should be designed using a severe sulfate exposure of S2. Wire mesh or fiber could be considered to reduce shrinkage cracking.

Longitudinal and transverse joints should be provided as needed in concrete pavements for expansion/contraction and isolation. The location and extent of joints should be based upon the final pavement geometry. Sawed joints should be cut in general accordance with ACI recommendations. All joints should be sealed to prevent entry of foreign material and dowelled where necessary for load transfer.

Other Considerations

Positive drainage should be developed away from the structures and pavement areas with a minimum slope of 1 inch per foot for the first 10 feet away from the improvements in landscape areas. Care should be taken in planning of landscaping adjacent to the buildings to avoid features which would pond water adjacent to the foundations or stemwalls. Placement of plants which require irrigation systems or could result in fluctuations of the moisture content of the subgrade material should be avoided adjacent to site improvements. Irrigation systems should not be placed within 5 feet of the perimeter of the buildings and parking areas. Spray heads should be designed not to spray water on or immediately adjacent to the structures or site pavements. Roof drains should be designed to discharge at least 5 feet away from the structures and away from the pavement areas.

The individual contractor(s) should be made responsible for designing and constructing stable, temporary excavations as required to maintain stability of both the excavation sides and bottom. All excavations should be sloped or shored in the interest of safety following local and federal regulations, including current OSHA excavation and trench safety standards.

GENERAL COMMENTS

The analysis and recommendations presented in this report are based upon the data obtained from the soil borings performed at the indicated locations and from any other information discussed in this report. This report does not reflect any variations, which may occur between borings or across the site. The nature and extent of such variations may not become evident until construction. If variations appear evident, it will be necessary to re-evaluate the recommendations of this report.

It is recommended that the geotechnical engineer be retained to review the plans and specifications so comments can be made regarding the interpretation and implementation of our geotechnical recommendations in the design and specifications. It is further recommended that the geotechnical engineer be retained for testing and observations during earthwork phases to help determine that the design requirements are fulfilled.

This report has been prepared for the exclusive use of Western Engineering Consultants for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranty, express or implied, is made. In the event that any changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions of this report are modified or verified in writing by the geotechnical engineer.

DRILLING AND EXPLORATION

DRILLING & SAMPLING SYMBOLS:

SS: Split Spoon - 13/8" I.D., 2" O.D., unless otherwise noted
ST: Thin-Walled Tube - 2" O.D., unless otherwise noted
R: Ring Barrel Sampler - 2.42" I.D., 3" O.D. unless otherwise noted
PA: Power Auger
HA: Hand Auger
DB: Diamond Bit = 4", N, B
AS: Auger Sample
HS: Hollow Stem Auger
PS: Piston Sample
WS: Wash Sample
FT: Fish Tail Bit
RB: Rock Bit
BS: Bulk Sample
PM: Pressure Meter
WB: Wash Bore

Standard "N" Penetration: Blows per foot of a 140 pound hammer falling 30 inches on a 2-inch O.D. split spoon, except where noted.

WATER LEVEL MEASUREMENT SYMBOLS:

WL : Water Level
WCI: Wet Cave in
DCI: Dry Cave in
AB : After Boring
WS : While Sampling
WD : While Drilling
BCR: Before Casing Removal
ACR: After Casting Removal

Water levels indicated on the boring logs are the levels measured in the borings at the time indicated. In pervious soils, the indicated levels may reflect the location of ground water. In low permeability soils, the accurate determination of ground water levels is not possible with only short term observations.

DESCRIPTIVE SOIL CLASSIFICATION

Soil Classification is based on the Unified Soil Classification system and the ASTM Designations D-2488. Coarse Grained Soils have move than 50% of their dry weight retained on a #200 sieve; they are described as: boulders, cobbles, gravel or sand. Fine Grained Soils have less than 50% of their dry weight retained on a #200 sieve; they are described as : clays, if they are plastic, and silts if they are slightly plastic or non-plastic. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size. In addition to gradation, coarse grained soils are defined on the basis of their relative in-place density and fine grained soils on the basis of their consistency. Example: Lean clay with sand, trace gravel, stiff (CL); silty sand, trace gravel, medium dense (SM).

CONSISTENCY OF FINE-GRAINED SOILS

Unconfined Compressive Strength, Qu, psf	Consistency
< 500	Very Soft
500 - 1,000	Soft
1,001 - 2,000	Medium
2,001 - 4,000	Stiff
4,001 - 8,000	Very Stiff
8,001 - 16,000	Very Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS:

N-Blows/ft	Relative Density
0-3	Very Loose
4-9	Loose
10-29	Medium Dense
30-49	Dense
50-80	Very Dense
80 +	Extremely Dense

PHYSICAL PROPERTIES OF BEDROCK

DEGREE OF WEATHERING:

Slight	Slight decomposition of parent material on joints. May be color change.
Moderate	Some decomposition and color change throughout.
High	Rock highly decomposed, may be extremely broken.

HARDNESS AND DEGREE OF CEMENTATION:

Limestone and Dolomite:

Hard	Difficult to scratch with knife.
Moderately Hard	Can be scratched easily with knife.
Hard	Cannot be scratched with fingernail.
Soft	Can be scratched with fingernail.

Shale, Siltstone and Claystone:

Hard	Can be scratched easily with knife, cannot be scratched with fingernail.
Moderately Hard	Can be scratched with fingernail.
Soft	Can be easily dented but not molded with fingers.

Sandstone and Conglomerate:

Well Cemented	Capable of scratching a knife blade.
Cemented	Can be scratched with knife.
Poorly Cemented	Can be broken apart easily with fingers.

UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests					Soil Classification: Group Symbol	Soil Classification: Group Name
Coarse - Grained Soils more than 50% retained on No. 200 sieve	Gravels more than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels Less than 5% fines	$Cu \geq 4$ and $1 < Cc \leq 3$ [E]		GW	Well-graded gravel [F]
			$Cu < 4$ and/or $1 > Cc > 3$ [E]		GP	Poorly-graded gravel [F]
		Gravels with Fines more than 12% fines	Fines classify as ML or MH		GM	Silty gravel [G,H]
			Fines Classify as CL or CH		GC	Clayey Gravel [F,G,H]
	Sands 50% or more coarse fraction passes No. 4 sieve	Clean Sands Less than 5% fines	$Cu \geq 6$ and $1 < Cc \leq 3$ [E]		SW	Well-graded sand [I]
			$Cu < 6$ and/or $1 > Cc > 3$ [E]		SP	Poorly-graded sand [I]
		Sands with Fines more than 12% fines	Fines classify as ML or MH		SM	Silty sand [G,H,I]
			Fines classify as CL or CH		SC	Clayey sand [G,H,I]
Fine-Grained Soils 50% or more passes the No. 200 sieve	Silts and Clays Liquid Limit less than 50	inorganic	PI>7 and plots on or above "A" Line		CL	Lean clay [K,L,M]
			PI<4 or plots below "A" Line		ML	Silt [K,L,M]
		organic	Liquid Limit - oven dried / Liquid Limit - not dried	<0.75	OL	Organic clay [K,L,M,N] / Organic silt [K,L,M,O]
	Silts and Clays Liquid Limit 50 or more	inorganic	PI plots on or above "A" Line		CH	Fat clay [K,L,M]
			PI plots below "A" Line		MH	Elastic Silt [K,L,M]
		organic	Liquid Limit - oven dried / Liquid Limit - not dried	<0.75	OH	Organic clay [K,L,M,P] / Organic silt [K,L,M,O]
Highly organic soils		Primarily organic matter, dark in color, and organic odor			PT	Peat

[A] Based on the material passing the 3-in. (75-mm) sieve

[B] If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

[C] Gravels with 5 to 12% fines required dual symbols:
GW-GM well graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly-graded gravel with silt
GP-GC poorly-graded gravel with clay

[D] Sands with 5 to 12% fines require dual symbols:
SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay

[E] $Cu = D_{60}/D_{10}$ $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

[F] If soil contains ≥15% sand, add "with sand" to

[G] If fines classify as CL-ML, use dual symbol GC-CM, or SC-SM.

[H] If fines are organic, add "with organic fines" to group name

[I] If soil contains >15% gravel, add "with gravel" to group name

[J] If Atterberg limits plots shaded area, soil is a CL-ML, Silty clay

[K] if soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel", whichever is predominant.

[L] If soil contains ≥ 30% plus No. 200 predominantly sand, add "sandy" to group name.

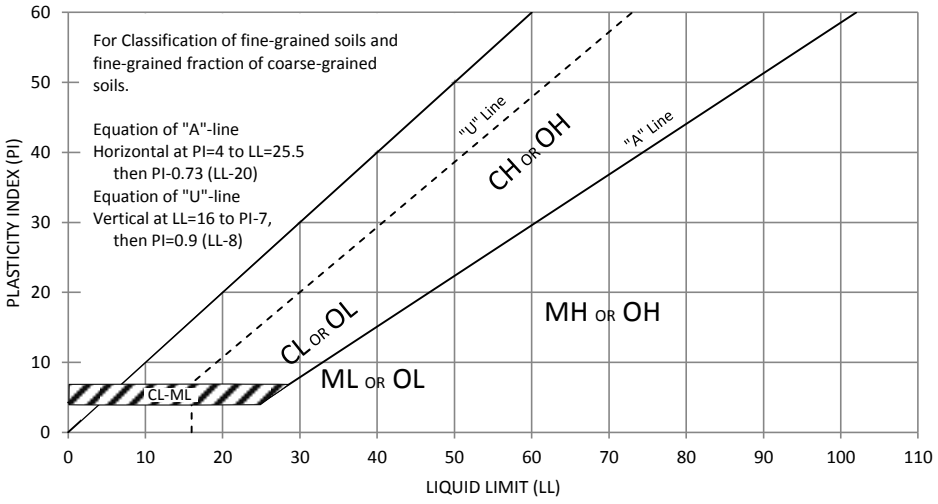
[M] If soil contains ≥30% plus No. 200 predominantly gravel, add "gravelly" to group name.

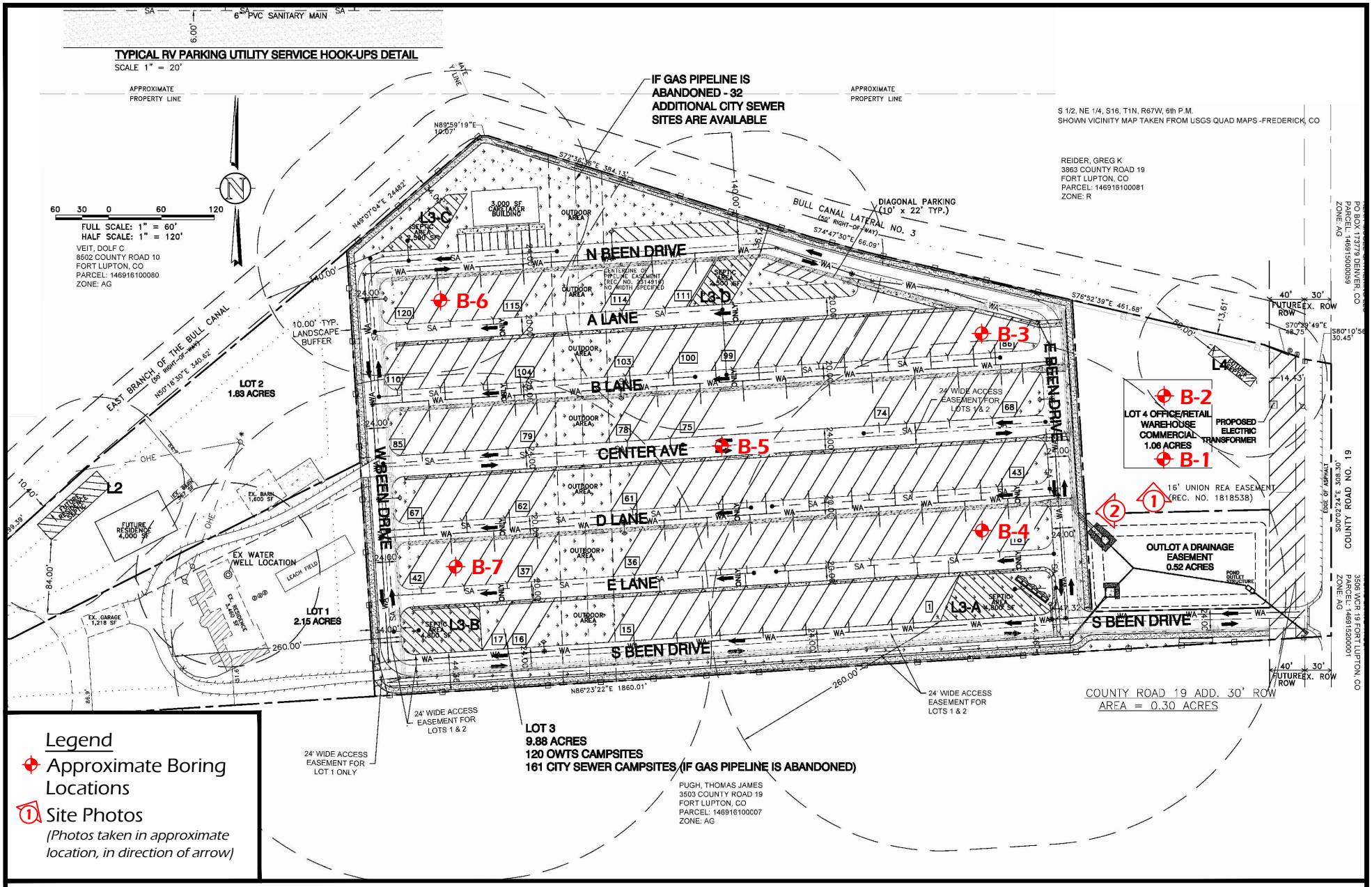
[N] PI≥4 and plots on or above "A" line.

[O] PI≤4 or plots below "A" line.

[P] PI plots on or above "A" line.

[Q] PI plots below "A" line.





Boring Location Diagram
Been RV Park
Weld County, Colorado
EEC Project #: 1202083 Date: November 2020





BEEN RV PARK
WELD COUNTY, COLORADO
EEC PROJECT NO. 1202083
NOVEMBER 2020

BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

PROJECT NO: 1202083	**LOG OF BORING B-1**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 1 OF 2		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **12'**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING** **10'**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
VEGETATION AND TOPSOIL		1									
		2									
LEAN CLAY (CL)											
brown	SS	3	**7**	**6500**	**11.4**						
very stiff		4									
CLAYSTONE/SANDSTONE	CS	**5**	**19**	**3000**	**6.7**	**130.6**	**26**	**12**	**43.1**	**6000 PSF**	**3.9%**
brown/gray/rust											
moderately hard / poorly cemented		6									
		7									
		8									
		9									
	SS	**10**	**50/8"**	**1500**	**19.0**						
		11									
		12									
CLAYSTONE		13									
gray											
moderately hard		14									
	CS	**15**	**50/8"**	**9000+**	**13.3**	**121.6**					
		16									
		17									
		18									
		19									
	SS	**20**	**28**	**6000**	**21.9**						
		21									
		22									
		23									
		24									
	CS	**25**	**43**	**9000+**	**21.3**	**106.0**	**83**	**60**	**99.6**	**~10,000 PSF**	**11.7%**

Continued on Sheet 2 of 2

Earth Engineering Consultants, LLC

BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

PROJECT NO: 1202083	**LOG OF BORING B-1**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 2 OF 2		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **12'**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING** **10'**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
Continued from Sheet 1 of 2		26									
CLAYSTONE gray moderately hard		27 28 29									
	SS	**30**	**46**	**9000+**	**20.8**						
BOTTOM OF BORING DEPTH 30.5'		31 32 33 34 **35** 36 37 38 39 **40** 41 42 43 44 **45** 46 47 48 49 **50**									

Earth Engineering Consultants

BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

PROJECT NO: 1202083	**LOG OF BORING B-2**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 1 OF 1		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **12'**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
VEGETATION AND TOPSOIL		1									
		2									
LEAN CLAY (CL)		3									(@ 150 PSF)
brown	CS		**21**	**8000**	**9.2**					**~12000 PSF**	**13.7%**
very stiff		4									
	SS	**5**	**10**	**8000**	**11.4**						
		6									
		7									
		8									
		9									
	CS	**10**	**25**	**9000+**	**14.2**	**116.2**					
CLAYSTONE/SANDSTONE		11									
brown/gray/rust		12									
moderately hard / poorly cemented		13									
		14									
	SS	**15**	**50/6"**		**22.0**						
		16									
		17									
CLAYSTONE		18									
gray		19									
moderately hard			**water soluble sulfate content = 0.16%**								
	CS	**20**	**50/8"**	**9000+**	**16.6**	**116.5**				**4800 PSF**	**5.2%**
		21									
		22									
		23									
		24									
	SS	**25**	**34**	**7000**	**19.7**						
BOTTOM OF BORING DEPTH 25.5'											

Earth Engineering Consultants, LLC

BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

PROJECT NO: 1202083	**LOG OF BORING B-3**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 1 OF 1		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **14'**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
VEGETATION AND TOPSOIL		1									
		2									
LEAN CLAY (CL)		3	**water soluble sulfate content = 0.69%**								(@ 150 PSF)
brown	CS		**21**	**9000+**	**10.6**	**129.0**	**47**	**32**	**89.6**	**~10000 PSF**	**14.0%**
very stiff		4									
	SS	**5**	**10**	**8000**	**13.4**						
		6									
		7									
CLAYSTONE/SANDSTONE		8									
brown/gray/rust											
moderately hard / poorly cemented		9									
	CS	**10**	**50/6"**	**2500**	**13.3**	**111.2**					
		11									
		12									
with cemented lenses at 12.5'		13									
		14									
	SS	**15**	**50/2"**	**2500**	**3.5**						
		16									
		17									
		18									
		19									
	CS	**20**	**50/3"**								
BOTTOM OF BORING DEPTH 20'		21									
		22									
		23									
		24									
		25									

Earth Engineering Consultants, LLC

BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

PROJECT NO: 1202083	**LOG OF BORING B-4**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 1 OF 1		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **None**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
VEGETATION AND TOPSOIL		1									
		2									
LEAN CLAY (CL)											
brown	SS	3	**34**	**9000+**	**10.8**						
very stiff		4									
	CS	**5**	**37**	**9000+**	**9.8**	**126.3**					**12.1%**
		6									
		7									
		8									
CLAYSTONE		9									
gray											
moderately hard	SS	**10**	**36**	**8500**	**14.3**						
with gypsum crystals		11									
		12									
		13									
		14									
	CS	**15**	**26**	**9000+**	**22.4**	**104.7**					
		16									
		17									
		18									
		19									
	SS	**20**	**28**	**9000**	**19.8**						
BOTTOM OF BORING DEPTH 20.5'		21									
		22									
		23									
		24									
		25									

Earth Engineering Consultants, LLC

BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

PROJECT NO: 1202083	**LOG OF BORING B-5**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 1 OF 1		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **14.5'**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
VEGETATION AND TOPSOIL		1									
		2									
LEAN CLAY (CL)											(@ 150 PSF)
brown	CS	3	**50**	**9000+**	**9.4**	**124.9**					**18.5%**
very stiff		4									
	SS	**5**	**27**	**9000+**	**11.5**						
		6									
		7									
		8									
		9									
	CS	**10**	**44**	**9000+**	**12.8**	**119.8**					**11.6%**
CLAYSTONE		11									
gray											
moderately hard		12									
		13									
		14									
with gypsum crystals	SS	**15**	**33**	**9000+**	**16.6**						
		16									
		17									
		18									
		19									
	CS	**20**	**42**	**9000+**	**18.8**	**109.7**					
BOTTOM OF BORING DEPTH 20'		21									
		22									
		23									
		24									
		25									

Earth Engineering Consultants, LLC

BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

PROJECT NO: 1202083	**LOG OF BORING B-6**	**DATE: NOVEMBER 2020**	
RIG TYPE: CME55	SHEET 1 OF 1	**WATER DEPTH**	
FOREMAN: DG	**START DATE** 11/11/2020	**WHILE DRILLING**	**14'**
AUGER TYPE: 4" CFA	**FINISH DATE** 11/11/2020	**AFTER DRILLING**	**11'**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV** N/A		

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
VEGETATION AND TOPSOIL		1									
		2									
LEAN CLAY (CL)											
brown	SS	3	**10**	**7000**	**20.8**						
very stiff		4									
			water soluble sulfate content = 1.95%								
	CS	**5**	**11**	**8500**	**14.6**	**112.0**	**40**	**17**	**90.8**	**3000 PSF**	**3.1%**
		6									
		7									
		8									
CLAYSTONE/SANDSTONE		9									
brown/gray/rust											
moderately hard / poorly cemented	SS	**10**	**50**	**7000**	**14.1**						
		11									
		12									
		13									
		14									
	CS	**15**	**50/8"**	**7500**	**12.9**	**120.1**					
		16									
		17									
		18									
		19									
	SS	**20**	**50/2"**		**21.0**						
BOTTOM OF BORING DEPTH 20.5'		21									
		22									
		23									
		24									
		25									

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BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

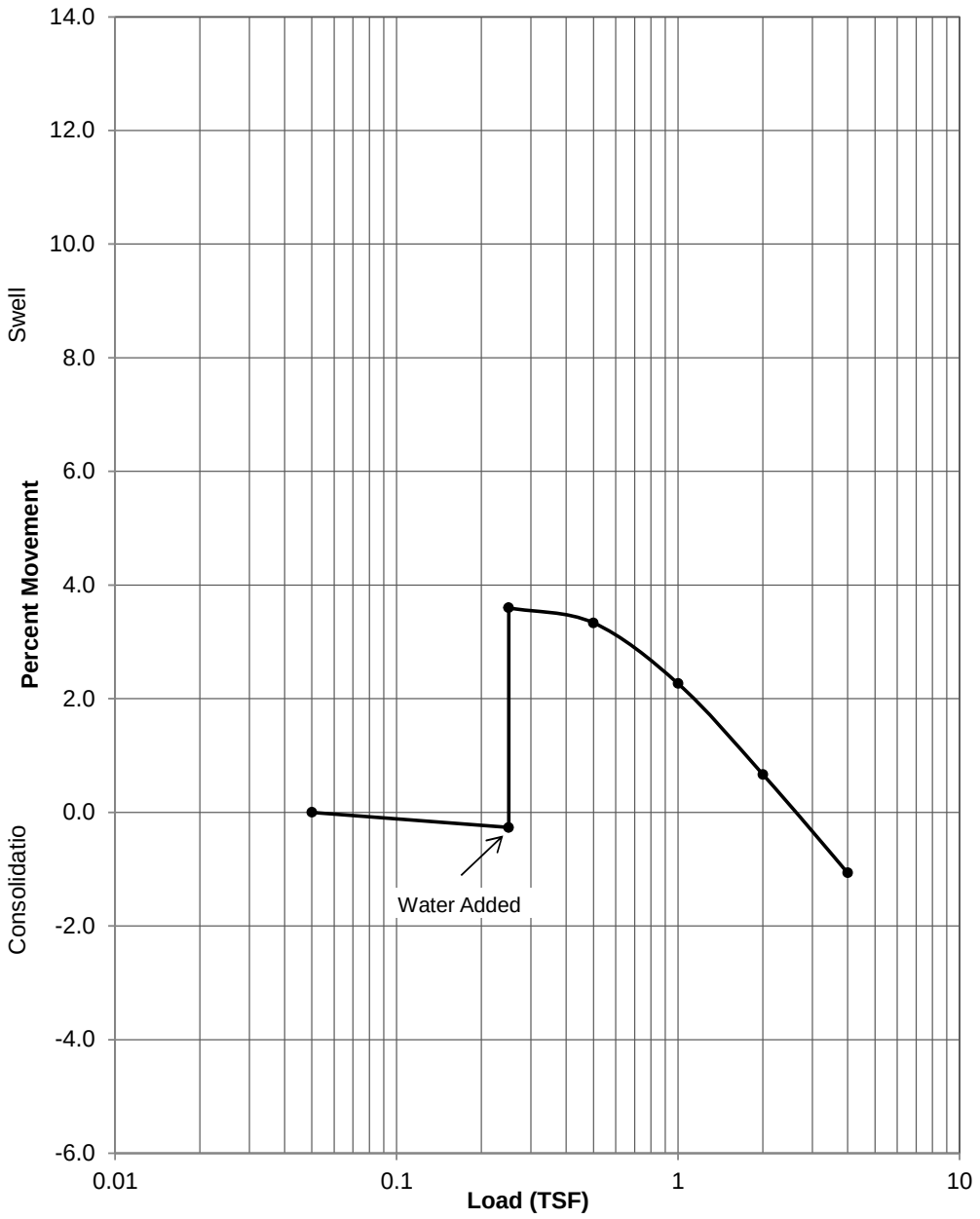
PROJECT NO: 1202083	**LOG OF BORING B-7**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 1 OF 1		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **None**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
VEGETATION AND TOPSOIL		1									
		2									
LEAN CLAY (CL)											
brown	SS	3	**15**	**8500**	**17.4**						
very stiff											
with calcareous deposits and gypsum crystals		4									
	CS	**5**	**15**	**9000+**	**11.4**						
		6									
		7									
		8									
		9									
CLAYSTONE											
gray											
soft to moderately hard	SS	**10**	**18**	**7500**	**17.6**						
with gypsum crystals		11									
		12									
		13									
		14									
	CS	**15**	**50**	**9000+**	**16.6**	**115.3**					
		16									
		17									
		18									
		19									
with sandstone lenses	SS	**20**	**34**	**9000+**	**17.3**						
BOTTOM OF BORING DEPTH 20.5'		21									
		22									
		23									
		24									
		25									

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SWELL / CONSOLIDATION TEST RESULTS

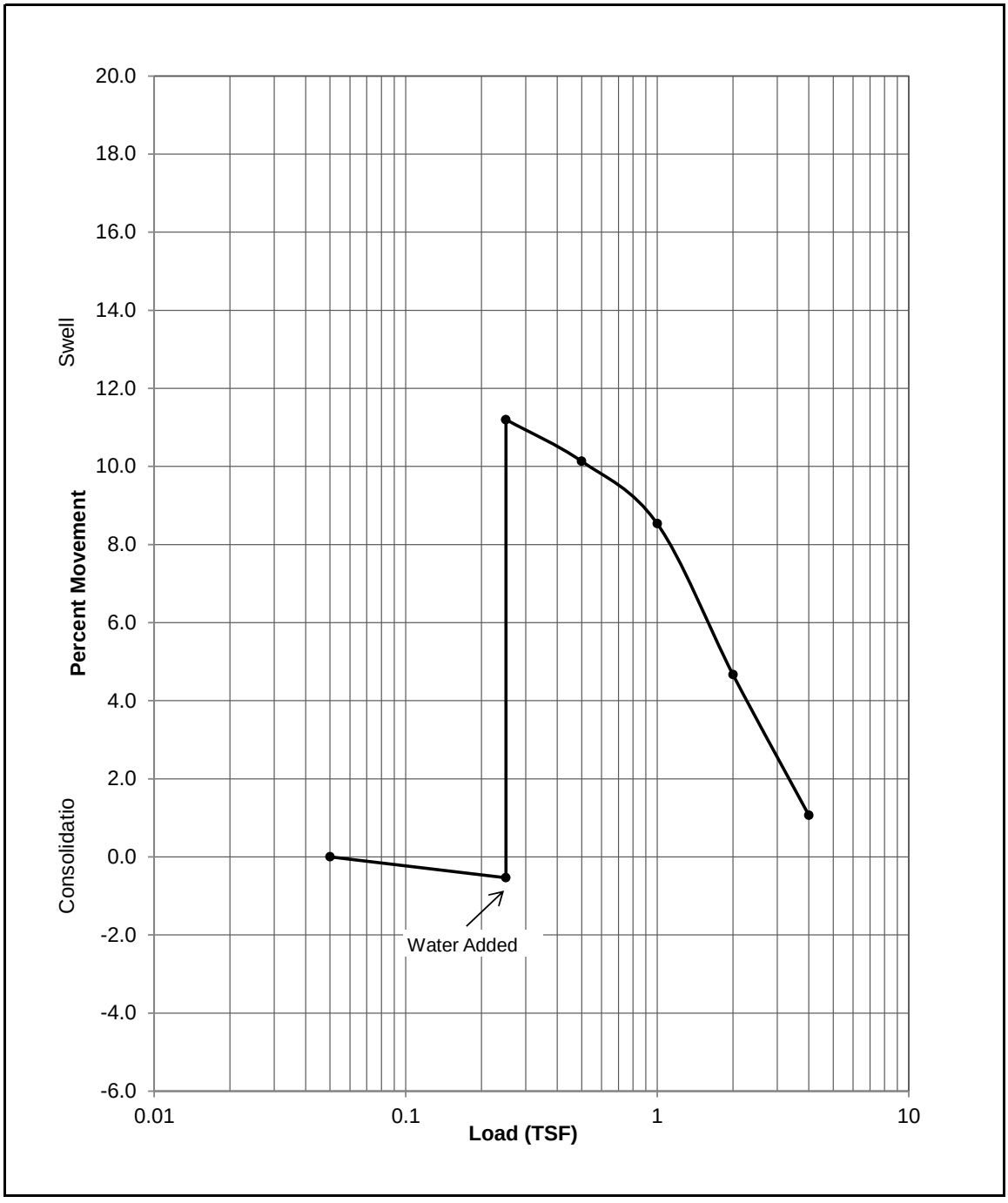
Material Description: Claystone/Sandstone		
Sample Location: Boring 1, Sample 2, Depth 4'		
Liquid Limit: 26	Plasticity Index: 12	% Passing #200: 43.1%
Beginning Moisture: 6.7%	Dry Density: 130.6 pcf	Ending Moisture: 14.2%
Swell Pressure: 6000 psf	% Swell @ 500: 3.9%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

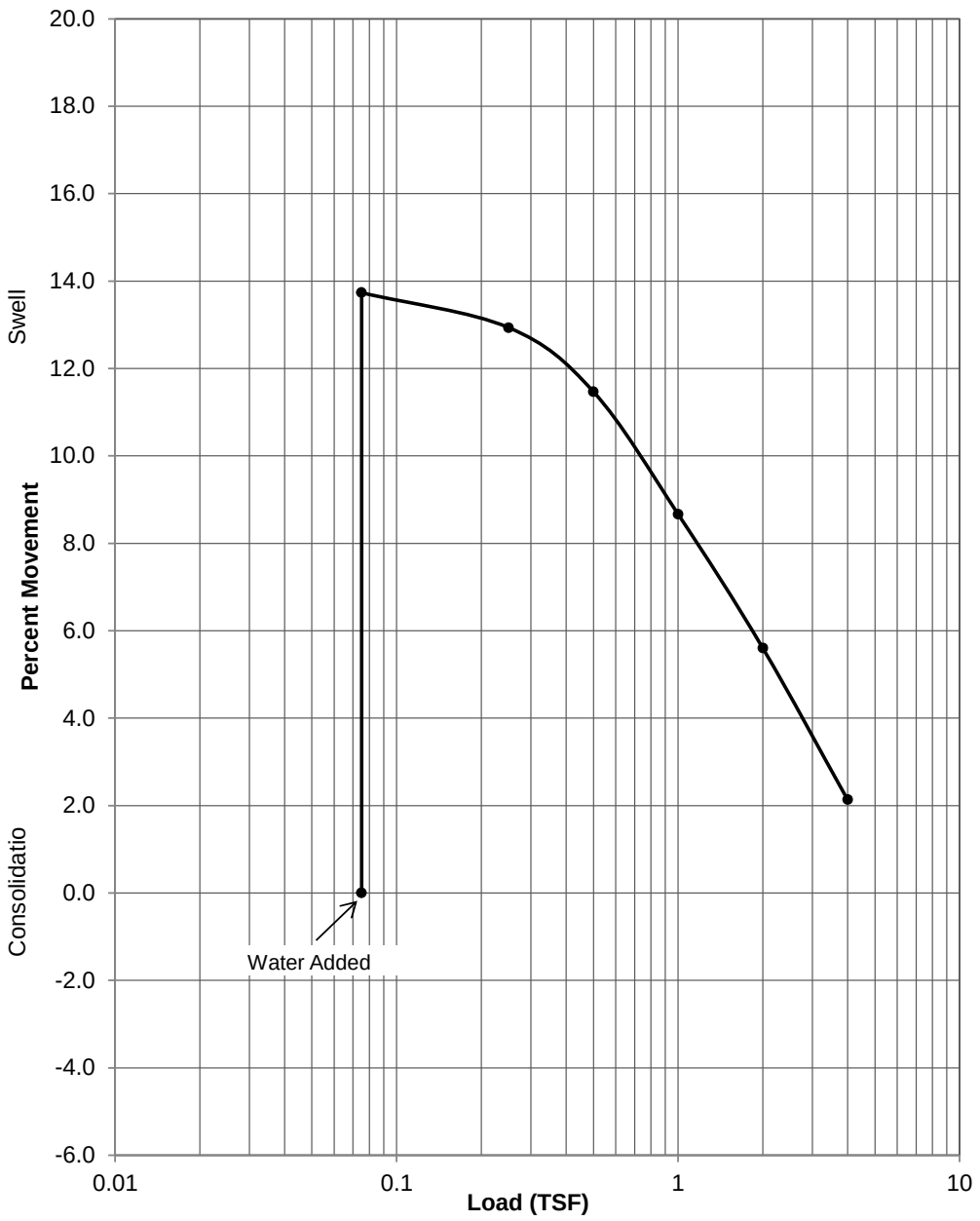
Material Description: Claystone		
Sample Location: Boring 1, Sample 6, Depth 24'		
Liquid Limit: 83	Plasticity Index: 60	% Passing #200: 99.6%
Beginning Moisture: 21.3%	Dry Density: 107.5 pcf	Ending Moisture: 25.6%
Swell Pressure: ~10,000 psf	% Swell @ 500: 11.7%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

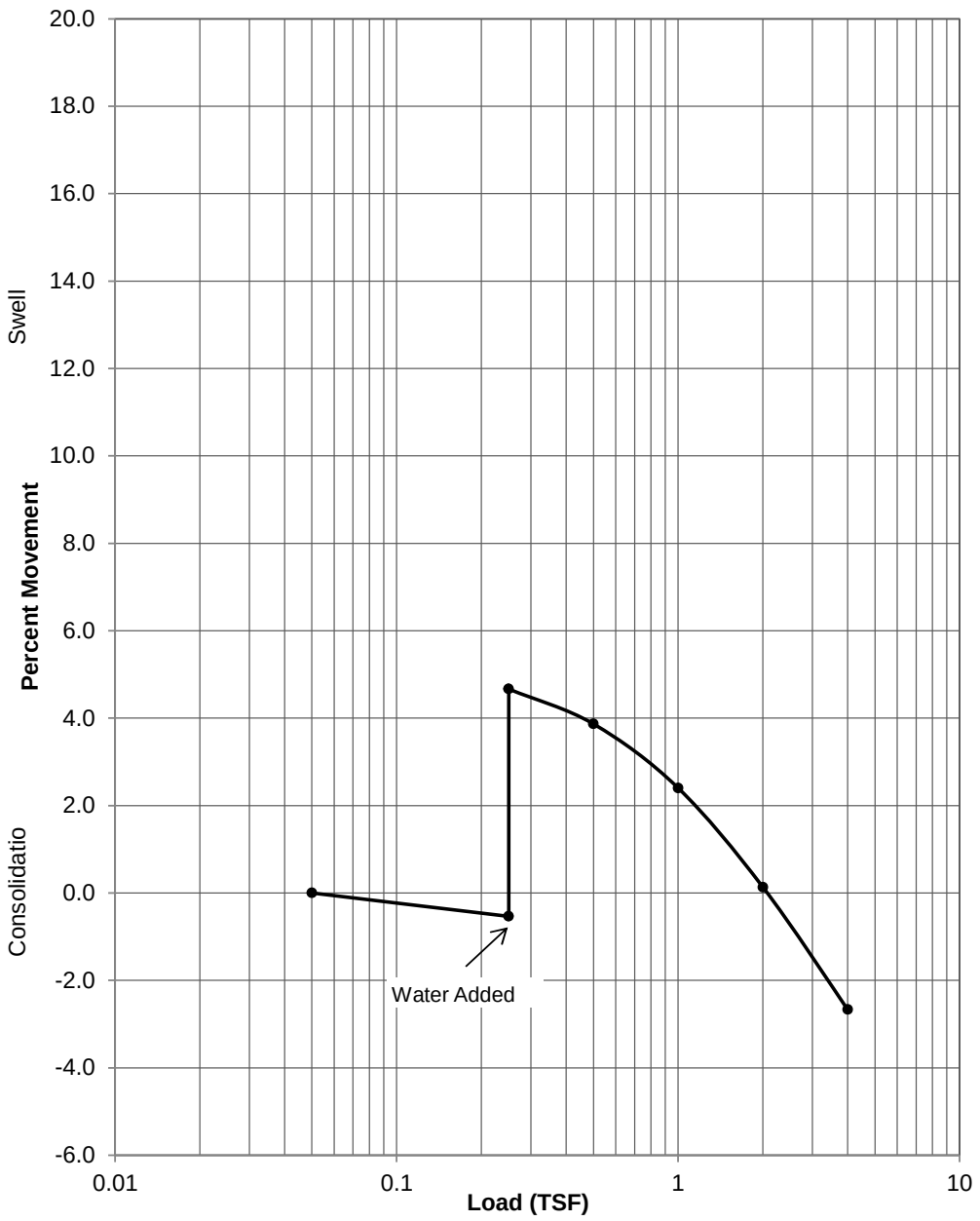
Material Description: Brown Lean Clay		
Sample Location: Boring 2, Sample 1, Depth 2'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 9.2%	Dry Density: 122.9 pcf	Ending Moisture: 15.8%
Swell Pressure: ~12,000 psf	% Swell @ 150: 13.7%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

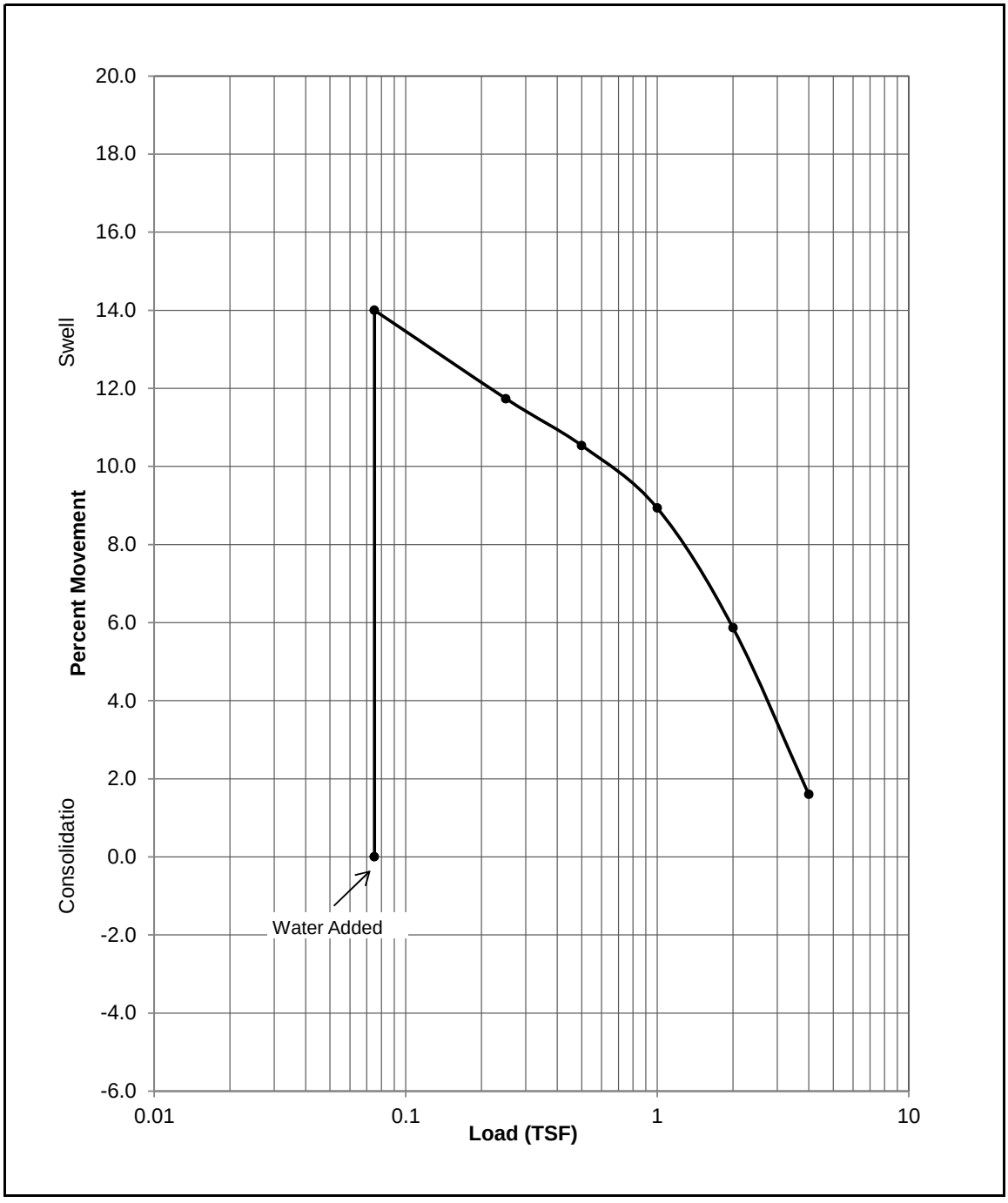
Material Description: Claystone		
Sample Location: Boring 2, Sample 5, Depth 19'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 16.6%	Dry Density: 116.1 pcf	Ending Moisture: 18.2%
Swell Pressure: 4800 psf	% Swell @ 500: 5.2%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

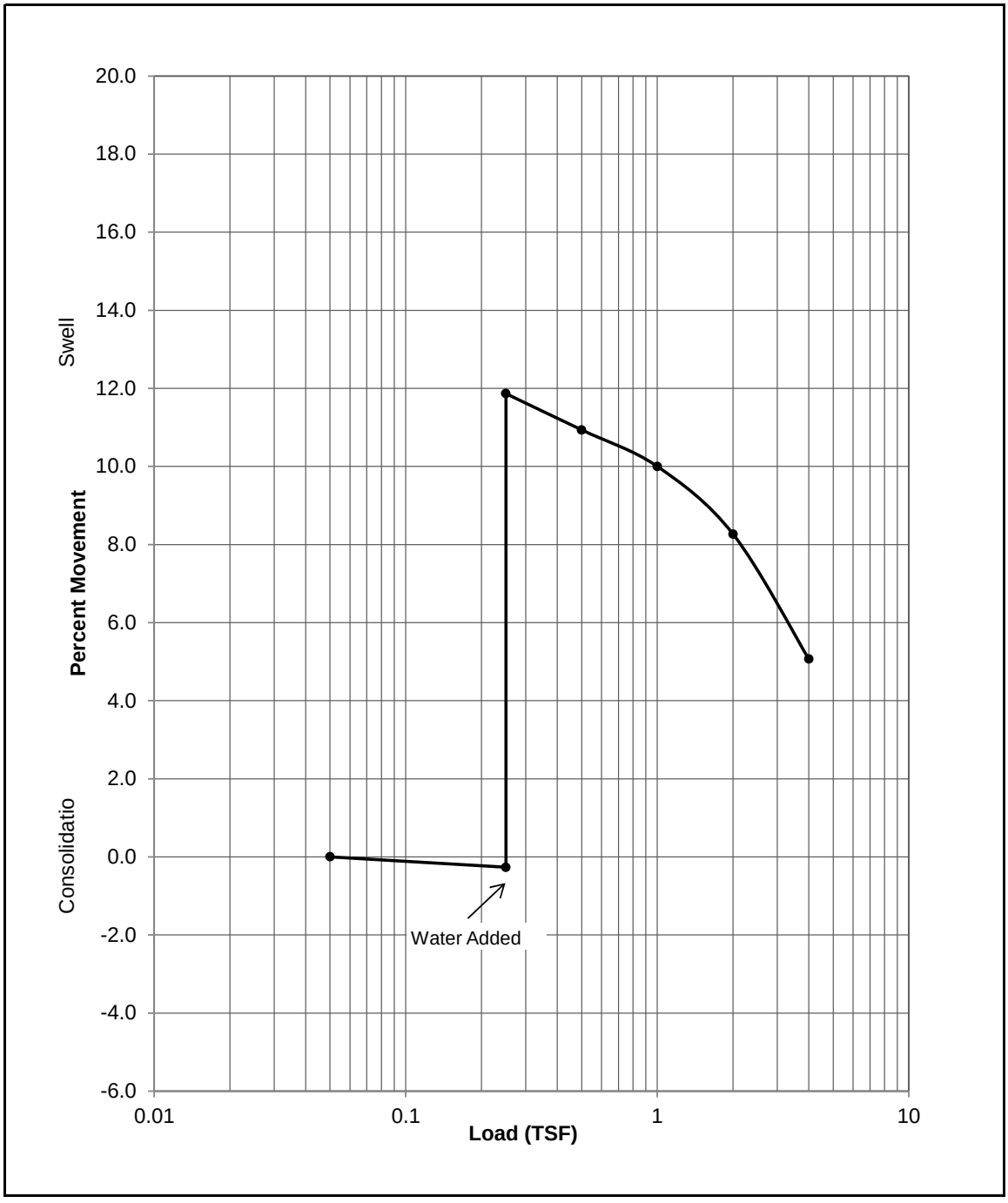
Material Description: Brown Lean Clay		
Sample Location: Boring 3, Sample 1, Depth 2'		
Liquid Limit: 47	Plasticity Index: 32	% Passing #200: 89.6%
Beginning Moisture: 10.6%	Dry Density: 129 pcf	Ending Moisture: 16.5%
Swell Pressure: ~10,000 psf	% Swell @ 150: 14.0%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

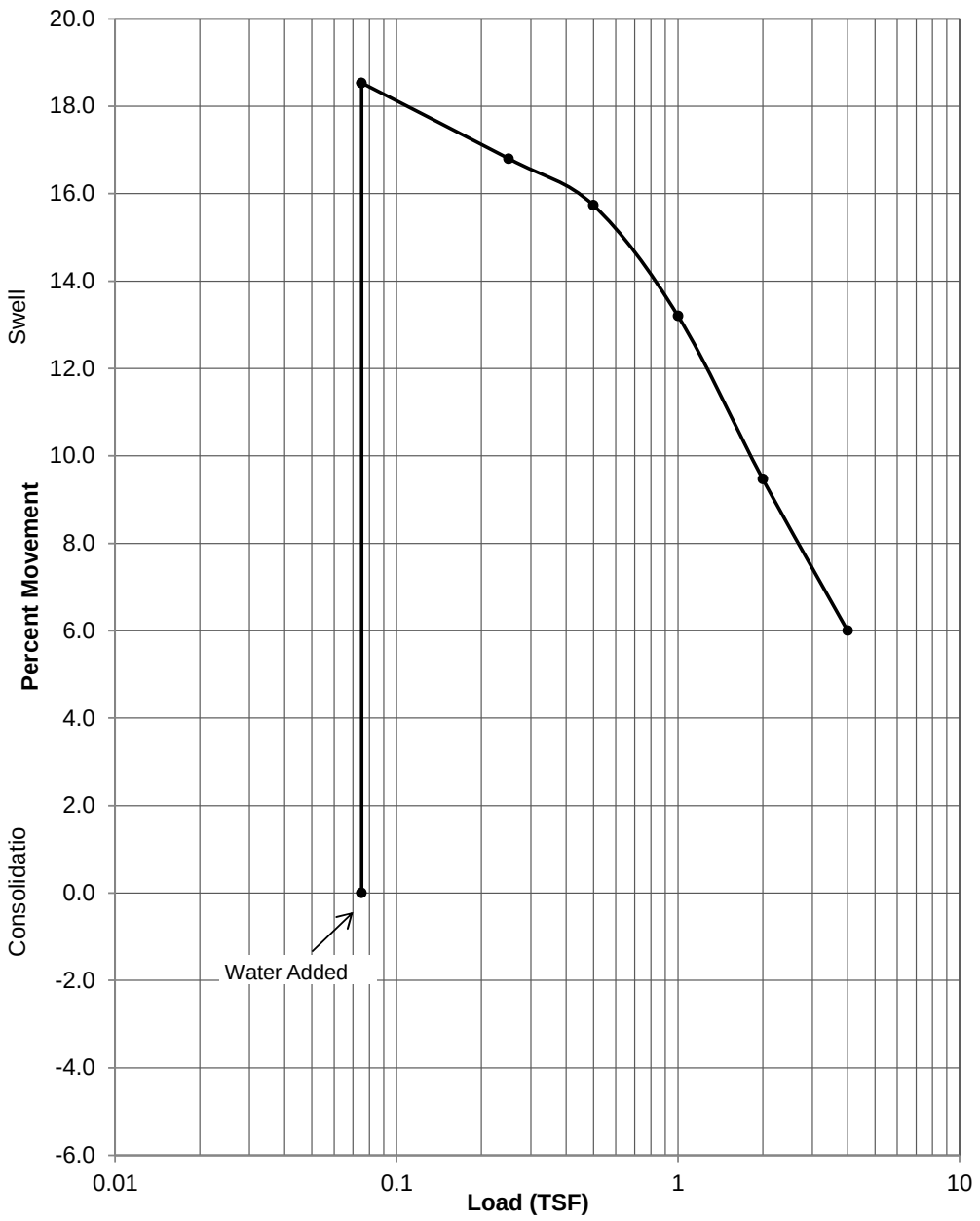
Material Description:	Brown Lean Clay	
Sample Location:	Boring 4, Sample 2, Depth 4'	
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 9.8%	Dry Density: 126.3 pcf	Ending Moisture: 16.1%
Swell Pressure:	% Swell @ 500: 12.1%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

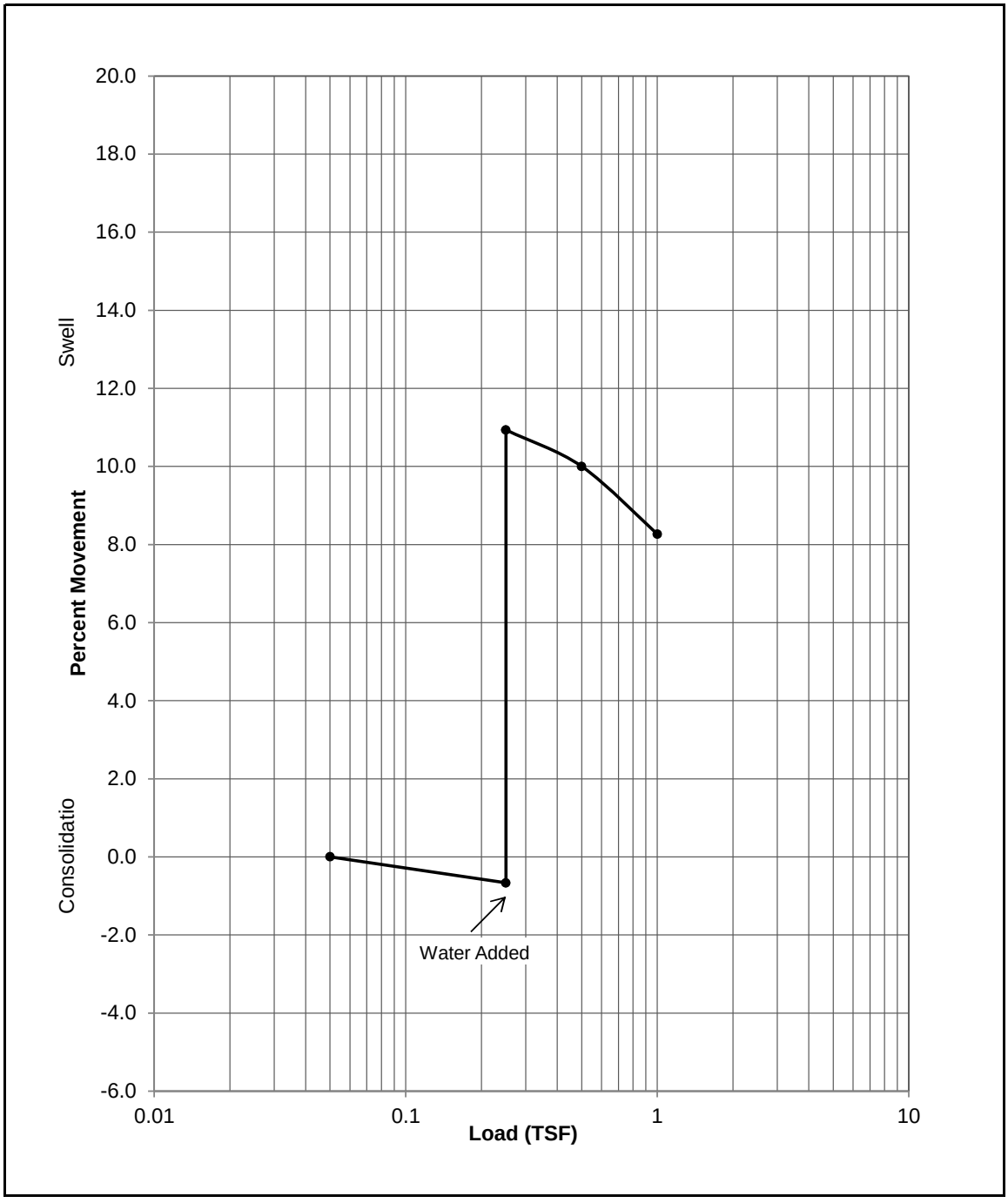
Material Description:	Brown Sandy Clay	
Sample Location:	Boring 5, Sample 1, Depth 2'	
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 9.4%	Dry Density: 128.8 pcf	Ending Moisture: 19.0%
Swell Pressure:	% Swell @ 150: 18.5%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

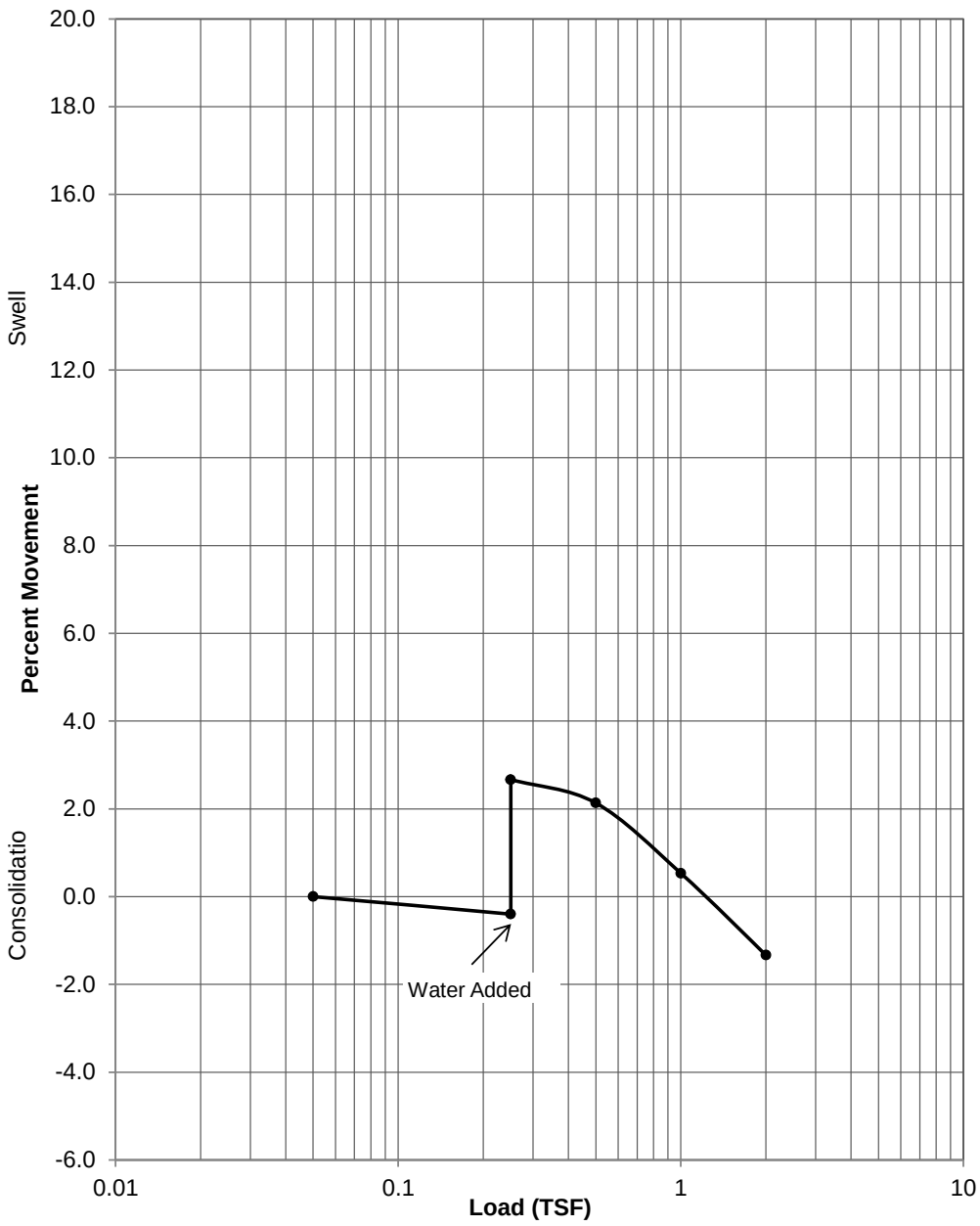
Material Description:	Claystone	
Sample Location:	Boring 5, Sample 3, Depth 9'	
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 12.8%	Dry Density: 120.4 pcf	Ending Moisture: 21.9%
Swell Pressure:	% Swell @ 500: 11.6%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

Material Description: Brown Lean Clay		
Sample Location: Boring 6, Sample 2, Depth 4'		
Liquid Limit: 40	Plasticity Index: 17	% Passing #200: 90.8%
Beginning Moisture: 14.6%	Dry Density: 112 pcf	Ending Moisture: 21.2%
Swell Pressure: 3000 psf	% Swell @ 500: 3.1%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

APPENDIX B

NOAA Atlas Rainfall / WEC Rational Method Runoff Calculations

NOAA Atlas 14, Volume 8, Version 2
Location name: Fort Lupton, Colorado, USA*
Latitude: 40.0537°, Longitude: -104.8887°
Elevation: 5039.15 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.227** (0.175-0.295)	**0.277** (0.213-0.361)	**0.373** (0.286-0.487)	**0.466** (0.355-0.612)	**0.614** (0.463-0.862)	**0.744** (0.544-1.05)	**0.888** (0.627-1.28)	**1.05** (0.711-1.56)	**1.28** (0.837-1.95)	**1.47** (0.932-2.25)
10-min	**0.333** (0.256-0.433)	**0.406** (0.312-0.528)	**0.547** (0.418-0.714)	**0.683** (0.520-0.896)	**0.900** (0.678-1.26)	**1.09** (0.797-1.54)	**1.30** (0.919-1.88)	**1.53** (1.04-2.28)	**1.87** (1.23-2.86)	**2.16** (1.36-3.30)
15-min	**0.406** (0.312-0.528)	**0.495** (0.380-0.644)	**0.667** (0.510-0.870)	**0.833** (0.634-1.09)	**1.10** (0.826-1.54)	**1.33** (0.971-1.88)	**1.59** (1.12-2.29)	**1.87** (1.27-2.78)	**2.29** (1.49-3.49)	**2.63** (1.66-4.02)
30-min	**0.556** (0.427-0.723)	**0.675** (0.518-0.879)	**0.904** (0.692-1.18)	**1.13** (0.859-1.48)	**1.49** (1.12-2.08)	**1.80** (1.32-2.54)	**2.15** (1.52-3.11)	**2.53** (1.72-3.77)	**3.10** (2.03-4.73)	**3.57** (2.26-5.46)
60-min	**0.678** (0.521-0.881)	**0.824** (0.633-1.07)	**1.11** (0.848-1.45)	**1.38** (1.05-1.81)	**1.82** (1.37-2.56)	**2.21** (1.62-3.12)	**2.64** (1.87-3.82)	**3.12** (2.12-4.63)	**3.82** (2.50-5.82)	**4.39** (2.78-6.72)
2-hr	**0.800** (0.621-1.03)	**0.974** (0.756-1.25)	**1.31** (1.01-1.69)	**1.64** (1.26-2.12)	**2.16** (1.65-3.00)	**2.62** (1.94-3.66)	**3.13** (2.24-4.48)	**3.70** (2.54-5.43)	**4.53** (3.00-6.82)	**5.22** (3.34-7.88)
3-hr	**0.864** (0.676-1.10)	**1.05** (0.821-1.34)	**1.41** (1.10-1.81)	**1.76** (1.37-2.27)	**2.32** (1.78-3.20)	**2.82** (2.09-3.90)	**3.36** (2.42-4.76)	**3.97** (2.74-5.77)	**4.85** (3.23-7.25)	**5.59** (3.60-8.36)
6-hr	**1.02** (0.810-1.29)	**1.23** (0.972-1.56)	**1.63** (1.28-2.06)	**2.01** (1.57-2.56)	**2.62** (2.03-3.55)	**3.15** (2.37-4.31)	**3.75** (2.72-5.23)	**4.40** (3.07-6.31)	**5.36** (3.60-7.88)	**6.15** (4.00-9.07)
12-hr	**1.27** (1.01-1.58)	**1.50** (1.19-1.87)	**1.93** (1.53-2.41)	**2.34** (1.85-2.94)	**2.98** (2.33-3.97)	**3.54** (2.69-4.76)	**4.16** (3.05-5.72)	**4.84** (3.42-6.84)	**5.84** (3.96-8.45)	**6.65** (4.37-9.67)
24-hr	**1.52** (1.23-1.87)	**1.81** (1.46-2.23)	**2.32** (1.86-2.86)	**2.78** (2.23-3.45)	**3.48** (2.73-4.54)	**4.07** (3.11-5.36)	**4.70** (3.47-6.33)	**5.38** (3.82-7.44)	**6.34** (4.34-9.01)	**7.12** (4.73-10.2)
2-day	**1.73** (1.41-2.11)	**2.11** (1.72-2.57)	**2.75** (2.23-3.35)	**3.29** (2.66-4.03)	**4.06** (3.19-5.17)	**4.68** (3.59-6.02)	**5.31** (3.95-7.00)	**5.96** (4.26-8.08)	**6.86** (4.73-9.55)	**7.55** (5.08-10.7)
3-day	**1.89** (1.55-2.28)	**2.27** (1.87-2.75)	**2.92** (2.39-3.54)	**3.48** (2.83-4.23)	**4.26** (3.37-5.37)	**4.88** (3.77-6.24)	**5.52** (4.13-7.23)	**6.18** (4.45-8.31)	**7.09** (4.92-9.79)	**7.79** (5.27-10.9)
4-day	**2.02** (1.67-2.42)	**2.40** (1.98-2.88)	**3.04** (2.50-3.67)	**3.59** (2.94-4.35)	**4.38** (3.48-5.49)	**5.01** (3.89-6.36)	**5.65** (4.25-7.35)	**6.32** (4.57-8.45)	**7.24** (5.05-9.94)	**7.96** (5.41-11.1)
7-day	**2.31** (1.93-2.75)	**2.70** (2.25-3.22)	**3.36** (2.79-4.01)	**3.92** (3.24-4.70)	**4.72** (3.79-5.86)	**5.36** (4.20-6.73)	**6.02** (4.57-7.74)	**6.70** (4.89-8.84)	**7.63** (5.37-10.3)	**8.36** (5.73-11.5)
10-day	**2.56** (2.15-3.03)	**2.97** (2.49-3.51)	**3.66** (3.05-4.33)	**4.24** (3.52-5.04)	**5.06** (4.08-6.22)	**5.71** (4.50-7.11)	**6.37** (4.86-8.12)	**7.05** (5.18-9.23)	**7.99** (5.65-10.7)	**8.71** (6.01-11.9)
20-day	**3.28** (2.79-3.83)	**3.75** (3.18-4.38)	**4.52** (3.82-5.29)	**5.17** (4.34-6.07)	**6.06** (4.93-7.32)	**6.75** (5.38-8.27)	**7.45** (5.75-9.34)	**8.16** (6.05-10.5)	**9.11** (6.51-12.0)	**9.83** (6.86-13.2)
30-day	**3.85** (3.29-4.46)	**4.39** (3.75-5.09)	**5.26** (4.48-6.11)	**5.98** (5.06-6.98)	**6.97** (5.70-8.33)	**7.72** (6.19-9.36)	**8.47** (6.57-10.5)	**9.22** (6.88-11.7)	**10.2** (7.34-13.3)	**10.9** (7.69-14.6)
45-day	**4.54** (3.88-5.21)	**5.18** (4.46-5.96)	**6.22** (5.33-7.17)	**7.06** (6.02-8.17)	**8.20** (6.75-9.71)	**9.05** (7.30-10.9)	**9.88** (7.72-12.1)	**10.7** (8.04-13.5)	**11.8** (8.52-15.2)	**12.6** (8.89-16.5)
60-day	**5.10** (4.41-5.82)	**5.85** (5.05-6.69)	**7.05** (6.07-8.08)	**8.02** (6.87-9.23)	**9.31** (7.69-10.9)	**10.3** (8.31-12.2)	**11.2** (8.77-13.6)	**12.1** (9.11-15.1)	**13.2** (9.62-17.0)	**14.1** (10.0-18.4)

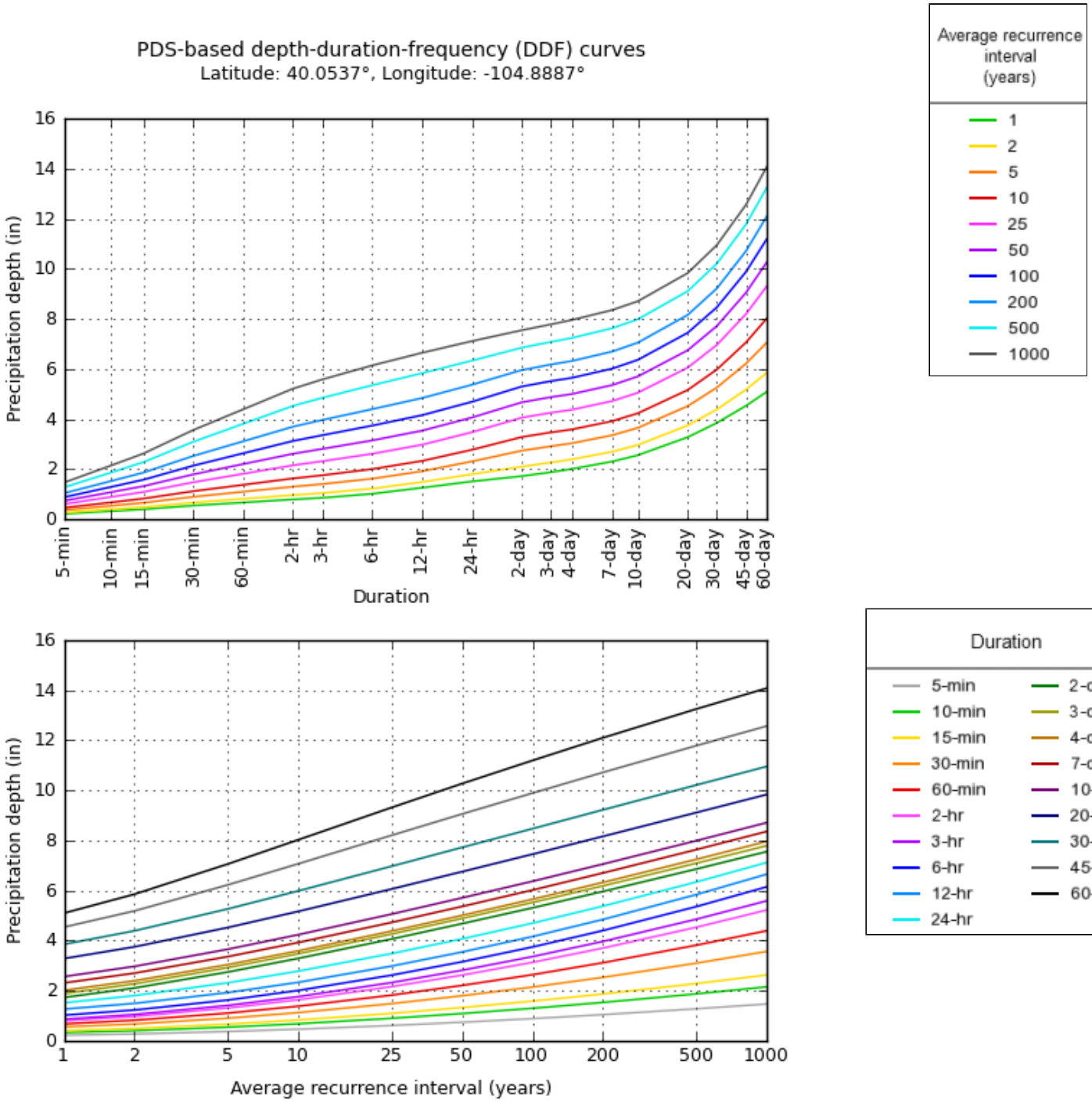
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at

upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
Please refer to NOAA Atlas 14 document for more information.

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PF graphical



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Maps & aerials

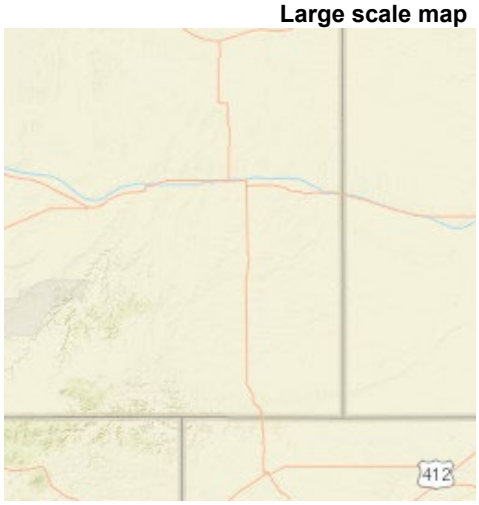
Small scale terrain



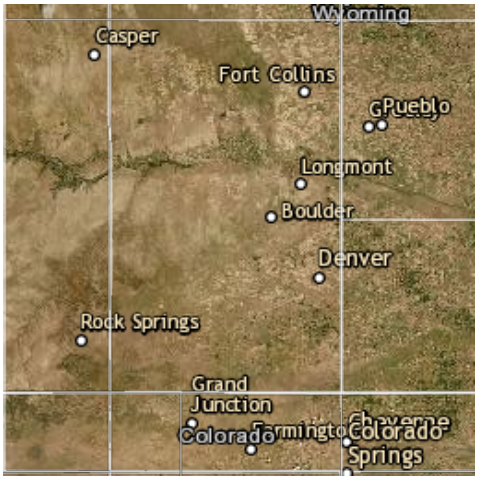
Large scale terrain



Large scale map



Large scale aerial



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Disclaimer

Historic Runoff Table - Been RV Park							
BASIN	Impervious	C-YR	I	A	CIA(YR-historic)	Flow	DESIGN POINT
H							
C_2 (UDFCD 2018)	2.00	0.01	0.94	15.79	0.15	cfs	H
C_5	2.00	0.01	1.25	15.79	0.20	cfs	
C_{10}	2.00	0.07	1.56	15.79	1.72	cfs	
C_{100}	2.00	0.44	2.96	15.79	20.54	cfs	

Been RV Park - Historic Runoff Calcs

10/19/2020

for soils - C_2 C_5 C_{10} C_{100} --> from Table RO-5

**for Ti calculations - only C_5 is used

Ti= (.395*(1.1-C_{yr})*(L^.5)) / (S)^.333
From UDFCD 2018, Equation 6-3

	2	5	10	100
1-Hour Point Rainf	**0.829**	**1.11**	**1.38**	**2.62**

H — **Historic - 2, 5, 10, 100 yr** — NRCS Types 100% B — **15.786** acres

	Length	Slope	C_{yr} - see frequency left	Ti**	Velocity	Tt	Tc	Use Tc	I	A	**$CIA_{5\ existing}$**	
2yr			0.01	39.89	1.18	10.92	50.81	50.81	0.94	15.79	0.15	**cfs**
initial	500	0.014									**$CIA_{10\ existing}$**	
5yr travel	775	0.014	0.01	39.89	1.18	10.92	50.81	50.81	1.25	15.79	0.20	**cfs**
	1275										**$CIA_{10\ existing}$**	
10yr	Overland flow		0.07	39.89	1.18	10.92	50.81	50.81	1.56	15.79	1.72	**cfs**
	300 ft max for urban, 500 ft max for rural											
	Remainder carried as travel										**$CIA_{100\ existing}$**	
100yr	Cv=	10	0.44	39.89	1.18	10.92	50.81	50.81	2.96	15.79	20.54	**cfs**

15.786 acres

H	**Undeveloped**	**Gravel**	**Building**	**Concrete**	**Water/Aphalt**	**EFFECTIVE**
NRCS Types 100% B						
Imperviousness %	2	40.00	90.00	100.00	100.00	**2.00**
C2	0.01	0.29	0.74	0.84	0.84	**0.01**
C5	0.01	0.32	0.76	0.86	0.86	**0.01**
C10	0.07	0.38	0.78	0.86	0.86	**0.07**
C100	0.44	0.61	0.84	0.89	0.89	**0.44**
AREA	15.786	0.00	0.00	0.00	0.00	15.79

0.000 acres

H2	**Undeveloped**	**Gravel**	**Building**	**Concrete**	**Water/Aphalt**	**EFFECTIVE**
NRCS Types 100% B						
Imperviousness %	2	40.00	90.00	100.00	100.00	**#DIV/0!**
C2	0.01	0.29	0.74	0.84	0.84	**#DIV/0!**
C5	0.01	0.32	0.76	0.86	0.86	**#DIV/0!**
C10	0.07	0.38	0.78	0.86	0.86	**#DIV/0!**
C100	0.44	0.61	0.84	0.89	0.89	**#DIV/0!**
AREA	0.000	0.00	0.00	0.00	0.00	0.00

TABLE RO-2 (taken from UDFCD Manual - Vol. I)

Type of Land Surface	Conveyance coefficient,
Heavy Meadow	2.5
Tillage/field	5
Short pasture/Lawns	7
Nearly Bare Ground	10.00
Grassed Waterway	15.00
Paved areas and shallow paved swales	20.00

Existing Runoff Table - Been RV Park							
BASIN	Impervious	C-YR	I	A	CIA(YR-existing)	Flow	DESIGN POINT
E							
C_2 (UDFCD 2018)	4.06	0.03	0.99	15.79	0.42	cfs	E1
C_5	4.06	0.03	1.33	15.79	0.57	cfs	
C_{10}	4.06	0.09	1.65	15.79	2.26	cfs	
C_{100}	4.06	0.45	3.14	15.79	22.24	cfs	

Been RV Park - Existing Runoff Calcs

10/19/2020

for soils - C2 C_5 C_{10} C_{100} = from Table RO-5

**for Ti calculations - only C_5 is used

Ti= (.395*(1.1-C_{yr})*($L^{.5}$)) / $(S)^{.333}$
From UDFCD 2018, Equation 6-3

	2	5	10	100
1-Hour Point Rainfall	**0.829**	**1.11**	**1.38**	2.62

2018 UDFCD >>> Tc Check = (26-17i) + [Ltravel / (60*(14i + 9)(So)^.5)]

E — **Existing - 2, 5, 10, 100 yr** — **15.786** acres

NRCS Types 100% B

		Length	Slope	C_{yr} - see frequency left	Ti**	Velocity	Tt	Tc	check	Use Tc	I	A		
2yr				0.03	41.32	1.05	16.18	57.50	46.44	46.44	0.99	15.79	**$CIA_{5\ existing}$** 0.42	**cfs**
	initial	500	0.017											
5yr	travel	1,015	0.007	0.03	41.32	1.05	16.18	57.50	46.44	46.44	1.33	15.79	**$CIA_{5\ existing}$** 0.57	**cfs**
		1515												
10yr	Overland flow			0.09	41.32	1.05	16.18	57.50	46.44	46.44	1.65	15.79	**$CIA_{10\ existing}$** 2.26	**cfs**
	300 ft max for urban, 500 ft max for rural													
	Remainder carried as travel													
100yr		Cv=	12.5	0.45	41.32	1.05	16.18	57.50	46.44	46.44	3.14	15.79	**$CIA_{100\ existing}$** 22.24	**cfs**

15.786 acres

E	**Undeveloped**	**Gravel**	**Building**	**Concrete**	**Water/Asphalt**	**EFFECTIVE**
NRCS Types 100% B						
Imperviousness %	2	40.00	90.00	100.00	100.00	**4.06**
C2	0.01	0.29	0.74	0.84	0.84	**0.03**
C5	0.01	0.32	0.76	0.86	0.86	**0.03**
C10	0.07	0.38	0.78	0.86	0.86	**0.09**
C100	0.44	0.61	0.84	0.89	0.89	**0.45**
AREA	15.262	0.29	0.15	0.08	0.00	15.79

0.000 acres

E2	**Undeveloped**	**Gravel**	**Building**	**Concrete**	**Water/Asphalt**	**EFFECTIVE**
NRCS Types 100% B						
Imperviousness %	2	40.00	90.00	100.00	100.00	**#DIV/0!**
C2	0.01	0.29	0.74	0.84	0.84	**#DIV/0!**
C5	0.01	0.32	0.76	0.86	0.86	**#DIV/0!**
C10	0.07	0.38	0.78	0.86	0.86	**#DIV/0!**
C100	0.44	0.61	0.84	0.89	0.89	**#DIV/0!**
AREA	0.000	0.00	0.00	0.00	0.00	0.00

TABLE RO-2 (taken from UDFCD Manual - Vol. I)

Type of Land Surface	Conveyance coefficient, Cv
Heavy Meadow	2.5
Tillage/field	5
Short pasture/Lawns	7
Nearly Bare Ground	10.00
Grassed Waterway	15.00
Paved areas and shallow paved swales	20.00

Developed Runoff Table - Been RV Park							
BASIN	Impervious	C-YR	I	A	CIA(YR-DEVELOPED)	cfs	DESIGN POINT
LOT 1							
C_2 (UDFCD 2018)	15.24	0.12	1.50	2.15	0.37	cfs	1
C_5	15.24	0.12	2.01	2.15	0.53	cfs	
C_{10}	15.24	0.18	2.49	2.15	0.95	cfs	
C_{100}	15.24	0.50	4.74	2.15	5.10	cfs	
LOT 2							
C_2 (UDFCD 2018)	8.57	0.06	1.44	1.83	0.17	cfs	2
C_5	8.57	0.07	1.93	1.83	0.23	cfs	
C_{10}	8.57	0.12	2.39	1.83	0.54	cfs	
C_{100}	8.57	0.47	4.54	1.83	3.92	cfs	
LOT 3							
C_2 (UDFCD 2018)	38.40	0.29	1.37	10.42	4.11	cfs	3
C_5	38.40	0.31	1.83	10.42	5.95	cfs	
C_{10}	38.40	0.37	2.28	10.42	8.70	cfs	
C_{100}	38.40	0.60	4.33	10.42	27.24	cfs	
LOT 4							
C_2 (UDFCD 2018)	6.64	0.04	1.62	1.08	0.08	cfs	4
C_5	6.64	0.05	2.17	1.08	0.11	cfs	
C_{10}	6.64	0.11	2.69	1.08	0.31	cfs	
C_{100}	6.64	0.46	5.11	1.08	2.55	cfs	

Been RV Park - Developed Runoff Calcs (% Max Bldg-Pavement)

3/9/2021

See below for effective C values as calculated from Table RO-5

**for Ti calculations - only C_5 is used

Ti= (.395*(1.1-C_{yr})*(L^.5)) / (S)^.333
From UDFCD 2018, Equation 6-3

	2	5	10	100
Point Rainfall	**0.829**	**1.11**	**1.38**	**2.62**

2018 UDFCD >>> Tc Check = (26-17i) + [Ltravel / (60*(14i + 9)(So)^.5)]

LOT 1 — **Developed -2, 5, 10, 100 yr** — **2.15** acres — NRCS Types 100% B

		Length	Slope	C_5	Ti	Velocity	Tt	Tc	check	Use Tc	C_{yr} - see above	I	A	
2yr				0.12	27.09	1.81	0.00	27.09	23.41	23.41	0.12	1.50	2.15	**CIA_5 developed** 0.37 **cfs**
	initial	375	0.021											
5yr	travel	0	0.021	0.12	27.09	1.81	0.00	27.09	23.41	23.41	0.12	2.01	2.15	**CIA_5 developed** 0.53 **cfs**
		375	0.021											
10yr	Overland flow			0.12	27.09	1.81	0.00	27.09	23.41	23.41	0.18	2.49	2.15	**CIA_{10} developed** 0.95 **cfs**
	300 ft max for urban, 500 ft max for rural													
	Remainder carried as travel													
100yr	Cv=	12.50		0.12	27.09	1.81	0.00	27.09	23.41	23.41	0.50	4.74	2.15	**CIA_{100} developed** 5.10 **cfs**

LOT 2 — **Developed -2, 5, 10, 100 yr** — **1.83** acres — NRCS Types 100% B

		Length	Slope	C_5	Ti	Velocity	Tt	Tc	check	Use Tc	C_{yr} - see above	I	A	
2yr				0.07	36.98	1.53	0.54	37.52	25.21	25.21	0.06	1.44	1.83	**CIA_5 developed** 0.17 **cfs**
	initial	500	0.015											
5yr	travel	50	0.015	0.07	36.98	1.53	0.54	37.52	25.21	25.21	0.07	1.93	1.83	**CIA_5 developed** 0.23 **cfs**
		550	0.015											
10yr	Overland flow			0.07	36.98	1.53	0.54	37.52	25.21	25.21	0.12	2.39	1.83	**CIA_{10} developed** 0.54 **cfs**
	300 ft max for urban, 500 ft max for rural													
	Remainder carried as travel													
100yr	Cv=	12.50		0.07	36.98	1.53	0.54	37.52	25.21	25.21	0.47	4.54	1.83	**CIA_{100} developed** 3.92 **cfs**

LOT 3 — **Developed -2, 5, 10, 100 yr** — **10.42** acres — NRCS Types 100% B

		Length	Slope	C_5	Ti	Velocity	Tt	Tc	check	Use Tc	C_{yr} - see above	I	A	
2yr				0.31	17.69	1.70	9.75	27.45	31.01	27.45	0.29	1.37	10.42	**CIA_5 developed** 4.11 **cfs**
	initial	140	0.008											
5yr	travel	995	0.010	0.31	17.69	1.70	9.75	27.45	31.01	27.45	0.31	1.83	10.42	**CIA_5 developed** 5.95 **cfs**
		1,135	0.010											
10yr	Overland flow			0.31	17.69	1.70	9.75	27.45	31.01	27.45	0.37	2.28	10.42	**CIA_{10} developed** 8.70 **cfs**
	300 ft max for urban, 500 ft max for rural													
	Remainder carried as travel													
100yr	Cv=	17.00		0.31	17.69	1.70	9.75	27.45	31.01	27.45	0.60	4.33	10.42	**CIA_{100} developed** 27.24 **cfs**

LOT 4 — **Developed -2, 5, 10, 100 yr** — **1.08** acres — NRCS Types 100% B

		Length	Slope	C_5	Ti	Velocity	Tt	Tc	check	Use Tc	C_{yr} - see above	I	A	
2yr				0.05	20.33	1.98	0.00	20.33	24.87	20.33	0.04	1.62	1.08	**CIA_5 developed** 0.08 **cfs**
	initial	205	0.025											
5yr	travel	0	0.025	0.05	20.33	1.98	0.00	20.33	24.87	20.33	0.05	2.17	1.08	**CIA_5 developed** 0.11 **cfs**
		205	0.025											
10yr	Overland flow			0.05	20.33	1.98	0.00	20.33	24.87	20.33	0.11	2.69	1.08	**CIA_{10} developed** 0.31 **cfs**
	300 ft max for urban, 500 ft max for rural													
	Remainder carried as travel													
100yr	Cv=	12.50		0.05	20.33	1.98	0.00	20.33	24.87	20.33	0.46	5.11	1.08	**CIA_{100} developed** 2.55 **cfs**

LOT 1	TOTAL AREA	Landscaping	2.153 acres Gravel	Building	Concrete	Water/ Asphalt	
NRCS Types 100% B							EFFECTIVE
I	2	40.00	90.00	100.00	100.00		**15.24**
C2	0.01	0.29	0.74	0.84	0.84		**0.12**
C5	0.01	0.32	0.76	0.86	0.86		**0.12**
C10	0.07	0.38	0.78	0.86	0.86		**0.18**
C100	0.44	0.61	0.84	0.89	0.89		**0.50**
AREA	1.67	0.29	0.11	0.08	0.00		2.153

LOT 2	TOTAL AREA	Landscaping	1.834 acres Gravel	Building	Concrete	Water/ Asphalt	
NRCS Types 100% B							EFFECTIVE
I	2	40.00	90.00	100.00	100.00		**8.57**
C2	0.01	0.29	0.74	0.84	0.84		**0.06**
C5	0.01	0.32	0.76	0.86	0.86		**0.07**
C10	0.07	0.38	0.78	0.86	0.86		**0.12**
C100	0.44	0.61	0.84	0.89	0.89		**0.47**
AREA	1.70	0.00	0.14	0.00	0.00		1.834

LOT 3	TOTAL AREA	Landscaping	10.418 acres Gravel	Building	Concrete	Water/ Asphalt	
NRCS Types 100% B							EFFECTIVE
I	2	40.00	90.00	100.00	100.00		**38.40**
C2	0.01	0.29	0.74	0.84	0.84		**0.29**
C5	0.01	0.32	0.76	0.86	0.86		**0.31**
C10	0.07	0.38	0.78	0.86	0.86		**0.37**
C100	0.44	0.61	0.84	0.89	0.89		**0.60**
AREA	1.89	7.59	0.07	0.44	0.42		10.418

LOT 4	TOTAL AREA	Landscaping	1.085 acres Gravel	Building	Concrete	Water/ Asphalt	
NRCS Types 100% B							EFFECTIVE
I	2	40.00	90.00	100.00	100.00		**6.64**
C2	0.01	0.29	0.74	0.84	0.84		**0.04**
C5	0.01	0.32	0.76	0.86	0.86		**0.05**
C10	0.07	0.38	0.78	0.86	0.86		**0.11**
C100	0.44	0.61	0.84	0.89	0.89		**0.46**
AREA	0.95	0.13	0.00	0.00	0.00		1.085

TABLE RO-2 (taken from UDFCD Manual - Vol. I)	
Type of Land Surface	Conveyance coefficient, Cv
Heavy Meadow	2.5
Tillage/field	5
Short pasture/Lawns	7
Nearly Bare Ground	10.00
Grassed Waterway	15.00
Paved areas and shallow paved swales	20.00

APPENDIX C

Empirical Detention Calculations / Design Pond Volume / MHFD Detention Calculations / Forebay Design / Pipe & Channel Capacities

REQUIRED DETENTION (FULL SPECTRUM EMPIRICAL for COMPARISON)

UDFCD 2018 VOL 1 thru 3

IN ACCORDANCE WITH UDFCD, THE EFFECTIVE IMPERVIOUSNESS OF THE TOTAL AREA IS USED TO CALCULATE WQCV, EURV, & 100YR VOL IN LIEU OF THE SUMMATION OF EACH BASIN
(CORRECT VALUE INDICATED BY AN ARROW)

WATER QUALITY CALCULATIONS

from Figure EDB-2, 40 hr drain @ I, WQCV= noted below

BASIN	Actual I	Used Herein I	A acres	WQCV (in/watershed)	WQCV DEPTH in (FIG 3-1)	WQCV OTHER (in/watershed)	WQCV acre ft	
LOT 1	15.24	16.00	2.15	0.10	0.43	0.10	0.018	
LOT 2	8.57	9.00	1.83	0.06	0.43	0.06	0.009	
LOT 3	38.40	39.00	10.42	0.18	0.43	0.18	0.154	
LOT 4	6.64	7.00	1.08	0.05	0.43	0.05	0.004	
TOTAL	**29.43**	**30.01**	**15.49**	0.39	0.43	0.39	0.185	
				0.15	**0.43**	**0.15**	**0.196**	**WQCV (ZONE 1)** ←

EXCESS URBAN RUNOFF VOLUME (EURV)

BASIN	Actual I	Used Herein I	A acres	NCS SOIL TYPE %	$EURV_A$ (in/watershed)	$EURV_B$ (in/watershed)	$EURV_C$ (in/watershed)	WEIGHTED AVE. EURV (in/watershed)	EURV** acre ft	
LOT 1	15.24	16.00	2.15	100% B	0.16	0.19	0.17	0.19	0.034	
LOT 2	8.57	9.00	1.83	100% B	0.08	0.10	0.09	0.10	0.015	
LOT 3	38.40	39.00	10.42	100% B	0.50	0.49	0.43	0.49	0.427	
LOT 4	6.64	7.00	1.08	100% B	0.06	0.08	0.07	0.08	0.007	
TOTAL	**29.43**	**30.01**	**15.49**	**100% B**	0.80	0.86	0.76	0.86	0.483	
					0.36	**0.37**	**0.33**	**0.37**	**0.478**	→ **EURV**
									0.283	→ **ZONE 2**

100YR VOLUME

BASIN	Actual I	Used Herein I	A acres	1hr Rainfall Depth in	NCS SOIL TYPE %	V_{100} (in/watershed)	V_{100} acre ft	
LOT 1	15.24	16.00	2.15	2.62	100% B	0.58	0.104	
LOT 2	8.57	9.00	1.83	2.62	100% B	0.44	0.067	
LOT 3	38.40	39.00	10.42	2.62	100% B	0.98	0.853	
LOT 4	6.64	7.00	1.08	2.62	100% B	0.39	0.035	
TOTAL	**29.43**	**30.01**	**15.49**	**2.62**	**100% B**	2.39	1.059	
						0.70	**0.905**	**100YR VOL** ←
							0.427	**ZONE 3** ←

FOREBAY CALCS

FOREBAY	BASINS	A acres	WQCV cubic feet	Min Reqd Vol % of WQCV	Min Reqd Vol cubic feet	Max Depth (in)	Forebay Dimensions	Forebay Volume (ft^3)	Release Rate 2% of Dev Q (cfs)	Weir Width (in)
S	L1, 2/3L3	9.13	5,255.6	2%	105.1	12	10' *10'	100	0.48	3.8"
N	L2, 1/3L3, L4	6.36	2,811.9	2%	56.2	12	8' * 9'	72	0.32	3.2"
TOTAL		**15.49**	**8,067.55**		**161.35**			**172.00**	**0.80**	

DETENTION POND - LOT BUILDOUT Imp = 40.0 %
100 YEAR DETENTION VOLUME - WATER SURFACE
ESTIMATED POND (TYPICAL) VOLUME vs ELEVATION

MODELED IMPERVIOUSNESS	**40.0%**			
POND OUTLET INVERT			**5008.70**	**ELEVATION**
WQCV:	**8,518.3**	**ft^3**	**5034.65**	**ELEVATION**
REQUIRED EURV:	**20,841.5**	**ft^3**	**5035.52**	**ELEVATION**
REQUIRED 100 yr per EURV:	**39,426.3**	**ft^3**	**5036.65**	**ELEVATION**
Avail Vol @ Emer Overflow:	**45,442.4**	**ft^3**	**5037.00**	**ELEVATION**
DESIGN 100 yr RELEASE POND A			**1.79**	**CFS**

43560

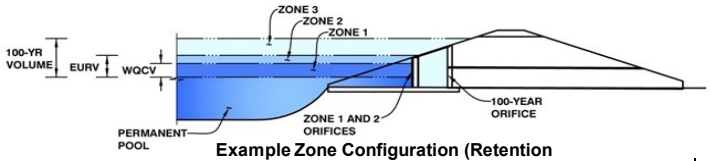
ELEV	AREA	t	VOL	ACCUM	ACUM (ac-ft)
5,034.00	12,038.5				
		1.00	13,032.2	13,032.2	0.30
5,035.00	14,051.8				
		1.00	15,109.9	28,142.0	0.65
5,036.00	16,193.2				
		1.00	17,300.4	45,442.4	1.04
5,037.00	18,431.7				

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.03 (May 2020)

Project: **BEEN RV PARK**

Basin ID: **DETENTION POND A**



Example Zone Configuration (Retention

Watershed Information

Selected BMP Type =	**EDB**	
Watershed Area =	15.50	acres
Watershed Length =	1,200	ft
Watershed Length to Centroid =	600	ft
Watershed Slope =	0.010	ft/ft
Watershed Imperviousness =	30.00%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.232	acre-feet	0.232	acre-feet
Excess Urban Runoff Volume (EURV) =	0.651	acre-feet	0.651	acre-feet
2-yr Runoff Volume (P1 = 0.83 in.) =	0.245	acre-feet	0.83	inches
5-yr Runoff Volume (P1 = 1.11 in.) =	0.382	acre-feet	1.11	inches
10-yr Runoff Volume (P1 = 1.38 in.) =	0.635	acre-feet	1.38	inches
25-yr Runoff Volume (P1 = 1.82 in.) =	1.254	acre-feet	1.82	inches
50-yr Runoff Volume (P1 = 2.21 in.) =	1.744	acre-feet	2.21	inches
100-yr Runoff Volume (P1 = 2.62 in.) =	2.347	acre-feet	2.62	inches
500-yr Runoff Volume (P1 = 3.82 in.) =	3.939	acre-feet	3.82	inches
Approximate 2-yr Detention Volume =	0.238	acre-feet		
Approximate 5-yr Detention Volume =	0.362	acre-feet		
Approximate 10-yr Detention Volume =	0.562	acre-feet		
Approximate 25-yr Detention Volume =	0.752	acre-feet		
Approximate 50-yr Detention Volume =	0.855	acre-feet		
Approximate 100-yr Detention Volume =	1.070	acre-feet		

Define Zones and Basin Geometry

Zone 1 Volume (WQCV) =	0.232	acre-feet
Zone 2 Volume (EURV - Zone 1) =	0.419	acre-feet
Zone 3 Volume (100-year - Zones 1 & 2) =	0.419	acre-feet
Total Detention Basin Volume =	1.070	acre-feet
Initial Surcharge Volume (ISV) =	user	ft^3
Initial Surcharge Depth (ISD) =	user	ft
Total Available Detention Depth (H_{total}) =	user	ft
Depth of Trickle Channel (H_{TC}) =	user	ft
Slope of Trickle Channel (S_{TC}) =	user	ft/ft
Slopes of Main Basin Sides (S_{main}) =	user	H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =	user	
Initial Surcharge Area (A_{ISV}) =	user	ft^2
Surcharge Volume Length (L_{ISV}) =	user	ft
Surcharge Volume Width (W_{ISV}) =	user	ft
Depth of Basin Floor (H_{FLOOR}) =	user	ft
Length of Basin Floor (L_{FLOOR}) =	user	ft
Width of Basin Floor (W_{FLOOR}) =	user	ft
Area of Basin Floor (A_{FLOOR}) =	user	ft^2
Volume of Basin Floor (V_{FLOOR}) =	user	ft^3
Depth of Main Basin (H_{MAIN}) =	user	ft
Length of Main Basin (L_{MAIN}) =	user	ft
Width of Main Basin (W_{MAIN}) =	user	ft
Area of Main Basin (A_{MAIN}) =	user	ft^2
Volume of Main Basin (V_{MAIN}) =	user	ft^3
Calculated Total Basin Volume (V_{total}) =	**user**	acre-feet

th Increment = 1.00 ft

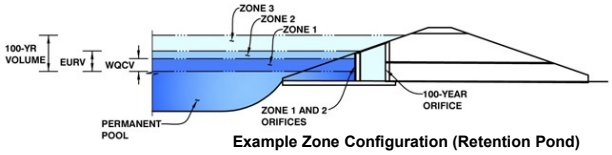
tage - Storage Description	Stage (ft)	Optional Override Stage (ft)	Length (ft)	Width (ft)	Area (ft^2)	Optional Override Area (ft^2)	Area (acre)	Volume (ft^3)	Volume (ac-ft)
Top of Micropool	--	0.00	--	--	--	50	0.001		
	--	1.00	--	--	--	12,039	0.276	6,044	0.139
	--	2.00	--	--	--	14,052	0.323	19,090	0.438
	--	3.00	--	--	--	16,193	0.372	34,212	0.785
	--	4.00	--	--	--	18,432	0.423	51,525	1.183

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.03 (May 2020)

Project: BEEN RV PARK

Basin ID: DETENTION POND A



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	1.33	0.232	Orifice Plate
Zone 2 (EURV)	2.63	0.419	Rectangular Orifice
one 3 (100-year)	3.73	0.419	Weir&Pipe (Restrict)
Total (all zones)		1.070	

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

			Calculated Parameters for Underdrain		
Underdrain Orifice Invert Depth =	N/A	ft (distance below the filtration media surface)	Underdrain Orifice Area =	N/A	ft^2
Underdrain Orifice Diameter =	N/A	inches	Underdrain Orifice Centroid =	N/A	feet

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

			Calculated Parameters for Plate		
Invert of Lowest Orifice =	0.00	ft (relative to basin bottom at Stage = 0 ft)	WQ Orifice Area per Row =	1.111E-02	ft^2
Depth at top of Zone using Orifice Plate =	1.33	ft (relative to basin bottom at Stage = 0 ft)	Elliptical Half-Width =	N/A	feet
Orifice Plate: Orifice Vertical Spacing =	5.50	inches	Elliptical Slot Centroid =	N/A	feet
Orifice Plate: Orifice Area per Row =	1.60	sq. inches (diameter = 1-7/16 inches)	Elliptical Slot Area =	N/A	ft^2

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.00	0.50	1.00					
Orifice Area (sq. inches)	1.60	1.60	1.60					

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)								
Orifice Area (sq. inches)								

User Input: Vertical Orifice (Circular or Rectangular)

	Zone 2 Rectangula	Not Selected		Calculated Parameters for Vertical Orifice	Zone 2 Rectangular	Not Selected	
Invert of Vertical Orifice =	1.33	N/A	ft (relative to basin bottom at Stage = 0 ft)	Vertical Orifice Area =	0.43	N/A	ft^2
Depth at top of Zone using Vertical Orifice =	2.63	N/A	ft (relative to basin bottom at Stage = 0 ft)	Vertical Orifice Centroid =	0.65	N/A	feet
Vertical Orifice Height =	15.60	N/A	inches				
Vertical Orifice Width =	4.00		inches				

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir (and No Outlet Pipe)

	Zone 3 Weir	Not Selected		Calculated Parameters for Overflow Weir	Zone 3 Weir	Not Selected	
Overflow Weir Front Edge Height, Ho =	2.63	N/A	ft (relative to basin bottom at Stage = 0 ft)	Height of Grate Upper Edge, H_t =	2.63	N/A	feet
Overflow Weir Front Edge Length =	5.00	N/A	feet	Overflow Weir Slope Length =	5.00	N/A	feet
Overflow Weir Grate Slope =	0.00	N/A	H:V	Grate Open Area / 100-yr Orifice Area =	94.93	N/A	
Horiz. Length of Weir Sides =	5.00	N/A	feet	Overflow Grate Open Area w/o Debris =	17.50	N/A	ft^2
Overflow Grate Open Area % =	70%	N/A	%, grate open area/total area	Overflow Grate Open Area w/ Debris =	8.75	N/A	ft^2
Debris Clogging % =	50%	N/A	%				

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

	Zone 3 Restrictor	Not Selected		Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate	Zone 3 Restrictor	Not Selected	
Depth to Invert of Outlet Pipe =	0.25	N/A	ft (distance below basin bottom at Stage = 0 ft)	Outlet Orifice Area =	0.18	N/A	ft^2
Outlet Pipe Diameter =	18.00	N/A	inches	Outlet Orifice Centroid =	0.14	N/A	feet
Restrictor Plate Height Above Pipe Invert =	2.90		inches	Half-Central Angle of Restrictor Plate on Pipe =	0.83	N/A	radians

User Input: Emergency Spillway (Rectangular or Trapezoidal)

			Calculated Parameters for Spillway		
Spillway Invert Stage=		ft (relative to basin bottom at Stage = 0 ft)	Spillway Design Flow Depth=		feet
Spillway Crest Length =		feet	Stage at Top of Freeboard =		feet
Spillway End Slopes =		H:V	Basin Area at Top of Freeboard =		acres
Freeboard above Max Water Surface =		feet	Basin Volume at Top of Freeboard =		acre-ft

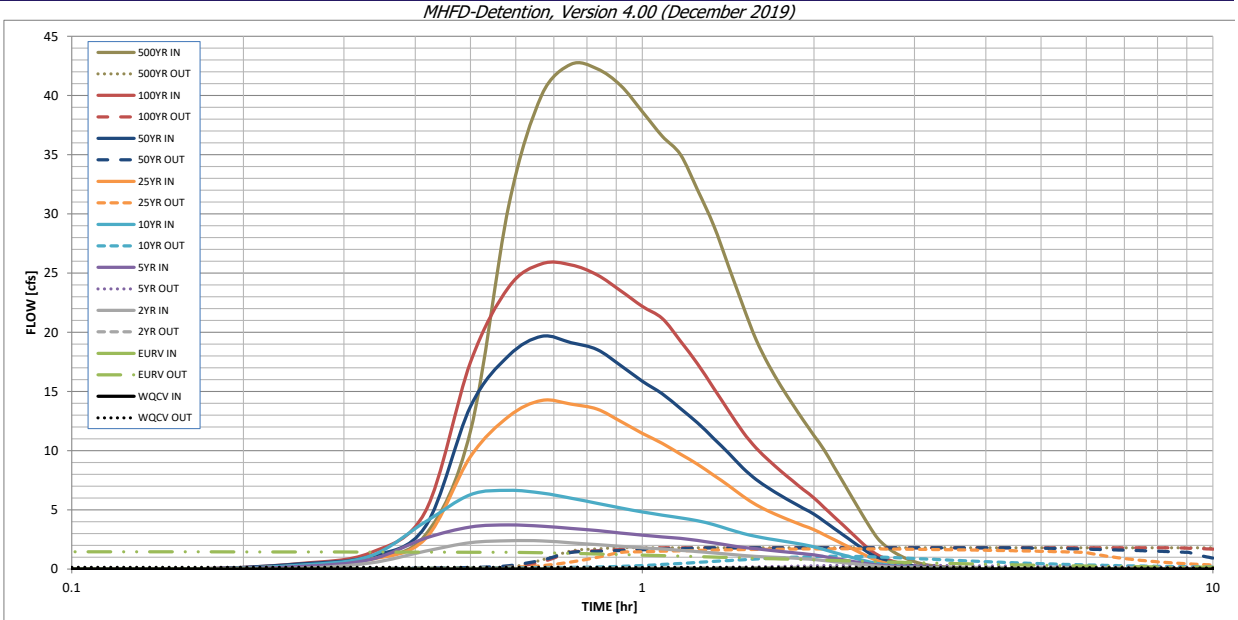
Routed Hydrograph Results

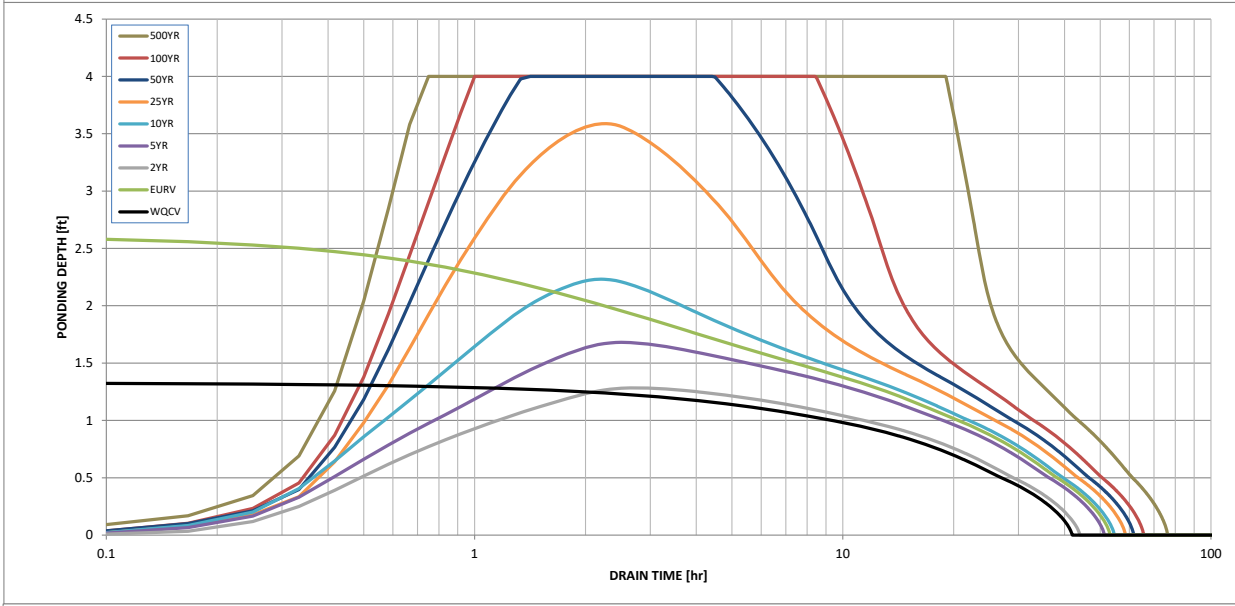
The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

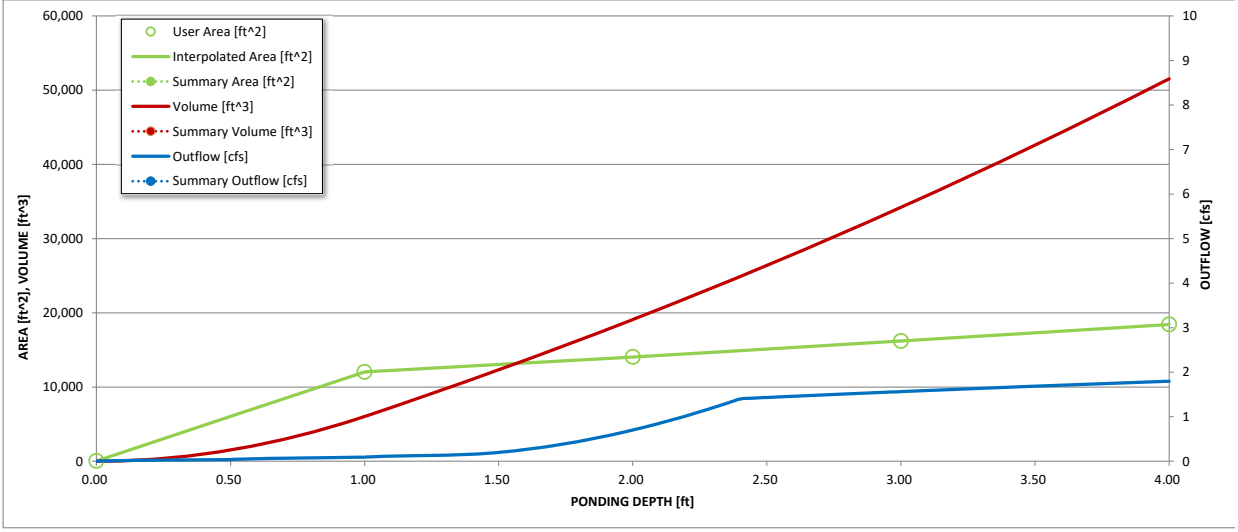
Design Storm Return Period =	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
One-Hour Rainfall Depth (in) =	N/A	N/A	0.83	1.11	1.38	1.82	2.21	2.62	3.82
CUHP Runoff Volume (acre-ft) =	0.232	0.651	0.245	0.382	0.635	1.254	1.744	2.347	3.939
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.245	0.382	0.635	1.254	1.744	2.347	3.939
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	0.1	0.2	2.5	8.9	13.2	18.6	32.4
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A							
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.01	0.01	0.16	0.57	0.85	1.20	2.09
Peak Inflow Q (cfs) =	N/A	N/A	2.4	3.7	6.6	14.2	19.7	25.8	42.6
Peak Outflow Q (cfs) =	0.14	1.46	0.14	0.33	1.08	1.71	1.80	1.80	1.80
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	1.6	0.4	0.2	0.1	0.1	0.1
Structure Controlling Flow =	Plate	Outlet Plate 1	Plate	Vertical Orifice 1	Vertical Orifice 1	Outlet Plate 1	N/A	N/A	N/A
Max Velocity through Grate 1 (fps) =	N/A	N/A	N/A	N/A	N/A	-0.1	-0.1	-0.1	-0.1
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	38	44	39	45	45	43	43	43	46
Time to Drain 99% of Inflow Volume (hours) =	**40**	49	42	49	50	52	53	55	60
Maximum Ponding Depth (ft) =	1.33	2.63	1.28	1.68	2.23	3.59	4.00	4.00	4.00
Area at Maximum Ponding Depth (acres) =	0.29	0.35	0.29	0.31	0.33	0.40	0.42	0.42	0.42
Maximum Volume Stored (acre-ft) =	0.232	0.651	0.218	0.337	0.514	1.010	1.183	1.183	1.183

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.00 (December 2019)







S-A-V-D Chart Axis Override	X-axis	Left Y-Axis	Right Y-Axis
minimum bound			
maximum bound			

DETENTION BASIN OUTLET STRUCTURE DESIGN

Outflow Hydrograph Workbook Filename:

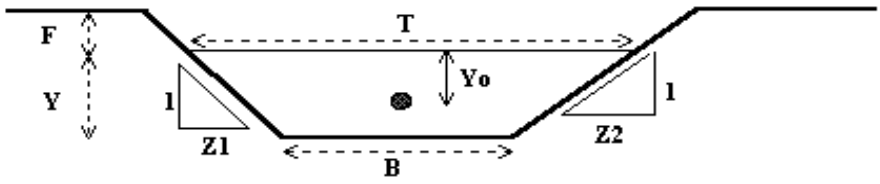
Inflow Hydrographs

The user can override the calculated inflow hydrographs from this workbook with inflow hydrographs developed in a separate program.

	SOURCE	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP
Time Interval	TIME	WQCV [cfs]	EURV [cfs]	2 Year [cfs]	5 Year [cfs]	10 Year [cfs]	25 Year [cfs]	50 Year [cfs]	100 Year [cfs]	500 Year [cfs]
5.00 min	0:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.02	0.20
	0:15:00	0.00	0.00	0.06	0.21	0.32	0.28	0.42	0.46	0.85
	0:20:00	0.00	0.00	0.51	0.79	1.09	0.80	1.06	1.37	2.87
	0:25:00	0.00	0.00	1.50	2.60	3.99	2.55	3.59	4.86	11.64
	0:30:00	0.00	0.00	2.23	3.55	6.28	9.50	13.72	17.47	30.70
	0:35:00	0.00	0.00	2.39	3.72	6.65	12.89	18.03	23.82	40.05
	0:40:00	0.00	0.00	2.38	3.62	6.41	14.25	19.66	25.78	42.64
	0:45:00	0.00	0.00	2.22	3.42	5.99	13.92	19.13	25.69	42.26
	0:50:00	0.00	0.00	2.06	3.25	5.55	13.51	18.55	24.86	40.85
	0:55:00	0.00	0.00	1.92	3.04	5.16	12.47	17.19	23.51	38.64
	1:00:00	0.00	0.00	1.79	2.86	4.82	11.46	15.87	22.18	36.57
	1:05:00	0.00	0.00	1.69	2.72	4.56	10.62	14.80	21.18	35.00
	1:10:00	0.00	0.00	1.58	2.58	4.32	9.71	13.55	19.25	32.02
	1:15:00	0.00	0.00	1.47	2.41	4.08	8.85	12.35	17.34	29.05
	1:20:00	0.00	0.00	1.36	2.21	3.75	7.93	11.04	15.29	25.57
	1:25:00	0.00	0.00	1.25	2.01	3.36	7.05	9.79	13.37	22.29
	1:30:00	0.00	0.00	1.15	1.83	3.01	6.16	8.54	11.59	19.37
	1:35:00	0.00	0.00	1.07	1.71	2.75	5.43	7.57	10.23	17.20
	1:40:00	0.00	0.00	1.01	1.59	2.56	4.88	6.82	9.17	15.46
	1:45:00	0.00	0.00	0.97	1.48	2.38	4.43	6.19	8.26	13.93
	1:50:00	0.00	0.00	0.93	1.38	2.22	4.03	5.63	7.45	12.55
	1:55:00	0.00	0.00	0.87	1.29	2.06	3.66	5.12	6.71	11.27
	2:00:00	0.00	0.00	0.80	1.19	1.88	3.32	4.64	6.00	10.06
	2:05:00	0.00	0.00	0.71	1.05	1.64	2.90	4.03	5.20	8.65
	2:10:00	0.00	0.00	0.62	0.91	1.40	2.49	3.45	4.43	7.32
	2:15:00	0.00	0.00	0.54	0.77	1.18	2.09	2.88	3.69	6.02
	2:20:00	0.00	0.00	0.46	0.65	0.97	1.71	2.34	2.98	4.79
	2:25:00	0.00	0.00	0.39	0.53	0.78	1.35	1.82	2.30	3.61
	2:30:00	0.00	0.00	0.32	0.42	0.61	1.00	1.34	1.66	2.61
	2:35:00	0.00	0.00	0.25	0.33	0.47	0.70	0.96	1.19	1.95
	2:40:00	0.00	0.00	0.20	0.27	0.38	0.52	0.72	0.88	1.48
	2:45:00	0.00	0.00	0.16	0.22	0.31	0.39	0.55	0.66	1.12
	2:50:00	0.00	0.00	0.13	0.18	0.26	0.30	0.43	0.49	0.83
	2:55:00	0.00	0.00	0.11	0.15	0.21	0.23	0.33	0.36	0.62
	3:00:00	0.00	0.00	0.09	0.12	0.17	0.18	0.26	0.26	0.45
	3:05:00	0.00	0.00	0.08	0.10	0.14	0.14	0.20	0.19	0.34
	3:10:00	0.00	0.00	0.07	0.08	0.11	0.11	0.16	0.15	0.27
	3:15:00	0.00	0.00	0.05	0.07	0.09	0.09	0.12	0.12	0.21
	3:20:00	0.00	0.00	0.05	0.05	0.07	0.07	0.10	0.10	0.17
	3:25:00	0.00	0.00	0.04	0.04	0.05	0.05	0.08	0.07	0.13
	3:30:00	0.00	0.00	0.03	0.03	0.04	0.04	0.06	0.06	0.10
	3:35:00	0.00	0.00	0.02	0.02	0.03	0.03	0.04	0.04	0.07
	3:40:00	0.00	0.00	0.02	0.02	0.02	0.02	0.03	0.03	0.05
	3:45:00	0.00	0.00	0.01	0.01	0.02	0.01	0.02	0.02	0.03
	3:50:00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	3:55:00	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.00	0.00
	4:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	6:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Normal Flow Analysis - Trapezoidal Channel

Project:	**Been RV Park**
Channel ID:	**Swale S**

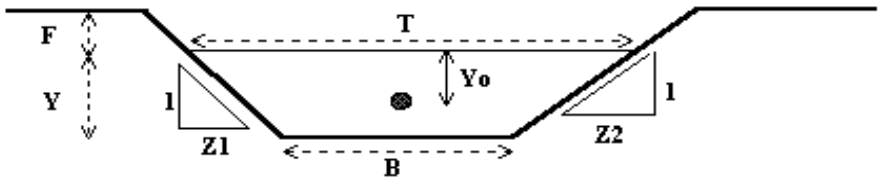


Design Information (Input)			
Channel Invert Slope	So =	0.0100	ft/ft
Manning's n	n =	0.020	
Bottom Width	B =	1.00	ft
Left Side Slope	Z1 =	4.00	ft/ft
Right Side Slope	Z2 =	4.00	ft/ft
Freeboard Height	F =	0.00	ft
Design Water Depth	Y =	**1.00**	ft

Normal Flow Condtion (Calculated)			
Discharge	**Q =**	**24.72**	cfs
Froude Number	**Fr =**	**1.17**	
Flow Velocity	**V =**	**4.94**	fps
Flow Area	A =	5.00	sq ft
Top Width	T =	9.00	ft
Wetted Perimeter	P =	9.25	ft
Hydraulic Radius	R =	0.54	ft
Hydraulic Depth	D =	0.56	ft
Specific Energy	Es =	1.38	ft
Centroid of Flow Area	Yo =	0.36	ft
Specific Force	Fs =	0.35	kip

Normal Flow Analysis - Trapezoidal Channel

Project:	**Been RV Park**
Channel ID:	**Swale E**



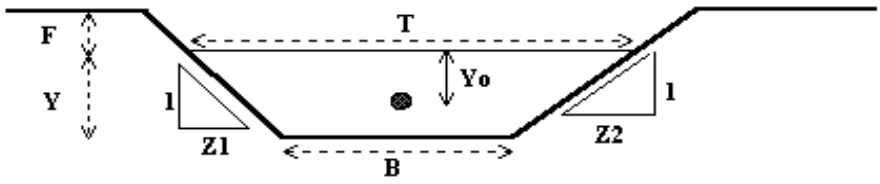
Design Information (Input)			
Channel Invert Slope	So =	0.0100	ft/ft
Manning's n	n =	0.020	
Bottom Width	B =	1.00	ft
Left Side Slope	Z1 =	4.00	ft/ft
Right Side Slope	Z2 =	4.00	ft/ft
Freeboard Height	F =	0.00	ft
Design Water Depth	Y =	**0.90**	ft

Normal Flow Condtion (Calculated)			
Discharge	**Q =**	**19.21**	cfs
Froude Number	**Fr =**	**1.15**	
Flow Velocity	**V =**	**4.64**	fps
Flow Area	A =	4.14	sq ft
Top Width	T =	8.20	ft
Wetted Perimeter	P =	8.42	ft
Hydraulic Radius	R =	0.49	ft
Hydraulic Depth	D =	0.50	ft
Specific Energy	Es =	1.23	ft
Centroid of Flow Area	Yo =	0.33	ft
Specific Force	Fs =	0.26	kip

Normal Flow Analysis - Trapezoidal Channel

Project: Been RV Park

Channel ID: Roadside Pans



Design Information (Input)			
Channel Invert Slope	So =	0.0060	ft/ft
Manning's n	n =	0.013	
Bottom Width	B =	2.00	ft
Left Side Slope	Z1 =	6.00	ft/ft
Right Side Slope	Z2 =	6.00	ft/ft
Freeboard Height	F =	0.00	ft
Design Water Depth	Y =	**0.33**	ft

Normal Flow Condtion (Calculated)			
Discharge	**Q =**	**4.23**	cfs
Froude Number	**Fr =**	**1.21**	
Flow Velocity	**V =**	**3.22**	fps
Flow Area	A =	1.31	sq ft
Top Width	T =	5.96	ft
Wetted Perimeter	P =	6.01	ft
Hydraulic Radius	R =	0.22	ft
Hydraulic Depth	D =	0.22	ft
Specific Energy	Es =	0.49	ft
Centroid of Flow Area	Yo =	0.14	ft
Specific Force	Fs =	0.04	kip

APPENDIX D

Drainage Plans

EXISTING DRAINAGE LEGEND

E — EXISTING SUB-BASIN DESIGNATION
1.12 | .73 — C10
.83 — C100
AREA IN ACRES
8 — DESIGN POINT
EXISTING BASIN
EXISTING DRAINAGE PATTERN

HISTORIC DRAINAGE LEGEND

H — HISTORIC SUB-BASIN DESIGNATION
1.12 | .73 — C10
.83 — C100
AREA IN ACRES
HISTORIC BASIN
HISTORIC DRAINAGE PATTERN

L_I - INITIAL LENGTH
S_I - INTIAL SLOPE
L_t - TRAVEL LENGTH
S_t - TRAVEL SLOPE

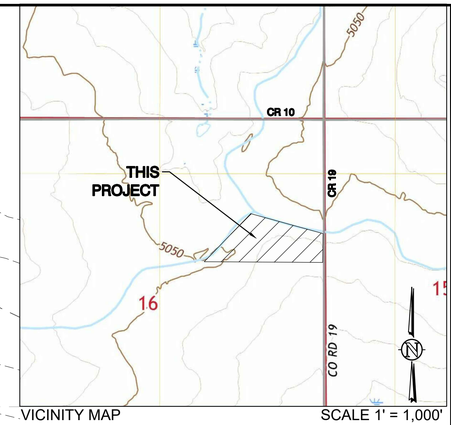
$L_I = Li$
$S_I = SI$
$L_t = Lt$
$S_t = St$

USGS TOPOGRAPHY QUAD MAP RIGHT (VIC MAP) USED FOR HISTORIC DRAINAGE CALCULATIONS.

EXISTING TOPOGRAPHY THIS SHEET IS FROM THE USDA NRCS GEOSPATIAL DATA GATEWAY.

USDA TOPO WAS USED TO DETERMINE EXISTING DRAINAGE PATTERNS ONLY, NOT USED FOR DESIGN.

60 30 0 60 120
FULL SCALE: 1" = 60'
HALF SCALE: 1" = 120'



VICINITY MAP SCALE 1' = 1,000'
S 1/2, NE 1/4, S16, T1N, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS -FREDERICK, CO

Historic Runoff Table - Project Name Subdivision							
BASIN	Impervious	C-YR	I	A	CIA(YR-historic)	Flow	DESIGN POINT
H							
C_2 (UDFCD 2018)	2.00	0.01	0.94	15.71	0.15	cfs	H
C_5	2.00	0.02	1.26	15.71	0.36	cfs	
C_{10}	2.00	0.06	1.56	15.71	1.38	cfs	
C_{100}	2.00	0.30	2.97	15.71	13.76	cfs	

Existing Runoff Table - Project Name Subdivision							
BASIN	Impervious	C-YR	I	A	CIA(YR-existing)	Flow	DESIGN POINT
E							
C_2 (UDFCD 2018)	4.07	0.03	0.99	15.71	0.41	cfs	E1
C_5	4.07	0.03	1.33	15.71	0.73	cfs	
C_{10}	4.07	0.07	1.65	15.71	1.88	cfs	
C_{100}	4.07	0.31	3.14	15.71	15.15	cfs	

JOHNS, JOLENE P
8690 COUNTY ROAD 10
FORT LUPTON, CO
PARCEL: 146916100009
ZONE: AG

TBR RANCH
3867 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100004
ZONE: AG

REIDER, GREG K
3863 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100081
ZONE: R

VEIT, DOLF C
8502 COUNTY ROAD 10
FORT LUPTON, CO
PARCEL: 146916100080
ZONE: AG

PUGH, THOMAS JAMES
3503 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100007
ZONE: AG

APPROXIMATE PROPERTY LINE
N89°59'19"E 1007'
N43°07'04"E 2448'
BULL CANAL LATERAL NO. 3 (58' RIGHT-OF-WAY)
S74°47'30"E 66.09'
S76°52'59"E 461.68'
EAST BRANCH OF THE BULL CANAL (56' RIGHT-OF-WAY)
N50°18'30"E 340.62'
N47°12'20"E 498.19'
N65°00'00"E 80.60'
N85°51'49"E 88.88'
N86°23'22"E 1860.01'
S70°29'49"E 46.75'
S80°10'5 30.45'
S00°02'24"E 308.30'
EDGE OF ASPHALT
COUNTY ROAD NO. 19
30' EX. ROW
COUNTY ROAD 19 ADD. 30' ROW
AREA = 0.30 ACRES
L = 1,275'
L_t = 1,519'
S_t = 1.2%
S = 1.4%
EX. BARN 1,600 SF
EX. RESIDENCE 3,400 SF
EX. GARAGE 1,218 SF
EX. BARN 367 SF
LEACH FIELD
OHE
5045
5040
5035
5050

127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westernecc.com
email@westernecc.com
(720) 685-9951
FAX (720) 294-1330
Western Engineering Consultants, inc LLC

REVISION	DATE	BY
INITIAL RELEASE	03/08/21	CFC

CONTACT: SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUPTON, CO 80621
MOBILE: (303) 902-9262

PCD FILE NO. 177279
BEEN RV PARK
ZONE: AG
PARCEL: 146915000039

HISTORIC & EXISTING DRAINAGE
BEEN RV PARK - 3647 WCR 19
WELD COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION CENTER OF COLORADO

FOR APPROVAL

ONLY VALID FOR CONSTRUCTION IF SEAL & ORIGINAL SIGNATURE ARE ON EACH SHEET

INITIAL PLAN RELEASE: 03/08/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO. 01-0342.001.00
DOC CON # 0035-H-E DRNG
SHEET 35 OF 42

T:\0342_001_00-BEEN RV PARK\Dwg\CDs\0342-001-WEC-CDs.dwg, 35-H-E DRNG, 3/9/2021 12:25:09 PM, DWG To PDF.pc3, WEC 24"36, WEC 24"36

DEVELOPED DRAINAGE LEGEND

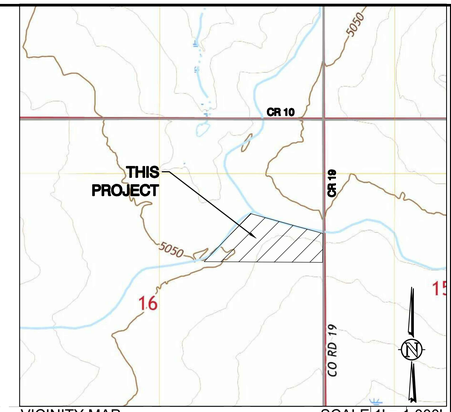
B1 — SUB-BASIN DESIGNATION
3.20 | 58 — C5
88 — C100
AREA IN ACRES
DEVELOPED BASIN
PROPOSED DRAINAGE PATTERN
8 — DESIGN POINT
EMERGENCY OVERFLOW

L_I - INITIAL LENGTH
S_I - INTIAL SLOPE
L_t - TRAVEL LENGTH
S_t - TRAVEL SLOPE

L_I = LI, S_I = SI
L_t = Lt, S_t = St

60 30 0 60 120
FULL SCALE: 1" = 60'
HALF SCALE: 1" = 120'

EXISTING TOPOGRAPHY THIS SHEET IS FROM SURVEY DATA RECEIVED FROM CES CONSULTANTS, LLC DATED JUNE 29, 2020.



VICINITY MAP SCALE 1' = 1,000'
S 1/2, NE 1/4, S16, T1N, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS -FREDERICK, CO

Developed Runoff Table - Been RV Park							
BASIN	Impervious	C-YR	I	A	CIA(YR-DEVELOPED)	cfs	DESIGN POINT
LOT 1							
C_2 (UDFCD 2018)	15.24	0.12	1.50	2.15	0.37	cfs	1
C_5	15.24	0.12	2.01	2.15	0.53	cfs	
C_{10}	15.24	0.18	2.49	2.15	0.95	cfs	
C_{100}	15.24	0.50	4.74	2.15	5.10	cfs	
LOT 2							
C_2 (UDFCD 2018)	8.57	0.06	1.44	1.83	0.17	cfs	2
C_5	8.57	0.07	1.93	1.83	0.23	cfs	
C_{10}	8.57	0.12	2.39	1.83	0.54	cfs	
C_{100}	8.57	0.47	4.54	1.83	3.92	cfs	
LOT 3							
C_2 (UDFCD 2018)	38.40	0.29	1.44	10.42	4.30	cfs	3
C_5	38.40	0.31	1.92	10.42	6.24	cfs	
C_{10}	38.40	0.37	2.39	10.42	9.12	cfs	
C_{100}	38.40	0.60	4.54	10.42	28.55	cfs	
LOT 4							
C_2 (UDFCD 2018)	6.64	0.04	1.62	1.08	0.08	cfs	4
C_5	6.64	0.05	2.17	1.08	0.11	cfs	
C_{10}	6.64	0.11	2.69	1.08	0.31	cfs	
C_{100}	6.64	0.46	5.11	1.08	2.55	cfs	

JOHNS, JOLENE P
8690 COUNTY ROAD 10
FORT LUPTON, CO
PARCEL: 146916100009
ZONE: AG

TBR RANCH LLC
3867 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100004
ZONE: AG

REIDER, GREG K
3863 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100081
ZONE: R

VEIT, DOLF C
8502 COUNTY ROAD 10
FORT LUPTON, CO
PARCEL: 146916100080
ZONE: AG

PUGH, THOMAS JAMES
3503 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100007
ZONE: AG

APPROXIMATE PROPERTY LINE

BULL CANAL LATERAL NO. 3 (92' RIGHT-OF-WAY)
EAST BRANCH OF THE BULL CANAL (56' RIGHT-OF-WAY)
COUNTY ROAD 19 ADD. 30' ROW AREA = 0.30 ACRES
COUNTY ROAD 19 (30' EX. ROW)
CO RD 19

PROPOSED WATER STORAGE TANKS
PROPOSED WELL & PUMP HOUSE
24' WIDE ACCESS EASEMENT
24' WIDE ACCESS EASEMENT FOR LOTS 1 & 2
24' WIDE ACCESS EASEMENT FOR LOT 1 ONLY
CONCRETE RUNDOWN CHANNEL
FOREBAY N (7' x 7')
FOREBAY S (10' x 10')
SPILLWAY WALL
SAND BOX GATE STRUCTURE
FUTURE RESIDENCE & SEPTIC
EX. BARN 1,600 SF
EX. GARAGE 1,218 SF
EX. RESIDENCE 3,400 SF

LOT 1 — 2.15 | 0.10 | 0.36
LOT 2 — 1.83 | 0.05 | 0.32
LOT 3 — 10.42 | 0.20 | 0.60
LOT 4 — 1.08 | 0.05 | 0.46

L_I = 140', S_I = 0.8%
L_I = 995', S_I = 1.0%
L_I = 550', S_I = 1.8%
L_I = 205', S_I = 2.5%
L_I = 375', S_I = 2.1%

N89°59'19"E 1007'
N49°07'04"E 2482'
S72°38'56"E 384.45'
S74°47'30"E 66.09'
S76°52'39"E 461.68'
S70°29'49"E 46.75'
S80°10'5 30.45'
N50°18'30"E 340.62'
N47°52'22"E 299.39'
N65°00'00"E 80.60'
N65°57'48"E 88.88'
N86°23'22"E 1860.01'
S0°02'24"E 308.30'

POND WATER SURFACE TABLE		
DESCRIPTION	ELEVATION	VOLUME (cft)
WQCV	5034.65	8,519
100yr	5036.65	39,427
OVERFLOW	4937.00	45,443

Western Engineering Consultants, inc LLC
127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westernec.com
email@westernec.com
(720) 685-9951
FAX (720) 294-1330

REVISION	DATE	BY
INITIAL RELEASE	03/10/21	CFC

CONTACT: SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUPTON, CO 80621
MOBILE: (303) 902-9262

PO BOX 1177 FT. LUPTON, CO
PARCEL: 146915000039
ZONE: AG

DEVELOPED DRAINAGE
BEEN RV PARK - 3647 WCR 19
WELD COUNTY, COLORADO

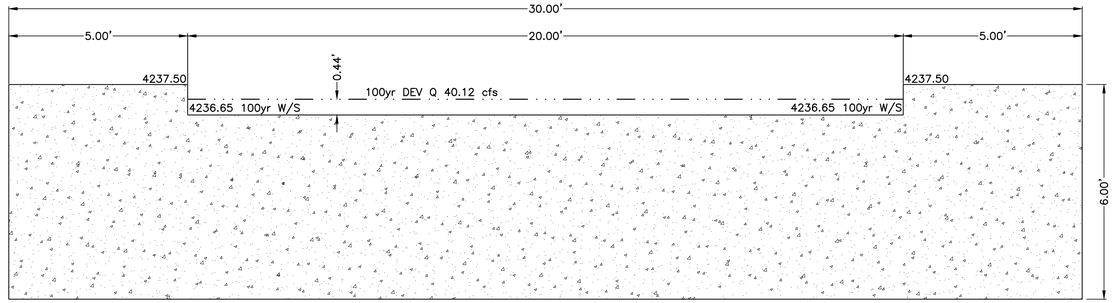
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UTILITY NOTIFICATION CENTER OF COLORADO

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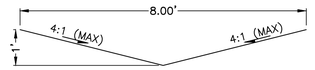
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DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO. 01-0342.001.00
DOC CON # 0036-DEV DRNG
SHEET 36 OF 53

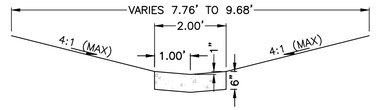
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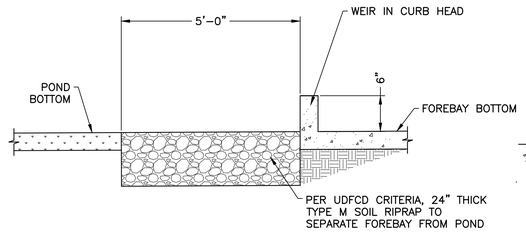
POND 'A' EMERGENCY SPILLWAY WALL
SCALE 1" = 2'



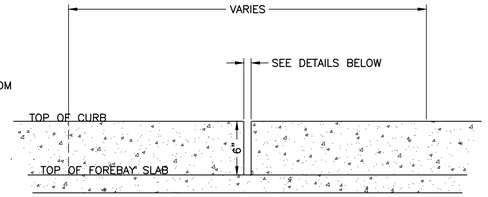
SWALE E/S DETAIL
SCALE 1" = 2'



TYPICAL 2' CONC PAN DETAIL
SCALE 1" = 2'

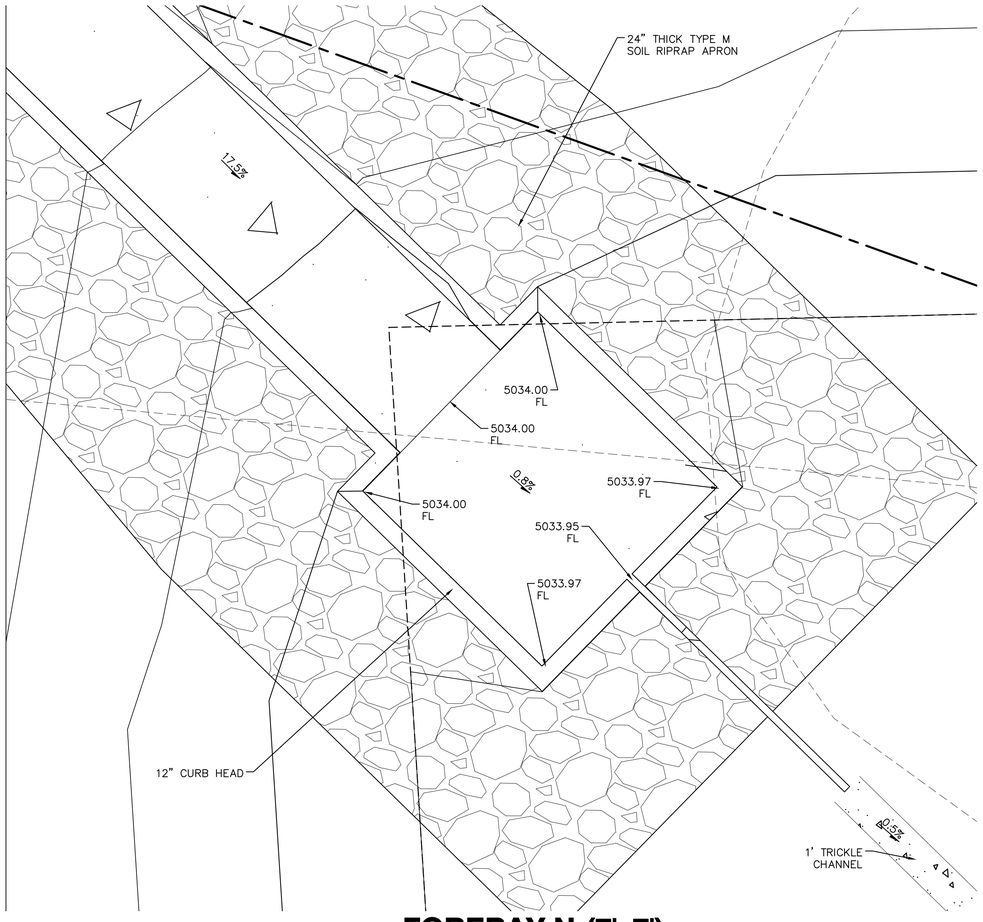


ALTERNATIVE FOREBAY CROSS SECTION
SCALE 1" = 2'

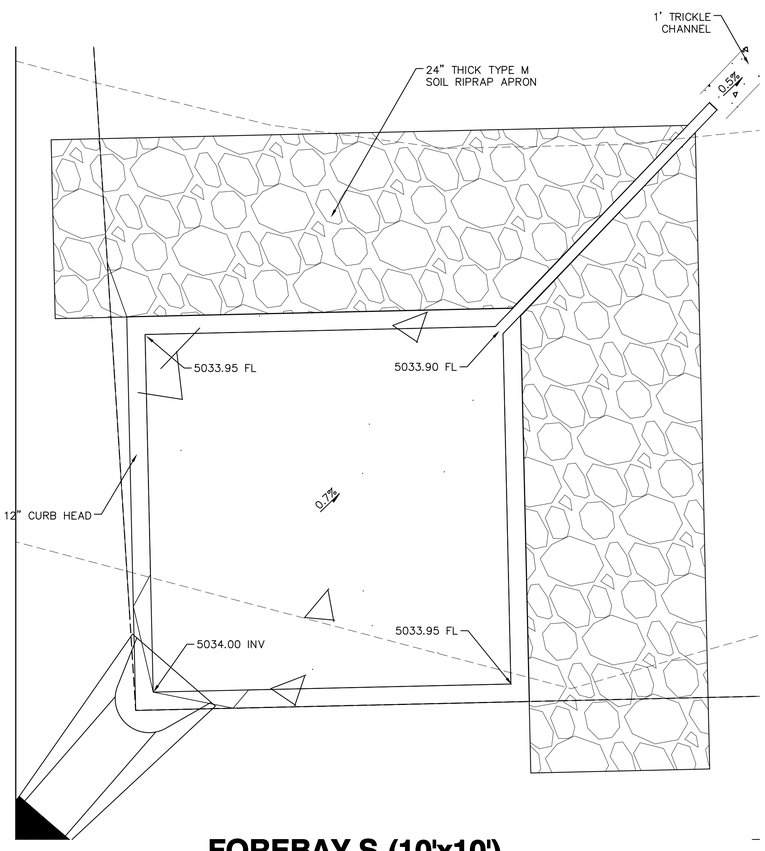


4" WEIR FOR RELEASE FROM FOREBAY PER UDFCD EQN. SO-13 SEE DRAINAGE REPORT APPENDIX FOR CALCULATIONS

ALTERNATIVE FOREBAY WEIR
SCALE 1" = 2'



FOREBAY N (7'x7')
1" = 2'



FOREBAY S (10'x10')
1" = 2'

RIPRAP BEDDING REQUIREMENTS

UDFCD Table MD-12 (Volume 1)			
	Minimum Bedding Thickness (inches)		
	Fine-Grained Soils*		Coarse-Grained soils**
Riprap Designation	Type I	Type II	Type II
VL (d_{50} =6 in), L (d_{50}=9 in)	4	4	6
M (d_{50} =12 in)	4	4	6
H (d_{50} =18 in)	4	6	8
VH (d_{50} =24 in)	4	6	8

* May substitute one 12-inch layer of type II bedding. The substitution of one layer of type II bedding shall not be permitted at drop structures. The use of a combination of filter fabric and Type II bedding at drop structures is acceptable.

**Fifty percent or more by weight retained on the #40 sieve.

BEDDING GRADATION

UDFCD Table MD-11		
	Percent Weight by Passing Square-Mesh Sieves	
U.S. Standard Sieve Size	Type I CDOT Sect. 703.01	Type II CDOT Sect. 703.09 Class A
3 inches	-----	90-100
1 1/2 inches	-----	-----
3/4 inches	-----	20-90
3/8 inches	100	-----
#4	95-100	0-20
#16	45-80	-----
#50	10-30	-----
#100	2-10	-----
#200	0-2	0-3

Classification & Gradation of Ordinary Riprap UDFCD Table MD-7

Riprap Designation	% Smaller Than Given Size by Weight	Intermediate Rock Dimensions (inches)	d50 (inches)*
Type VL	70-100 50-70 35-50 2-10	12 9 6 2	6**
Type L	70-100 50-70 35-50 2-10	15 12 9 3	9**
Type M	70-100 50-70 35-50 2-10	21 18 12 4	12**
Type H	70-100 50-70 35-50 2-10	30 24 18 6	18

SOIL RIPRAP

70%-75% RIPRAP
25%-30% SOIL

POND WATER SURFACE TABLE		
DESCRIPTION	ELEVATION	VOLUME (cft)
WQCV	5034.65	8,519
100yr	5036.65	39,427
OVERFLOW	4937.00	45,443

127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westernec.com
email@westernec.com
(720) 685-9951
FAX (720) 294-1330
Western Engineering Consultants, inc LLC

No.	REVISION	DATE	BY
0	INITIAL RELEASE	03/08/21	CFC

BEEN RV PARK
CONTACT: SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUPTON, CO 80621
MOBILE: (303) 902-9262

DRAINAGE DETAILS
BEEN RV PARK - 3647 WCR 19
WELD COUNTY, COLORADO

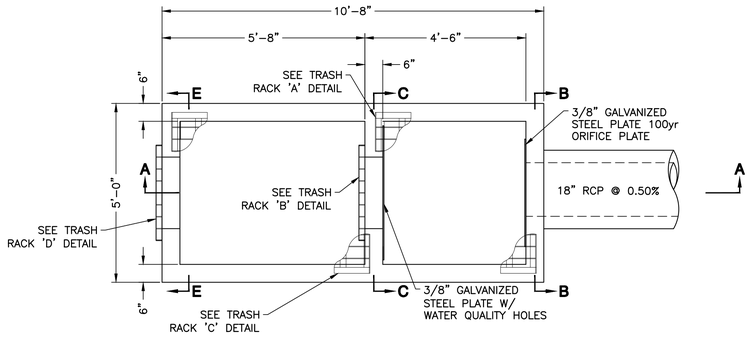
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INITIAL PLAN RELEASE: 03/08/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO. 01-0342.001.00
DOC CON # 0037-DRNG DTLS
SHEET 37 OF 42

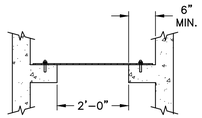
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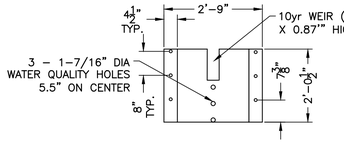
PLAN VIEW
SCALE 1" = 2'

STRUCTURAL NOTES:

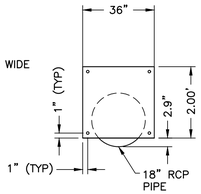
1. ALL CONCRETE SHALL BE C.D.O.T. CLASS B CAST IN PLACE.
2. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFER 3/4".
3. ALL REINFORCING BARS SHALL HAVE A MINIMUM 2" CLEARANCE.
4. ALL REINFORCING BARS SHALL BE EPOXY COATED.
5. ALL STEPS SHALL BE IN ACCORDANCE WITH AASHTO M199.



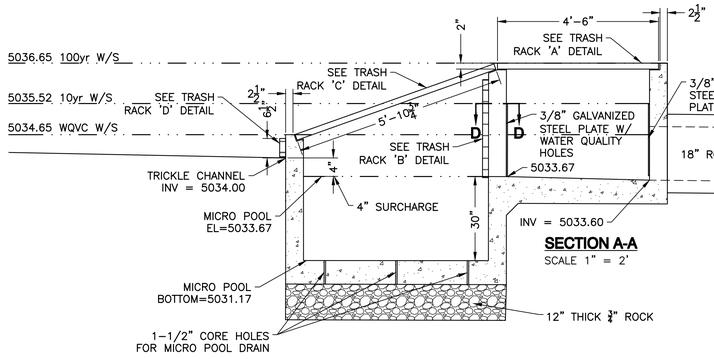
SECTION D-D
SCALE 1" = 2'



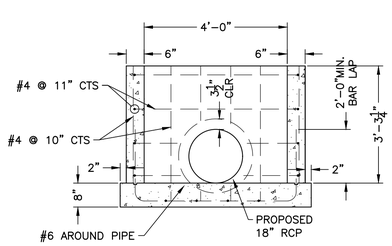
3/8" GALVANIZED STEEL PLATE W/ WATER QUALITY HOLES
SCALE 1" = 2'



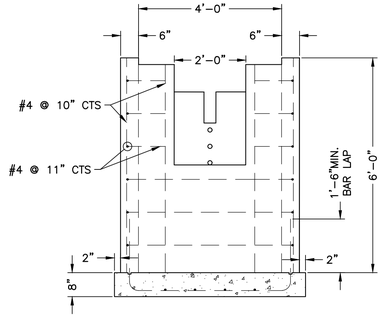
3/8" GALVANIZED STEEL PLATE 100yr ORIFICE PLATE
SCALE 1" = 2'



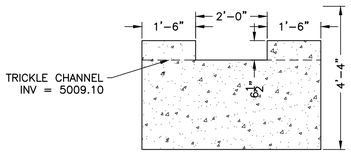
SECTION A-A
SCALE 1" = 2'



SECTION B-B
SCALE 1" = 2'

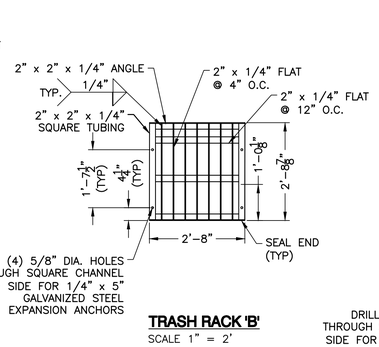


SECTION C-C
SCALE 1" = 2'

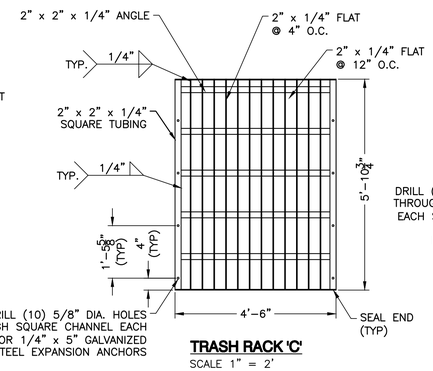


SECTION E-E
SCALE 1" = 2'

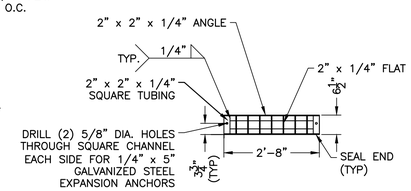
TRASH RACK 'A'
SCALE 1" = 2'



TRASH RACK 'B'
SCALE 1" = 2'



TRASH RACK 'C'
SCALE 1" = 2'



TRASH RACK 'D'
SCALE 1" = 2'

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email@westernec.com
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FAX (720) 294-1330
Western Engineering Consultants, inc LLC

No.	REVISION	DATE	BY
0	INITIAL RELEASE	03/08/21	CFC

BEEN RV PARK

CONTACT: SHERYL BEEN
3647 COUNTY ROAD 19
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MOBILE: (303) 902-9262

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DESIGNED BY: CFC
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PROJECT NO.
01-0342.001.00

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0038-DRNG DTLS

SHEET
38 OF 42

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WESTERN ENGINEERING CONSULTANTS, Inc LLC
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush ,CO 80723
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Email: chadwin.cox@westerneci.com

March 10, 2021

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

RE: BEEN RV PARK WATER SERVICE NARRATIVE

City Design Review Committee:

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to briefly summarize the Been RV Park water demands and proof of service.

Attached to this letter are the following:

- WEC Preliminary Water Demand Study
- Been RV Park Well Permit and supporting documents
- Wild Country RV Park 2020 Consumption Report
- Water Usage Affidavit
- CWCWD Will Serve Letter, Fire Flow Study, and water study receipt

A preliminary water study has been completed by WEC dated August 20, 2020 to estimate the demand and to size the future water meter for the calculated peak flow. The study was broken into phasing, with phases 1 & 2 consisting of 80 RV stalls, phase 3 adding 40 additional stalls, and phase 4 adding the final 40 stalls.

The interim RV Park (75 total RV stalls) will be serviced for consumptive use by the proposed well (Permit #84713-F) located within Lot 3. The approved well permit allows the property to withdraw 4.92 acre-feet annually from the Laramie-Fox Hills aquifer. At a usage rate for each RV stall of 50 gallons per day, the use of this well would provide water for 87 units (only 75 proposed as Phase 1 at this time). 75 RV stalls is the threshold above which traffic improvements will be required.

The attached Wild Country RV Park 2020 consumption report details the annual water usage (in gallons) of a larger RV Park located in Keenesburg, CO (180 total RV stalls). The average daily usage of the 180 stall RV Park (domestic and irrigation) was 55 gpd per RV stall, resulting in a yearly water usage of approximately 10.88 acre-feet.

The applicant has completed the Affidavit of historic water use and has applied for inclusion to the Northern Colorado Water Conservancy District. WEC has coordinated with and the Applicant has funded the Central Weld County Water District water demand and supply study. Currently CWCWD water main exists 1,850 feet +/- north of the site. The CWCWD water main will be extended for fire suppression unless the applicant receives alternative methods and means approval by the Fort Lupton Fire Protection District.

A will serve letter from CWCWD has been received, and a water study is currently underway. A Fire Flow study was performed by NOCO Engineering Company dated September 18, 2020 recommending approval of the requested fire flow tap at a flow rate of 800 gpm.

CLOSING
The Applicant is excited to bring this project to the City of Fort Lupton!

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

WESTERN ENGINEERING CONSULTANTS INC LLC

PrelImInary Draft

BEEN RV PARK
3647 WCR 19, Ft Lupton, 80603
Weld County, CO

WATER AND SANITARY SEWER STUDY

August 20, 2020
(WECI # 0342.001.00)

PROJECT DESCRIPTION

A 161-unit RV park is proposed in Ft Lupton, on WCR 19, south of WCR 10. Phases 1 and 2 will be constructed initially. A one-acre commercial lot is also proposed. One existing and one proposed residence are located on the western portion of the site.

PHASE	RV Units		Shower/Laundry in Commercial Building
1 and 2	80	--	1
3	40	--	1
4	41	--	1
TOTAL	161	--	3

Water service will be provided by the North Weld County Water District. The owner is in discussions with the district regarding service. The District's nearest line is currently about 1,900 feet from the site. The on-site 8-inch water lines will provide water to fire hydrants as well as to the RV units. A master water meter near the eastern entrance will meter the domestic use.

Wastewater will be collected near the site's low points and treated on site (designed by others). Please refer to the WEC site. Future sewer service by the City of Ft Lupton is anticipated.

DOMESTIC WATER

Attached are the calculations for estimating the demand and sizing the water meter for calculated peak flow using the IPC (International Plumbing Code). It was assumed that an RV unit will have a shower, lavatory sink, kitchen sink and water closet. Meter capacity is based on Denver Water standards using 80% off AWWA C700 capacities.

The private on-site 8-inch water lines will provide water to fire hydrants as well as to the RV units. A master water meter will meter the domestic use. A PRV (pressure regulating valve) on a meter bypass line will open during extreme pressure drop, such as high demand during firefighting or line flushing. [?? A second connection to the District water line will be made and will have a PRV only.]

For this preliminary report, the Design Pressure is assumed to be 60 psi at the connection to the District system at the site. This is for preliminary design only and has not been verified.

The IPC demand method results in the following estimated cumulative peak demands (also the design demand for this report) by phase. Meter capacity is based on the Denver Water recommendation (80% of AWWA C700 meter standards), which is commonly used in the area.

PHASE	Cumulative Design Demand, gpm	Meter Diameter, inches	Meter Capacity, gpm
1 and 2	119	2	128
3	163	3	250
4	202	3	250

The friction losses due to the length of the internal lines are mitigated by using the 8-inch domestic/fire lines for distribution. For example, the loss at 202 gpm for 5,000 feet of 8-inch is 3 psi.

For each pair of RV's served, a 1-inch tap and service will be installed on the main line in the street. Friction loss would be too high if ¾-inch services were used with the proposed line lengths.

IRRIGATION WATER
Irrigation is assumed to be minimal.

FIRE PROTECTION
To be determined.
[from keenesburg project:
16 fire hydrants are proposed on the site for fire protection and line flushing. An 6-inch PRV on a bypass at the meter will open when pressure is low enough to open it during high demand when the hydrants are operated. The PRV and domestic meter will be in a precast vault. A second connection with a PRV also will serve the site.

It appears that 750 gpm could be delivered to the site with the 8-inch main extension, assuming the Town's system has the capacity. 525 gpm fireflow plus domestic demand of 222 gpm for a total 750 gpm. This flow rate in the 5,300 off-site line extension results in 32 psi loss for the pipe.]

SANITARY SEWER SERVICES
On-site mains are gravity flow with manholes for maintenance. Minimum pipe size hydraulically is 4 and 6-inch (see attached calculations); however, 8-inch could provide more efficient system maintenance.

Each pair of RV's should be served by a 4-inch PVC service connection. 4-inch, with a clean out at the pad allows for adequate service line maintenance.

Wastewater demand (2009 IPC) and sewer size for two RV's is:

18 DFU	Use 1 x 4-inch PVC @ 2%
The IPC allows:	Up to 216 DFUs are allowed on a 4-inch line @ 2%.
	Up to 180 DFUs are allowed on a 4-inch line @ 1%.

SANITARY SEWER SITE

Build out average demand is estimated to be 11,500 gallons per day (calculated), or 11 gpm. Using 50 gallons per day per RV unit (travel trailer excluding laundry facilities, Table 6-2, Colorado Regulation 43):

PHASE	Average Daily Estimated Flow, gpd	Cumulative Average Daily Estimated Flow, gpd (gpm)
1 and 2	5,150	5,150 (3.6)
3	3,150	8,300 (5.8)
4	3,200	11,500 (8.0)
TOTAL	11,500	

Revision Draft 202X
Revision 1 202x xxxx

--End of Text

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2012 INTERNATIONAL PLUMBING CODE ----- TABLE E103.3(3)

TABLE FOR ESTIMATING DEMAND

SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSH TANKS			SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSHOMETER VALVES		
Load	Demand		Load	Demand	
(Water supply fixture un its)	(Gallons per minute)	(Cubic feet per minute)	(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)
1	3.0	0.04104			
2	5.0	0.0684			
3	6.5	0.86892			
4	8.0	I .06944			
5	9.4	1.256592	5	15.0	2.0052
6	10.7	1.430376	6	17.4	2.326032
7	11.8	1.577424	7	19.8	2.646364
8	12.8	1.711104	8	22.2	2.967696
			9	24.6	3.288528
9	13.7			27.0	3.60936
10	14.6	1.951728	10		
1 1	15.4	2.058672	11	27.8	3.716304
12	16.0	2.13888	12	28.6	3.823248
13	16.5	2.20572	13	29.4	3.930192
14	17.0	2.27256	14	30.2	4.037136
15	17.5	2.3394	15	31.0	4.14408
16	18.0	2.90624	16	31.8	4.241024
17	18.4	2.459712	17	32.6	4.357968
18	18.8	2.513184	18	33.4	4.464912
19	19.2	2.566656	19	34.2	4.571856
20	19.6	2.620128	20	35.0	4.6788
25	21.5	2.87412	25	38.0	5.07984
30	23.3	3.114744	30	42.0	5.61 356
35	24.9	3.328632	35	44.0	5.88192
40	26.3	3.515784	40	46. O	6.14928
45	27.7	3.702936	45	48.0	
50	29.1	3.890088	50	50.0	6.684
60	32.0	4.27776	60	54.0	7.21872
70	35.0	4.6788	70	58.0	7.75344
80	38.0	5.07984	80	61.2	8.181216
90	41.0	5.48088	90	64.3	8.595624
100	43.5	5.81508	IOO	67.5	9.0234
120	48.0		120	73.0	9.75864
140	52.5	7.0182	140	77.0	10.29336
160	57.0	7.61976	160	81.0	10.82808
180	61.0	8.15448	180	85.5	I I .42964
200	65.0	8.6892	200	90.0	12.0312
225	70.0	9.3576	225	95.5	12.76644
250	75.0	10.026	250	101.0	13.50168

(continued)

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E103.3(3)-continued

TABLE FOR ESTIMATING DEMAND

SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSH TANKS			SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSHOMETER VALVES		
Load	Demand		Load	Demand	
(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)	(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)
275	80.0	10.6944	275	104.5	13.96956
300	85.0	11.3628	300	108.0	14.43744
400 *472*	105.0 *119*	14.0364	400	127.0	16.97736
500 *713*	124.0 *163*	16.57632	500	143.0	19.11624
750 *959*	170.0 *202*	22.7256	750	177.0	23.66136
1,000	208.0	27.80544	I ,OOO	208.0	27.80544
1,250	239.0	31.94952	1 ,250	239.0	31.94952
I ,500	269.0	35.95992	I ,500	269.0	35.95992
1,750	297.0	39.70296	1,750	297.0	39.70296
2,000	325.0	43.446	2,000	325.0	43.446
2,500	380.0	50.7984	2,500	380.0	50.7984
3,000	433.0	57.88344	3,000	433.0	57.88344
4,000	525.0	70.182	4,000	525.0	70.182
5,000	593.0	79.27224	5,000	593.0	79.27224

For Sl: 1 inch = 25.4 mm, I gallon per minute = 3.785 L/m, I cubic foot per minute 0.28 m^3 per minute.

August 18, 2020

Been RV Park, refer to report.

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WATER METER AND SERVICE LINE SIZE

BEEN RV PARK

3647 WCR 19, Ft Lupton, Colorado

August 20, 2020

Revision 0

Askeland

Preliminary Draft

A. ESTIMATE FIXTURE COUNT AND PEAK FLOW RATE (IPC 2012) AND METER SIZE

Showers (public) per phase	1	1	1	
Washing Machines (public) per phase	1	1	1	Check column
RV Units each Phase	80	40	41	161

FIXTURE	FIXTURE UNITS per FIXTURE WSFU	PHASES 1 AND 2 Q	PHASES 1 AND 2 WSFU	PHASE 3 Q	PHASE 3 WSFU	PHASE 4 Q	PHASE 4 WSFU	
Bathtub or Shower (private)	1.4	80	112	40	56	41	57	
Bathtub or Shower (public) - combo	4.0	1	4	1	4	1	4	
Dishwasher (private)	1.4	0	0	0	0	0	0	
Dishwasher (public, estimated WSFU)	4.0	0	0	0	0	0	0	
Drinking Fountain (offices, etc.) - COM BLD	0.25	1	0.25	0	0	0	0	
Hose Bib - COM BLD	2.5	1	2.5	0	0	0	0	
Hose Bib, each additional misc.	1.0	1	1	1	1	1	1	
Lavatory (private)	0.7	80	56	40	28	41	29	
Lavatory (public) - COM BLD	2.0	1	2	1	2	1	2	
Sink, Bar (public)	2.0	0	0	0	0	0	0	
Sink, Kitchen (private)	1.4	80	112	40	56	41	57	
Sink, Kitchen (hotel, restaurant, etc.)	4.0	0	0	0	0	0	0	
Sink, Service (offices, etc.) COM BLD.laundry	3.0	1	3	1	3	1	3	
Urinal (public, 3/4" flush valve)	5.0	0	0	0	0	0	0	
Urinal (public, 3/4" flush tank)	3.0	0	0	0	0	0	0	
Washing Machine, 8 lb (private)	1.4	0	0	0	0	0	0	
Washing Machine, 8lb (public)- COM BLD	3.0	1	3	1	3	1	3	
Washing Machine, 15lb (public)	4.0	0	0	0	0	0	0	
Water Closet, tank (private)	2.2	80	176	40	88	41	90	
Water Closet, flushometer valve (private)	6.0	0	0	0	0	0	0	
Water Closet, tank (public)	5.0	0	0	0	0	0	0	
Water Closet, flushometer valve (public)	10.0	0	0	0	0	0	0	
Water Closet, flushometer tank valve (public)	2.0	0	0	0	0	0	0	
TOTAL FIXTURES		327		165		169		661
TOTAL WSFU per Phase			472		241		247	959
% of Buildout			49%		25%		26%	100%
CUMULATIVE TOTAL WSFU For use in Table E103.3(3)			**472**		**713**		**959**	
CUMULATIVE PEAK FLOW RATE, gpm IPC, Table E103.3(3) USED AS DESIGN FLOW RATE			**119 gpm**		**163 gpm**		**202 gpm**	
Site METER SIZE MINIMUM, INCHES			2		3		3	
meter capacity, gpm (See note 6 below)			128		250		250	
Peak Flow Rate, gpm (prorated by phase at build out)			99		51		52	202

NOTES:
1. Fixture type and quantity are estimates.
2. Tank water closets. Used IPC Table E103.3.3.column for predominantly flush tanks (attached).
3. Use is "private" since use is restricted to employees and guests, except as noted public.
4. Final design should confirm fixture types and quantities.
5. IPC (International Plumbing Code) rate is "Peak Flow Rate" and is used as the Design Flow Rate in other calculations.

5.b. WSFU = Water Supply Fixture Unit. COM BLD = Commercial Building/Warehouse.

6.a. Meter design capacity recommended by the Denver Water (80% of AWWA C700 meter standards):

6.b. 3/4" - 16 gpm, 1" - 40 gpm, 1 1/2" - 80 gpm, 2" - 128 gpm, 3" - 250 gpm, 4" - 400gpm, 6" - 800 gpm.

7. Phases 1 and 2 combined constitute the initial development phase.

Revision x 2020 xxxx

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Ashampoo® PDF

SANITARY SEWER DEMANDS

BEEN RV PARK
3647 WCR 19, Ft Lupton, Colorado

August 20, 2020
Revision 0
Askeland

Preliminary Draft

C.1. SEWER DEMAND ESTIMATE

Showers (public) per phase	1				
Washing Machines (public) per phase	1				Check column
RV Units each Phase		80	40	41	161
XXXXX		0	0	0	0
TOTAL		80	40	41	161

UNIT OR FIXTURE	DEMAND gpd	PHASES 1 AND 2 Q	PHASES 1 AND 2 gpd	PHASE 3 Q	PHASE 3 gpd	PHASE 4 Q	PHASE 4 gpd	
Travel Trailer (demand per unit, see note 4)	50 per unit	80	4,000	40	2,000	41	2,050	8,050
Shower, public park, 100 gpd per fixture per hour assume 6 hours operation per day	600 per fixture	1	600	1	600	1	600	1,800
Washing Machine, public, per machine	400 per fixture	1	400	1	400	1	400	1,200
Sink, public, 15 gpd per hour - Laundry assume 10 hours operation per day	150 per fixture	1	150	1	150	1	150	450
								11,500
TOTAL Estimate gpd, per Phase			5,150		3,150		3,200	11,500
CUMULATIVE ESTIMATED TOTAL BY PHASE, gpd			**5,150**		**8,300**		**11,500**	
Average Day Rate			3.6		5.8		8.0	gpm
								57,500
BY INDIVIDUAL PHASE (for pipe)								
PEAK DAY RATE ESTIMATE, gpd Peaking F =	5	phase 1	25,750	phase 2	15,750	phase 3	16,000	57,500
								Total Site
LINE SIZE MINIMUM, INCHES (See note 6)			4		4		4	6
gravity pipe capacity, gpd (half full, s=0.005, n=0.013)			43,000		43,000		43,000	181,000

NOTES:
1. Fixture type and quantity are estimates.
2. Use is "private" since use is restricted to employees and guests, except as noted "public".
3. Final design should confirm fixture types and quantities.
4.a. Colorado Dept of Public Health, Regulation #43, On-Site WW Treatment System Reg, TABLE 6-2 Estimate of Average Daily Wastewater Flow
4.b. Travel Trailer demand is gpd per Unit, Shower (public park) demand is 100 gpd per fixture per hour operation.
4.c. Laundries self serve demand is 400 gpd per machine.
5. Phases 1 and 2 combined constitute the initial phase.
6.a. Minimum pipe size is only for reference. Other factors impact minimum pipe size, such as type of waste and maintenance methods.
Revision XX 2020 XXXX

---- END OF PAGE ------

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 84713-F
RECEIPT NUMBER 10005293

ORIGINAL PERMIT APPLICANT(S)

SHERYL A BEEN

AUTHORIZED AGENT

STEVEN JANSSEN

APPROVED WELL LOCATION

Water Division: 1 Water District: 2
Designated Basin: N/A
Management District: N/A
County: WELD
Parcel Name: RECORDED EXEMPTION NO. 1469-16-1 RE-4223
Lot: A Block: Filing:
Physical Address: 3647 WCR 19 FORT LUPTON, CO 80621

SE 1/4 NE 1/4 Section 16 Township 1.0 N Range 67.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 509408.8 Northing: 4433691.5

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated September 16, 2020.
4) The use of groundwater from this well is limited to domestic, livestock watering, industrial, irrigation and commercial.
5) Production is limited to the Laramie-Fox Hills aquifer which is located approximately 445 feet below ground surface and extends to a depth of approximately 770 feet. In accordance with Rule 10.4.8 of the Water Well Construction Rules, plain steel casing must be installed and grouted from the top of the permitted production zone up to at least ten feet above the base of the surface casing, or to the depth required by Rule 10.5.2.1, if no surface casing is installed. (NOTE: If coals and/or carbonaceous shales are encountered in the borehole, plain casing and grout should be installed through these intervals to exclude poor quality water from entering the well.)
6) The pumping rate of this well shall not exceed 50 GPM (as requested).
7) The average annual amount of groundwater to be withdrawn shall not exceed 4.92 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 492 acre-feet.
8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
11) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
12) This well shall be constructed not more than 200 feet from the location specified on this permit.
13) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

WELL PERMIT NUMBER 84713-F **RECEIPT NUMBER 10005293**

15) ADVANCE NOTICE REQUIRED - Pursuant to Construction Rule 6.2.2.1 (2 CCR 402-2), licensed or private drillers and pump installers must provide advance notification to the State Engineer prior to each of the following for this well: the start of well construction, the initial installation of the first permanent pump, and the initial installation of a cistern connected to the water well supply system. Any change in the date of construction/installation must be re-noticed prior to the activity. Information regarding the notification process and a link to the electronic notification form can be found on the Division of Water Resources website.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: http://Colorado.gov/water

NOTE: A hydrogeologic aquifer evaluation has been completed for this permit and the details of the evaluation can be viewed in the hydrogeologic aquifer evaluation imaged document and the original permit file.

Issued By IOANA COMANICIU

Date Issued: 9/16/2020

Expiration Date: 9/16/2021

FINDINGS OF THE STATE ENGINEER

IN THE MATTER OF AN APPLICATION FOR A PERMIT TO CONSTRUCT A WELL IN WATER DIVISION NO. 1, WELD COUNTY, COLORADO

APPLICANT: SHERYL A. BEEN

AQUIFER: LARAMIE-FOX HILLS

PERMIT NO.: 84713-F

In compliance with C.R.S. 37-90-137(1) and the Statewide Nontributary Ground Water Rules, Sheryl A. Been, (hereinafter "applicant") submitted an application for a permit to construct a well. Based on information provided by the applicant and records of the Division of Water Resources, the State Engineer finds as follows:

1. The application was received complete by the State Engineer on August 7, 2020.

2. The applicant proposes to construct the well in the SE1/4 of the NE1/4 of Section 16, Township 1 North, Range 67 West, 6th Principal Meridian.

3. The proposed well is located outside the boundaries of a designated ground water basin.

4. The applicant proposes to apply the water withdrawn from the well to the following beneficial uses: domestic, livestock watering, industrial, irrigation, and commercial.

5. The proposed maximum pumping rate of the well is 50 gallons per minute, and the requested average annual amount of ground water to be withdrawn is 5.40 acre-feet.

6. The applicant is the owner of the land on which the well will be constructed.

7. The proposed well would withdraw ground water from the Laramie-Fox Hills Aquifer (hereinafter "aquifer"), which, based on site specific information, is located approximately 445 feet to 770 feet below land surface.

8. The location of the proposed well is more than 600 feet from any existing well completed in the aquifer.

9. According to a sworn statement, the applicant owns, or has consent to withdraw ground water underlying 16 acres of land as further described in said statement, which is attached hereto as Exhibit A.

10. Withdrawal of ground water from the aquifer underlying the land claimed by the applicant will not, within one hundred years of continuous withdrawal, deplete the flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and therefore the ground water is nontributary ground water as defined in C.R.S. 37-90-103(10.5).

11. In considering whether the requested permit shall be approved the provisions of C.R.S. 37-90-137(4) and the Denver Basin Rules shall apply. Withdrawals shall be allowed on the basis of an aquifer's life of 100 years, C.R.S. 37-90-137(4)(b)(I).

12. The quantity of water in the aquifer, exclusive of artificial recharge, underlying the 16 acres of land described in Exhibit A is 492 acre-feet. This determination was based on the following as specified in the Denver Basin Rules and site specific information:

a. The average specific yield of the saturated aquifer materials underlying the land under consideration is 15 percent.

b. The average thickness of the saturated aquifer materials underlying the land under consideration is 205 feet.

Based on the above, the State Engineer finds that there is water available for withdrawal by the proposed well and no material injury to vested water rights would result from the issuance of the requested permit subject to the following conditions:

c. The allowed average annual amount of water to be withdrawn from the aquifer by the well shall not exceed 4.92 acre-feet (the quantity of water which is considered available divided by the 100 year aquifer life).

d. The total volume of water that may be withdrawn from the aquifer by the well shall not exceed 492 acre-feet.

e. The well shall be constructed no more than 200 feet from the location specified on the permit application.

f. The applicant shall submit geophysical and lithologic logs after the construction of the well. The geophysical logs shall be obtained from the hole before the casings are installed.

g. The maximum pumping rate of the well shall not exceed 50 gallons per minute.

h. A totalizing flow meter must be installed on the well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.

i. Production is limited to the Laramie-Fox Hills Aquifer. The well must be constructed with plain, non-perforated casing properly grouted so as to prevent intermingling of water between aquifers.

j. Pursuant to C.R.S. 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the applicant shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.

k. The owner shall mark the well in a conspicuous place with appropriate well permit numbers, name of the aquifer, and court case numbers. He shall take necessary means and precautions to preserve these markings.

Dated this 16th day of September, 2020.

Kevin G. Rein, P.E.
Director/State Engineer

By:

Ioana Comaniciu
Water Resource Engineer

Prepared by: idc

RCVD DWR
08/07/2020

Form no. GWS-1 (1/2020)

DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.
1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.
NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form. Type or print in black or blue ink.

1. APPLICANT INFORMATION

Name of Applicant
Sheryl A. Been

Mailing Address	City	State	Zip Code
P. O. Box 375	Fort Lupton	CO	80621

Telephone Number (include area code)	Email
(303) 902-9262	wereafrog@yahoo.com

2. AQUIFER
Laramie-Fox Hills

3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located.

Number of acres: 16 in the county of: Weld
described as follows (insert legal description).

Lot A, Recorded Exemption No. 1469-16-1 RE-4223, recorded November 23, 2005 at reception no. 3342371, being a part of the South Half of the Northeast Quarter of Section 16, Township 1 North, Range 67 West of the 6th P.M., Weld County, State of Colorado

- I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.

4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).

5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge.

Signature: Steven Janssen Date: July 28, 2020

Print name and title: Steven L. Janssen, Authorized Agent and Attorney for Sheryl A. Been

Form No.
GWS-11
08/2016

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St., Ste 821, Denver CO 80203
(303) 866-3581
dwrpermitsonline@state.co.us

For Office Use Only

RCVD DWR
08/07/2020

CHANGE IN OWNER NAME/MAILING ADDRESS

PRIOR TO COMPLETING THIS FORM, SEE INSTRUCTIONS ON REVERSE SIDE
INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED

Name, address and phone number of person claiming ownership of the well permit:

Name(s): Sheryl A. Been

Mailing Address: P. O. Box 375

City, St. Zip: Fort Lupton, CO 80621

Phone: (303) 902 - 9262 Email: wereafrog@yahoo.com

Well Permit Number: 9930 Receipt Number: 9060225 Case Number (optional):

WELL LOCATION: County: Weld Well Name or # (optional):

2647 County Road 19	Fort Lupton	CO	80621
Street Address at Well Location	City	State	Zip

☐ Check if well address is same as owner's mailing address

SE 1/4 of the NE 1/4, Sec. 16 , Township 1.0 ■ N. or ☐ S., Range 67.0 ☐ E. or ■ W., 6th P.M.

Distance from Section Lines: 1740 Ft. from ■ N. or ☐ S. Line, 1200 Ft. from ■ E. or ☐ W. Line.

Subdivision Name (if applicable): , Lot , Block , Filing/Unit

NOTE: If changing/correcting the permitted location of a well, use Form No. GWS-42.

I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143.

Signature(s) of the New Owner	Please print the Signer's Name & Title	Date
Steven Janssen	Sheryl A. Been, by Steven L. Janssen, Attorney & Authorized Agent	August 6, 2020

It is the responsibility of the new owner of this well permit to complete and sign this form. If an agent is signing or entering information, please see instructions.
Please allow 4 to 6 weeks for processing of this form. Thereafter, you can view or print the accepted document at:
https://www.dwr.state.co.us/Tools/WellPermits

Signature of DWR staff indicates acceptance as a Change in Owner Name and/or Mailing Address.

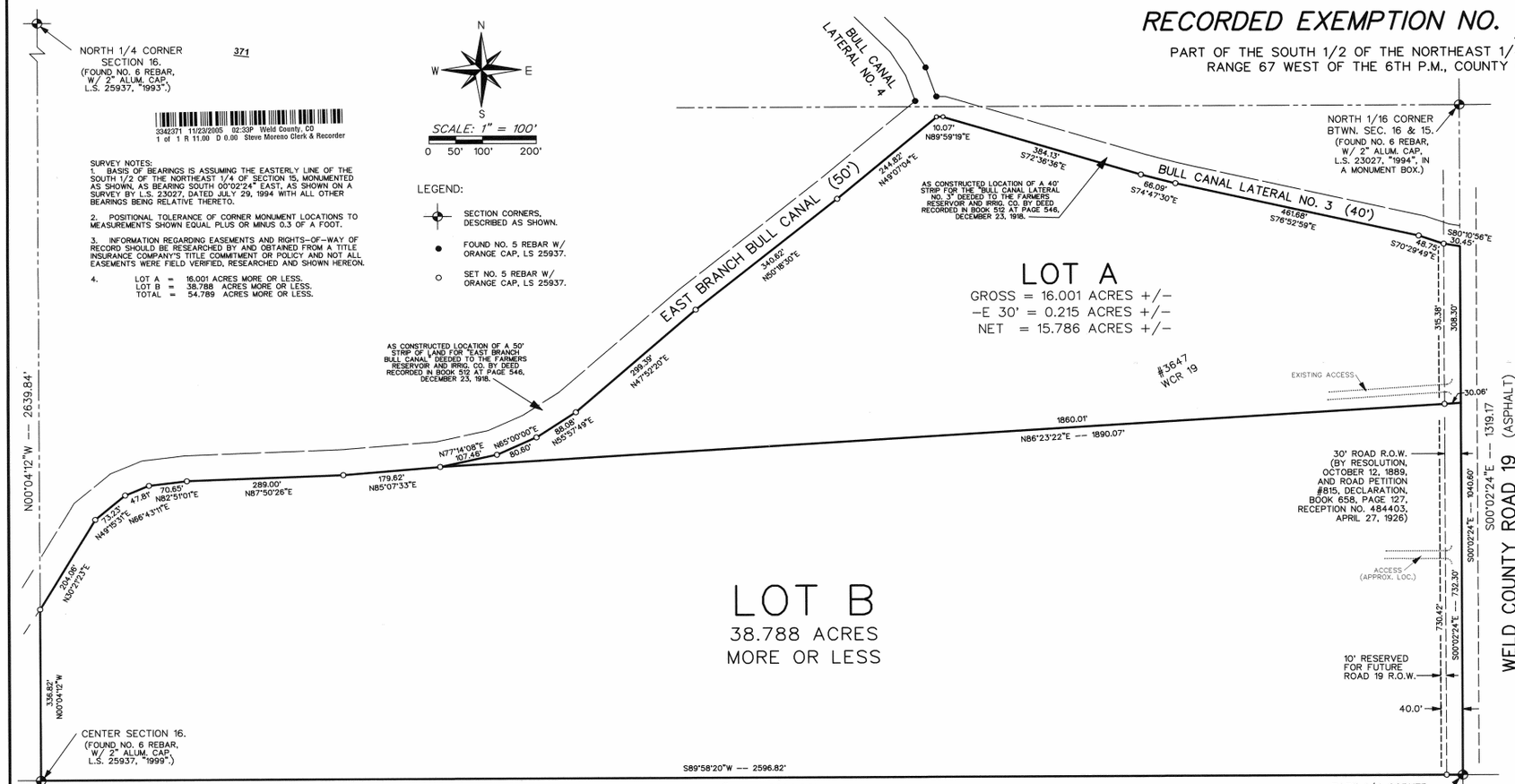
For Staff Use Only

Staff Signature

09/14/2020
Date

RECORDED EXEMPTION NO. 1469-16-1 RE-4223

PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.



SURVEY NOTES:

1. BASIS OF BEARINGS IS ASSUMING THE EASTERLY LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, MONUMENTED AS SHOWN, AS BEARING SOUTH 00°02'24" EAST, AS SHOWN ON A SURVEY BY L.S. 23027, DATED JULY 29, 1994 WITH ALL OTHER BEARINGS BEING RELATIVE THERETO.
2. POSITIONAL TOLERANCE OF CORNER MONUMENT LOCATIONS TO MEASUREMENTS SHOWN EQUAL PLUS OR MINUS 0.3 OF A FOOT.
3. INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY OF RECORD SHOULD BE RESEARCHED BY AND OBTAINED FROM A TITLE INSURANCE COMPANY'S TITLE COMMITMENT OR POLICY AND NOT ALL EASEMENTS WERE FIELD VERIFIED, RESEARCHED AND SHOWN HEREON.
4. LOT A = 16.001 ACRES MORE OR LESS.
   LOT B = 38.788 ACRES MORE OR LESS.
   TOTAL = 54.789 ACRES MORE OR LESS.

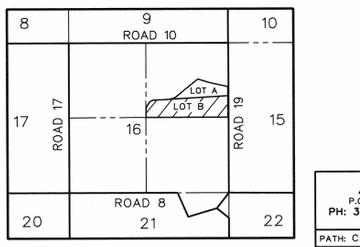
LEGEND:

- SECTION CORNERS, DESCRIBED AS SHOWN.
- FOUND NO. 5 REBAR W/ ORANGE CAP, LS 25937.
- SET NO. 5 REBAR W/ ORANGE CAP, LS 25937.

APPROVAL NOTES:

1. ALL PROPOSED OR EXISTING STRUCTURES WILL OR DO MEET THE MINIMUM SETBACK AND OFFSET REQUIREMENTS FOR THE ZONE DISTRICT IN WHICH THE PROPERTY IS LOCATED. PURSUANT TO THE DEFINITION OF SETBACK IN THE WELD COUNTY CODE, THE REQUIRED SETBACK IS MEASURED FROM THE FUTURE RIGHT-OF-WAY LINE.

   NO BUILDING OR STRUCTURE AS DEFINED AND LIMITED TO THOSE OCCUPANCIES LISTED AS GROUPS A, B, E, F, H, L M AND R IN SECTION 302.1 OF THE 2003 INTERNATIONAL BUILDING CODE, SHALL BE CONSTRUCTED WITHIN A 200-FOOT RADIUS OF ANY TANK BATTERY OR WITHIN A 150-FOOT RADIUS OF ANY WELLHEAD. ANY CONSTRUCTION WITHIN A 200-FOOT RADIUS OF ANY TANK BATTERY OR 150-FOOT RADIUS OF ANY WELLHEAD SHALL REQUIRE A VARIANCE FROM THE TERMS OF SECTION 23-3-10 OF THE WELD COUNTY CODE.
2. ANY FUTURE STRUCTURES OR USES ON SITE MUST OBTAIN THE APPROPRIATE ZONING AND BUILDING PERMITS.
3. LOT A IS NOT ELIGIBLE FOR A FUTURE LAND EXEMPTION IN ACCORDANCE WITH SECTION 24-6-20.C.1 OF THE WELD COUNTY CODE.
4. PRIOR TO THE RELEASE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT A RECORDED DEED DESCRIBING THE LOT UPON WHICH THE BUILDING PERMIT IS REQUESTED WITH THE BUILDING PERMIT APPLICATIONS. THE LEGAL DESCRIPTION ON SUCH DEED SHALL INCLUDE THE LOT DESIGNATION AND RECORDED EXEMPTION NUMBER.
5. PRIOR TO THE RELEASE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT EVIDENCE TO THE DEPARTMENT OF PLANNING SERVICES THAT LOT B HAS AN ADEQUATE WATER SUPPLY OF SUFFICIENT QUALITY, QUANTITY AND DEPENDABILITY.
6. POTENTIAL PURCHASERS SHOULD BE AWARE THAT LOT B MAY NOT BE ELGIBLE FOR A DOMESTIC WELL PERMIT WHICH ALLOWS FOR OUTSIDE IRRIGATION AND/OR THE WATERING OF STOCK ANIMALS. THE STATE DIVISION OF WATER RESOURCES ISSUES ALL WELL PERMITS.
7. POTENTIAL PURCHASERS SHOULD BE AWARE THAT GROUNDWATER MAY NOT MEET ALL DRINKING WATER STANDARDS AS DEFINED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. THE WELD COUNTY DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STRONGLY ENCOURAGES WELL USERS TO TEST THEIR DRINKING WATER PRIOR TO CONSUMPTION AND PERIODICALLY THEREAFTER.
8. POTENTIAL PURCHASERS SHOULD BE AWARE THAT APPROVAL OF THIS RECORDED EXEMPTION DOES NOT GUARANTEE THAT WELL PERMITS WILL BE ISSUED FOR THE LOTS. ANY LOT MAY BE DEEMED NON-BUILDABLE IF THE LOT OWNER IS UNABLE TO OBTAIN A WELL PERMIT. THE STATE DIVISION OF WATER RESOURCES ISSUES ALL WELL PERMITS.
9. SHOULD NOXIOUS WEEDS EXIST ON THE PROPERTY OR BECOME ESTABLISHED AS A RESULT OF THE PROPOSED DEVELOPMENT, THE APPLICANT/LANDOWNER SHALL BE RESPONSIBLE FOR CONTROLLING THE NOXIOUS WEEDS, PURSUANT TO CHAPTER 15, ARTICLES I AND II OF THE WELD COUNTY CODE.
10. BUILDING PERMITS SHALL BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY BUILDING. BUILDINGS THAT MEET THE DEFINITION OF AN AG EXEMPT BUILDING PER THE REQUIREMENTS OF SECTION 29-1-201 AND SECTION 29-3-20.B.13 OF THE WELD COUNTY CODE DO NOT NEED BUILDING PERMITS, HOWEVER, A CERTIFICATE OF COMPLIANCE MUST BE FILED WITH THE PLANNING DEPARTMENT AND AN ELECTRICAL AND/OR PLUMBING PERMIT IS REQUIRED FOR ANY ELECTRICAL SERVICE TO THE BUILDING OR WATER FOR WATERING OR WASHING OF LIVESTOCK OR POULTRY.
11. EFFECTIVE JANUARY 1, 2003, BUILDING PERMITS ISSUED ON THE PROPOSED LOTS WILL BE REQUIRED TO ADHERE TO THE FEE STRUCTURE OF THE WELD COUNTY ROAD IMPACT PROGRAM. (ORDINANCE 2002-11)
12. EFFECTIVE AUGUST 1, 2005, BUILDING PERMITS ISSUED ON THE SUBJECT SITE WILL BE REQUIRED TO ADHERE TO THE FEE STRUCTURE OF THE CAPITAL EXPANSION IMPACT FEE AND THE STORMWATER / DRAINAGE IMPACT FEE. (ORDINANCE 2005-8 SECTION 5-8-40)
13. IN THE EVENT WELD COUNTY OR ANY OTHER GOVERNMENTAL AUTHORITY EXERCISES ITS RIGHT TO EXPAND COUNTY ROAD 19 INTO THE RIGHTS-OF-WAY NOTED ON THIS RECORDED EXEMPTION AND SUCH EXPANSION REQUIRES THE DEMOLITION, DESTRUCTION, ALTERATION, OR TAKING OF ANY IMPROVEMENTS EXISTING ON THE SUBJECT PROPERTY AS OF THE DATE THIS RECORDED EXEMPTION IS RECORDED, THE OWNER OF THE SUBJECT PROPERTY SHALL BE ENTITLED TO JUST COMPENSATION AS DETERMINED IN AN EMINENT DOMAIN PROCEEDING FOR SUCH PROPERTY AND ITS IMPROVEMENTS. THIS REQUIREMENT SHALL BE BINDING UPON THE PARTIES REGARDLESS OF THE LEGAL EFFECT OF WHETHER THE SUBJECT RIGHTS-OF-WAY ARE "RESERVED" OR "DEDICATED".
14. WELD COUNTY'S RIGHT TO FARM: WELD COUNTY IS ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE UNITED STATES, RANKING FIFTH IN TOTAL MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD. THE RURAL AREAS OF WELD COUNTY MAY BE OPEN AND SPACIOUS, BUT THEY ARE INTENSIVELY USED FOR AGRICULTURE. PERSONS MOVING INTO A RURAL AREA MUST RECOGNIZE AND ACCEPT THERE ARE DRAWBACKS, INCLUDING CONFLICTS WITH LONGSTANDING AGRICULTURAL PRACTICES AND A LOWER LEVEL OF SERVICES THAN IN TOWN. ALONG WITH THE DRAWBACKS COME THE INCENTIVES WHICH ATTRACT URBAN DWELLERS TO RELOCATE TO RURAL AREA: OPEN VIEWS, SPACIOUSNESS, WILDLIFE, LACK OF CITY NOISE AND CONGESTION, AND THE RURAL ATMOSPHERE AND WAY OF LIFE. WITHOUT NEIGHBORING FARMS, THOSE FEATURES WHICH ATTRACT URBAN DWELLERS TO RURAL WELD COUNTY WOULD QUICKLY BE GONE FOREVER.
   AGRICULTURAL USERS OF THE LAND SHOULD NOT BE EXPECTED TO CHANGE THEIR LONG-ESTABLISHED AGRICULTURAL PRACTICES TO ACCOMMODATE THE INTRUSIONS OF URBAN USERS INTO A RURAL AREA. WELL RUN AGRICULTURAL ACTIVITIES WILL GENERATE OFF-SITE IMPACTS, INCLUDING NOISE FROM TRACTORS AND EQUIPMENT; SLOW MOVING FARM VEHICLES ON RURAL ROADS; DUST FROM ANIMAL PENS, FIELD WORK, HARVEST, AND GRAVEL ROADS; ODOR FROM ANIMAL CONFINEMENT, SILAGE, AND MANURE; SMOKE FROM DITCH BURNING; FLIES AND MOSQUITOES; AND THE USE OF PESTICIDES AND FERTILIZERS IN THE FIELDS, INCLUDING THE USE OF AERIAL SPRAYING. DITCHES AND RESERVOIRS CANNOT SIMPLY BE MOVED "OUT OF THE WAY" OF RESIDENTIAL DEVELOPMENT WITHOUT THREATENING THE EFFICIENT DELIVERY OF IRRIGATION TO FIELDS WHICH IS ESSENTIAL TO FARM PRODUCTION.
   SECTION 35-3.5-102, C.R.S., PROVIDES THAT AN AGRICULTURAL OPERATION SHALL NOT BE FOUND TO BE A PUBLIC OR PRIVATE NUISANCE IF THE AGRICULTURAL OPERATION ALLEGED TO BE A NUISANCE EMPLOYS METHODS OR PRACTICES THAT ARE COMMONLY OR REASONABLY ASSOCIATED WITH AGRICULTURAL PRODUCTION.
   WELD COUNTY COVERS A LAND AREA OF OVER 4,000 SQUARE MILES IN SIZE (TWICE THE STATE OF DELAWARE) WITH MORE THAN 3,700 MILES OF STATE AND COUNTY ROADS OUTSIDE OF MUNICIPALITIES. THE SHEER MAGNITUDE OF THE AREA TO BE SERVED STRETCHES AVAILABLE RESOURCES. LAW ENFORCEMENT IS BASED ON RESPONSES TO COMPLAINTS MORE THAN ON PATROLS OF THE COUNTY AND THE DISTANCES WHICH MUST BE TRAVELED MAY DELAY ALL EMERGENCY RESPONSES, INCLUDING LAW ENFORCEMENT, AMBULANCE, AND FIRE. FIRE PROTECTION IS USUALLY PROVIDED BY VOLUNTEERS WHO MUST LEAVE THEIR JOBS AND FAMILIES TO RESPOND TO EMERGENCIES. COUNTY GRAVEL ROADS, NO MATTER HOW OFTEN THEY ARE BLADED, WILL NOT PROVIDE THE SAME KIND OF SURFACE EXPECTED FROM A PAVED ROAD. SNOW REMOVAL PRIORITIES MEAN THAT ROADS FROM SUBDIVISIONS TO ARTERIALS MAY NOT BE CLEARED FOR SEVERAL DAYS AFTER A MAJOR SNOWSTORM. SNOW REMOVAL FOR ROADS WITHIN SUBDIVISIONS ARE OF THE LOWEST PRIORITY FOR PUBLIC WORKS OR MAY BE THE PRIVATE RESPONSIBILITY OF THE HOMEOWNERS. SERVICES IN RURAL AREAS, IN MANY CASES, WILL NOT BE EQUIVALENT TO MUNICIPAL SERVICES. RURAL DWELLERS MUST, BY NECESSITY, BE MORE SELF-SUFFICIENT THAN URBAN DWELLERS.
   CHILDREN ARE EXPOSED TO DIFFERENT HAZARDS IN THE COUNTY THAN IN AN URBAN OR SUBURBAN SETTING. FARM EQUIPMENT AND OIL FIELD EQUIPMENT, PONDS AND IRRIGATION DITCHES, ELECTRICAL POWER FOR PUMPS AND CENTER PIVOT OPERATIONS, HIGH SPEED TRAFFIC, SAND BURS, PUNCTURE VINES, TERRITORIAL FARM DOGS, AND LIVESTOCK PRESENT REAL THREATS TO CHILDREN. CONTROLLING CHILDREN'S ACTIVITIES IS IMPORTANT, NOT ONLY FOR THEIR SAFETY, BUT ALSO FOR THE PROTECTION OF THE FARMER'S LIVELIHOOD. PARENTS ARE RESPONSIBLE FOR THEIR CHILDREN.



VICINITY MAP
SCALE: 1" = 2000'

PROPERTY DESCRIPTION: (PROPERTY BEING DIVIDED)

THAT PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, LYING SOUTHERLY OF STRIPS OF LAND CONVEYED TO THE FARMERS RESERVOIR AND IRRIGATION COMPANY BY DEED RECORDED DECEMBER 23, 1918 IN BOOK 512 AT PAGE 546, COUNTY OF WELD, STATE OF COLORADO.
CONTAINS: 54.789 ACRES MORE OR LESS.

STATUTE OF LIMITATIONS:

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

I, JOEL B. CROWE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RESULTS OF A FIELD SURVEY COMPLETED NOVEMBER 21, 2005, UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND WELD COUNTY.

JOEL B. CROWE, L.S. NO. 25937 — DATE 11-22-05

PROPERTY OWNER'S CERTIFICATE:

THE UNDERSIGNED, BEING THE SOLE OWNERS IN FEE OF THE ABOVE DESCRIBED PROPERTY DO HEREBY SUBDIVIDE THE SAME AS SHOWN ON THE ATTACHED MAP. WE UNDERSTAND THIS PROPERTY IS LOCATED IN THE "A" (AGRICULTURAL) ZONE DISTRICT AND IS ALSO INTENDED TO PROVIDE AREAS FOR THE CONDUCT OF OTHER USES BY RIGHT, ACCESSORY USES, AND USES BY SPECIAL REVIEW.

THOMAS J. AUCH, SR.

STATE OF COLORADO)
COUNTY OF WELD) SS.
THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME
THIS 23rd DAY OF November A.D., 2005, BY THE ABOVE SIGNED.
MY COMMISSION EXPIRES: 5/29/07
NOTARY PUBLIC, WITNESS MY HAND AND SEAL.

AND

PAUL B. LARSEN

STATE OF COLORADO)
COUNTY OF WELD) SS.
THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME
THIS 23rd DAY OF November A.D., 2005, BY THE ABOVE SIGNED.
MY COMMISSION EXPIRES: 5/29/07
NOTARY PUBLIC, WITNESS MY HAND AND SEAL.

CERTIFICATE OF APPROVAL BY THE DEPARTMENT OF PLANNING SERVICES — ADMINISTRATIVE REVIEW:

THIS PLAT IS ACCEPTED AND APPROVED BY THE DEPARTMENT OF PLANNING SERVICES FOR FILING.

DIRECTOR, DEPARTMENT OF PLANNING SERVICES

STATE OF COLORADO)
COUNTY OF WELD) SS.
THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME
THIS 23rd DAY OF November A.D., 2005, BY THE ABOVE SIGNED.
MY COMMISSION EXPIRES: 4/29/08
WENDI INLOES NOTARY PUBLIC STATE OF COLORADO
NOTARY PUBLIC, WITNESS MY HAND AND SEAL.

ALPHA SURVEYING CO.
P.O. BOX 392, 1010 S. FULTON AVE., FORT LUPTON, COLORADO 80621
PH: 303-857-2308 OR 303-857-2010, CELL: 303-550-3374
E-MAIL: ALPHASURVEYING@AOL.COM, FAX: 303-857-0707

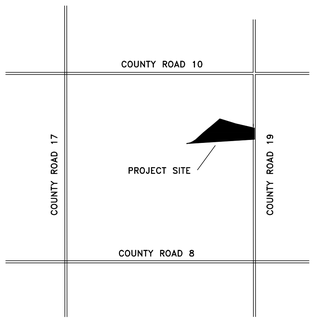
PATH: C:\161N7NE4RE4223R.VCD			CONTACT: RANDY B./TOM (RE-4223)		
REVISIONS	BY	DATE	DWG BY: RC/JC	SCALE: 1"=100'	
ADJUSTED DIVIDING LINE	JC	11-22-05	FDBK: DATA	DATE: NOV. 19, 2005	
			PG: COLL.	FILE NO. 16-1N7-37	

C:\DATA\161N7NE4RE4223R.mxd 11/23/2005

SHERRY BEEN PROPE
NEW WATER WELL LOCATION MAP

LOT A, RECORDED EXEMPTION NO. 1469-16-1 RE-4223
3647 WELD COUNTY ROAD 19
FT. LUPTON, CO 80621

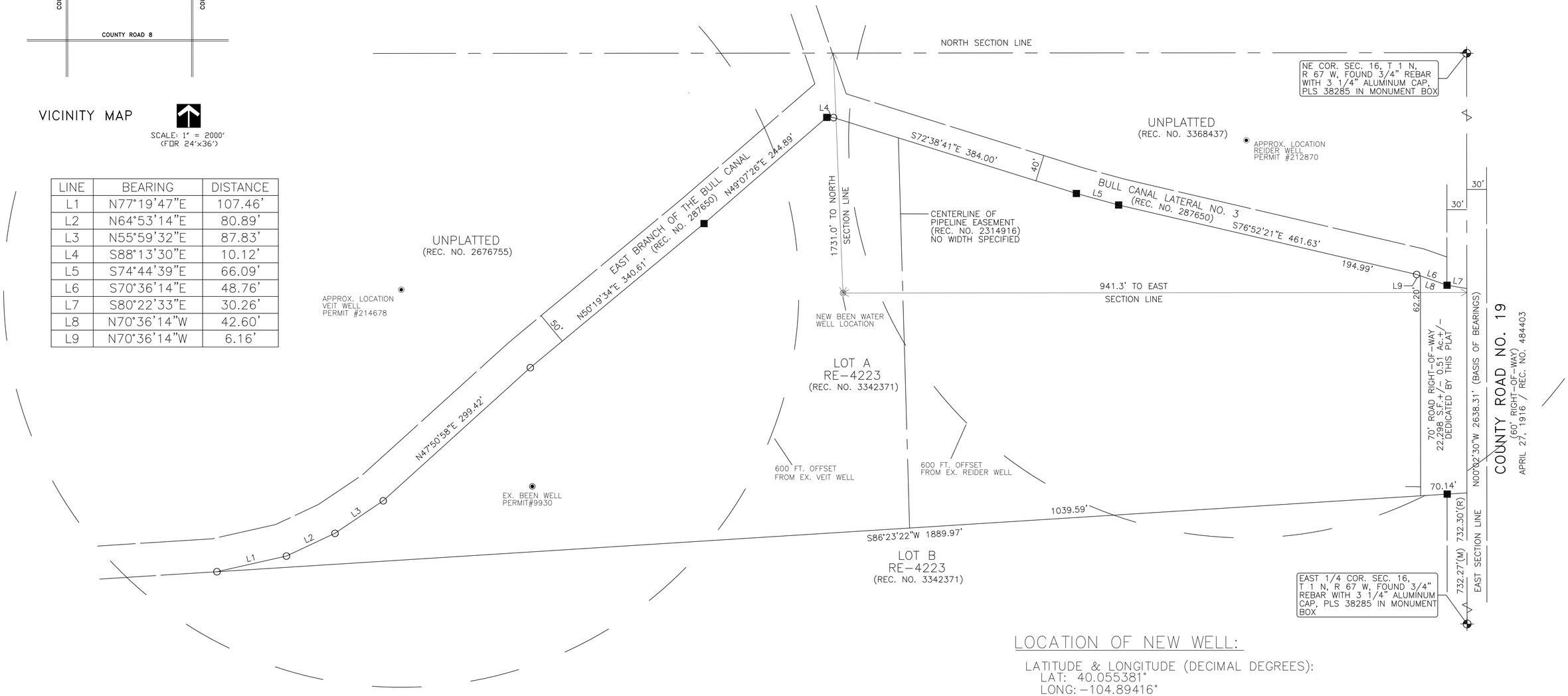
PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO.



VICINITY MAP

SCALE: 1" = 2000'
(FOR 24'x36')

LINE	BEARING	DISTANCE
L1	N77°19'47"E	107.46'
L2	N64°53'14"E	80.89'
L3	N55°59'32"E	87.83'
L4	S88°13'30"E	10.12'
L5	S74°44'39"E	66.09'
L6	S70°36'14"E	48.76'
L7	S80°22'33"E	30.26'
L8	N70°36'14"W	42.60'
L9	N70°36'14"W	6.16'



LOCATION OF NEW WELL:

LATITUDE & LONGITUDE (DECIMAL DEGREES):
LAT: 40.055381°
LONG: -104.89416°

LATITUDE & LONGITUDE (DMS):
LAT: 40°03'19"
LONG: -104°53'39"

UMT COORDINATES (ZONE 13T):
4433909.4 NORTH
509027.5 EAST

SCALE: 1" = 60'
(FOR 24'x36')

LEGEND:

- ⊕ = ALIQUOT MONUMENT, AS NOTED.
- ■ = FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, PLS 25937.
- ○ = FOUND 5/8" REBAR.
- ◉ = EXISTING WATER WELLS
- ◎ = NEW BEEN WATER WELL

CES CONSULTANTS, LLC
721 4th STREET, SUITE 1 FT. LUPTON, CO. 80621
PH. (970) 373-4480

BEEN PROPERTY
WATER WELL LOCATION MAP
LOT A - RE NO. 1469-16-1 RE-4223
3647 WELD COUNTY ROAD 19
FT. LUPTON, CO 80621

DRAWING INFO.	
DESIGNER:	KR/CD
DRAWN BY:	KR/CD
APP'D. BY:	KR/CD
SCALE:	1" = 60'
DATE:	8/5/20
JOB NO.	11-0205.001
SHEET NO.	1 OF 1

GWS-38 600 FOOT WELL SPACING STATEMENT

I (we) Sheryl A. Been state as follows:

1. I (we) own real property described as Lot A, Recorded Exemption No. 1469-16-1 RE-4223, Weld County, Colorado in the SE ¼ of the NE ¼, Section 16, Township 1N, Range 67W, 6th P.M., Weld County, Colorado. We own the right and easement to the following well:

Permit #	1/4	1/4	Sec.	Twp.	Rng.	Actual Distance from N/S Sec. Line	Actual Distance from E/W Sec. Line
9930	SE	NE	16	1N	67	1740 ft.	1200 ft.

2. I (we) have been apprised that Sheryl A. Been, the present owners of a parcel of land in the SE ¼ of the NE ¼, Section 16, Township 1N, Range 67W, 6th P.M., desire to drill a new well or extend the use of an existing well. I (we) also understand that the purpose of such well is set forth in the well permit application, and that I (we) have reviewed the application that was submitted to the State Engineer and receipted by him under receipt no. _____.

3. The proposed location for the subject well will be 600 feet or less from my (our) well.

4. By this statement I (we) am (are) specifically waiving any objection to the issuance of a well permit for the subject well, as set forth in the referenced application, and would request that permit issuance not be postponed or denied because of any concerns by the Division or others that the proposed well will materially affect my (our) well or water right. I (we) am (are) also specifically waiving my (our) right I (we) may have to participate in a hearing before the State Engineer pursuant to Section 37-90-137(2), C.R.S.

Dated this 6th day of August, 2020

Steven Janssen

Sheryl A. Been,
by Steven L. Janssen, Attorney & Authorized Agent

WILD COUNTRY RV PARK, 29521 WCR 398 KEENESBURG, COLORADO

Usage Period	BillDate	ChargeType	Consumption
1/2/2020-2/4/2020	43865	2" Tap Water Services	365,324
2/4/2020-3/3/2020	43893	2" Tap Water Services	340,693
3/3/2020-4/1/2020	43922	2" Tap Water Services	344,024
4/1/2020-5/1/2020	43952	2" Tap Water Services	307,904
5/1/2020-6/2/2020	43984	2" Tap Water Services	220,228
6/2/2020-6/30/2020	44012	2" Tap Water Services	257,373
6/30/2020-8/3/2020	44046	2" Tap Water Services	292,410
8/3/2020-9/1/2020	44075	2" Tap Water Services	264,700
9/1/2020-10/1/2020	44105	2" Tap Water Services	246,233
10/1/2020-11/2/2020	44137	2" Tap Water Services	243,690
11/2/2020-12/1/2020	44166	2" Tap Water Services	318,131
12/1/2020-12/29/202(	44194	2" Tap Water Services	347,267
		2020 TOTAL	3,547,977

AFFIDAVIT RE: WATER USAGE

STATE OF Florida)
) ss:
COUNTY OF Palm Beach)

I, Sheryl A. Been, being first duly sworn upon my Oath, depose and say as follows:

1. I am the owner of Lot A of Recorded Exemption No. 1469-16-1 RE-4223, recorded November 23, 2005 at Reception No. 3342371, being a part of the Northeast Quarter of Section 16, Township 1 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, also known as: 3647 County Road 19, Fort Lupton, CO 80621.

2. I purchased the Subject Property, along with my late Mother, Marleen Rosensweig, on November 29, 2005 and I am personally familiar with Water Usage upon the Subject Property.

3. The Subject Property is comprised of 16 acres of land, one 3,400 square foot residence, an 800 square foot utility building and a 300 square foot animal shelter.

4. The Subject Property includes a tributary exempt well producing 10 gallons per minute, which well was approved by the State of Colorado, Division of Water Resources, as Well Permit #9930 on October 9, 1961 and which well has been continuously used since that date.

5. I have used Well Permit #9930 for all indoor domestic water demands, outdoor irrigation of one-half acre of lawn/garden and watering of six goats and one horse.

6. Based upon my personal knowledge of the use of Well Permit #9930, one to two acre feet of water per year have been used during my ownership of the Subject Property.

7. I also received non-tributary Well Permit #84713-F from the State of Colorado, Division of Water Resources on September 16, 2020, which well has yet to be drilled, but which well is permitted to withdraw 4.92 acre feet per year from the Laramie-Fox Hills aquifer and may be used for all domestic, livestock watering, industrial, irrigation and commercial purposes.

8. Further I sayeth naught.

Sheryl A. Been

SUBSCRIBED AND SWORN to before me, a Notary Public, by Sheryl A. Been this 13th day of October, 2020.

Witness my hand and official seal:

CARLOS A. ROCHA
Notary Public - State of Florida
Commission # GG 283741
My Comm. Expires Dec 14, 2022

CENTRAL WELD COUNTY WATER DISTRICT

August 18, 2020

Sheryl A. Been
3647 CR 19
Fort Lupton, CO 80621

RE: Can Serve

Dear Ms. Been,
This letter is in response to a request for water service to serve the following property described as follows:

PTS2NE4 16 1 67 LOT A REC EXEMPT RE 4223 Parcel #146916100006

Water service can be made available to the above described property, located on CR 19 between CR 8 and CR 10, with a line extension and new tap purchase, provided all requirements of Central Weld County Water District, Northern Colorado Water Conservancy District, Subdistrict, and U. S. Bureau of Reclamation are satisfied. Central Weld County Water District will require that a Tap Agreement be consummated prior to the setting of a tap or this letter shall become null and void unless extended in writing by the District. Subdivisions requiring 10 or more taps will be required to purchase and transfer raw water prior to District approval. ***Please note that it is your responsibility to contact Northern Colorado Water Conservancy District at 800-369-7246 for petitioning confirmation into the Northern Colorado Water Conservancy District and Subdistrict. Central Weld cannot issue a tap until all requirements are satisfied. This is in accordance with the Rules and Regulations of Northern Colorado Water Conservancy District.*** A review of the District's system in this water service area must be completed prior to water taps being sold. **A water tap installation is for a specific parcel of property and a customer will not be permitted to extend a service line from one parcel or property to another parcel to provide additional water service.**

Due to the rapid cost increase of raw water, existing tap fees may not apply for water service to this property. The District will **not** notify, by separate letter, any prospective landowners or land purchasers of tap fee or line extension cost increases. The cost of a tap fee and/or line extension must be paid in advance to the District, by the prospective customer, in accordance with District policy within one (1) year from the date of this letter

It is your responsibility to confirm with your local Fire Protection Authority if fire flow water capacity is required for your project.

Sincerely,

CENTRAL WELD COUNTY WATER DISTRICT

Stan Linker, District Manager
SL/kn

2235 2nd Avenue • Greeley, Colorado 80631 • Phone (970) 352-1284 • Fax (970) 353-5865
Stan Linker, District Manager

Merchant: Central Weld County Water District

2235 2nd Avenue
Greeley, CO 80631
US

(970) 352-1284

Order Information

Description:	Been RV Park Study		
Order Number:		P.O. Number:	
Customer ID:	30120	Invoice Number:	30120

Billing Information

Sheryl Been

Shipping Information

Shipping:	0.00
Tax:	0.00
Total:	**USD 1,550.00**

Payment Information

Date/Time:	17-Aug-2020 08:08:41 MDT
Transaction ID:	42177890006
Transaction Type:	Authorization w/ Auto Capture
Transaction Status:	Captured/Pending Settlement
Authorization Code:	16053Z
Payment Method:	MasterCard XXXX2446

March 8, 2021

Western Engineering Consultants Inc., LLC
127 South Denver Avenue
Fort Lupton, Colorado 80621

Attn: Mr. Chadwin Cox (chadwin.cox@westerneci.com)

Re: OWTS Test Pit Observation Results and OWTS Schematic
Proposed Been RV Park
3647 Weld County Road 19
Weld County, Colorado
EEC Project No. 20-01-185

Mr. Cox:

As requested, Earth Engineering Company, Inc. (EEC) personnel completed the test pit observations at 3647 Weld County Road 19 for the above referenced project. To complete the site observations, EEC personnel observed two (2) excavated soil profile test pits to a depth of approximately 8 feet below present site grades at each of the four (4) proposed On-site Wastewater Treatment System (OWTS) sites to serve the proposed RV park. The logs of the 8 feet deep test pits are included with this report.

The referenced parcel is located at 3647 Weld County Road 19 in an area west of Fort Lupton in Weld County, Colorado. According to the information made available to EEC, there are no utilities or easements in conflict with the presented locations of the system components.

The purpose of this letter is to provide the results of the test pits observations completed at the site and to provide general OWTS sizing calculations and a schematic layout of the proposed OWTS systems to service the proposed RV park.

Test Pit Observations

Two (2) 8-feet deep test pits were completed in the identified area of each of the proposed on-site wastewater treatment systems. The materials encountered in the profile test pits at the OWTS sites generally consisted of brown sandy clay soils (Soil Type 4) underlain by brown sandy clay soils (Soil Type 4A) at a depth of approximately 2 to 3 feet below present site grades. The sandy clay soils (Soil Type 4A) were underlain by grey/tan and rust

sandstone/claystone and grey/rust claystone bedrock (Soil Type 5) at a depth of approximately 6 to 7½ feet below present site grades which extended to the bottom of the test pits at a depth of approximately 8 feet below present site grades. Groundwater was not observed in the test pits at the time of our observations.

Based upon the visual soil classification, the near surface site soils classify as sandy clay (Soil Type 4A) which corresponds to a percolation rate of 91 to 120 minutes per inch. Soil Type 4A classification could be used in the design along with a percolation rate of 91 to 120 minutes per inch. Weld County guidelines also require that neither groundwater nor bedrock be encountered within 4 feet of the base of the infiltrative at the location of an absorption field. The test pits completed indicates the near surface site soils do meet the separation from bedrock and groundwater criteria provided the base of the absorption beds are placed no deeper than 2 feet below present site grades. Based on the results as outlined above, it appears engineered septic absorption systems would be required for the RV park. When constructing the absorption fields, Weld County criteria concerning proximity to property lines, drainage ways and other site features should be addressed.

Wastewater Strength

We expect the wastewater disposed through the OWTS for this RV site will be within the range of properties for strong residential applications as shown in the following table:

Table 8: Typical Composition of Untreated Domestic Wastewater

Composition	Units	Concentration		
		Weak	Average	Strong
Total Suspended Solids	Mg/L	100	220	350
BOD_5 at 20°C	Mg/L	110	220	400
Nitrogen (total as N)	Mg/L	20	40	85
Phosphorus (total as P)	Mg/L	4	8	15
Fats, Oil & Grease (FOG)	Mg/L	50	100	150
Total Coliform	Mg/L	10^6-10^7	10^7-10^8	10^8-10^9

Source: Table 8, Typical Composition of Untreated Domestic Wastewater from Wastewater Engineering, Treatment, Disposal and Reuse, Metcalf & Eddy, 1991

Assumptions

It is our understanding the RV Park will accommodate a total of 90 RV sites with full hookups which will be served by the proposed OWTS systems. Based on water use records for similar sites in eastern Colorado, a design flow rate of 50 gallons per RV stall per day is assumed. The total design flow for the site is therefore 4,500 gallons per day; however, the design flow will be divided between four (4) separate OWTS. This will result in design flows of 1,500 gpd for two of the systems and 1,000 gpd for one of the systems and 500 gpd for the final system.

A Long Term Absorption Rate (LTAR) of 0.15 gpd/ft^2 was determined from Table 30-10-1 utilizing the Soil Type 4A classification. Size calculation summaries for all four (4) proposed OWTS to serve the RV park are provided below in the summary table. The calculations include size adjustment factors for pressure dosed bed systems (1.0) and use of chambers (0.7), yielding the below outlined design areas. In addition, the equivalent area for Quick4 Infiltrators of 12 ft^2 per chamber for a bed system was applied for each system.

OWTS Designation	*Design Flow Rate (gpd)*	*LTAR*	*Size Adjustment Factors*	*Required Area*	*Min. Number of Quick4 Infiltrators*	*Number of Q4 Chambers in design*
North	1,500	0.15	1.0 & 0.7	7,000ft^2	584	600
Northeast	500	0.15	1.0 & 0.7	2,333ft^2	195	200
Southeast	1,000	0.15	1.0 & 0.7	4,667ft^2	389	400
Southwest	1,500	0.15	1.0 & 0.7	7,000ft^2	584	600

The prepared design schematic includes the outlined number of chambers with each system broken up into separate beds of 100 chambers per bed, as shown on the attached exhibit.

System Component Specifications

Due to the ‘strong’ wastewater strength as expected from the RV hookups, each of the four (4) separate systems is intended to utilize its own pre-treatment system. The pre-treatment systems should consist of Orenco AdvanTex AX100 pre-treatment systems in order to

bring the effluent to TL2 or better prior to discharge into each absorption bed system. Each Orenco AdvanTex AX100 system shall be sized with the recommended number of treatment pods corresponding to each system's design flow rate. We expect a single Orenco AdvanTex AX100 pod would be sufficient for each system. In addition, each system is intended to be constructed with sufficient septic tank capacity to provide at least 48 hours of septic tank effluent detention prior to discharge into the absorption fields. The septic tanks shall comply with the structural design criteria of ASTM C1227-12 (Standard Specification for Precast Septic Tanks). 30" risers may be needed to facilitate required bury depth based on pipe elevations. Shop drawings and specifications should be furnished by the installer once a tank supplier is selected. Groundwater was not observed in the test pits at the site, therefore anchoring of the septic tanks does not appear necessary.

Installation Procedures

It appears the system could be installed using conventional excavation equipment (i.e. rubber tire backhoe or track hoe). All system components shall be installed using current state-of-practice technology by a licensed installer approved by the Weld County Department of Health and Environment.

GENERAL COMMENTS

The analysis and recommendations presented in this report are based upon the data obtained from the soil test pits performed at the indicated locations and from any other information discussed in this report. This report does not reflect any variations which may occur across the site. The nature and extent of such variations may not become evident until construction. If variations appear evident, it will be necessary to re-evaluate the recommendations of this report.

It is recommended that the geotechnical engineer be retained to review the plans and specifications so comments can be made regarding the interpretation and implementation of our geotechnical recommendations in the design and specifications. It is further recommended that the geotechnical engineer be retained for testing and observations during earthwork and foundation construction phases to help determine that the design requirements are fulfilled.

This report has been prepared for the exclusive use of Western Engineering Consultants, Inc., LLC for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranty, express or implied, is made. In the event that any changes in the nature, design or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions of this report are modified or verified in writing by the geotechnical engineer.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this report, or if we can be of further service to you in any other way, please do not hesitate to contact us.

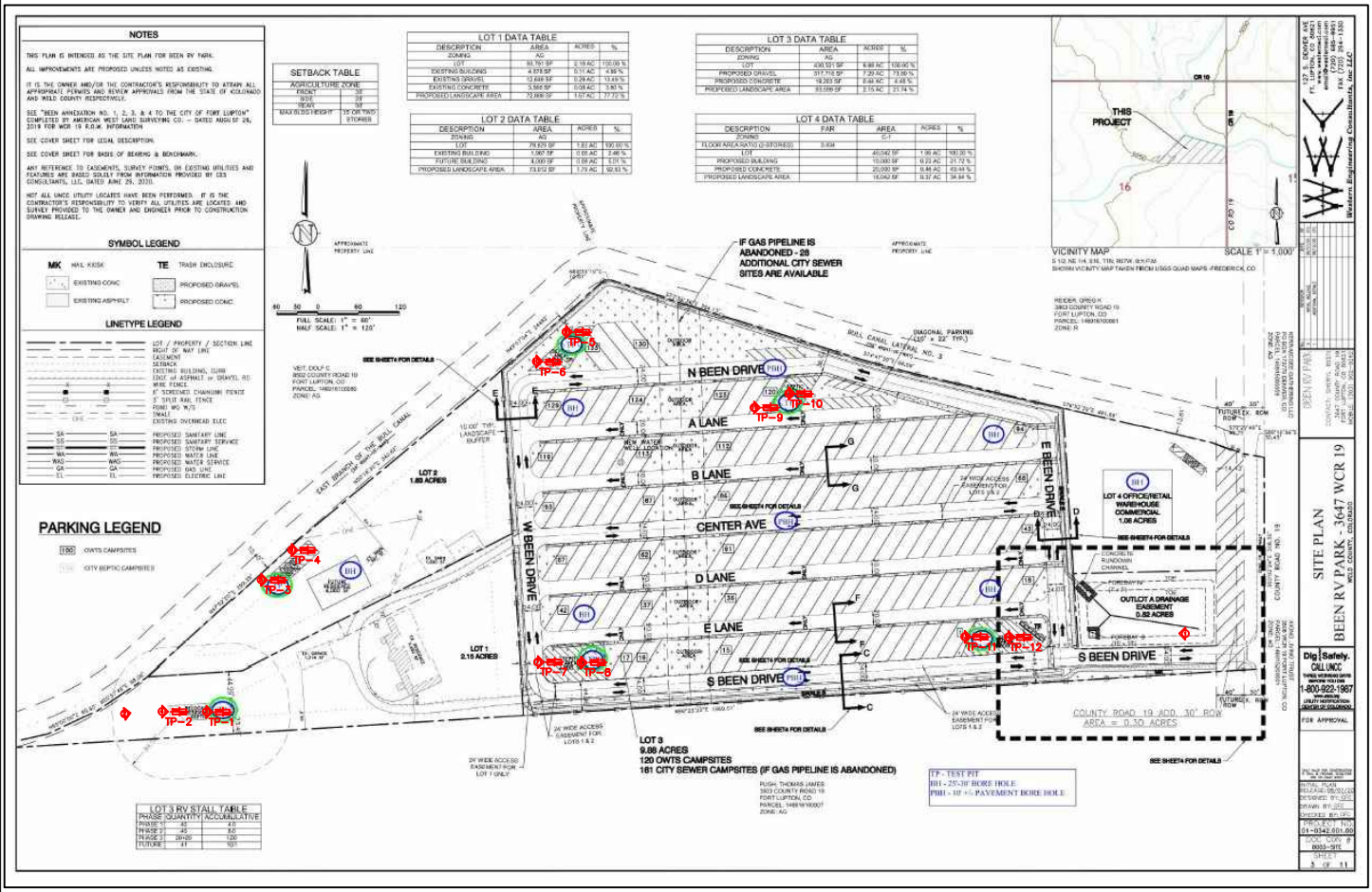
Very truly yours,
Earth Engineering Company, Inc.



Michael J. Coley, P.E.
Principal Engineer

N

Not To Scale



LEGEND

TP-1 TEST PIT LOCATION

1 SITE PHOTOS

PHOTOS TAKEN FROM APPROXIMATE SYMBOL LOCATION IN DIRECTION OF ARROW

PHOT

TEST PIT LOCATION DIAGRAM
3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO
PROJECT NUMBER: 20-01-185 DATE: NOVEMBER 2020





3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020

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EEC PROJECT No. 20-01-185
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NOVEMBER 2020

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3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #1 (LEACHFIELD SITE #1)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	9.9		36	22	88.8		
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	21.5						
structureless		5									
grey/brown/rust		6									
SANDSTONE/CLAYSTONE (SOIL TYPE 5)	BS		--	--	11.8						
grey/tan/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

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3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #2 (LEACHFIELD SITE #1)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	12.4						
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	9.9						
structureless		**5**									
grey/brown/rust		6									
SANDSTONE/CLAYSTONE (SOIL TYPE 5)	BS		--	--	16.1						
grey/tan/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

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3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #3 (LEACHFIELD SITE #2)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	12.2						
SANDY CLAY (SOIL TYPE 4A)		4									
brown to grey/brown/rust	BS		--	--	4.3		42	28	84.6		
structureless		5									
SANDSTONE/CLAYSTONE (SOIL TYPE 5)		6									
grey/tan/rust	BS		--	--	9.0						
platy		7									
with cemented sandstone lense @ 5' to 5.5'		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
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		23									
		24									
		25									

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3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #4 (LEACHFIELD SITE #2)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	9.0						
SANDY CLAY (SOIL TYPE 4A)		4									
brown to grey/brown/rust	BS	5	--	--	16.9						
structureless		6									
SANDSTONE/CLAYSTONE (SOIL TYPE 5)	BS	7	--	--	18.1						
grey/tan/rust											
platy		8									
with cemented sandstone lenses											
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

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3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #5 (LEACHFIELD SITE #3)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	10.9		44	31	91.4		
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	20.6						
structureless		**5**									
		6									
CLAYSTONE (SOIL TYPE 5)	BS		--	--	21.9						
grey/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

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3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #6 (LEACHFIELD SITE #3)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)											
brown		2									
moderate strong	BS		--	--	20.4						
SANDY CLAY (SOIL TYPE 4A)		3									
brown		4									
structureless	BS		--	--	20.9						
		5									
grey/brown/rust		6									
CLAYSTONE (SOIL TYPE 5)	BS		--	--	19.7						
grey/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

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3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #7 (LEACHFIELD SITE #4)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS		--	--	12.2						
		3									
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	18.7						
structureless		5									
grey/brown/rust		6									
CLAYSTONE (SOIL TYPE 5)	BS		--	--	16.1		41	29	93.1		
grey/brown/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

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3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #8 (LEACHFIELD SITE #4)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	11.1						
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	17.4						
structureless		5									
grey/brown/rust		6									
CLAYSTONE (SOIL TYPE 5)	BS		--	--	22.8						
grey/brown/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

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WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #9 (LEACHFIELD SITE #5)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	10.6						
SANDY CLAY (SOIL TYPE 4A)		4									
brown to brown/light brown	BS	5	--	--	12.6		390	27	84.6		
structureless		6									
SANDSTONE/CLAYSTONE (SOIL TYPE 5)	BS	7	--	--	7.5						
grey/tan/rust											
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

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3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #10 (LEACHFIELD SITE #5)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS		--	--	11.2						
		3									
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	15.3						
structureless		5									
		6									
	BS		--	--	14.0						
		7									
		8									
SANDSTONE/CLAYSTONE (SOIL TYPE 5)											
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

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WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #11 (LEACHFIELD SITE #6)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	11.0		43	31	94.6		
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	17.3						
structureless		**5**									
calcareous deposits		6									
grey/brown/rust											
CLAYSTONE (SOIL TYPE 5)	BS		--	--	24.7						
grey/brown/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
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		23									
		24									
		25									

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3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

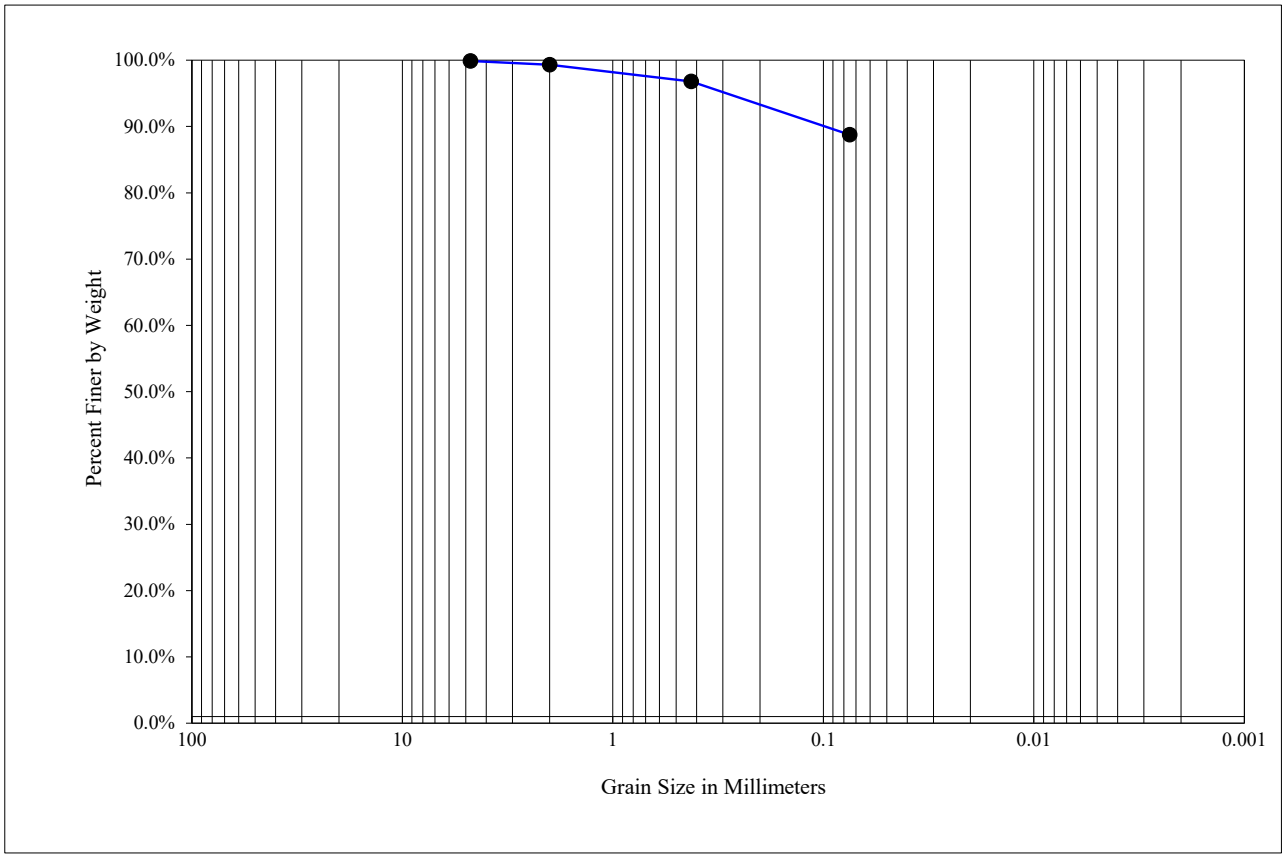
PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #12 (LEACHFIELD SITE #6)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	10.3						
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS	5	--	--	15.3						
structureless											
calcareous deposits		6									
grey/brown/rust											
CLAYSTONE (SOIL TYPE 5)	BS	7	--	--	20.3						
grey/brown/rust											
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
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		18									
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		20									
		21									
		22									
		23									
		24									
		25									

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Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	99%
No. 40	97%
No. 200	89%

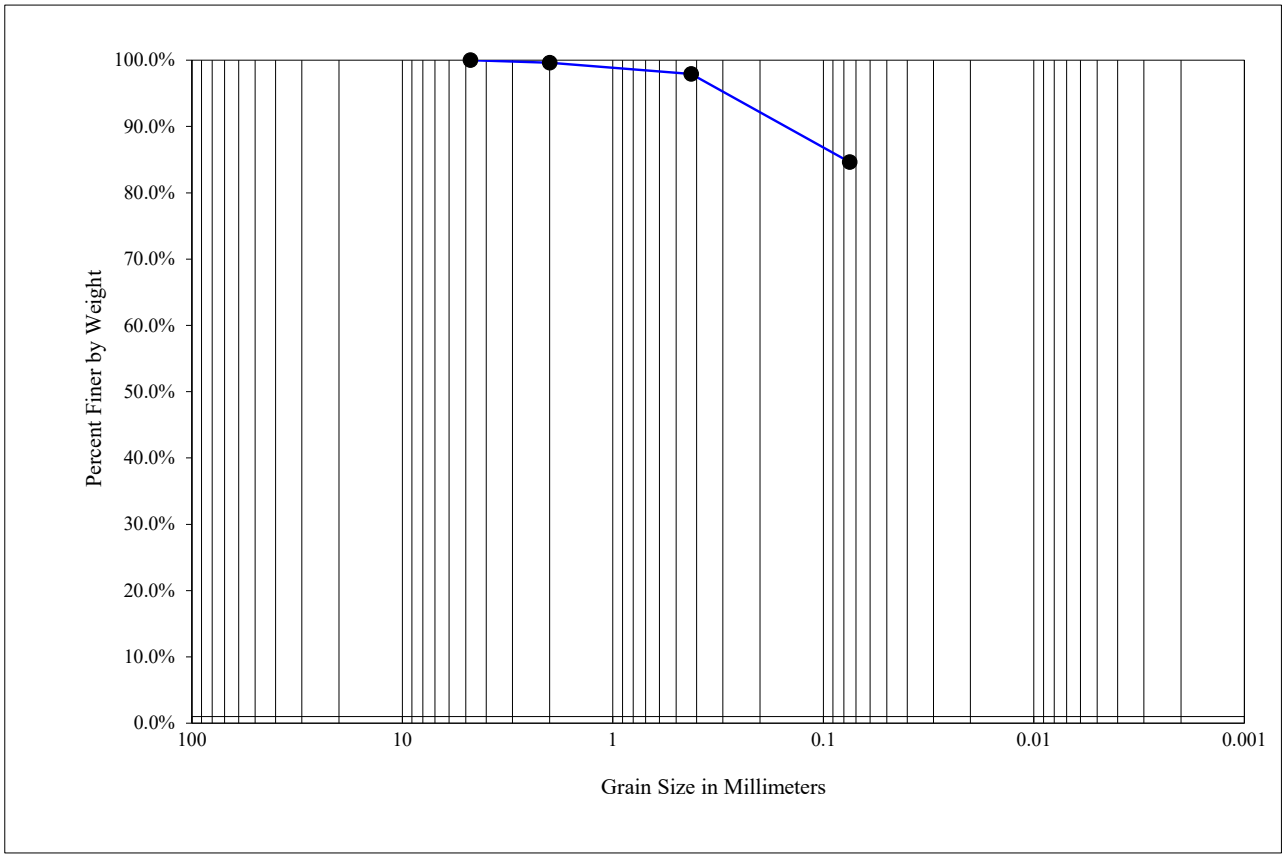
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-1, S-1 @ 2'
Description: Brown Sandy Clay

EARTH ENGINEERING COMPANY, INC.

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Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	98%
No. 200	85%

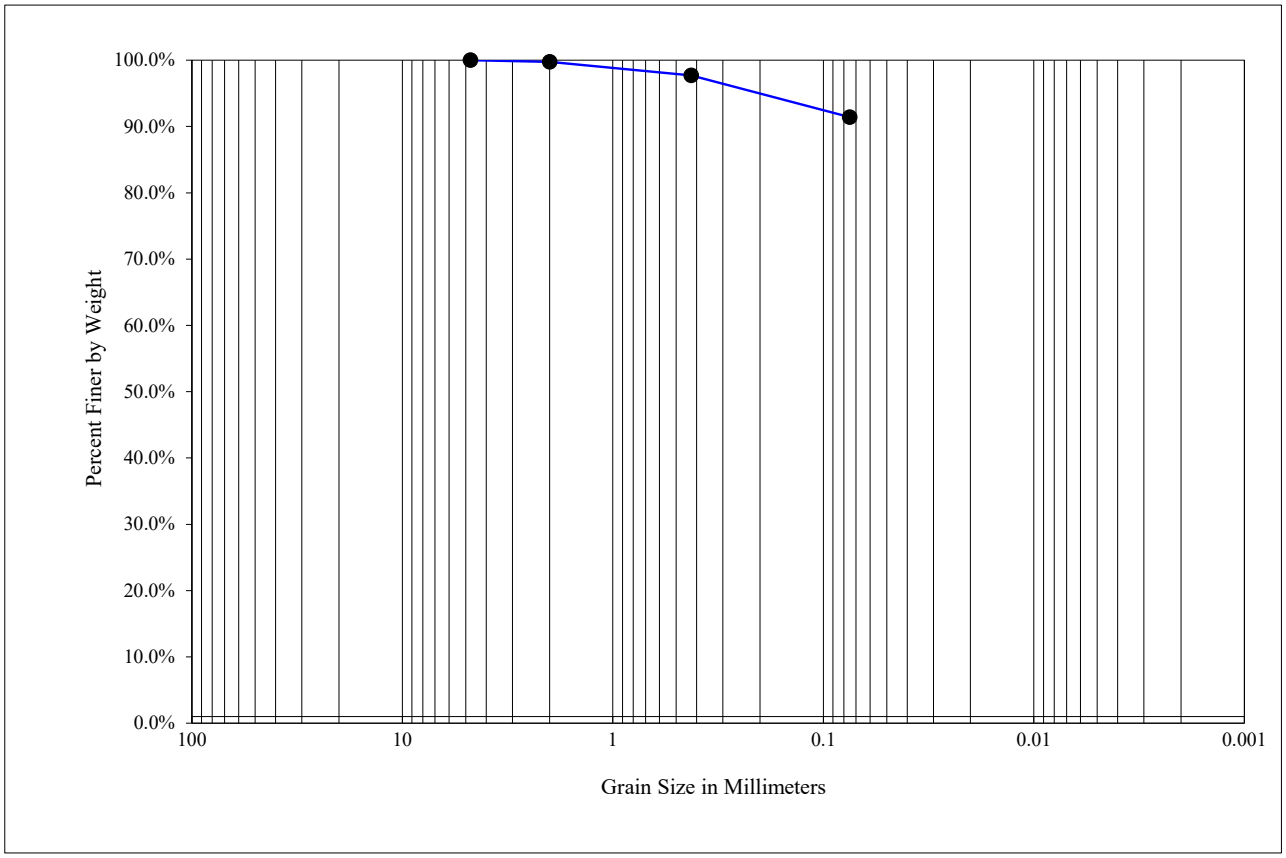
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-3, S-2 @ 4'
Description: Brown Sandy Clay

EARTH ENGINEERING COMPANY, INC.

Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	98%
No. 200	91%

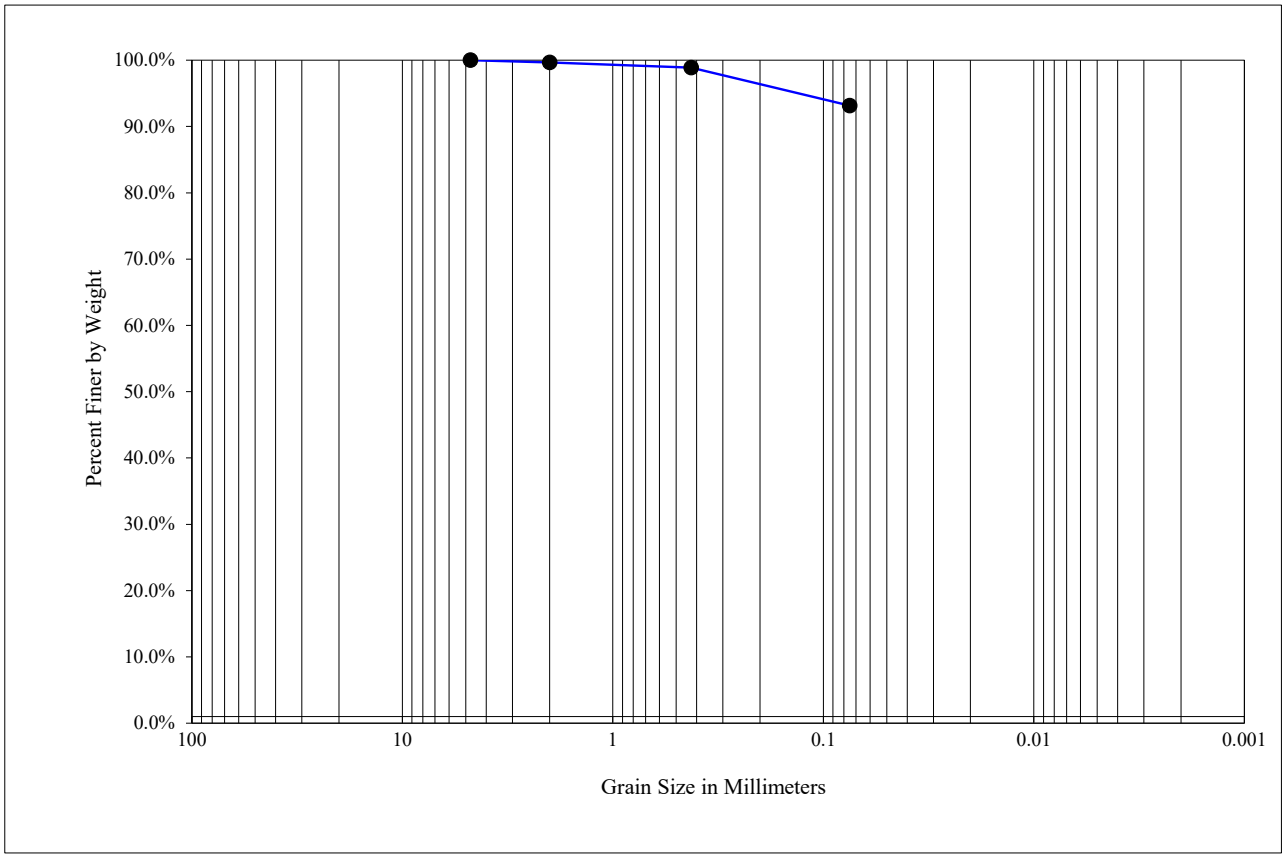
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-5, S-1 @ 2'
Description: Brown Sandy Clay

EARTH ENGINEERING COMPANY, INC.

Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	99%
No. 200	93%

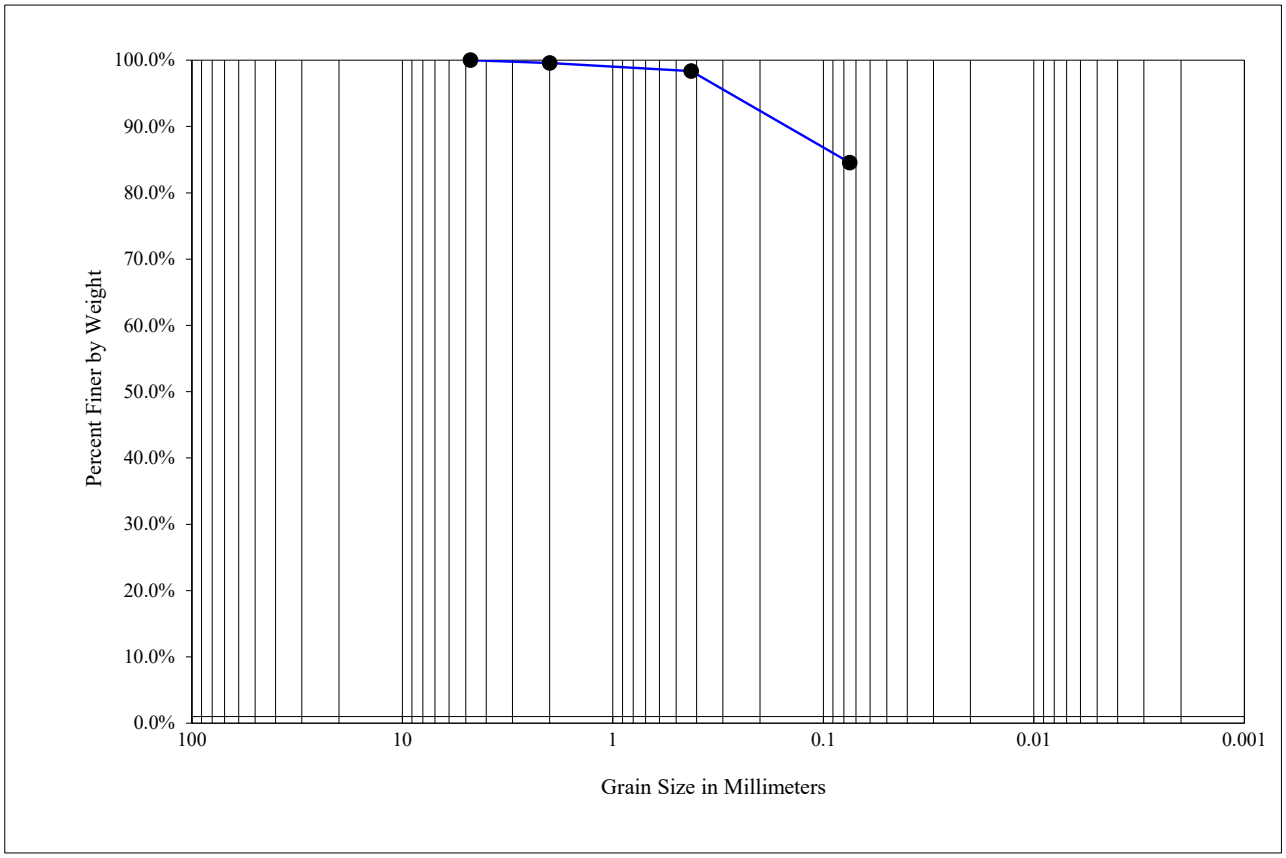
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-7, S-3 @ 6'
Description: Grey/Brown/Rust Claystone

EARTH ENGINEERING COMPANY, INC.

Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	98%
No. 200	85%

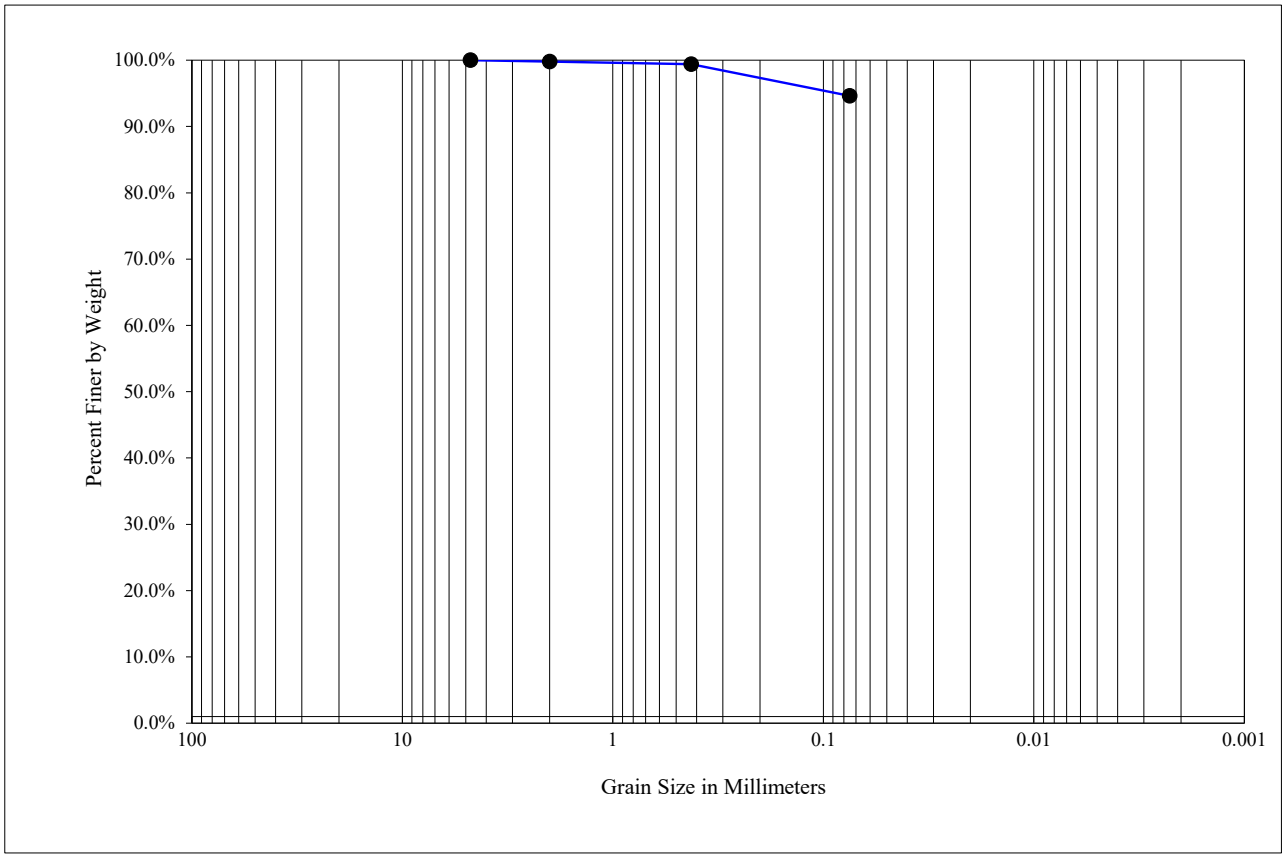
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-9, S-2 @ 4'
Description: Brown/Light Brown Sandy Clay

EARTH ENGINEERING COMPANY, INC.

Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test

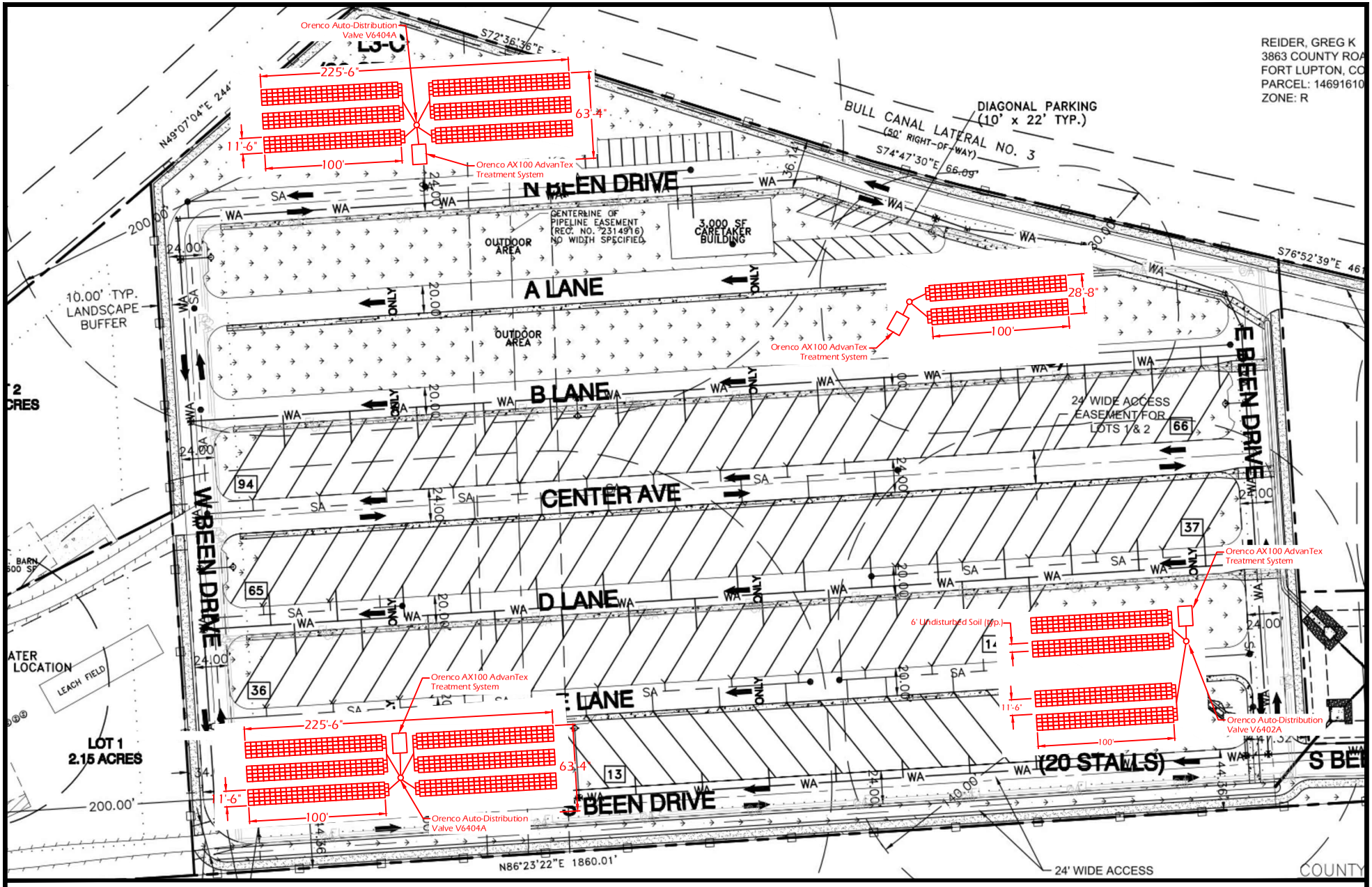


Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	99%
No. 200	95%

Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-11, S-1 @ 2'
Description: Brown Sandy Clay

EARTH ENGINEERING COMPANY, INC.



OWTS Location Exhibit - Been RV Park
3647 Weld County Road 19
Weld County, Colorado
Project No.: 20-01-185 Date: March 2021

EARTH ENGINEERING COMPANY

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 8th day of June, 2021, a true and correct copy of the foregoing Notice of Public Hearings and project maps for the Been Minor Subdivision & Special Use Permit was sent via U.S. Mail, postage pre-paid, to the following addresses:

ATTN: APC PROPERTY TAX
KERR MC-GEE GATHERING LLC
PO BOX 173779
DENVER, CO 80217

TBR RANCH LLC
3474 HANCOCK LN
CHEYENNE, WY 82007

JOLENE P JOHNS
HLII JOHNS
8690 COUNTRY ROAD 10
FORT LUPTON, CO 80621

GREG K REIDER
3863 COUNTY ROAD 10
FORT LUPTON, CO 80621

ATTN: WATTENBERG LAND DEPT.
NOBLE ENERGY INC
1625 BROADWAY ST
STE 2000
DENVER, CO 80202

VEGA HECTOR MARIO MADRID
3506 COUNTY ROAD 19
FORT LUPTON, CO 80621

MELESINA PUGH
THOMAS JAMES PUGH
3503 COUNTY ROAD 19
FORT LUPTON, CO 80621

SUSAN A VEIT
DOLF C VEIT
8502 COUNTY ROAD 10
FORT LUPTON, CO 80621

ATTN: DJ SURFACE LAND DEPT.
CRESTONE PEAK RESOURCES HOLDINGS LLC
1801 CALIFORNIA ST
STE 2500
DENVER, CO 80202

City Official

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

Planning & Building

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

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 Sheryl Been for a minor subdivision and special use permit for proposed RV park at a property located west and adjacent to County Road 19 and approximately 0.29 miles south from County Road 10 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, June 24, 2021, at 6:00 P.M., and before the City Council on Tuesday, July 20, 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/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: BEEN MINOR SUBDIVISION & SPECIAL USE PERMIT

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

LOT A OF RECORDED EXEMPTION NO. 1469-16-1 RE-4223, ACCORDING TO THE MAP RECORDED NOVEMBER 23, 2005 AT RECEPTION NO. 3342371, BEING A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

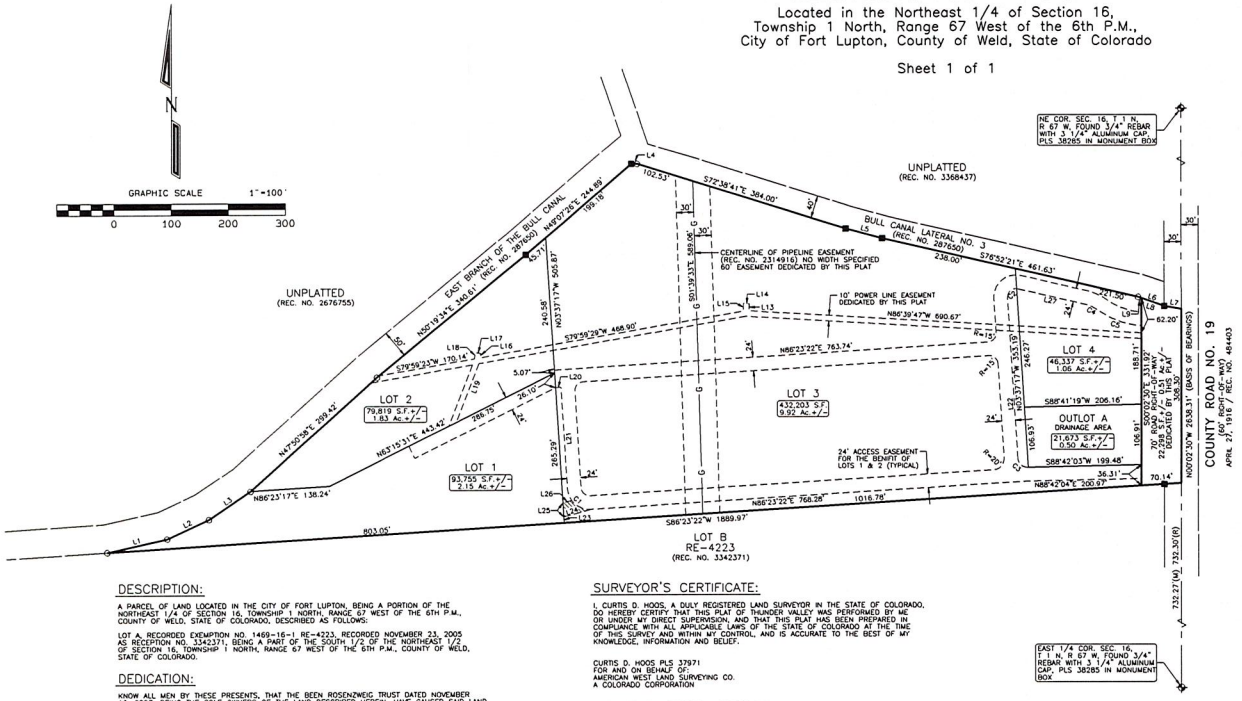
SAID PARCEL CONTAINS 687,638 SQUARE FEET OR 15.786 ACRES MORE OR LESS

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: BEEN MINOR SUBDIVISION & SPECIAL USE PERMIT

BEEN MINOR SUBDIVISION

Located in the Northeast 1/4 of Section 16,
Township 1 North, Range 67 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

Sheet 1 of 1



LINE	BEARING	DISTANCE
L1	N77°19'47"E	107.46'
L2	N64°53'14"E	80.89'
L3	N55°59'32"E	87.83'
L4	S88°13'30"E	10.12'
L5	S74°44'39"E	66.09'
L6	S70°36'14"E	48.76'
L7	S90°22'33"E	30.26'
L8	N70°36'14"W	42.60'
L9	N70°36'14"W	6.16'
L10	N60°46'39"E	55.80'
L11	N23°42'04"W	20.09'
L12	N60°46'39"E	125.48'
L13	N04°03'59"E	12.86'
L14	N85°56'01"W	10.00'
L15	S04°03'59"W	14.01'
L16	N08°06'43"E	7.55'
L17	N81°53'17"W	10.00'
L18	S08°06'43"W	10.82'
L19	N21°08'37"E	93.93'
L20	N88°22'45"E	10.00'
L21	S03°37'15"E	179.84'
L22	N03°37'17"W	285.08'
L23	N03°37'17"W	10.14'
L24	S74°49'55"W	50.00'
L25	N03°37'17"W	24.50'
L26	N74°49'55"E	16.60'
L27	S76°52'59"E	124.44'

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	39.00'	61.25'	89°58'23"	S48°36'56"E	55.15'
C2	15.00'	27.94'	106°44'18"	N49°44'52"E	27.07'
C3	17.71'	27.10'	87°40'40"	N47°27'37"W	24.53'
C4	88.91'	25.34'	16°19'39"	S62°22'38"E	25.25'
C5	146.20'	76.78'	30°52'33"	S70°33'25"E	77.64'

LEGEND:

- ⊕ = ALIQUOT MONUMENT, AS NOTED.
- ■ = FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, PLS 25937.
- ○ = FOUND 5/8" REBAR.
- ▨ = 24' ACCESS EASEMENT FOR THE BENIFIT OF LOT 1 ONLY.

NOTES:

1) BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., IS ASSUMED TO BEAR NORTH 00°02'30" WEST, BEING MONUMENTED ON THE NORTH AND SOUTH END BY A 3 1/4" ALUMINUM CAP, PLS 38285 IN MONUMENT BOX, AND WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) 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.

3) 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.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

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

DESCRIPTION:

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

LOT A, RECORDED EXEMPTION NO. 1469-16-1 RE-4223, RECORDED NOVEMBER 23, 2005 AS RECEPTION NO. 3342371, BEING A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF BEEN MINOR SUBDIVISION, 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____.

OWNERS: THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007

_____
SHERYL BEEN - TRUSTEE

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY 4 Z INVESTMENTS, LLP

ON THIS _____DAY OF_____, 20____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007, BEING THE SOLE OWNERS 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 OUTLOT A AS PUBLIC ROADWAY AS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS_____

DAY OF _____, 20____.

OWNERS: THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007

_____
SHERYL BEEN - TRUSTEE

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY 4 Z INVESTMENTS, LLP

ON THIS_____DAY OF_____, 20____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, CURTIS D. HOOS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THUNDER VALLEY 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.

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

CITY ENGINEER'S APPROVAL:

APPROVED THIS ___ DAY OF _____, 20___.

_____
CITY ENGINEER

PLANNING COMMISSION RECOMMENDATION:

RECCOMENDED THIS_____ DAY OF_____, 20_____ BY RESOLUTION NO. _____.

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY RESOLUTION NO._____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE_____ DAY OF_____, A.D. 20____, AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY RESOLUTION NO._____, ON BEHALF OF THE CITY OF FORT LUPTON HEREBY ACKNOWLEDGES AND ACCEPTS THE SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS ___ DAY OF _____, 20____.

_____ _____
ATTEST: CITY CLERK MAYOR

CITY ADMINISTRATOR'S APPROVAL:

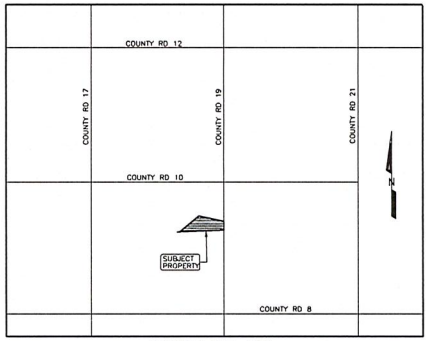
APPROVED THIS ___ DAY OF _____, 20___.

_____
CITY ADMINISTRATOR

CITY WATER AND SEWER DEPARTMENT APPROVAL:

APPROVED THIS ___ DAY OF _____, 20___.

_____
DIRECTOR OF PUBLIC WORKS

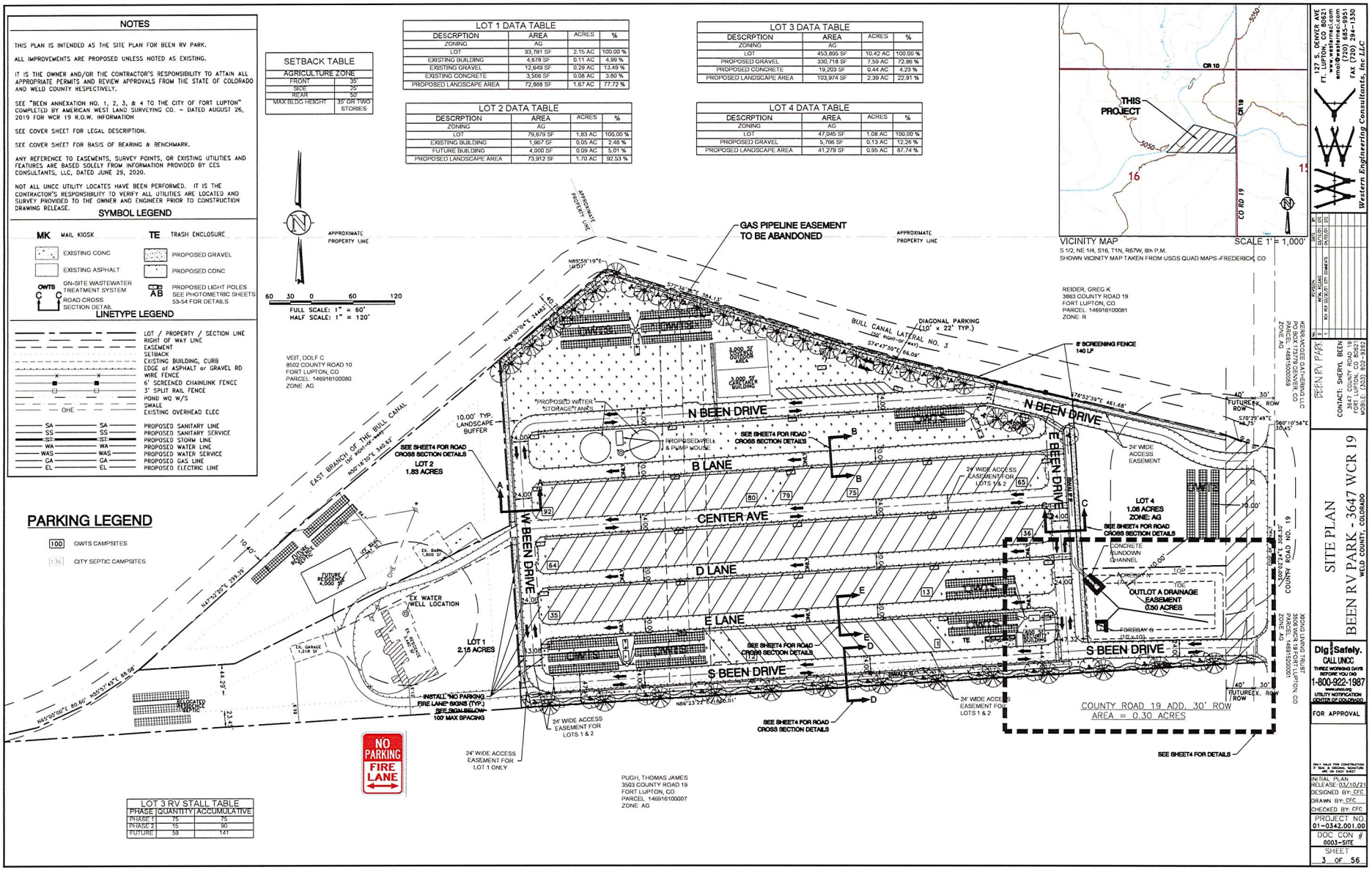


VICINITY MAP: NTS

American West Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: MARCH 19, 2021
REVISIONS:			
JOB NO: 21-	FILE: Z:\T1-2W\T1N_R67W\S16\3647_CR 19_SUB_REV10072020.pro		

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: BEEN MINOR SUBDIVISION & SPECIAL USE PERMIT



Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

City of Ft Lupton Legals(mw)
130 S McKinley Avenue
Fort Lupton CO 80621

Description: FLP222319 Pub Hear Proposed RV Park

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 6/9/2021, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

For the Fort Lupton Press

State of Colorado }
County of Weld } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 6/9/2021. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.

20004025550-000871

Carla Bethke
Notary Public
My commission ends April 11, 2022

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2022

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 Sheryl Been for a minor subdivision and special use permit for proposed RV park at a property located west and adjacent to County Road 19 and approximately 0.29 miles south from County Road 10 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, June 24, 2021, at 6:00 P.M., and before the City Council on Tuesday, July 20, 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

LOT A OF RECORDED EXEMPTION NO. 1469-16-1 RE-4223, ACCORDING TO THE MAP RECORDED NOVEMBER 23, 2005 AT RECEPTION NO. 3342371, BEING A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

SAID PARCEL CONTAINS 687,638 SQUARE FEET OR 15.786 ACRES MORE OR LESS

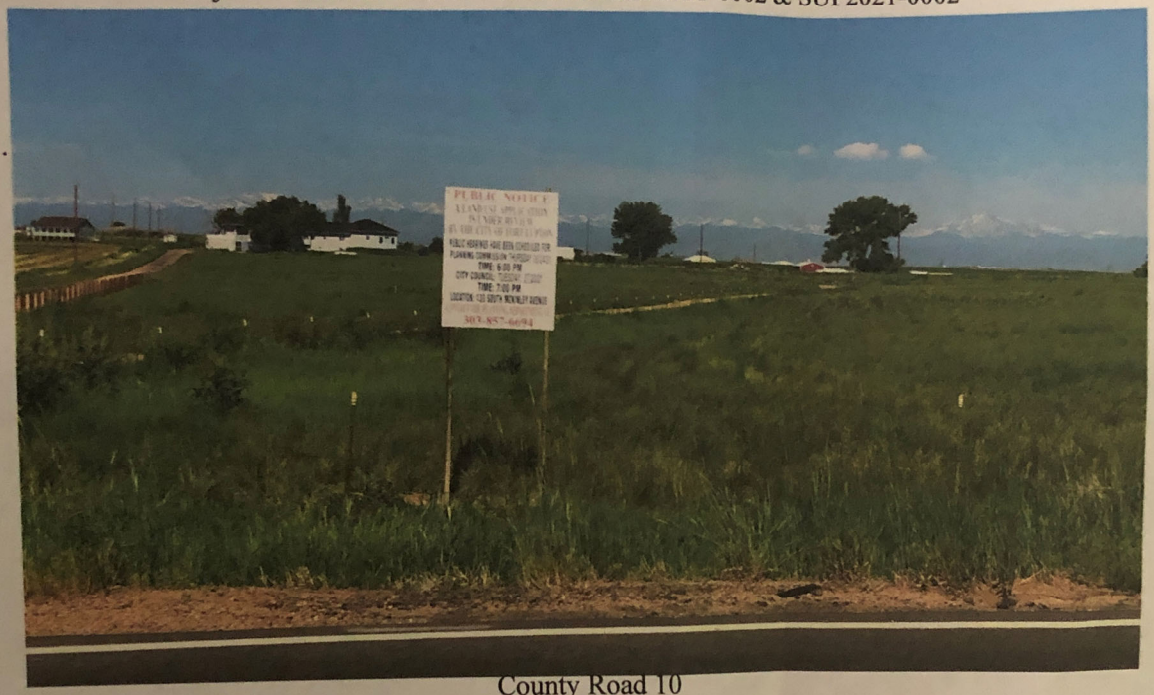
Legal Ad No.: FLP222319
First Publication: June 9, 2021
Last Publication: June 9, 2021
Published In: Fort Lupton Press

Fort Lupton
EST 18
Planning & Building
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130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

Sign Posting Affidavit
Been Minor Subdivision & Special Use Permit
Project No. LUP2021-0013 / Plan No. MSD2021-0002 & SUP2021-0002



County Road 10

I, Sheryl ann Been hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 8th day of June, 2021.

Signature of ~~Owner~~ or Owner's Representative

The foregoing instrument was acknowledged before me by Sheryl ann Been, this 8th day of June, 2021. Witness my hand and seal.

My commission expires 1/31/2023.

Notary Public

Leanne L Webster
Notary Public • State of Vermont
My Commission Expires 1/31/2023

(SEAL)

WESTERN ENGINEERING CONSULTANTS, Inc LLC
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
Cell. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com

July 3, 2021

Neighbor Property Owner
To 3647 County Road 19, Fort Lupton CO.

RE: Been RV Park – 3647 County Road 19, Fort Lupton CO,

Dear Neighbor:

Western Engineering Consultants (WEC) is providing this letter on behalf of Sheryl A. Been, who is inviting you to attend a virtual neighborhood meeting regarding her proposed Special Use Review application.

Sheryl A. Been is the owner of Parcel 146916100006 shown in the attached Minor Subdivision Plan and Site Plan. It is the applicant's desire to proceed to develop this property for an RV park (Eazy Breazy RV Park). The property is located at 3647 County Road 19, Fort Lupton CO.

In summary the existing 16 acre property with an existing residence was annexed to the City of Fort Lupton in early 2021 as an Ag property and is proposed to be subdivided into four lots remaining as an Ag zone (see attached minor subdivision plan). Lot three of the subdivision (9.92 acre) is proposed for an RV Park, in accordance with AG zoning district requirements through a Special Use Permit Process.

The meeting is to be held via Zoom on Tuesday July 13th, 2021 at 6:30 P.M. Below are the link and instructions:

Chadwin Cox is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting
https://us02web.zoom.us/j/81834875174?pwd=cTlyb2oxa20rcjZ4N0M5cis2anh4Zz09

Meeting ID: 818 3487 5174
Passcode: 287674
One tap mobile
+13462487799,,81834875174#,,,,*287674# US (Houston)
+16699009128,,81834875174#,,,,*287674# US (San Jose)

Dial by your location
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
Meeting ID: 818 3487 5174
Passcode: 287674
Find your local number: https://us02web.zoom.us/u/kccJAU6uBx

The City of Fort Lupton recommends the Development Applicant host a neighborhood meeting to inform the community and present the proposed development. In part due to Covid – a meeting was not previously scheduled. Some who attended the Planning Commission hearing also voiced they would have appreciated a meeting. We are hopeful you are able to attend.

Attached to this letter is the Overall Site Plan for the project including three updates as requested by the neighborhood at the Planning Commission hearing on June 24. Those updates include the following:

- Addition of a fence within the landscape buffer along the north adjacent to the Bull Canal
- Addition of a note that Mobile Homes are not allowed
- Addition of a note that open fires are not allowed
- Addition of a playground/area for children

We are eager to listen to any other suggestions that would enhance this project!

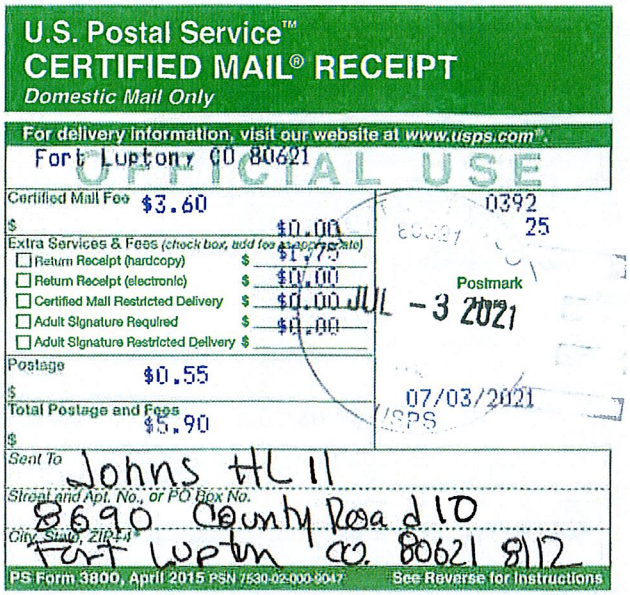
Please contact me at 303-913-7341 with any questions or comments you may have.

Sincerely,



Western Engineering Consultants Inc.
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. 3647 County Road 19 – Minor Subdivision Plan and Site Plan.



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

For delivery information, visit our website at www.usps.com®.
Fort Lupton, CO 80621

OFFICIAL USE

Certified Mail Fee $3.60
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $1.75
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

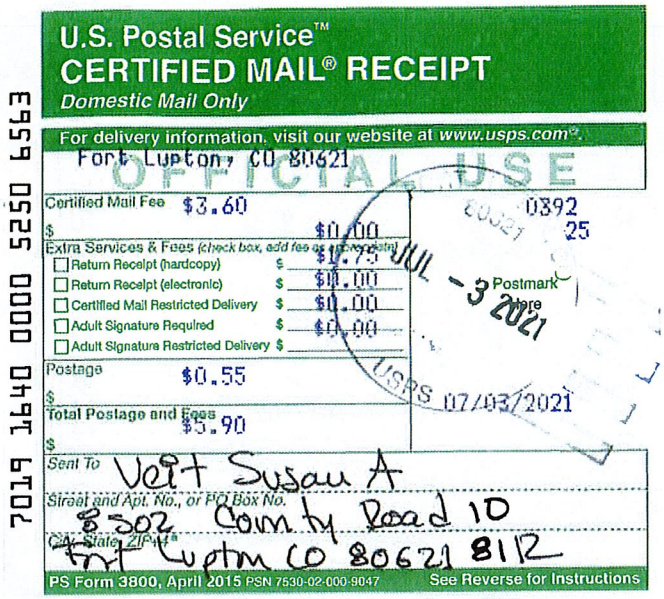
Postage $0.55
Total Postage and Fees $5.90

Postmark Here
JUL -3 2021
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Sent To: Johns HL II
Street and Apt. No., or PO Box No.: 8690 County Road 10
City, State, ZIP+4®: Fort Lupton CO 80621 8112

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7019 1640 0000 5250 6549



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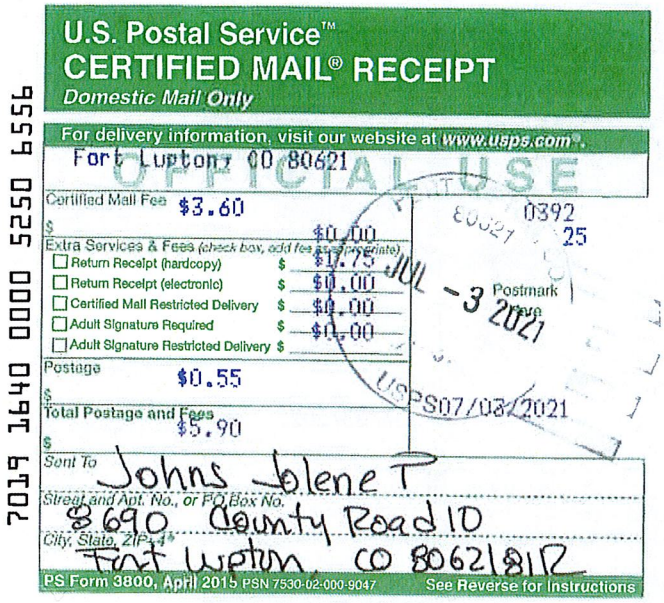
Postage $0.55
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Sent To: Veit Susan A
Street and Apt. No., or PO Box No.: 8502 County Road 10
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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

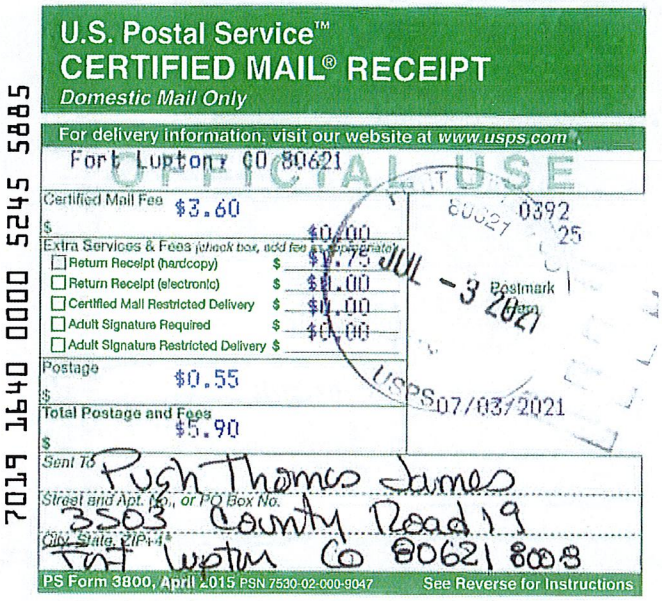
Postage $0.55
Total Postage and Fees $5.90

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Sent To: Johns Glene T
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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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Sent To: Pugh Thomas James
Street and Apt. No., or PO Box No.: 3503 County Road 19
City, State, ZIP+4®: Fort Lupton CO 80621 8008

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

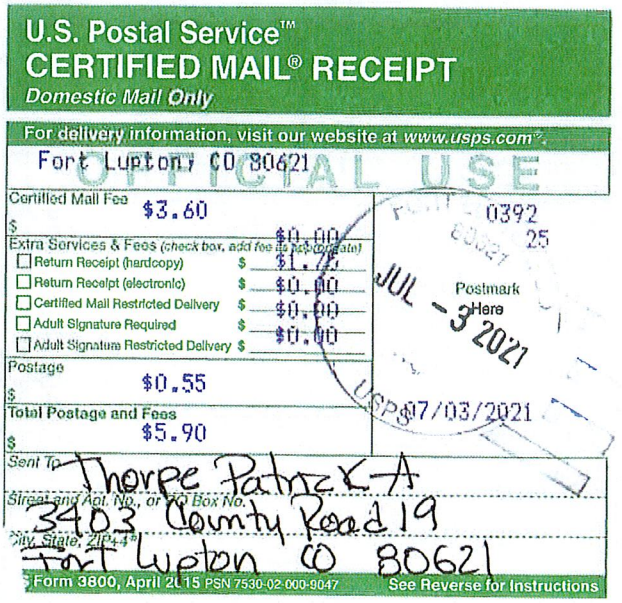
Postage $0.55
Total Postage and Fees $5.90

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Sent To: Thorpe, April C
Street and Apt. No., or PO Box No.: 3403 County Road 19
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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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Sent To: Thorpe Patrick A
Street and Apt. No., or PO Box No.: 3403 County Road 19
City, State, ZIP+4®: Fort Lupton CO 80621

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7019 1640 0000 5245 5762

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

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Total Postage and Fees $5.90

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Sent To: Vega Hector Mario Madrid
Street and Apt. No., or PO Box No.: 3506 County Road 19
City, State, ZIP+4®: Fort Lupton, CO 80621

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

Postmark Here
JUL -3 2021
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Sent To: Ceplius Steven S.
Street and Apt. No., or PO Box No.: 3944 County Road 19
City, State, ZIP+4®: Fort Lupton, CO 80621 8403

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

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Cheyenne, WY 82003

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- Return Receipt (hardcopy) $1.75
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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JUL -3 2021
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Sent To: McFee John L Jr ETAL
Street and Apt. No., or PO Box No.: PO BOX 743
City, State, ZIP+4®: Cheyenne, WY 82003-0743

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

7019 1640 0000 5245 5779

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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Sent To: Ceplius Sherry S
Street and Apt. No., or PO Box No.: 3944 County Road 19
City, State, ZIP+4®: Fort Lupton CO. 80621 8403

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Brighton, CO 80602

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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Sent To: Lee Mai
Street and Apt. No., or PO Box No.: 13980 Holly ST
City, State, ZIP+4®: Brighton CO 80602 7903

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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Sent To: New Style Contracting
Street and Apt. No., or PO Box No.: PO Box 479
City, State, ZIP+4®: Eastlake, CO 80614 0479

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$	$0.00
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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
$	
Total Postage and Fees	$5.90
$	

0392 25
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Sent To: Stratton Giza Dannelle M.
Street and Apt. No., or PO Box No.: 3985 County Road 19
City, State, ZIP+4®: Fort Lupton CO 80621 8908

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$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	$1.75
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
$	
Total Postage and Fees	$5.90
$	

0392 25
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Sent To: Stratton Steve Williams
Street and Apt. No., or PO Box No.: 3985 County Road 19
City, State, ZIP+4®: Fort Lupton CO 80621 8908

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$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	$1.75
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
$	
Total Postage and Fees	$5.90
$	

0392 25
JUL - 3 2021 Postmark Here
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Sent To: Rainey Danielle
Street and Apt. No., or PO Box No.: 3863 County Road 19
City, State, ZIP+4®: Fort Lupton CO 80621 8908

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$	$0.00
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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
$	
Total Postage and Fees	$5.90
$	

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Sent To: Larsen Paul B Trust
Street and Apt. No., or PO Box No.: 3503 County Road 19
City, State, ZIP+4®: Fort Lupton CO 80621 8008

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$	$0.00
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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
$	
Total Postage and Fees	$5.90
$	

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Sent To: TBR Ranch LLC
Street and Apt. No., or PO Box No.: 3974 Hancock Ln
City, State, ZIP+4®: Cheyenne, WY 82007 8908

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$	$0.00
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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
$	
Total Postage and Fees	$5.90
$	

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Sent To: Kerr Mcgee Gathering LLC / APC Properties
Street and Apt. No., or PO Box No.: PO Box 173779
City, State, ZIP+4®: Denver CO, 80217 3779

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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Sent To Vert Dolf C
Street and Apt. No., or PO Box No. 8502 County Road 10
City, State, ZIP+4® Fort Lupton CO 80621 8112

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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Sent To Lor Lee
Street and Apt. No., or PO Box No. 13980 Holly ST
City, State, ZIP+4® Brighton CO 80602 7903

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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Sent To Been Sheryl A.
Street and Apt. No., or PO Box No. 3697 County Road 19
City, State, ZIP+4® Fort Lupton CO 80621 8908

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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City, State, ZIP+4® Fort Lupton CO 80621 8008

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Extra Services & Fees (check box, add fee as appropriate)
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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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Sent To PUGH THOMAS J JR TRUST
Street and Apt. No., or PO Box No. 3503 County Road 19
City, State, ZIP+4® Fort Lupton CO 80621 8008

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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Sent To Rainey Etc
Street and Apt. No., or PO Box No. 3863 County Road 19
City, State, ZIP+4® Fort Lupton CO 80621 8908

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

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

6/25/2021
4:51:59 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, http://www.co.weld.co.us, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

_____
Signature

_____
Date

Property Owners Within 1000 Feet of Parcel # 146916100006

Account	Parcel	Owner	Mailing Address
R0291587	146915000059	KERR-MCGEE GATHERING LLC	ATTN: APC PROPERTY TAX PO BOX 173779 DENVER, CO 802173779
R1577402	146915200001	VEGA HECTOR MARIO MADRID	3506 COUNTY ROAD 19 FORT LUPTON, CO 806218403
R1648102	146915300088	CEPLIUS SHERRY S	
R1648102	146915300088	CEPLIUS STEVEN S	3444 COUNTY ROAD 19 FORT LUPTON, CO 806218403
R6043986	146916000001	MC FEE JOHN L JR ETAL	C/O RONALD W MC FEE PO BOX 743 CHEYENNE, WY 820030743
R0239993	146916000072	THORPE APRIL L	
R0239993	146916000072	THORPE PATRICK A	3403 COUNTY ROAD 19 FORT LUPTON, CO 806218431
R0580701	146916000087	LEE MAI	
R0580701	146916000087	LOR LEE	13980 HOLLY ST BRIGHTON, CO 806027903

Parcels: 17 Owner Records: 27 Page 1 of 4

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

6/25/2021
4:51:59 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, http://www.co.weld.co.us, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

_____
Signature

_____
Date

Property Owners Within 1000 Feet of Parcel # 146916100006

Account	Parcel	Owner	Mailing Address
M0273009	146916100004	TBR RANCH LLC	3474 HANCOCK LN CHEYENNE, WY 820078908
R1194396	146916100004	TBR RANCH LLC	3474 HANCOCK LN CHEYENNE, WY 820078908
R4106806	146916100006	BEEN SHERYL A	3647 COUNTY ROAD 19 FORT LUPTON, CO 806218408
M8960663	146916100007	PUGH MELESINA	
R4106906	146916100007	PUGH THOMAS J JR TRUST	
R4106906	146916100007	LARSEN PAUL B TRUST	3503 COUNTY ROAD 19 FORT LUPTON, CO 806218408
M8960663	146916100007	PUGH THOMAS JAMES	3503 COUNTY ROAD 19 FORT LUPTON, CO 806218408
R4361406	146916100008	NEW STYLE CONTRACTING	PO BOX 474 EASTLAKE, CO 806140474
R4361506	146916100009	JOHNS H L II	

Parcels: 17 Owner Records: 27 Page 2 of 4

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

6/25/2021
4:51:59 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, http://www.co.weld.co.us, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

_____
Signature

_____
Date

Property Owners Within 1000 Feet of Parcel # 146916100006

Account	Parcel	Owner	Mailing Address
R4361506	146916100009	JOHNS JOLENE P	8690 COUNTY ROAD 10 FORT LUPTON, CO 806218112
R7437697	146916100080	VEIT SUSAN A	
R7437697	146916100080	VEIT DOLF C	8502 COUNTY ROAD 10 FORT LUPTON, CO 806218112
R7438197	146916100081	RAINEY DANIELLE	
R7438197	146916100081	RAINEY ERIC	3863 COUNTY ROAD 19 FORT LUPTON, CO 806218408
M8957370	146916100091	STRATTON LIZA DANNELLE MICHELLE	
R2227603	146916100091	STRATTON LIZA DANNELLE MICHELLE	
M8957370	146916100091	STRATTON STEVE WILLIAM	3985 COUNTY ROAD 19 FORT LUPTON, CO 806218408
R2227603	146916100091	STRATTON STEVE WILLIAM	3985 COUNTY ROAD 19 FORT LUPTON, CO 806218408

Parcels: 17 Owner Records: 27 Page 3 of 4

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

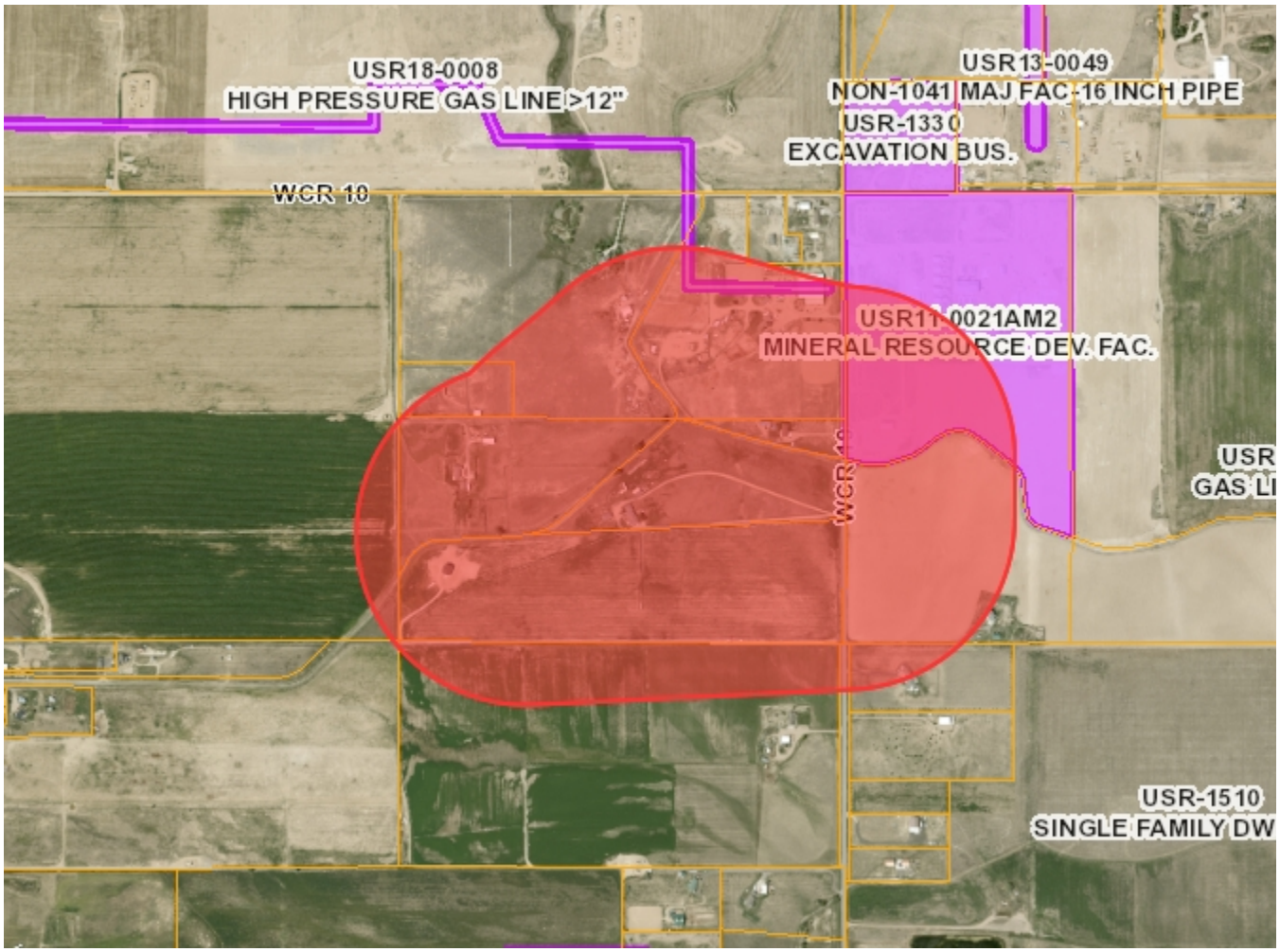
6/25/2021
4:51:59 PM

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_____
Signature

_____
Date

Property Owners Within 1000 Feet of Parcel # 146916100006



Parcels: 17 Owner Records: 27 Page 4 of 4

Magaly Morales-Tejada

From: Jonathan Gesick
Sent: Thursday, May 20, 2021 4:11 PM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)
Attachments: Minimum submittle requirements commercial-industrial.pdf

Hi Magaly.

Please see the attached minimal submittal requirements for the construction of the new proposed structures that can be passed on to the applicant.

Thank you.

Jonathan Gesick
Certified Building Official
(970) 305-3161
www.procodeinc.net

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From: Magaly Morales-Tejada
Sent: Thursday, May 20, 2021 3:00 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a minor subdivision and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:
https://www.fortluptonco.gov/DocumentCenter/Index/595

Any comments you consider relevant to this request would be appreciated. Please reply by **June 10, 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, June 24, 2021 at 6:00 PM; and
- City Council: Tuesday, July 20, 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
Direct: 720-466-6111

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MINIMUM STANDARDS FOR CODE

SUBMISSIONS

Construction documents for most projects consist of drawings, specifications and appropriate calculations. All elements shall complement each other. Completeness and coordination of all necessary information are the responsibility of the registered architect or professional engineer. Construction documents submitted to the building official must be of sufficient nature to clearly show the project in its entirety with emphasis on the following:

1. Life safety

2. Means of egress

3. Barrier free accessibility

4. Structural integrity

5. Building code compliance

6. Definition of scope of work

The required construction documents will depend upon the size, nature and complexity of the project. The following is a suggested standard of the minimum required construction documents for review by building officials.

Cover Sheet

1. Project identification

2. Project address and a location map

3. All licensed architects and engineers identified

4. The licensed architect or engineer in responsible control (the professional responsible for project co-ordination) shall be identified. All communications should be directed through this individual.

5. Design Criteria list:

I. Occupancy group

II. Type Construction classification

III. Location of property

ProCode Inc.
39 S Parish Ave #220
Johnstown, CO 80534
(970) 305-3161

IV. Seismic risk

V. Design loads

VI. Structural systems

VII. Square Footage/Allowable floor area

VIII. Fire sprinkler systems

IX. Height and number of stories

X. Occupant load

XI. Land use zone

Site Plan

Show proposed new building or structure and any existing buildings or structures, all property lines with dimensions, all streets, easements and setbacks. Show all water, sewer, communication services, natural gas, telephone, and cable TV. Electrical points of connection, proposed utility service routes and existing utilities on the site. Show all required parking, drainage and grading information. Indicate drainage inflow and outflow locations and specify areas required to be maintained for drainage purposes. A topographical survey should be provided with a benchmark elevation. Show north arrow. Show dimensions for the location and size of components delineated on the site plan.

Geotechnical Report

Provide a geotechnical report for the proposed structure at that site.

Exterior Elevations

Show each view. Show vertical dimensions and heights. Show openings and identify materials and show lateral bracing system, where applicable. Show dimensions and schedules.

Foundation Plan

Show all foundations and footings. Indicate size, locations, thickness, materials and strengths, and reinforcing. Show all imbedded anchoring such as anchor bolts, hold-downs, post bases, etc. Show dimensions for the location and size of all components delineated on the foundation plan.

Floor Plans

Show all floors including basements. Show all rooms, with their use, overall dimensions and locations of all structural elements and openings. Show all doors and windows. Provide door and window schedules. All fire resistance rated assemblies, areas of refuge, occupancy separations, fire blocking and draft stopping shall be shown. Show dimensions for the size of all rooms and the locations of other components delineated on the floor plans.

Framing Plans and Roof Framing Plans

Show all structural members, their size, methods and details of attachment, connections, location and mate rials for floors and roofs. Show roof plan. Show dimensions for the location and size of all components delineated on the roof plan.

Schedules

Room finishes, doors, hardware, windows, plumbing, mechanical, electrical and structural.

Addenda and Changes

It shall be the responsibility of the individual identified on the cover sheet as the licensed architect or engineer in responsible control to notify the building official of any and all changes throughout the project and provide revised construction documents, calculations or other appropriate documentation prior to commencement of that portion of the construction.

Revisions

The party submitting changes shall be identified at the beginning of the approval process. For clarity, all re-visions should be identified and clouded on the construction drawings and appropriately marked in the project manual or resubmitted as a new set of construction documents.

Completeness of Documents

Construction Documents for most projects consist of drawings, specifications and appropriate calculations. All elements shall complement each other. Completeness and coordination of all necessary information is the responsibility of the registered design professional(s).

ProCode Inc.
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Johnstown, CO 80534
(970) 305-3161

Building Sections Wall Sections

Show materials of construction, non-rated and fire resistance rated assemblies, and fire resistance rated penetrations. Show dimensions.

Mechanical System

Show the mechanical system. Include all units, their sizes, mounting details, all ductwork and duct sizes. Indicate all fire dampers where required. Provide equipment schedules. Submit energy conservation calculations. Show dimensions.

Plumbing System

Show all fixtures, piping, slopes, materials and sizes. Show point of connections to utilities, septic tanks, pre-treatment sewer systems and water wells. Show dimensions.

Electrical system

Show all electrical fixtures (interior, exterior and site), wiring sizes and circuiting, grounding, panel schedules, single line diagrams, load calculations and fixture schedules. Provide fault-current calculations for entire system. Show point of connection to utility. Show dimensions.

Structural Systems

Show foundation, structural members and where required provide structural calculations for the structural systems of the project. Include calculations indicating compliance with seismic, wind, snow and other design loads. Completeness of the necessary calculations is the responsibility of the registered design professional.

Specifications

Prepare specifications to further define the construction components, the quality of the materials, delineation of the materials and methods of construction, wall, floor and ceiling finishes, exterior finishes, and descriptions of all pertinent equipment. Schedules may be incorporated into the project manual in lieu of being delineated on the construction drawings.

ProCode Inc.
39 S Parish Ave #220
Johnstown, CO 80534
(970) 305-3161

COLORADO
Division of Water Resources
Department of Natural Resources

June 15, 2021

Alyssa Knutson
City of Fort Lupton
Transmitted via email:
aknutson@fortluptonco.gov

RE: Been Minor Subdivision and Special Use Permit
Project no. LUP2021-0013
Part of S ½ of the NE ¼, Sec. 16, T1N, R67W, 6th P.M.
Lot A, Recorded Exemption No. 1469-16-1 RE-4223
Water Division 1, Water District 2

Dear Ms. Knutson:

We have reviewed the information received by this office on May 20, 2021 regarding the above referenced referrals. The Applicant is proposing to subdivide 15.97 acres into four lots being two residential lots (Lots 1 and 2), a Recreational Vehicle Park lot (Lot 3) and a 1.06 acre AG lot (Lot 4); and a special use permit for an RV Park on the proposed Lot 3.

Pursuant to Section 30-28-136, C.R.S. the State Engineer's office will provide an opinion on water supply plans for new subdivisions regarding material injury to existing water rights or the adequacy of the proposed plan if a referral is submitted to this office by the board of county commissioners. This referral was submitted to this office from the City of Fort Lupton ("City") therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to the county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements.

The proposed water supply is a future water taps with Central Weld County Water District. Our office has no comments on Central Weld County Water District's ability to supply the proposed four lot subdivision and RV Park. The referral material also includes reference to well permit 84713-F, which has not been constructed, for use in the RV Park until water taps from Central Weld County Water District can be brought to the subdivision.

A review of our records found well permit no. 9930 located in the subject property. Permit no. 9930 was issued on October 9, 1961 for domestic use. Section 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. **Prior to further evaluation of the water supply plan the applicant must clarify, if the well will be used within the subdivision or if the well will be plugged and abandoned. If well will be used within the subdivision, the proposed uses must be specified and the applicant must demonstrate that a court approved augmentation plan has been obtained for the well prior to subdivision approval.**

Well permit no. 84713-F was issued on September 16, 2020 pursuant to section 37-90-137(4) C.R.S., and the Findings of the State Engineer to construct a well in the Laramie-Fox Hills aquifer underlying 16 acres (subject property). The well permit allows for the average annual withdrawal of 4.92 acre-feet per year from the nontributary Laramie-Fox Hills aquifer to be used for domestic, livestock watering, industrial, irrigation and commercial. This office has not received information that a well under permit no. 84713-F has been constructed. Well permit no. 84173-F will expire on September 16, 2021 unless this office receives information that the well was constructed and a pump was installed before the permit expired or the applicant applies for a one time one year expiration extension. Should the well be constructed, this office has no comments regarding the well being used for an RV Park; however, the well permit claims all the groundwater underlying the complete 15.97 acres of the subdivision, this can affect the issuance of well permits in the Laramie-Fox Hills aquifer on the other proposed lots of the subdivision.

The applicant should be aware that any proposed detention pond for this project, must meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, otherwise the structure may be subject to administration by this office. The applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at https://maperture.digitaldataservices.com/gvh/?viewer=cswdif, to meet the notification requirements.

Should you or the applicant have any questions, please contact Ailis Thyne at (303) 866-3581 x8216.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File #27751
File for Permit Nos. 9930 & 84713-F

Magaly Morales-Tejada

From: Maureen Welsh
Sent: Friday, May 21, 2021 1:39 PM
To: PlanningDept
Subject: LUP2021-0013 Referral Response

Good afternoon,

The Town of Frederick has no issues with this application.

Thank you,

Maureen Welsh | Planner I
Town of Frederick | 720-382-5654
MWelsh@FrederickCO.gov | FrederickCO.gov

Built On What Matters

Click here to see what matters to us!

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CITY OF

Fort Lupton

EST 1836

FROM: Alyssa Knutson
DATE: 05/20/21
PROJECT: Been Minor Subdivision & Special Use Permit
Project No. LUP2021-0013; Plan Nos. MSD2021-0002 & SUP2021-0002

INTERNAL DISTRIBUTION:

☐ Buildings/Grounds Manager	☑ City Attorney	☑ Police Chief
☐ City Administrator	☐ City Clerk	☑ Public Works Director
☑ Building Inspector	☐ Recreation Manager	☐ Golf Course Manager
☑ OMI	☑ GIS Specialist	☐ Finance Director

OUTSIDE DISTRIBUTION:

☑ Fort Lupton Fire Protection District	☑ Weld County Dept. of Public Health & Env.
☑ CDOT	☑ Weld County Public Works
☑ Colorado DRMS	☑ Weld County School District RE-8
☑ Colorado Parks and Wildlife	☑ NCWCD
☑ Division of Water Resources	☐ Fulton Ditch Company
☐ Army Corp of Engineers	☐ Platteville Ditch Company
☑ United Power	☐ City of Brighton
☑ Comcast	☑ Town of Frederick
☑ CenturyLink	☐ Town of Platteville
☑ Xcel Energy	☑ City of Dacono
☑ Postmaster	☐ Town of Firestone
☑ Weld County Department of Planning	☑ Other: Bull Canal

If you have comments, please respond by: 06/10/21

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov. A non-response to this referral may be considered a favorable response.

COMMENTS:
Property owner has filed Petitions for Inclusion with Northern Colorado Water Conservancy District & the Municipal Subdistrict, which are in process.

Magaly Morales-Tejada

From: John Fryar
Sent: Thursday, May 20, 2021 3:05 PM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

No LE concerns other than distance from normal patrol areas.

Chief John Fryar

From: Magaly Morales-Tejada
Sent: Thursday, May 20, 2021 3:00 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a minor subdivision and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:
https://www.fortluptonco.gov/DocumentCenter/Index/595

Any comments you consider relevant to this request would be appreciated. Please reply by **June 10, 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, June 24, 2021 at 6:00 PM; and
- City Council: Tuesday, July 20, 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
Direct: 720-466-6111

CITY OF
Fort Lupton
EST 1836

Public Works

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

MEMO

To: Todd Hodges
Alyssa Knutson
CC: Chadwin Cox (WEA)

From: Roy Vestal

Date: May 28, 2021

Subject: Been Minor Subdivision and Special Use Permit (LUP2021-0013)
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 and Site Plan submittal. There may be additional concerns as this design develops.

1. **Utilities**
    a. **Water - Chapter 3**
        i. Water supply is intended to by well with future connection potential to Central Weld Water District.

    b. **Sanitary Sewer - Chapter 4**
        i. Sanitary service with on-site OWTS permitting through the county.

2. **Plat**
    a. ROW dedication cannot be done with the Minor Subdivision Plat. ROW dedication needs to be by separate document (see attached template). Annotate ROW on MSP with recording information.

3. **Site Plan**
    a. The water line will require an easement dedication, 20' wide.
    b. Site Plan A-1 – Please move the gate from 14th Street entry to the property line. Need to leave adequate room for truck to park out of the street to open gate.

4. **Drainage**
    a. Final Drainage Study is approved.
    b. Detention facility will be privately owned and maintained.
    c. As-built documentation of volumes and elevations will be required following construction.

5. **Transportation**
    a. Additional ROW dedications are acceptable.

6. **Landscape / Grading** - *Chapter 2 Design Standards*
    a. A SWMP and Stormwater Discharge permit must be acquired from CDPH&E. Please submit proof of prior to receiving construction permits. Please provide copy of permit from CDPH&E.
    b. Review proposed landscape plans at street locations and evaluate for sight triangle conflicts.

7. **Roadway - Chapter 6**
    a. Both access drives will require an improved apron at CR 19.

8. **Traffic Control - Chapter 8**
    a. The Traffic letter as submitted is acceptable.

June 10, 2021

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

Re: Been Minor Subdivision & Special Use Permit Project No. LUP2021-0013; Plan Nos. MSD2021-0002 & SUP2021-0002

Dear Mr. Hodges and Ms. Knutson:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Been Minor Subdivision & Special Use Permit Project No. LUP2021-0013; Plan Nos. MSD2021-0002 & SUP2021-0002. After review of the information, we have the following comments:

- **Perimeter Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric. We will need 8' to 10' wide dry utility easements around the perimeter of all lots.

- **Streetlights** – When streetlight locations are identified, 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, RWA
ROW Agent
720.249.9315 | platreferral@unitedpower.com

Magaly Morales-Tejada

From: Lauren Light
Sent: Thursday, May 27, 2021 1:27 PM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

If this was one parcel the septic systems would qualify to be reviewed by the State. However, since they all will be on separate parcels the review will be completed by Weld County Environmental Health.

Lauren Light, M.B.S.
Program Manager/Environmental Planner, Environmental Health Services
Weld County Department of Public Health & Environment
1555 N. 17th Ave.
Greeley, CO 80631
llight@weldgov.com
970-400-2211 (office)

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From: Magaly Morales-Tejada
Sent: Thursday, May 20, 2021 3:00 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

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Good Afternoon,

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https://www.fortluptonco.gov/DocumentCenter/Index/595

Any comments you consider relevant to this request would be appreciated. Please reply by **June 10, 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, June 24, 2021 at 6:00 PM; and
- City Council: Tuesday, July 20, 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
Direct: 720-466-6111

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Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

June 10, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Been Minor Subdivision and Special Use Permit, Case # LUP2021-0013

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the documentation for **Been Minor Subdivision and Special Use Permit** and has no apparent conflict. No resubmittals necessary.

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

REC'D CITY OF FT LUPTON
JUL 13 2021 PM1:07

Steven Ceplius
3444 County Road 19
Fort Lupton, Colorado 80621
303-990-5340

8 July 2021

The Fort Lupton City Council
130 S. Mckinley Avenue
Fort Lupton, Colorado 80621

Ladies and Gentlemen:

I provided the included information to the planning commission, and I don't believe they forwarded it.

I would like to add some additional information regarding Ms. Been's request for a special use permit to build a "RV park" on her property. This is not a disagreement over the specifications. This is a land use issue, and opposition to the proposed land use.

Ms. Been has a right to add to the value of her property, just as all of us have. However, she doesn't have the right to add to the value at the expense of the other property owners' values by adding what will be low-income housing. Pretending it will be a KOA or Good Sam park is a farce. The increase in noise, light pollution, traffic and the crime associated with such a property will significantly degrade our property values and quality of life. My wife and I have spent almost two decades trying to build the equity in our property. I don't appreciate the effort to undermine all of that by someone who isn't satisfied with the income from her illegal apartment, and who doesn't even live in the state, let alone the community.

Zoning laws exist to protect the rights of area property owners and residents. I can't simply create a personal windfall by selling our property to Waste Management for a landfill, or to Amazon for a distribution center as it would negatively impact my neighbors. In the same vein, Ms. Been shouldn't be allowed to profit at the expense of all the other existing property owners. We may be a rural community, but it's not the same as being out on the plains east of Platteville where there is significant space between property owners.

The bottom line is Ms. Been's proposed use of her property is incompatible with the existing community, would seriously degrade our property values and quality of life, and should, therefore, be denied.

Respectfully,

Steven Ceplius

REC'D CITY OF FT LUPTON
JUL 13 2021 PM1:07

Ladies and Gentlemen,

My work schedule was already set when the zoning notice was posted, or I would definitely be present to vehemently object to the proposed zoning change to allow an "RV park."

Let's drop the pretense. If the zoning is allowed, what is going to be installed is not going to look like a KOA or similar type of park. The city is deluding itself if it thinks people are going to come out here to vacation when we are substantial distances from the attractions bringing most people to the Denver area: Rocky Mountain National Park, the ski areas, professional sporting events, etc. A good example of what will be located there can be found on Weld County Road 18 between roads 23 and 21. I've attached pictures. It's essentially low income housing for transient workers.

My wife and I have lived here just shy of twenty years. And, many of our neighbors have been here far longer. During that time, with the advice and a lot of help from some wonderful neighbors we've turned what was a field gone fallow with 3-foot tall kocia into a nice parcel with harvestable grass, and bounded by over three hundred trees. Now, a property owner who lives two thousand miles away in Florida wants to install what will amount to low income housing to increase her income from what very well may have been an illegal apartment building. Many of those tenants have been interesting enough. We don't need dozens more of them.

There are many reasons people choose to move to a rural environment. Some of them think because they are outside of the city limits, there aren't any rules. Anything goes! It's the wild west out here. While it may be true there are generally fewer restrictions, the basic tenant of civilized societies still applies: respect for your neighbors and your community. Asking for a change that would negatively impact the quality of life and property values of your neighbors is close to the height of disrespect for them. Even more so when you don't live in the community. That applies as well to the city of Fort Lupton. Potentially adding to the city's coffers while subtracting from ours because you're not going to have to look at it is complete chutzpah!

The property owner may have rights. But, so do those of us who have lived and worked here for decades. As it's often said, "Your right to swing your fist ends at the tip of my nose." Should someone who doesn't even live in the community be allowed to install something that will, more than likely, substantially reduce our property values? Is this the type of "RV park" you'd want to be across the street from? If it's not, then why would you suppose it's something our community would want?

How much traffic would 161 RV spots bring to what is an already busy two-lane, county road? As it is, many people think the road is their private drag strip. It was only a week ago, I was out in the evening and saw three cars racing northbound, using both lanes as they jockeyed for position. Motorcyclists do it, too, either alone or in multiples. Tractor trailers routinely enter the ess-turn by Road 8 at excess speed, coming across the centerline into oncoming traffic. Northbound, they use the slight downgrade to accelerate for the uphill grade, completely ignoring the posted 40 mph limit for the first portion. We have children, adults, pets and livestock out here. Bicyclists routinely use Road 19. I don't ride my bike out here any longer because I became tired of the tractor trailers blowing their horns at me or coming across the centerline to menace me as they felt I was slowing them down. Is Fort Lupton simply going to wash their hands of the increased traffic and potential problems as the road belongs to the county?

In closing, I request you deny the land owner's petition. It's disrespectful of the existing community, it will tax an already strained rural infrastructure; and, it will have serious negative effects on our quality of life and property values. Please don't undo the decades of hard work those of us in the community have done simply to benefit a single individual in another state. Thank you for your consideration.

Steve Ceplius
3444 County Road 19
Fort Lupton, CO 80621







City of Fort Lupton Planning and Building Dept.

Proposed Petition for Annexation to the City Fort Lupton by Sheryl Been

Response by Land Owners – Dean and Dorothy Felton 3434 Weld County Road 19, Fort Lupton, CO.

We have reviewed the documentation provided on the Fort Lupton web site regarding the annexation of the (4) lots requesting permission to build a new single family residence and a RV Park. We both strongly request that the City of Fort Lupton turn down the annexation of the subject property. This area is a rural farming area and this type of development is detrimental to the property owners adjacent or near this proposed development. The proposed project benefits only one party and this is the land owner proposing the annexation and approval of this project. We have a very difficult time understanding how this project has any value to the City of Fort Lupton. The project would add additional burden on Fort Lupton fire protection district, the police enforcement and presumably other city infrastructure departments. This project would certainly have a negative impact on the property values of residential and farming properties in the area.

This project is purported to be an RV park but in reality it nothing more than an apartment project on wheels. Allowing this project has negative impacts, noise, and additional traffic on Weld County Road 19 which has dangerous intersection with State Hwy. 52 to the north of proposed site. The annexation petition states that this property is desirable and necessary which is far from reality be located 5 miles from Fort Lupton city center. The petition also states that the property is "Urban" and will be urbanized in the near future. This statement is ridiculous, how can a 16 +/- acre parcel consisting of (4) lots and an RV park be any benefit to the City of Fort Lupton or and nearby land owners? Reality is there are no services or shopping within 4 miles of the proposed site "Dacono". Dacono mayor's response hit the nail on the head regarding this project, "projects should consistently raise the standards and expectations for development that adds value to the community", and this project certainly has none of those traits for the property owners around this proposed project. He also stated that the land usage proposed encourages transient population. This is the biggest concern allowing this type of development in a rural/ residential farm community. It appears to my wife and I that this annexation is being proposed to skirt Weld County regulations including splitting an agricultural property for commercial use and building another residential property. This is totally for the property Owners benefit.

Items of concern that I see in the documentation for this property development

- I did not see the document identifying how many students could possibly be expected if this project is approved by Fort Lupton. RV parks typically are not a concern for school districts unless the intent of this project is long term RV rental sites. How much would it cost the school district to ferry students to school for long term inhabitants.
- We rarely see law enforcement on County road 19, if this project is approved is Fort Lupton Police dept. patrolling this (1) 16 +/- property and Weld county patrol the surrounding area?

- Looking over the documentation I have seen irregularities in the number of sites proposed, 160,120 and 90 on some engineering documents. We cannot believe that Fort Lupton is considering annexation of 16 +/- with RV Park 5 miles away. How is this aligning with Fort Lupton's comprehensive zoning plan? How could this possibly complement the surrounding land owner's interest which is farm and rural?
- The documentation provided for the project says that Fort Lupton is providing the infrastructure. It certainly is not cost effective if the owner/developer had to pay the city of Ft. Lupton to run a 5 mile sewer line to this proposed project. Is it Fort Lupton's intent on providing sewer lines and lift station if the project is approved by the City? How many sites would be approved without sewer to the site if approved? We believe it is the intent of the owner developer to never pay for that type of infrastructure for this project if it is approved.
- I did not see any response from CDOT regarding this project?
- I have not seen any correspondence from Weld County regarding this project?
- Why did Weld County and the City of Fort Lupton contact and the nearby land owners that were more than 500 ft. away? Property owners around this proposed property can see this further than 500 ft.; every land owner should have been contacted.
- It appears that Sheryl is living in Boca Raton Florida; if this project is approved and built she will not have to look at the results of an RV park in the middle of a rural area.

My wife and I will be contacting all county and state officials to express our displeasure with this proposed project. Perhaps Sheryl Been and the City of Fort Lupton should team up on a project in the City of Fort Lupton existing city limits, that location would certainly be more appropriate location for an long term RV rental park. The City has all the infrastructure, stores, police and fire protection, recreation center and schools to support this type of development.

Landowner 3434 Weld County Road 19

Dean and Dorothy Felton

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LYONS GADDIS
ATTORNEYS & COUNSELORS

Erin C. Pierce
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303-776-9900

July 12, 2021

Fort Lupton City Council
In the care of Alyssa Knutson, Staff Planner
130 South McKinley Avenue
Fort Lupton, CO 80621

VIA EMAIL
aknutson@fortluptonco.gov

Re: Request to Deny the Been Subdivision and Been Special Use Permit Applications

Dear Fort Lupton City Council:

The residents of the County Road 19 Community (the "Community") oppose the applications for the Been Minor Subdivision (the "Subdivision") and Been Special Use Permit (the "RV Park"). The Community respectfully asks the Fort Lupton City Council to DENY both applications on the bases of: (1) detrimental impact to the surrounding community and change to the character of the rural neighborhood; (2) violations of the Fort Lupton Municipal Code (F.L.M.C.); (3) incompatibility with the Fort Lupton Comprehensive Plan ("Comprehensive Plan"); (4) non-conformance with the Fort Lupton Residential Design Standards ("Design Standards"); and, (5) the negative fiscal impact of providing necessary infrastructure and services outside the urban core.

(1) Detrimental Impact on the Community and Character of the Rural Neighborhood

A. The subdivision, situated among rural residences and working agricultural operations, is incompatible with and will create a burden on existing residents due to the project's stated impacts, which include:

   i. An additional 692 vehicle trips each day on rural roads shared with local residents, farm machinery, and pedestrians.[1]

   ii. Noise from up to 161 RV campers (each with multiple occupants), guests, and all associated vehicles.

   iii. Odor, dust, and air pollution from the exhaust, campfires, and activities of up to 161 RV campers (each with multiple occupants), guests, and all associated vehicles.

[1] See the August 10, 2020 report by Sustainable Traffic Solutions, which assumes 123-155 RV spaces will be developed, with 40% of those used as long-term residences. The Community further calls this data into question, as the site is not planned with adequate amenities to attract short-term RV campers (which produce markedly fewer daily trips than long-term residents).

iv. An on-site sewage treatment system designed for only 90 RV sites, while the landowner intends on developing 121 sites for on-site septic, which may cause leaching of contaminants into the surrounding groundwater.

v. Although the subdivision has water service available from Central Weld County Water District, as stated in the subdivision application, it will rely on well water. This will negatively impact the surrounding wells used for household and irrigation purposes. The secured well water can serve 75-80 RVs, yet the plan includes 161 RVs, accessory buildings, multiple residences, and a planned future commercial building on this subdivision.

vi. A substantial population of transient individuals, moving through the property for short-term stays, will affect the safety and security of the rural community.

vii. Granting the Special Use Permit would forever change the agricultural nature of this land, paving it over and eliminating future productive agricultural use. The surrounding neighbors are residents of Weld County, which recognizes the "Right To Farm" as integral to the county's economy and the character of the rural community.

B. The City of Dacono echoed these concerns in the letter of Mayor Joe Baker, dated January 26, 2021, which stated: "This type of use encourages a transient population, adds little value to the community, and creates future land use compatibility issues. Additionally, the annexation of Weld County Road 19 creates confusion in road maintenance services for adjacent property owners."

(2) Violations of the Fort Lupton Municipal Code

A. The stated purpose of the Fort Lupton Subdivision Regulations is to promote the general health, safety and welfare of the present and future inhabitants of the City; ensure adequate and efficient transportation, water, waste disposal, schools, fire and police protection; minimize conflicts between land uses; conserve water and land resources; ensure necessary services and facilities are available and have sufficient capacity to serve residents; and minimize the burden of new development on existing residents. §17-1 F.L.M.C. The Subdivision does not comply with <u>any</u> of these stated purposes.

i. The Subdivision will add residential lots, along with commercial and high-density permanent and temporary housing, in an agricultural neighborhood, placing a heavy burden (as described is Part 1 above) on the existing residents, in violation of § 17-1(9) F.L.M.C.

ii. The Subdivision will necessarily cause adverse impacts on neighboring land uses that cannot be adequately buffered through setbacks, landscaping, and orientation, in violation of §17-1(7) F.L.M.C.

iii. The Subdivision will add well over a hundred additional occupants to the property (and arguably several hundred additional occupants), to a single City lot. Yet, it is surrounded by unincorporated Weld County. This will create confusion regarding jurisdiction (and a delay in response times) of fire, police, and emergency services, in violation of §17-1(3) F.L.M.C.

iv. The Subdivision is isolated from the necessary service providers (Schools, Fire, Police, Medical), and thus cannot ensure that services are available with sufficient capacity to serve hundreds of new residents, in violation of §17-1(8) F.L.M.C.

B. The Municipal Code describes the legally appropriate land uses in Fort Lupton's agricultural districts, where the land has economic value for agricultural uses. An RV park is not a permitted use under the Fort Lupton Municipal Code.

i. The Applicant envisions developing the RV Park for up to 161 RV spaces. Of these, they expect to have 60% of the spaces occupied by short-term "campers" and 40% of the spaces occupied by long-term "residents." This type of use, where hundreds of people will be residing on a single lot for either long-term or short-term lodging, is most closely comparable to a motel, hotel, or mobile home community.

ii. The Fort Lupton Municipal Code states that: "The list of permitted uses in each zone district is exclusive, meaning that uses not specifically described are <u>not permitted</u>." §16-7(a) F.L.M.C..

iii. The exclusive list of "Special Uses" allowed in an agricultural district does not include RV parks, hotels, motels, campgrounds, public accommodations, or any other similar high-density use. §16-32(c) F.L.M.C.

iv. Only similar or compatible uses may be permitted as special uses, as set forth in Section 16-7. The Residential Design Standards define compatible as: "The characteristics of different uses or activities or design which allow them to be located near or adjacent to each other **in harmony**. Some elements affecting compatibility include height, **scale, mass, and bulk** of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. **Other important characteristics that affect compatibility are landscaping, lighting, noise, odor, and architecture.** Compatibility refers to the sensitivity of development proposals in **maintaining the character of existing development**." §II.B.10 *Residential Design Standards.*

a. An RV park of this scale, squeezed onto a parcel that is under 10 acres in size, cannot be operated in harmony with the adjacent agricultural and rural residential use. Residents of the adjacent parcels and surrounding area have developed their own properties in a manner that is consistent with agricultural and rural residential uses. Safety, peace and quiet,

seclusion, a tight-knit community, privacy, wide-open spaces, and other intrinsic characteristics of a rural lifestyle currently define the character of the existing development along County Road 19 and would be destroyed by the proposed high-density transient housing.

b. The scale, mass, and bulk of well over 100 RVs, along with other permanent structures which would occupy the proposed Subdivision under the Special Use Permit are grossly out of proportion to any other property use in the agricultural zone, and specifically all other uses in the vicinity of this property.

c. The lighting, noise, and odors of an RV park will be disruptive to livestock and substantially alter the quiet, secluded, character of the existing development.

C. The City shall not approve a special use which does not meet the criteria enumerated in § 16-7(d) of the Fort Lupton Municipal Code. The proposed special use at issue fails to meet the required criteria in multiple ways.

i. As detailed above, it does not satisfy all applicable provisions of the Municipal Code and is inconsistent with the intent of the Comprehensive Plan, in violation of §16-7(d)(1) F.L.M.C.

ii. As described above, the use will substantially alter the character of the agricultural district and rural residential neighborhood, in violation of §16-7(d)(2) F.L.M.C.

iii. The RV park will not result in efficient off-site traffic circulation, and will have a drastic adverse impact on adjacent uses including the creation of hazardous conditions for pedestrians, vehicles, and farming machinery due to the marked increase in daily trips, specifically made by oversized vehicles on normally quiet country roads without sidewalks, turn lanes, or comfortable shoulder margins. This adverse impact is a violation of §16-7(d)(3) F.L.M.C.

iv. There are no identified conditions of approval which adequately address: traffic; activity levels; light; noise; odor; quality and scale of the high-density RV occupation; hours of operation; dust; utilities; safety; privacy; or nuisance issues as already identified through the public hearing process, a violation of §16-7(d)(4) F.L.M.C.

D. The site plan does not provide appropriate set-backs, pursuant to §16-32(e-f) F.L.M.C., which requires perimeter set-backs of 25-50 feet in the agricultural zone. Instead of an adequate landscaping buffer and appropriate set-backs, the Subdivision and RV Park will place a 2-lane road, used by oversized vehicles, around most of the perimeter of the lot.

E. The Been Subdivision Site Plan would install a 4' tall barbed wire fence along the northern property boundary.[2] This is a prohibited fence pursuant to §16-104 F.L.M.C. In an agricultural district, a barbed wire fence is only permitted for the confinement of livestock. §16-108 F.L.M.C. Here, the property owner proposes barbed wire to contain her tenants and neighbors, a violation of the Municipal Code.

(3) Incompatibility with the Fort Lupton Comprehensive Plan

A. The Been Subdivision does not comply with the Fort Lupton Comprehensive Plan, which seeks to avoid development that "leap-frogs" over agricultural land, as this stresses infrastructure and services. The Comprehensive Plan directs the City to encourage only contiguous, adjacent development within the existing urban core to preserve agriculture from being prematurely converted into higher intensity uses. *Fort Lupton Comprehensive Plan,* pg 33.

B. The Comprehensive Plan, like the Municipal Code, recommends that the City make it a **high priority** to consider impacts on police response times, infrastructure, park access, and other services as part of all new development proposals. *Fort Lupton Comprehensive Plan*, pg. 135.

C. The Comprehensive Plan states: "The City should take steps to prohibit adjacent incompatible uses." *Fort Lupton Comprehensive Plan*, pg 33. This recommendation is listed as one of the City's **highest priorities** on pg. 129 of the plan.

D. The Comprehensive Plan identifies the areas of "annexation priority", areas of future growth, and areas designated for "residential growth." *Fort Lupton Comprehensive Plan*, pgs. 30, 32, and 37. The location of the Subdivision and RV Park are well beyond the boundaries of the City's planned development. Notably, the City has 3 priority levels for future annexation, all miles away from the Been Subdivision. The City also identifies the neighborhoods intended for future residential use, which are centrally located to schools, infrastructure, services, and public facilities. All future residential growth is planned for the areas east and north of the City's core urban area, at the opposite side of the Fort Lupton Planning Area from the Been Subdivision.

(4) Non-conformance with the Fort Lupton Residential Design Standards

The Residential Design Standards apply to all development in the agricultural zone, § 16-31 (a) F.L.M.C. and it is unlawful to violate the Residential Design Standards. §16-192 F.L.M.C. Section V.A.1. of the Residential Design Standards describes the design review procedures relate to subdivisions, and states that "[t]he preliminary plat must comply with the residential site planning and site design standards."

A. The Subdivision does not comply with the Design Standards requirement that subdivisions with new multi-family development of over 50 units to supply residents with

[2] This statement is based on the Been RV Park Site Plan, with release date of 6/24/21.

at least two approved recreational amenities.[3] *Fort Lupton Residential Design Standards*, §4.H.(3)(l).

B. As noted above in Parts 2 and 3 of this opposition letter, the plat does not "evidence the availability and adequacy of public facilities and services needed to meet the demand generated by the proposed subdivision", in violation of §V.3.(a)(2) of the Design Standards.

C. The City Council must deny a preliminary subdivision plat that does not evidence compliance with the Design Standards.

(5) Negative Fiscal Impacts for the Provision of Necessary Infrastructure and Services Outside the Urban Core

A. As described herein, the impact on police and fire service access, response times, and capacity to serve this high-density residential development will be significant and inefficient due to the isolated location surrounded by unincorporated Weld County land.

B. High-density residential development is not appropriate directly across the street from the Frederick Pumping Station, where lightning or human error can cause a chemical fire or explosion, and where the Fort Lupton Fire Department cannot provide comprehensive fire protection services to the residents.

C. The impact on schools and school transportation services will not be insignificant with the development of a projected 64 new long-term residences in such a remote rural neighborhood.

D. Other services and public works, such as medical facilities, parks and recreation, and public services to support the influx of new City residents and a substantial volume of visitors are not planned for development in this area of the City.

E. The site plan does not have the adequate on-site sewer treatment capacity, nor sufficient well water available to meet the planned population of the site itself. Any subdivision of this site should, at minimum, require immediate connection of water and sewer services sufficient to meet the actual planned use, to prevent the inevitable health and environmental costs of allowing an immediate overburden on the site's utilities.

The undersigned members of the County Road 19 Community respectfully ask the City Council to deny the Been Subdivision and Been Special Use Permit applications, as they do not comply with the Fort Lupton Municipal Code, the Fort Lupton Comprehensive Plan, and the Fort Lupton Residential Design Standards. Further, we ask the City to determine that there are no conditions

[3] Based on the applicant's projections, there will eventually be 161 RV spaces, 40% (or 64.4) of which will be long-term residents.

of approval that would adequately address the detrimental impact on the surrounding agricultural community.

Sincerely,

Erin C. Pierce, Esq.

Representing the following members of the County Road 19 Community:

Eric Rainey	**Tiffany Gardner**	**Steve Ceplius**
Danielle Rainey	**Dean Felton**	**Sherry Ceplius**
Thomas Pugh	**Dorothy Felton**	**Mario Madrid**
Paul Larsen	**Frank Bushman**	**John Brunetti**
Pat Thorpe	**Lenetta Bushman**	**Tom Tinney**
April Thorpe	**Steve Lefforge**	**Dolf Veit**
Steve Stratton	**Michelle Lefforge**	**Susan Veit**
Dannelle Stratton	**Nancy Fichter**	**Steve Reynolds**
Eric Gardner	**Erin Holland**	

CC: Todd Hodges, City Planner, thodges@fortluptonco.gov; Roy Vestal, Public Works, via aphillips@fortluptonco.gov; Andy Ausmus, City Attorney, cflcourt@fortluptonco.gov; County Road 19 Community Members.

OTTENJOHNSON
ROBINSON NEFF + RAGONETTI PC

July 14, 2021

VINCENT P. FORCINITO
303 575 7515
VFORCINITO@OTTENJOHNSON.COM

VIA E-MAIL

City of Fort Lupton City Council
City of Fort Lupton
130 S. McKinley Avenue
Fort Lupton, Colorado 80621

Re: Been Minor Subdivision and Special Use Permit Applications

Dear City Council:

This firm represents Sheryl Been (the "**Applicant**") with respect to certain real property consisting of approximately 15.97 acres generally located west and adjacent to County Road ("**CR**") 19 approximately 0.29 miles south of CR 10, and more particularly identified as Weld County Assessor's Parcel No. 146916100006 (the '**Property**") in the City of Fort Lupton, Colorado (the "**City**"). This letter is submitted in support of Applicant's pending applications for the Property for (i) a minor subdivision (the "**Subdivision Application**") to subdivide the Property into four lots and one outlot (the "**Proposed Plat**"); and (ii) a special use permit (the "**SUP Application**" and collectively with the Subdivision Application, the "**Applications**") to allow a recreational vehicle park designed to accommodate up to 90 recreational vehicles on a portion of the Property (the "**Proposed Use**"). As set forth in further detail below, the Applications meet all of the approval criteria for a minor subdivision and special use permit as required pursuant to the Fort Lupton Municipal Code (the "**FLMC**"). City Council will consider the Applications at its July 20, 2021 public meeting, and we request that this letter be made a part of the record of City Council's public hearings on the Applications.

Background

The Property was approved for annexation into the City and was initially zoned within the A-Agricultural District (the "**Agricultural District**") by City Council on February 16, 2021. There is an existing single-family residence situated on Lot 1 of the Proposed Plat. A future single-family residence is contemplated to be constructed on Lot 2 of the Proposed Plat and the Proposed Use is intended to be developed on Lot 3 of the Proposed Plat. There are no immediate plans for Lot 4 of the Proposed Plat. Outlot A of the Proposed Plat will be used for drainage purposes.

The Proposed Use will sit on approximately 9.92 acres, and will be designed to accommodate up to 90 recreational vehicles, blending seamlessly with the surrounding rural and industrial areas. In connection with development of the Proposed Use, Lot 3 will landscaped in accordance with FLMC requirements, and will include various

amenities such as walking paths, a dog park and a playground. The Proposed Use will be an attractive addition to the Fort Lupton community, and adverse impacts, if any, on surrounding properties or the greater community will be mitigated as set forth in the Applications and discussed below. The Proposed Use will generate minimal noise, similar to a campground, will impose strict quiet time hours, will not allow campfires on the Property, and will not generate noxious odors.

The Property is fully bordered on the north by the Bull Canal, providing a natural buffer between the Property and surrounding properties to the north. The Proposed Use will include well-designed landscaping approved by the City, which will provide for more than 100 trees and 100 shrubs within the Property, creating a buffer, and mitigating impacts, between the Proposed Use and neighboring properties. The Applicant will utilize downward-facing lighting to eliminate light infiltration onto neighboring properties, will restrict operating hours for the Proposed Use, and will install security cameras throughout Lot 3.

The Applicant has obtained approval of Well Permit No. 9930 for the existing well on the Property, which will be sufficient to serve 63 recreational vehicle units without any adverse impacts on the water resources of neighboring properties. A water meter will be installed on the well to ensure compliance with usage requirements. The Proposed Use will operate under this well permit until the Applicant obtains water service from the Central Weld County Water District, which application for service has been submitted and is being processed by the Central Weld County Water District. Upon Central Weld County Water District approval, there will be adequate water to serve 90 recreational vehicle units. A state of the art septic system with an additional layer of sanitizing protection capable of accommodating up to 90 recreational vehicle units will serve the Property. Additionally, in accordance with the traffic study prepared in connection with the Applications, CR 19 and the other existing road infrastructure adjacent to the Property will be sufficient to serve development of up to 75 recreational vehicle units on the Property; as a condition to development of any additional units on the Property, the Applicant must construct certain improvements to CR 19 as discussed below.

Approval Criteria—Minor Subdivision

The Subdivision Application is consistent with the stated purpose of the City's subdivision regulations, as contained in FLMC § 17-1. The proposed subdivision will (i) ensure high quality land development, in a prime location for a well-designed and maintained recreational vehicle park; (ii) minimize conflicts between the Proposed Use and other land uses by providing for lots that are of an appropriate size and configuration for the site characteristics and intended uses for the Property, to include nearly 10 acres to accommodate the Proposed Use; (iii) include adequate buffering to prevent any adverse impacts of adjoining uses through lot orientation, landscaping, and other appropriate methods, as discussed throughout this letter; and (iv) ensure that the necessary services and facilities are available and have sufficient capacity to serve residents and businesses, which has been confirmed through the application process. Further, the Applicant's annexation of the Property into the City earlier this year was in contemplation of development.

FLMC § 17-30 outlines the eligibility requirements for approval of a minor subdivision within the City. The Subdivision Application meets each of these requirements as follows:

(1) There are no public rights-of-way dedicated (FLMC § 17-30(c)(1)).

As reflected on the Proposed Plat, there will be no public rights-of-way dedicated via the minor subdivision plat.

(2) The entire subdivision consists of a total of four (4) or fewer lots. This is not to be interpreted as four (4) additional lots in the case of a resubdivision of existing lots (FLMC § 17-30(c)(2)).

The entire subdivision will consist of a total of four lots and one outlot for drainage. This will be an initial subdivision of the Property.

(3) All proposed lots meet the requirements of the zoning and subdivision regulations of the City (FLMC § 17-30(c)(3)).

The proposed lots will meet all applicable requirements of Chapters 16 and 17 of the FLMC. The proposed lots will not be in violation of any such provisions of the FLMC, as more particularly discussed in this letter.

(4) There have not been other minor plats within the same subdivision that, in combination with the proposed minor plat, would circumvent the intent of this Chapter (FLMC § 17-30(c)(4)).

Again, this will be an initial subdivision of the Property. No other minor plats have been processed for the Property such that the proposed minor plat would circumvent the intent of the FLMC in any way.

Approval Criteria—Special Use Permit

Pursuant to FLMC § 16-7(a), similar or compatible uses to those permitted in a particular zone district may be permitted by the City as special uses as set forth in the FLMC. Within the Agricultural District, RV parks are not allowed as a use by right. However, the Proposed Use will be compatible and harmonious with surrounding properties, making it suitable for approval as a special use on the Property.

The Property is immediately surrounded by agricultural, rural residential, and oil and gas operations, to include an approximately 49 acre compressor station located immediately to the east of the Property. Further, other properties near the Property have been developed, and are maintained and operated as, construction companies, outdoor storage, mineral resource development facilities, large storage power plants, and recreational vehicle storage facilities. The Proposed Use will maintain a rural feel, similar to a campground, and will blend seamlessly into the community's otherwise rural and industrial landscape. The Proposed Use is well-designed and will be thoughtfully operated and maintained, to include, among other matters, a prohibition on any recreational vehicles produced prior to 2011. In addition, the development will include recreational amenities such as walking paths and a playground, and will be subject to a landscaping plan approved by the City in order to provide a buffer between the Property and adjacent properties, in addition to the natural buffer provided by the Bull Canal to the north. As mentioned above, the Property will utilize a state of the art septic system that will exceed state requirements, and the Applicant has already obtained an approved well permit sufficient to serve the Proposed Use without affecting the water supply of neighboring properties.

FLMC § 16-7(d) states that the City shall use the following criteria to evaluate the SUP Application:

(1) The special use shall satisfy all applicable provisions of the FLMC and shall be consistent with the intent of the Comprehensive Plan (FLMC § 16-7(d)(1)).

The Proposed Use will satisfy all applicable provisions of the FLMC, and the Applicant has submitted to the City all applicable submittal items as required pursuant to FLMC § 16-7(c). The Proposed Use will additionally be consistent with the intent of Picture Fort Lupton (the "**Comprehensive Plan**"). The Comprehensive Plan designates the Property within the Agriculture and Rural Residential land use type. For this land use type, the Comprehensive Plan states:

"This designation allows for agricultural and related uses as well as low density residential on the periphery of the City's planning area, intended to preserve a generally rural character. This also includes a variety of miscellaneous uses, such as isolated industrial business . . ."

The Proposed Use, a recreational vehicle park, is compatible with and will help to preserve the generally rural character of the area, even more so than an isolated industrial business, as expressly contemplated by the Comprehensive Plan, otherwise would. The Comprehensive Plan expressly contemplates miscellaneous uses of agricultural properties within the City, such as the Proposed Use—it will be a miscellaneous use on the Property and it is the intent of the Comprehensive Plan to allow for this compatible use.

(2) The special use shall not substantially alter the character of the district or the neighborhood (FLMC § 16-7(d)(2)).

As noted above, the Proposed Use will be compatible with the area and will not substantially alter the character of the district or the neighborhood. The Proposed Use will maintain a rural feel, will blend seamlessly into the community's otherwise rural and industrial landscape, and will not have any adverse effects on surrounding properties.

Again, the Proposed Use will be tastefully designed, will require that recreational vehicles parked on the Property be produced no earlier than 2011, will include recreational amenities such as walking paths and a playground, and will be subject to an approved landscaping plan in order to provide a buffer between the Property and adjacent properties, in addition to other measures to ensure that the character of the neighborhood or the district is not substantially altered. While the Property is within the Agricultural District, the surrounding property, as noted above, contains various industrial uses, to include a large gas compressor station located immediately to the east of the Property. The area is also home to various outdoor storage uses, to include outdoor recreational vehicle storage. The Proposed Use is compatible with all of such uses, and as such, will not substantially alter the character of the district or the neighborhood.

(3) The special use will result in efficient on- and off-site traffic circulation, and will not have an adverse impact on adjacent uses or present hazardous conditions for pedestrians or vehicles (FLMC § 16-7(d)(3)).

The Proposed Use will have efficient on- and off-site traffic circulation, and will not have an adverse impact on adjacent uses or present hazardous conditions for pedestrians or vehicles. Roadways and walkways within the

Property will be designed to allow for safe and efficient vehicular and pedestrian travel within the Property. Further, consistent with the traffic study prepared in connection with the Applications, the Applicant will widen and construct a turn lane into the Property from CR 19 as a condition precedent to allowing for more than 75 recreational vehicle spaces within the Property, in order to service the additional traffic contemplated to be generated by the Proposed Use and to avoid any adverse impacts on adjacent uses or hazardous conditions for pedestrians or vehicles along CR 19.

(4) Adequate conditions of approval shall address: traffic; activity levels; light; noise; odor; building type; style and scale hours of operation; dust; erosion and other performance issues identified through the public hearing process (FLMC § 16-7(d)(4)).

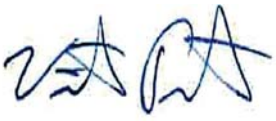
Adequate conditions of approval are contemplated to avoid any performance concerns generated by the Proposed Use. A turn lane will be required to be constructed on CR 19 prior to the number of recreational vehicle spaces on the Property exceeding 75, the hours of operation of the Proposed Use will be limited to include nighttime "quiet hours," on-site lighting will utilize downward facing bulbs to avoid any off-site light infiltration, and an approved landscaping plan will be implemented to ensure adequate screening of the Proposed Use.

(5) The term of the special use permit and any reporting and inspection requirements as might be reasonably necessary to ensure compliance with conditions of approval may also be specified by the City Council (FLMC § 16-7(d)(5)).

Pursuant to FLMC § 16-7(a), a special use permit (i) is granted to individuals or entities, and does not "run with the Property" itself; and (ii) will automatically terminate upon cessation of the approved use for a period exceeding 180 consecutive days. As a result, if the Proposed Use ceases to be operated on the Property for such period, or if the Applicant transfers the Property to another individual or entity, the special use permit would terminate, without hearing or notice. As with all properties in the City, the City has inspection and enforcement rights pursuant to the City's inherent police powers, necessary to ensure compliance with the approval and with any conditions of approval as may be specified by the City Council.

As the Applications satisfy all approval criteria therefor in accordance with the FLMC, the Applicant respectfully requests City Council approve of the Applications.

Sincerely,



Vincent P. Forcinito
for the Firm

VPF/vpf

cc: Sheryl Been (via e-mail)
Alyssa Knutson, Fort Lupton Staff Planner (via e-mail)

Magaly Morales-Tejada

From: Natalie Cummings [mailto:natalie@brightonchamber.com]
Sent: Thursday, July 15, 2021 12:50 PM
To: Todd Hodges; Alyssa Knutson
Cc: Todd Hodges
Subject: Special Use Application Letter

Dear Mr. Hodges.

I was made aware that there is a special use application requested for an RV park in the Fort Lupton Area. I was pleased to see this was being considered. During my years with the Fort Lupton Chamber, I received many calls requesting options for short term living situations for people coming in for birding, for exploring the historic nature of Fort Lupton, and certainly short term living situations for workers in the gas and oil business.

It is fortunate that we have rural space available to develop such a project, and hopefully, there will be a larger presence of high end RV parks in the community in the future. I hope you will take this perspective into consideration.

As former staff for the Chamber of Commerce in Fort Lupton, and now Brighton, I consider this to be a much needed development.

Thank you for your consideration.

Natalie Cummings

Natalie Cummings
CEO & President
Greater Brighton Chamber of Commerce and Tourism Bureau
(303) 659-0223
natalie@brightonchamber.com
www.brightonchamber.com

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-117

APPROVE A RESOLUTION FOR A SPECIAL USE PERMIT FOR AN RV PARK KNOWN AS THE BEEN RV PARK.

I. Agenda Date: Council Meeting – July 20, 2021

II. Attachments:

a. *Proposed Resolution*
b. *Planning Commission Resolution, Minutes and Staff Report*
c. *Land Use Application*
d. *Special Use Permit Application*
e. *Project Narrative*
f. *Special Use Permit Maps & Phasing Plan*
g. *Traffic Letter*
h. *Drainage Report*
i. *Water Service Narrative*
j. *OWTS Memo*
k. *Legal Notifications*
l. *Neighbor Meeting Notification*
m. *Referral Responses*
n. *Public Comments*

III. Summary Statement:

Sheryl Been (the "Applicant") has submitted a request for an RV park located west and adjacent to County Road 19 and approximately 0.29 miles south of County Road 10 (3647 County Road 19) (the "Property").

IV. Submitted by: _____ Planner

V. Finance Reviewed _____ Finance Director

VI. Approved for Presentation: _____ City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

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

IX. Detail of Issue/Request:

Sheryl Been (the "Applicant") has submitted a request for an RV park located west and adjacent to County Road 19 and approximately 0.29 miles south of County Road 10 (3647 County Road 19) (the "Property").

Section 16-7(d) states that the City shall use the following criteria to evaluate the Applicant's request:

1. *The special use shall satisfy all applicable provisions of the Code and shall be consistent with the intent of the Comprehensive Plan.*

   Staff Comment: The Applicant has been working with City staff to comply with applicable provisions of the Code, and has submitted all required special use permit application materials as required. The Fort Lupton Comprehensive Plan designates this area for Agriculture and Rural Residential land uses. According to the Comprehensive Plan, this designation also allows for a variety of miscellaneous uses, such as isolated industrial businesses. The proposed use complies with the Comprehensive Plans intent for miscellaneous uses in this land use designation.

2. *The special use shall not substantially alter the character of the district or the neighborhood.*

   Staff Comment: The property is surrounded by agricultural, rural residential, and oil and gas operation land uses. There is a landscape plan that has been submitted in order to buffer the proposed RV park from the adjacent properties. Proposed fencing is also included to provide an additional buffer and barrier to adjacent properties.

3. *The special use will result in efficient on- and off-site traffic circulation, and will not have an adverse impact on adjacent uses or present hazardous conditions for pedestrians or vehicles.*

   Staff Comment: A traffic letter has been submitted with the application and is part of the attachments to this Action Memorandum for review The Public Works Director has accepted the submitted letter.

4. *Adequate conditions of approval shall address traffic; activity levels; light; noise; odor; building type, style and scale; hours of operation; dust; erosion and other performance issues identified through the public hearing process.*

   Staff Comment: These items are addressed in the Code, as well as addressed as conditions of approval on the proposed resolution, including addressing traffic, lighting, and screening.

5. *The term of the special use permit and any reporting and inspection requirements as might be reasonably necessary to ensure compliance with conditions of approval may also be specified by the City Council.*

   Staff Comment: A special use permit in non-transferable, and therefore if a new owner were to occupy the property, the RV park approved through this application would no longer be permitted unless a new application were submitted and approved. Planning Department staff will ensure compliance with other conditions of approval, either as listed on the proposed Resolution or as added by City Council.

X. Legal/Political Considerations:

An RV park is not a listed use by right in the 'A' Agricultural Zone District. Section 16-7 of the Fort Lupton Municipal Code states that similar or compatible uses may be permitted as special uses, subject to such conditions and limitations as the City may prescribe to ensure that the location and operation of special uses will comply with special use criteria. Staff has determined that the conditions of approval provided with the proposed resolution meet the intent of Section 16-7, including addressing noise, safety, light, and dust.

The Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on June 9, 2021.

Notice of public hearings were posted on the property on June 8, 2021, pursuant to the Subdivision Regulations, which require posting at least fifteen (15) day prior to the hearings.

Notice was mailed to neighbors within one-hundred (100) feet of the property on June 8, 2021.

Mineral notifications were sent at least thirty (30) days prior to the public hearings, on May 18, 2021.

XI. Alternatives/Options:

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

a) Approve the request;
b) Deny the request; or
c) Refer the request back to Planning Commission for further study.

XII. Financial Considerations:

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

XIII. Staff Recommendation:

Staff recommends conditional approval of the Been Special Use Permit. The conditions are listed in the proposed Resolution provided to Council.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE BEEN RV PARK SPECIAL USE PERMIT LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on June 24, 2021, for the purpose of reviewing the Been RV Park Special Use Permit application; and

WHEREAS, after review of the application and supporting information, and consideration of staff comments, applicant's presentation and any public input, the Planning Commission recommended approval, with conditions, of the special use permit application; and

WHEREAS, the City Council held a public hearing to consider and review the request for the special use permit on July 20, 2021; and

WHEREAS, after review of the application and supporting information, the City Council finds that the special use permit conforms to Colorado Revised Statutes and City codes and policies therein, and

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

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, referral comments, as well as any citizen input in response to this application. Based upon the review of applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Zoning Regulations, and analysis of referral comments and the facts presented on this date, the City Council hereby approves the Been RV Park Special Use Permit, with the following conditions:

I. Prior to recording the special use permit:

A. The title of the minor subdivision map shall include the Project No.: LUP2021-0013 & Plan No.: SUP2021-0002.

B. Any redline comments provided by staff shall be made to the special use permit map.

C. Applicant shall show 55' of right-of-way on County Road 19 as requested by the Public Works Director.

D. Applicant shall verify and delineate all utility easements on the plat.

E. Applicant shall review the lots that the access easement(s) will benefit and update the map if necessary.

F. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.

G. Applicant shall identify any oil and gas wells and/or equipment on the property and provide a buffer in the size required by staff.

H. Applicant shall provide written evidence that the comments from United Power have been adequately addressed.

I. Applicant shall provide written acknowledgment of the comments from the Weld County Department of Public Health and Environment.

J. Applicant shall provide written evidence that the comments from the Colorado Division of Water Resources have been adequately addressed.

K. Applicant shall provide evidence that there is adequate water to serve the RV Park.

L. Applicant shall provide a note on the map that provides required quiet hours for the RV Park.

M. The following notes shall be added to the special use permit map:

1. Lighting on the site shall be maintained so that light is directed downwards and shall not spill onto adjacent properties.

2. Dead and dying landscape material shall be replaced at the earliest reasonable date.

3. The property shall maintain compliance with the Weld County Department of Public Health and Environment.

4. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the special use permit.

5. If construction has not substantially commenced within one (1) year after final approval, the approved site plan shall become void unless an extension is approved by City Council.

II. Prior to the release of building permits:

A. A set of Mylars shall be submitted for recording, with recording not to be completed until evidence of adequate water to serve the RV Park has been provided.

III. Prior to the start of construction:

A. Applicant shall provide the final design for the playground shown on the special use permit map for Planning staff approval.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 20th DAY OF JULY 2021.

City of Fort Lupton, Colorado

_____

Zo Stieber, Mayor

Attest:

_____

Maricela Peña, City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

RESOLUTION NO. P2021-018

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR AN RV PARK KNOWN AS THE BEEN RV PARK SPECIAL USE PERMIT ON A PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on June 24, 2021, for the purpose of reviewing the Been RV Park Special Use Permit application; and

WHEREAS, after review of the application and supporting documentation, the Planning Commission finds the request for a special use permit for an RV park on Lot 3 of the Been Minor Subdivision generally conforms with City codes and requirements and policies therein; and

WHEREAS, all legal requirements for the public hearing have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 100 feet and posting of the hearing on the site; 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 Been RV Park Special Use Permit on Lot 3 of the Been Minor Subdivision on a property located in the Northeast Quarter of Section 16, Township 1 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado with the following conditions:

I. Prior to recording the special use permit:

A. The title of the minor subdivision map shall include the Project No.: LUP2021-0013 & Plan No.: SUP2021-0002.

B. Any redline comments provided by staff shall be made to the special use permit map.

C. Applicant shall show 55’ of right-of-way on County Road 19 as requested by the Public Works Director.

D. Applicant shall verify and delineate all utility easements on the plat.

E. Applicant shall review the lots that the access easement(s) will benefit and update the map if necessary.

F. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.

G. Applicant shall identify any oil and gas wells and/or equipment on the property and provide a buffer in the size required by staff.

H. Applicant shall provide written evidence that the comments from United Power have been adequately addressed.

I. Applicant shall provide written acknowledgment of the comments from the Weld County Department of Public Health and Environment.

J. Applicant shall provide written evidence that the comments from the Colorado Division of Water Resources have been adequately addressed.

K. Applicant shall provide evidence that there is adequate water to serve the RV Park.

L. The following notes shall be added to the special use permit map:

1. Lighting on the site shall be maintained so that light is directed downwards and shall not spill onto adjacent properties.

2. Dead and dying landscape material shall be replaced at the earliest reasonable date.

3. The property shall maintain compliance with the Weld County Department of Public Health and Environment.

4. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the special use permit.

5. If construction has not substantially commenced within one (1) year after final approval, the approved site plan shall become void unless an extension is approved by City Council.

II. Prior to the release of building permits:

A. A set of Mylars shall be submitted for recording, with recording not to be completed until evidence of adequate water to serve the RV Park has been provided.

DONE THIS 24TH DAY OF JUNE, 2021 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

_____

Chairman

ATTEST:

_____

Planning Director

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 24, 2021

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, June 24, 2021.

Chair Mike Simone called the meeting to order at 6:03 p.m. and gave the following advisement:

> Tonight's meeting shall have the option of virtual appearances 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 option 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, 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 choose to participate electronically via the internet or on the phone.

ROLL CALL

Roll was taken and those present were Chair Mike Simone and Commission Members Carlos Barron, Kathy Kvasnicka and Paul Weber. Member Thomas Meyers participated via phone. Also in attendance were Planning Director Todd Hodges, City Planner II Alyssa Knutson, City Planner I Maria Lancto, and Administrative Assistant Magaly Morales-Tejada.

APPROVAL OF AGENDA

A motion to approve the agenda was moved by Carlos Barron and seconded by Kathy Kvasnicka.

CONSENT AGENDA

A motion to approve the consent agenda was moved by Paul Weber and seconded by Kathy Kvasnicka.

PUBLIC COMMENT

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

ACTION ITEMS

P2021-017: Been Minor Subdivision

Chair Simone stated that the Been Minor Subdivision and the Been Special Use Permit would be presented together, but public comment would be separate.

Planner Alyssa Knutson presented this item. She stated that this property, located west and adjacent to county road 19, would be subdivided into 4 separate parcels, Lot 3 specifically is being proposed for a special use permit for an RV park for about 75-141 RV's. Lot 1 is an existing residence, lot 2 would become future residential and lot 4 is yet to be determined. This property is zoned agricultural; an RV park is not a use by right in agricultural zoning which is why the special use permit is required. Conditions of approval have been added to the resolution that address lighting and landscaping. All notification requirements have been met and the applicant would like to provide a presentation.

Chair Simone addressed the applicant's representative, Chadwin Cox, and the applicant, Sheryl Been, and asked if they understood that a Member of the Planning Commission is appearing tonight via virtual connection and will not be appearing in-person. He asked if they consented to the applicable member voting on the submittal, even though said member was not present in person and if they voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Ms. Been and Mr. Cox answered yes to all questions.

Mr. Cox stated that this 17-acre property includes an existing residence and the subdivision proposal would divide the property into four lots, 2 residential, 1 RV lot and 1 undetermined lot. The entire property is zoned agricultural. As part of the process, they have worked with traffic engineers, sales engineers, and consultants to identify short-term and long-term traffic. 75 RVs is the threshold at which improvements to the turn lane would be required. There will be internal water within the RV park, the water rights for the wells have been secured to serve 75-80 RV's; however, they are continuing conversations with Central Weld Water to secure a connection to the water system. The site drains from northeast to southeast, this drainage pattern will remain the same with a proposed storm water retention pond. This proposed RV park is the 3rd park that Western Engineering Consultants has worked on and the regulations within the park would be similar to those in the Keenesburg RV park. These regulations include no exterior storage on site, quiet hours, no ATV or motorized scooters, pets on leash, visitor registration, firearms and fireworks are strictly prohibited and campfires are only permitted in fire pits. There will be a quantity of trees along with a 6-foot screening fence along the border of the property. There will be a screened trash enclosure on site, a security building and a caretaker building with an outdoor covered area for gatherings.

Chair Simone addressed the applicant, Sheryl Been. He asked if she felt she had a full land fair opportunity to participate in tonight's public hearing

Ms. Been stated yes

Chair Simone asked if there was anything she would have liked to present that she felt she was prevented from doing.

Ms. Been stated no.

Chair Simone opened up the public comment portion of the Hearing for the action item.

Tom Tinney, 3867 CR 19, asked when this property was annexed into Fort Lupton. He asked what the difference is between the residential parcels and the RV lot. He asked how many residences there would be. He asked what the permanence is of the RV's. He asked who is responsible for the road maintenance. He asked how about the effect on the water wells. He asked who is responsible for the enforcement of rules within the subdivision. He asked if this would be meant to house workers passing through the area. He asked if there are any city ordinances in place for RV permanence.

Mr. Cox responded to Mr. Tinney's questions. He stated that the property was annexed in 2020 - *staff correction, 2021*- this is not intended for mobile homes, the previously referenced RV Park in Keenesburg is very high-end, with no derelict vehicles in the lot, the property owner will provide the road maintenance on site. The State of Colorado Division of Water Resources has vetted the water well usage and deemed it adequate. The rules will be enforced at a zero-tolerance level and if local law enforcement is needed it will be called. The expected tenants are those working in the community that may not have the funds to purchase a permanent residence in the community.

Chair Simone closed the public comment portion of the Hearing.

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

Member Barron asked if the access to the two residential lots was through the RV lot.

Mr. Cox stated that they would.

Member Barron asked if the access was vehicle accessible.

Mr. Cox states that all of the accesses are vehicle accessible. The internal roads were designed with fire district circulation in mind.

Chair Simone called for a motion to approve P2021-0015.

It was moved by Paul Weber and seconded by Carlos Barron. Motion passed unanimously.

P2021-018 Been RV Park Special Use Permit

There was no additional presentation for this item; the presentation for P2021-017 addressed the "Been" proposal in its entirety.

Chair Simone opened up the public comment portion of the Hearing for this action item.

Danielle Rainey, 3863 CR 19, stated that she is strongly opposed to this special use permit being approved. She stated that she and her family moved in to the property north and adjacent to this parcel and stated that had she known this RV park was being proposed she would not have bought the property. She stated that this will impact the property values of her home and of others in the area and that it will affect their quality of life. She stated that she is concerned about the increase in traffic and the distance of the Fort Lupton police department and Fort Lupton Fire District, a distance that would not provide immediate response if there was an issue on the property. She also expressed concern about the impact on local schools and classroom sizes. Ms. Rainey stated that the increased traffic flow and the light pollution is unfavorable to land and livestock in the area. She stated that that the significant use of the water well will decrease the lifespan of the water well. She stated that she believes that the special use permit is a loophole in the agricultural zoning that will have a detrimental effect on the land. She concluded by stating that she does not believe that this use is harmonious with the current agricultural zoning.

Dolf Veit, 8502 CR 10, stated that if approved he would like the RV park completely fenced around as his property is accessible by foot and he has had issues with the current pedestrian flow on his property. He stated that the community as a whole is opposed to this project and that he does not appreciate that Ms. Been, who is living out of state, is proposing such a major change to their tight knit community. Mr. Veit voiced his concern over fire pits being used by several RV's and the effect that would have to the health of the community. He stated that many of the property owners in the area invested in these properties to retire on someday and that this proposed development directly affects those investments. Mr. Veit asked for clarification on the use of fire pits.

Eric Gardner, 3308 CR 19, stated that he believes that the RV Park would significantly affect the property values in the area. Mr. Gardner stated that many of the wells in the area are already shallow and this increased use could cause a significant decrease in the volume. He asked who would be responsible for paying for new wells if they become necessary due to direct impact of this project. Mr. Gardner referenced another RV park in Platteville - similar to this proposed park – and stated that it was closed due to contamination issues. Mr. Gardner stated that traffic increase would affect the roads and increase traffic accidents. He stated that the fire fits would cause insurance prices to go up. He stated that in 2007 there was an explosion at the refinery across the street, potentially putting the RV tenants at risk.

Tom Tinney, 3867 CR 19, stated that he is strongly opposed to this use. He stated that this use would significantly alter the character of this area. He stated that the large RVs present a risk to the pedestrian traffic as well as vehicular traffic. Mr. Tinney asked if this special use satisfy the applicable provisions of the code and if it is consistent with Fort Lupton's comprehensive plan. Mr. Tinney stated that the code encourages a neighborhood meeting, which was not done by the applicant.

John Brunetti, 3869 CR 19, stated that he wishes the applicant had reached out to the surrounding neighbors to discuss their concerns. He stated that a high-density development is not the intended use for agricultural zoning. He stated that he has concerns with the water rights not being fully secured, sewer concerns and light pollution. Mr. Brunetti stated that he would like more time to understand how these issues are being addressed. He also stated that the property is not properly maintained, creating a lot of trash in the area and imagines that an RV lot will bring more trash. He stated that he is concerned with an increase in crime, and how that will directly affect his business and the horses on his property.

Dean Felton, 3434 CR 19, read a letter on behalf of himself and his wife. The letter is attached to these minutes. He stated that they have concerns about the lack of notification from both the County and the City regarding this project. Mr. Felton stated that he has concerns on the well usage and how that will affect the volume of the well. He stated that the community as a whole is opposed to this development.

Chair Simone closed the Public Comment portion of the Hearing.

Mr. Cox responded to the questions. He stated that they did discuss how to safely conduct a neighborhood meeting, but it was decided that due to COVID-19 they would not pursue that. He stated that they will discuss the possibility of more fencing. Mr. Cox stated that there are currently no fire pits proposed on this property. He stated that the refinery is regulated by the State. The well usage and septic design criteria has also been regulated by the State. Mr. Cox stated that well usage is only being proposed in the event that negotiations between Central Weld Water and Northern Colorado Water District take several years. He stated that the caretaker will live on site and will be responsible for daily maintenance, including cleanliness of the property.

Chair Simone addressed the applicant, Sheryl Been. He asked if she felt she had a full land fair opportunity to participate in tonight's public hearing

Ms. Been stated yes

Chair Simone asked if there was anything she would have liked to present that she felt she was prevented from doing.

Ms. Been stated no.

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

Member Weber asked for clarification on when the annexation of the property was finalized.

Planner Knutson stated that the City Council approval for the annexation was on February 16, 2021.

Mr. Weber asked if there is an age limit for the RV's.

Ms. Been stated that they would like them to be no older than 8 years.

Mr. Weber asked how it was determined that the aquifer is suitable for 75+ units.

Mr. Cox stated that the required usage is projected, which is then used to apply through the water court at which point it is vetted by that court and the State Division of Water Resources. He stated that there is a series of criteria that needs to be met.

Mr. Weber asked for clarification on what they intend to use for water.

Mr. Cox stated that they intend to pursue Central Weld Water rather than well usage. However, both usages will be efficient.

Chair Simone asked if proposed lighting is included in this proposal and if all lighting would be downcast.

Mr. Cox stated that the photometric design address no shedding of light outside of the property.

Chair Simone addressed the public; he explained that while he, and the other members of the commission, are sympathetic to the concerns expressed tonight, he would like to clarify that the Planning Commission votes using criteria of land usage and zoning.

Member Barron added that all of these comments will be given to City Council for their hearing and that the public is encouraged to attend the City Council hearing.

Chair Simone called for a motion approve P2021-0018. It was moved by Paul Weber and seconded by Carlos Barron. Motion passed with four "yes" votes and one "no" vote.

P2021-019 Fort Lupton East Change of Zone

Planner Maria Lancto presented this item. She stated that this property, located northwest of the intersection of Hwy 52 and CR 35, is owned by the City of Fort Lupton and will be annexed by ordinance. She stated that city owned property can be annexed without public hearings; however change of zone requires public hearings. She stated that this hearing is for the initial zoning to the Agricultural zone district. She stated that there is currently no proposed development, and all future land use would go through the appropriate land use process. All notification requirements have been met, and staff is available to answer any questions.

Chair Simone opened up the public comment portion of the Hearing for the action item.

Andy Ellis, 17469 CR 14, stated that he had been told that this location would be a gun range in the future. He realizes that this public hearing is only for the change of zone, but would like to voice his opposition to the gun range and ask for recommendation on how to prepare for those hearings.

Planner Knutson stated that any future development proposals at this site would come back to the planning commission and follow the public hearing forum.

Mr. Ellis asked if they would be notified of future public hearings.

Chair Simone stated that there would be public notice and posting of any hearings, such as there were for this hearing.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions. With no questions from Planning Commissioners, Chair Simone called for a motion to approve P2021-0015.

It was moved by Kathy Kvasnicka and seconded by Paul Weber. Motion passed unanimously.

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 July 8, 2021 at 6:00 PM.

ADJOURNMENT

Chair Simone adjourned the meeting at 7:22 PM.

Submitted by

Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

Mike Simone, Chair

Been RV Park Special Use Permit

Name	Address	Phone #	Email	Project
Danielle Rainey	3863 CR 19, Fort Lupton	(720)371-5963	dfdaniz2@gmail.com	Been RV Park 631
DOCF V EIT	8502 CR10 Ft. Lup	3036595162	doLFVeit@GMAIL	Been RV Park - 635
Eric Gardner	3308 CR19 FtLup	3-659-2227	eric@thedbscorp.com	Been RV Park 638
Tom Linney	3867 Cr 19 Ft Lup	303-981-8858	river_dl@hotmail.com	Been RV Park
John Brunetti	3869 CR 19 Ft Lp	303-475-0000	TBRRanch@Live.com	Been RV Park 644
Dean Felton	3434 Weld County 19	303-588-4261	feltondean@outlook.com	Been RV Park 646
Steven Cepilus	3 Left letter			Been RV Park
				Been RV Park
				Been RV Park
				Been RV Park
				Been RV Park
				Been RV Park
				Been RV Park
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				Been RV Park
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				Been RV Park
				Been RV Park
				Been RV Park
				Been RV Park

Been Minor Subdivision

Name	Address	Phone #	Email	Project
[illegible]				Been Minor Subdivision
Tom Lindsay	3867 Cr 19 Ft Lup	381-8858	river_q10@hotmail.com 623	Been Minor Subdivision
				Been Minor Subdivision
				Been Minor Subdivision
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City of Fort Lupton Planning and Building Dept.

Proposed Petition for Annexation to the City Fort Lupton by Sheryl Been

Response by Land Owners – Dean and Dorothy Felton 3434 Weld County Road 19, Fort Lupton, CO.

We have reviewed the documentation provided on the Fort Lupton web site regarding the annexation of the (4) lots requesting permission to build a new single family residence and a RV Park. We both strongly request that the City of Fort Lupton turn down the annexation of the subject property. This area is a rural farming area and this type of development is detrimental to the property owners adjacent or near this proposed development. The proposed project benefits only one party and this is the land owner proposing the annexation and approval of this project. We have a very difficult time understanding how this project has any value to the City of Fort Lupton. The project would add additional burden on Fort Lupton fire protection district, the police enforcement and presumably other city infrastructure departments. This project would certainly have a negative impact on the property values of residential and farming properties in the area.

This project is purported to be an RV park but in reality it nothing more than an apartment project on wheels. Allowing this project has negative impacts, noise, and additional traffic on Weld County Road 19 which has dangerous intersection with State Hwy. 52 to the north of proposed site. The annexation petition states that this property is desirable and necessary which is far from reality be located 5 miles from Fort Lupton city center. The petition also states that the property is "Urban" and will be urbanized in the near future. This statement is ridiculous, how can a 16 +/- acre parcel consisting of (4) lots and an RV park be any benefit to the City of Fort Lupton or and nearby land owners? Reality is there are no services or shopping within 4 miles of the proposed site "Dacono". Dacono mayor's response hit the nail on the head regarding this project, "projects should consistently raise the standards and expectations for development that adds value to the community", and this project certainly has none of those traits for the property owners around this proposed project. He also stated that the land usage proposed encourages transient population. This is the biggest concern allowing this type of development in a rural/ residential farm community. It appears to my wife and I that this annexation is being proposed to skirt Weld County regulations including splitting an agricultural property for commercial use and building another residential property. This is totally for the property Owners benefit.

Items of concern that I see in the documentation for this property development

- I did not see the document identifying how many students could possibly be expected if this project is approved by Fort Lupton. RV parks typically are not a concern for school districts unless the intent of this project is long term RV rental sites. How much would it cost the school district to ferry students to school for long term inhabitants.
- We rarely see law enforcement on County road 19, if this project is approved is Fort Lupton Police dept. patrolling this (1) 16 +/- property and Weld county patrol the surrounding area?

- Looking over the documentation I have seen irregularities in the number of sites proposed, 160,120 and 90 on some engineering documents. We cannot believe that Fort Lupton is considering annexation of 16 +/- with RV Park 5 miles away. How is this aligning with Fort Lupton's comprehensive zoning plan? How could this possibly complement the surrounding land owner's interest which is farm and rural?
- The documentation provided for the project says that Fort Lupton is providing the infrastructure. It certainly is not cost effective if the owner/developer had to pay the city of Ft. Lupton to run a 5 mile sewer line to this proposed project. Is it Fort Lupton's intent on providing sewer lines and lift station if the project is approved by the City? How many sites would be approved without sewer to the site if approved? We believe it is the intent of the owner developer to never pay for that type of infrastructure for this project if it is approved.
- I did not see any response from CDOT regarding this project?
- I have not seen any correspondence from Weld County regarding this project?
- Why did Weld County and the City of Fort Lupton contact and the nearby land owners that were more than 500 ft. away? Property owners around this proposed property can see this further than 500 ft.; every land owner should have been contacted.
- It appears that Sheryl is living in Boca Raton Florida; if this project is approved and built she will not have to look at the results of an RV park in the middle of a rural area.

My wife and I will be contacting all county and state officials to express our displeasure with this proposed project. Perhaps Sheryl Been and the City of Fort Lupton should team up on a project in the City of Fort Lupton existing city limits, that location would certainly be more appropriate location for an long term RV rental park. The City has all the infrastructure, stores, police and fire protection, recreation center and schools to support this type of development.

Landowner 3434 Weld County Road 19

Dean and Dorothy Felton

303-588-4261

feltondean@outlook.com

feltondorothy1@outlook.com

Ladies and Gentlemen,

My work schedule was already set when the zoning notice was posted, or I would definitely be present to vehemently object to the proposed zoning change to allow an "RV park."

Let's drop the pretense. If the zoning is allowed, what is going to be installed is not going to look like a KOA or similar type of park. The city is deluding itself if it thinks people are going to come out here to vacation when we are substantial distances from the attractions bringing most people to the Denver area: Rocky Mountain National Park, the ski areas, professional sporting events, etc. A good example of what will be located there can be found on Weld County Road 18 between roads 23 and 21. I've attached pictures. It's essentially low income housing for transient workers.

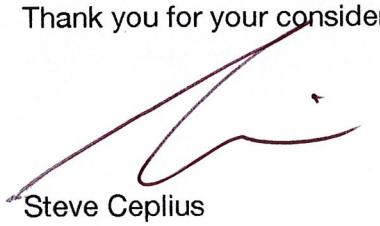
My wife and I have lived here just shy of twenty years. During that time, with the advice and a lot of help from some wonderful neighbors we've turned what was a field gone fallow with 3-foot tall kocia into a nice parcel with harvestable grass, and bounded by over three hundred trees. And, many of our neighbors have been here far longer, and worked even harder to build what they now have. Now, a property owner who lives two thousand miles away in Florida wants to install what will amount to low income housing to increase her income from what very well may have been an illegal apartment building. Many of those tenants have been interesting enough. We don't need dozens more of them.

There are many reasons people choose to move to a rural environment. Some of them think because they are outside of the city limits, there aren't any rules. Anything goes! It's the wild west out here. While it may be true there are generally fewer restrictions, the basic tenant of civilized societies still applies: respect for your neighbors and your community. Asking for a change that would negatively impact the quality of life and property values of your neighbors is close to the height of disrespect for them. Even more so when you don't live in the community. That applies as well to the city of Fort Lupton. Potentially adding to the city's coffers while subtracting from ours because you're not going to have to look at it is complete chutzpah!

The property owner may have rights. But, so do those of us who have lived and worked here for decades. As it's often said, "Your right to swing your fist ends at the tip of my nose." Should someone who doesn't even live in the community be allowed to install something that will, more than likely, substantially reduce our property values? Is this the type of "RV park" you'd want to be across the street from? If it's not, then why would you suppose it's something our community would want?

How much traffic would 161 RV spots bring to what is an already busy two-lane, county road? As it is, many people think the road is their private drag strip. It was only a week ago, I was out in the evening and saw three cars racing northbound, using both lanes as they jockeyed for position. Motorcyclists do it, too, either alone or in multiples. Tractor trailers routinely enter the ess-turn by Road 8 at excess speed, coming across the centerline into oncoming traffic. Northbound, they use the slight downgrade to accelerate for the uphill grade, completely ignoring the posted 40 mph limit for the first portion. We have children, adults, pets and livestock out here. Bicyclists routinely use Road 19. I don't ride my bike out here any longer because I became tired of the tractor trailers blowing their horns at me or coming across the centerline to menace me as they felt I was slowing them down. Is Fort Lupton simply going to wash their hands of the increased traffic and potential problems as the road belongs to the county?

In closing, I request you deny the land owner's petition. It's disrespectful of the existing community, it will tax an already strained rural infrastructure; and, it will have serious negative effects on our quality of life and property values. Please don't undo the decades of hard work those of us in the community have done simply to benefit a single individual in another state. Thank you for your consideration.



Steve Ceplius
3444 County Road 19
Fort Lupton, CO 80621







BEEN MINOR SUBDIVISION & SPECIAL USE PERMIT
PROJECT NO. LUP2021-0013 / PLAN NO. MSD2021-0002 & SUP2021-0002

PROJECT DESCRIPTION

Project No.: LUP2021-0013 / Plan No.: MSD2021-0002 & SUP2021-0002

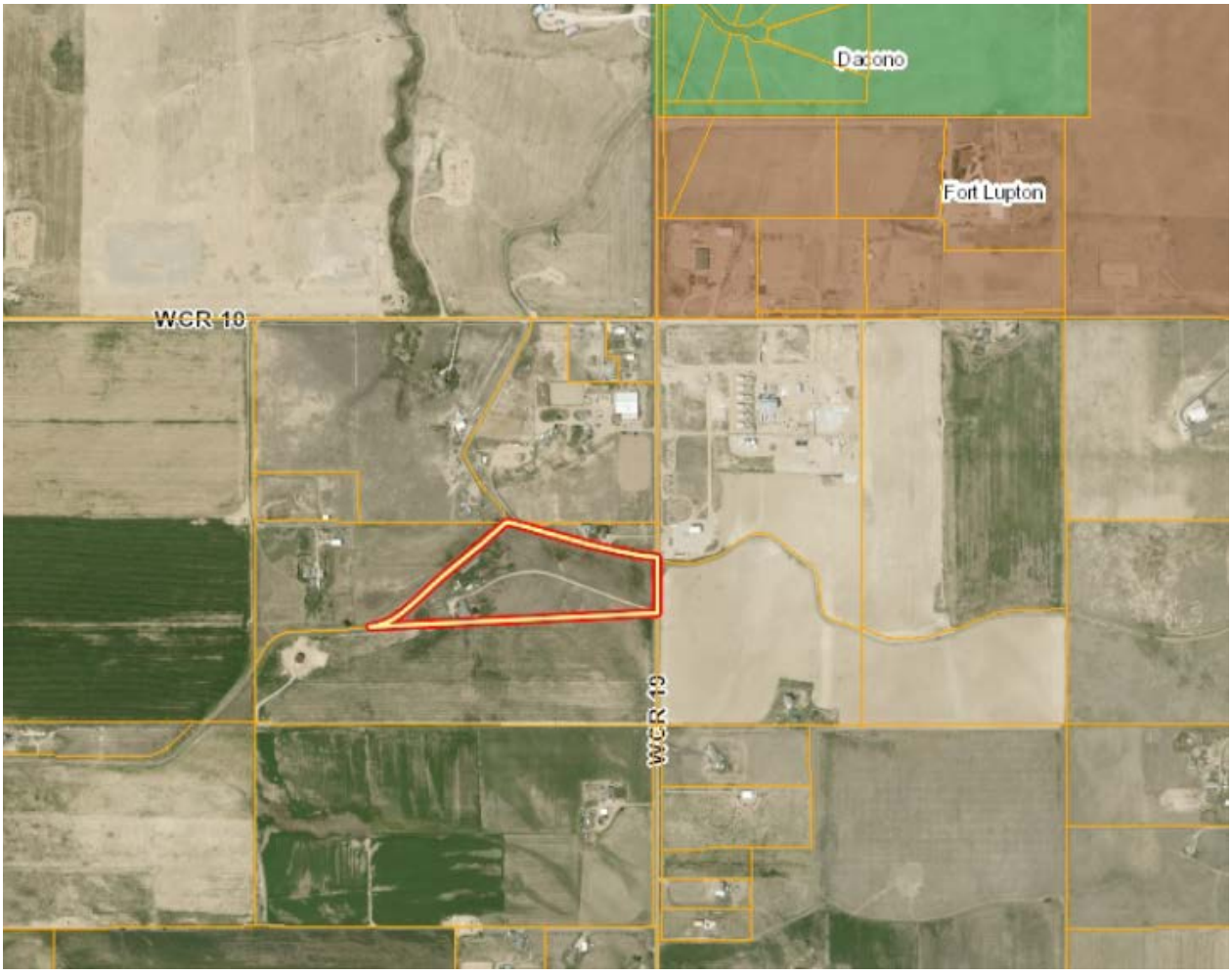
Project name: Been Minor Subdivision & Special Use Permit

Owner: Sheryl Been ("Applicant")

Representative: Chadwin Cox with Western Engineering

Location of Request:

The site consists of a parcel of land located west and adjacent to County Road 19 and approximately 0.29 miles south from County Road 10 in Weld County, Colorado (Parcel No. 146916100006) (the "Property"). The Property is located in the Northeast Quarter of Section 16, and the Northwest Quarter of Section 15, Township 1 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a request for a minor subdivision of the Property into four separate lots. Lot 1 has an existing residence and this use is proposed to remain as is. An additional existing single-family residence is proposed for Lot 2. The Applicant is requesting a special use permit for a proposed RV park for 75 - 141 RVs at Lot 3. Finally, Lot 4 does not have any development planned at this time, but anticipates future development that will be reviewed separately by the Planning Department. There is also an outlot, Outlot A, being proposed for drainage. The Property is zoned 'A' Agricultural.

Additional information on this request is included in the application materials.

Site Size: 15.97 acres, more or less, with the planned subdivided lots measuring as follows:

- Lot 1: 2.15 acres, more or less
- Lot 2: 1.83 acres, more or less
- Lot 3: 9.92 acres, more or less
- Lot 4: 1.06 acres, more or less
- Outlot A: 0.50 acres, more or less

Zone District: The Property is currently zoned 'A' Agriculture, and this designation is not being proposed to change.

Proposed Use: Residential for Lots 1 and 2, and RV park for Lot 3. Lot 4 does not have any development planned at this time.

Existing Use: Lot 1 contains an existing residence. The remaining property has historically been used for agricultural land.

Hearing Dates: Planning Commission – June 24, 2021 at 6:00 PM; and
City Council – July 20, 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 was annexed into Fort Lupton in 2021 (City Council hearing was on February 16, 2021), and was initially zoned to the 'A' Agriculture Zone District (Been Annexation and Initial Zoning).

APPLICATION PROCESS

The Applicant is requesting approval of a minor subdivision for four lots, and a special use permit for an RV park on Lot 3 of the proposed Been Minor Subdivision. A minor subdivision is processed under Section 17-30 of the Fort Lupton Municipal Code ("Code"). A special use permit for the proposed RV Park is processed under Section 16-7 of the Code.

After required public notice of the minor subdivision request, 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 minor subdivision. The Planning

Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the application, 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 and Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on Wednesday, June 9, 2021.

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

Notice was mailed to neighbors within one-hundred (100) feet of the Property on June 8, 2021. Mineral notifications were sent as a courtesy at least 15 days prior to the Planning Commission hearing date.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The intent of a minor subdivision is to expedite the process of subdivisions that are minor in size and scope (Section 17-30). A minor subdivision must consist of four or fewer lots, meet zoning and subdivision regulations of the city, and must not include a dedication of public right-of-way. There also may not be other minor plats within the same subdivision that, in combination with the proposed minor plat, would circumvent the intent of Chapter 17 – Subdivision of the Code. The Been Minor Subdivision meets all of the necessary criteria as long as the conditions of approval are met.

An RV park is not a listed use by right in the 'A' Agricultural Zone District. Section 16-7 of the Fort Lupton Municipal Code (the "Code") states that similar or compatible uses may be permitted as special uses, subject to such conditions and limitations as the City may prescribe to ensure that the location and operation of the special uses will comply with special use criteria. Pursuant to Section 16-7(a), special uses are granted to individuals or entities, and not to the property itself. Therefore, this proposed use requires a special use permit review prior to beginning business operations. A special use review requires a public hearing before Planning Commission and City Council. The intent of the special use permit is to provide flexibility, to provide a means for setting performance standards for individual land uses and to help diversify uses within a zoning district.

Section 16-7(d) states that the City shall use the following criteria to evaluate the Applicant's request:

1. The special use shall satisfy all applicable provisions of the Code and shall be consistent with the intent of the Comprehensive Plan.

   <u>Staff Comment</u>: The Applicant has been working with City staff to comply with applicable provisions of the Code, and has submitted all required special use permit application materials as

required. Information on the proposed project's consistency with the Comprehensive Plan is described later in this Staff Report.

2. The special use shall not substantially alter the character of the district or the neighborhood.

   Staff Comment: The Property is surrounded by agricultural, rural residential, and oil and gas operation land uses. There is a landscape plan that has been submitted in order to buffer the proposed RV park from the adjacent properties.

3. The special use will result in efficient on- and off-site traffic circulation, and will not have an adverse impact on adjacent uses or present hazardous conditions for pedestrians or vehicles.

   Staff Comment: A traffic letter has been submitted with the application and is part of the Planning Commission packet materials for review. The Public Works Director has accepted the submitted letter.

4. Adequate conditions of approval shall address: traffic; activity levels; light; noise; odor; building type, style and scale; hours of operation; dust; erosion and other performance issues identified through the public hearing process.

   Staff Comment: These items are addressed in the code, as well as addressed as conditions of approval on the proposed resolution, including addressing traffic, lighting, and screening.

5. The term of the special use permit and any reporting and inspection requirements as might be reasonably necessary to ensure compliance with conditions of approval may also be specified by the City Council.

   Staff Comment: A special use permit in non-transferable, and therefore if a new owner were to occupy the Property, the RV park will no longer be permitted unless a new application was submitted and approved. The Planning Department staff will ensure compliance with other conditions of approval, either as listed on the proposed Resolution or as added by City Council.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area for the Agriculture and Rural Residential land use type. This designation allows for agricultural and related uses as well as low density residential on the periphery of the planning area, intended to preserve a generally rural character. This also includes a variety of miscellaneous uses, such as isolated industrial businesses and semi-rural properties located under Estate Zoning. Given the availability of viable land for development in more appropriate districts, commercial or residential investment within agricultural areas should be discouraged. This will help limit unnecessary loss of agricultural lands and reduce the potential of suburban sprawl.

The property is surrounded by agricultural and rural residential land uses on all sides. The proposed use substantively conforms to the designated land use type and zoning, and specifically meets the intent of the Comprehensive Plan for the Agricultural and Rural Residential land use type by allowing miscellaneous uses.

REFERRALS

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

City Attorney	Police Chief	Public Works Director
Building Inspector	Water Treatment Plant Manager	GIS Specialist
Fort Lupton Fire Protection District	CDOT	Colorado DRMS
Colorado Parks & Wildlife	Division of Water Resources	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	Weld Cty Dept of Public Health & Env
Weld County Public Works	Weld County School District RE-8	NCWCD
Town of Frederick	City of Dacono	Bull Canal

RECOMMENDATION

Staff recommends conditional approval of the Been Minor Subdivision and Special Use Permit. 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.

Form PLAN002

CITY OF Fort Lupton EST 1836

Planning & Building

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

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

1) Property Owner Name: BEEN SHERYL A

Company: N/A

Phone: 303-902-9262 Email: wereafrog@yahoo.com

Address: 3647 County Road 19, Fort Lupton, CO 806218408

Preferred method of contact? Email: X Phone: Mail:

2) Representative Name: CHADWIN F. COX

Company: Western Engineering Consultants, inc. LLC

Phone: 720-685-9951 Email: chadwin.cox@westerneci.com

Address: 127 South Denver Ave. Fort Lupton, CO 80621

Preferred method of contact? Email: X Phone: X Mail:

3) Billing Contact *(where invoices should be directed to)*: BEEN SHERYL A.

Billing Company: N/A

Phone: 303-902-9262 Email: wereafrog@yahoo.com

Address: PO BOX 375, Fort Lupton, CO 80621

B. SITE DESCRIPTION

Site Address: 3647 County Road 19, Fort Lupton, CO 806218408

Parcel Number: 146916100006

Existing Zone Classification: AG Proposed Zone Classification: AG

Water Type: Municipal Name: Central Weld County Water District

Sewage Type: Septic system District Name or Location Hauled to: N/A

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

Instructions for Submitting the Land Use Application Form

DEFINITIONS

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

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

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

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

A. CONTACT INFORMATION

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

B. SITE DESCRIPTION

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

C. APPLICATION TYPE

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

D. PROJECT DESCRIPTION

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

E. REQUIRED DOCUMENTS

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

F. CERTIFICATIONS

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

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

Project No. _____

D. PROJECT DESCRIPTION

Project Name: BEEN RV PARK

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

Been RV Park will be constructed over multiple phases on an approximate 10 acre site. Up to 2 (two) employees are expected at buildout to run day to day operations. The hours of operations are intended to be from 6:00 am to 10:00pm. Quite hours are anticipated from 10:00pm to 6:am. The number of overnight or long term RV vehicles will be based on the sewer system capacity. Initially 120 with OWTS and a total of 161 when connection to the future City sewer line is available.

E. REQUIRED DOCUMENTS

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

F. CERTIFICATIONS

Representative Certification

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

Representative: _____ Date: 3/18/21

Owner Certification

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

Owner: Sheryl A Been Date: 8/5/2020

For Office Use Only

Received Date: _____

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

_____

_____

_____

Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

CITY OF Fort Lupton EST 1836

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
Phone: 303-857-6694
Fax: 303.857.0351
www.fortluptonco.gov

APPLICATION FOR SPECIAL USE PERMIT

A pre-application conference and site visit may be required prior to submitting the Special Use Permit Application. The applicant may meet with representatives from the Planning Department to discuss the applicant's intended submittal, the City's application requirements and processes and other information relevant to the proposed application. Please contact the Planning Department at 303-857-6694.

Applicant should provide the following:

1. Plat of area with proposed zoning with vicinity map identifying site and surrounding area. If you are constructing a new building or adding to an existing building as part of this application, you must also submit a plot plan, construction plans, and a drainage plan. Approval of the special use permit will be based upon the drawings submitted unless changes are recommended by the engineer, planning commission, or city council.
2. Information as requested.

The applicant is responsible for the following:

1. Posting a hearing notice on the property 15 days prior to the hearing.

Name of Property Owner(s): SHERRYL A. BEEN Phone: 303-902-9262

Address: 3647 County Road 19, Fort Lupton CO 80621-8408

Applicant (if different from owner): _____

Address: _____

Home Phone: _____ Cell Phone: _____

Address or location of Property for which Special Use Permit is being requested:
3647 County Road 19, Fort Lupton, CO 80621-8408

Legal Description See attached sheet

Current Zoning: AG

Reason for Request:

The proposed of the Special Use Permit is to have a living RV Park on Lot 3- wich required a Special Use Permit approval. The proposed uses will be required to conform to all applicable City of Fort Lupton zoning regulations and standards.

Please answer the following questions in detail.

1. What is the proposed use?

A Recreational Vehicle living Park to provide affordable living options for temporary work force and long-term residency as well RV tourism that is not currently available in the area. The development is proposing from 75-149 spaces (Phased)

2. How will the proposed use impact the surrounding properties as it relates to the following areas:

   Noise
   Some small level of additional noise may be added, but, it's impact outside of the property will be near zero.

   Dust
   Dust can be produced during construction, and will be controlled by watering.

   Odor
   No odor producing activities are to be performed

   Safety
   A 1000 sqft. security building is proposed for access control and site monitoring.

   Traffic
   See Traffic Letter.

   Light
   On sight lighting has been designed to avoid any off-site infiltration

3. What are the proposed hours of operation?
   Operating hours are from 6:00 am to 11:00 pm. Quiet hours are from 11:00 pm to 6:00 am.

4. Are you required to obtain any special licenses or permits through any other government agency? If yes, what types of licenses and permits are required?

   CDPS Permit for Construction Stormwater Discharges (COR400000)

5. If this application is for a daycare, how many children will you be caring for?

   N/A

6. If this application is for an assisted living facility, how many units will you have in the facility?

   N/A

7. How many employees will work at the proposed facility?

   Anticipated employees are 2.

The applicant hereby certifies that the above information, along with the attached plans and project descriptions, is correct. The applicant agrees to comply with the provisions of the zoning ordinances, building code and all other applicable sections of the City Code, Land Use Code, City Plan and all other laws and ordinances affecting the construction and occupancy of the proposed building.

Signature(s): _____ Date: 4/1/2021

WESTERN ENGINEERING CONSULTANTS, Inc LLC
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
Cell. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com

LEGAL DESCRIPTION FOR CHANGE OF ZONE
According to:
Land Title Guarantee Company
Dated March 9, 2021

LOT A OF RECORDED EXEMPTION NO. 1469-16-1 RE-4223, ACCORDING TO THE MAP RECORDED NOVEMBER 23, 2005 AT RECEPTION NO. 3342371, BEING A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

SAID PARCEL CONTAINS 687,638 SQUARE FEET OR 15.786 ACRES MORE OR LESS

WESTERN ENGINEERING CONSULTANTS, Inc LLC
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
Cell. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com

July 14th, 2021

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

RE: BEEN RV PARK SPECIAL USE NARRATIVE

City Design Review Committee:

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to briefly summarize the "BEEN RV PARK" project and the proposed Special Use.

Sheryl Been wishes to subdivide her approximate 15.97 acres into 4 lots through the Minor Subdivision process that has been submitted simultaneous with this Special Use Permit request.

The subject property is located in the northeast quarter of section 16, township 1 north, range 67 west of the sixth principal meridian, County of Weld, State of Colorado.

The property has historically been farmland and its currently zoned Agricultural within the City of Fort Lupton with one existing residence and a couple accessory buildings.

BACKGROUND AND PURPOSE
Sheryl Been desires to subdivide the property into four (4) lots as submitted by separate but simultaneous application. The proposed Ag zoned lot uses are as follows:

- two (2) single family residences - one existing home to be on Lot 1 (2.15 ac) and one new home proposed on Lot 2 (1.83 ac)
- a Recreational Vehicle Living Park (between 66-90 units) for short or long term on proposed 9.92 acre Lot 3
- a future 1.06 acre Lot 4 adjacent to WCR 19

All lots were annexed and zoned Ag within the City of Fort Lupton this year (2021).

The purpose of the Special Use Permit is to have a living RV Park on Lot 3 – which requires a Special Use Permit approval.

The proposed uses will not be detrimental to the public health, safety, or general welfare.

A Recreational Vehicle living Park provides affordable living options for temporary work force and long-term residency as well RV tourism that is not currently available in the area. The proposed uses will be required to conform to all applicable City of Fort Lupton zoning regulations and standards.

The development is proposing from 66-75-90 RV spaces (Phased), as well as two (2) Single family Residential acreages and one Agricultural parcel along WCR 19.

ADJACENT USES
To the immediate north are agricultural land and one rural residence. To the east/northeast lies an Oil and Gas tank and battery assembly. To the south and west are agriculture crops and pastures.

Currently the Bull Canal runs along the North and West sides of the property and Weld County Road 19 exists along the eastern boundary.

Properties north and south of the adjacent properties include industrial related operations such as a construction businesses, outdoor storage, RV storage, oil and gas compressor station, and a mineral resource storage facility.

RELATIONSHIP TO & IMPACT UPON ADJACENT USES
The existing residence in the southwest corner (Lot 1) will remain as is. An additional single-family residence is proposed north of the existing residence will complete the western boundary (Lot 2) thus uses will remain consistent with current conditions along the west property line.

The center portion of the development (Lot 3) is proposed to remain zoned as AG and proposed herein as a residential (RV Living Park) that will be buffered (setback) from the north and south properties that are currently farmed.

The northeastern corner adjacent to WCR 19 will remain zoned AG and will be developed in the future (Lot 4). Any future use(s) for Lot 4 will be submitted through the City's Development process accordingly.

LOT DATA TABLE:

LOT DATA TABLE		
LOT	**AREA (acres)**	**PROPOSED USE**
1	2.15	Rural Residence
2	1.83	Rural Residence
3	9.92	RV Living Park
4	1.06	AG Lot
OUTLOT A	0.50	Drainage area
Dedicated area	0.51	CR 19 Right of Way
TOTAL	**15.97**	

HOURS OF OPERATION & NUMBER OF EMPLOYEES:
Operating hours are from 6:00 am to 11:00 pm. Quiet hours are from 11:00 pm to 6:00 am.

Anticipated employees are 2.

CUSTOMERS AND VISITORS:
On average 2-3 visitors/ new customers are expected daily. A complete Traffic Impact Study was completed and previously included with prior submittals.

BUILDING:
A future 3,000 sqft. caretaker building, 3,000 sqft. covered patio, and 600 sqft. security building are proposed.

TRAFFIC:
The development was previously modeled up to 170 future RV units in the current Traffic Study which expected would generate approximately 689 trips on an average weekday, 68 trips during the morning peak hour, and 127 trips during the evening peak hour. However, the current study is being revised/reduced to the current proposal of 90 maximum RVs which is less near one half of the December 21, 2020 study. Said update will be forwarded when complete.

WATER, SEWER, ELECTRICITY, & NATURAL GAS

WATER DISTRICT SUPPLY
The applicant has completed the Affidavit of historic water use and has applied for inclusion to the Northern Colorado Water Conservancy District. See attached NCWCD referral response regarding petition status.

WEC and the Applicant have coordinated with and funded a Central Weld County Water District water demand and supply study.

Multiple flow rates were modeled and the Water District Consulting Engineer confirmed a Fire flow demand rate of 800 gpm (6.7% more than required by the Fire District) was achievable. The District also modeled a 200 gpm peak domestic demand based on conservative potential demands assumed at that time, however the peak flow rate for 90 RV units would be approximately 130 gpm in addition to the peak demand for two single family residences estimated between 2 gpm (domestic use only) to 10 gpm with irrigation each would total 150 gpm maximum demand including the RV Park (significantly less than the 200 gpm domestic demand modeled).

In short WEC received the CWCWD Engineer's Recommendation for approval of an application for water and fire demand on September 18, 2020 based on the peak domestic demand of 200 gpm and the peak fire demand of 800 gpm.

Currently CWCWD water main exists 1,850 feet +/- north of the site. For the past several months NCWCD, CWCWD, and the City of Fort Lupton have been coordinating service for the area in each respective jurisdiction that includes this property. It is the intent of the Applicant to connect to the CWCWD system once it is approved (by NCWCD and CWCWD and the City of Fort Lupton) and said main will be extended to this property at the applicant's expense. However neither District or the City have a definitive date for the expected approval and inter-governmental agreements between each other. Please see attached CWCWD email correspondence dated June 28, 2021 regarding current status.

STATE WELL PERMIT SUPPLY
A non-tributary Well Permit #84713-F from the State of Colorado, Division of Water Resources was approved on September 16, 2020. The permitted well has yet to be drilled, but said well is permitted to withdraw 4.92 acre feet per year from the Laramie-Fox Hills aquifer and may be used for all domestic, livestock watering, industrial, irrigation and commercial purposes.

Using the State of Colorado Division of Water Resources recommended demand of 75 gallons per day per person for a family of 5 would equate to 0.42 ac-ft per year each residence.

A referral response letter from the State division of Water Resources dated January 25, 2021 confirmed the approved well permit noted above as well as denoted "*Should the well be constructed, this office has no comments regarding the well being used for an RV Park.*"

Based on a demand of 4.08 ac-ft per year (permitted 4.92 ac-ft per yr less 2 single family of 5 using 75 gpd per person totaling 0.42 ac-ft per year each residence), 66 RV stalls could be served at an average demand of 55 gpd for each RV stall.

SEWAGE

On site wastewater systems will be utilized until the City sanitary system is extended to the property frontage. Multiple Test Pits and OWTS designs have been completed and were previously provided.

Based on the completed designs, a maximum capacity of 4,500 gpd can be served by Lot 3 pursuant to existing site soils characteristics and State / County design criteria.

ELECTRICITY & GAS

United Power electricity is immediately adjacent and available. It is unclear if natural gas exists near the Site.

ACCESS:

The project is proposing one main access from Weld County Road 19 located approximately 1,851 feet South of the WCR 19 and WCR 10 intersection, and one future access is proposed from the same County Road 19.

PHASING:

The RV development is proposed in one or two (2) Phases as shown in Fig. 1 and delineated in the Tables that follow based on available water source (i.e. CWCWD or Well Permit). In either case Lot 4 would be an additional phase.

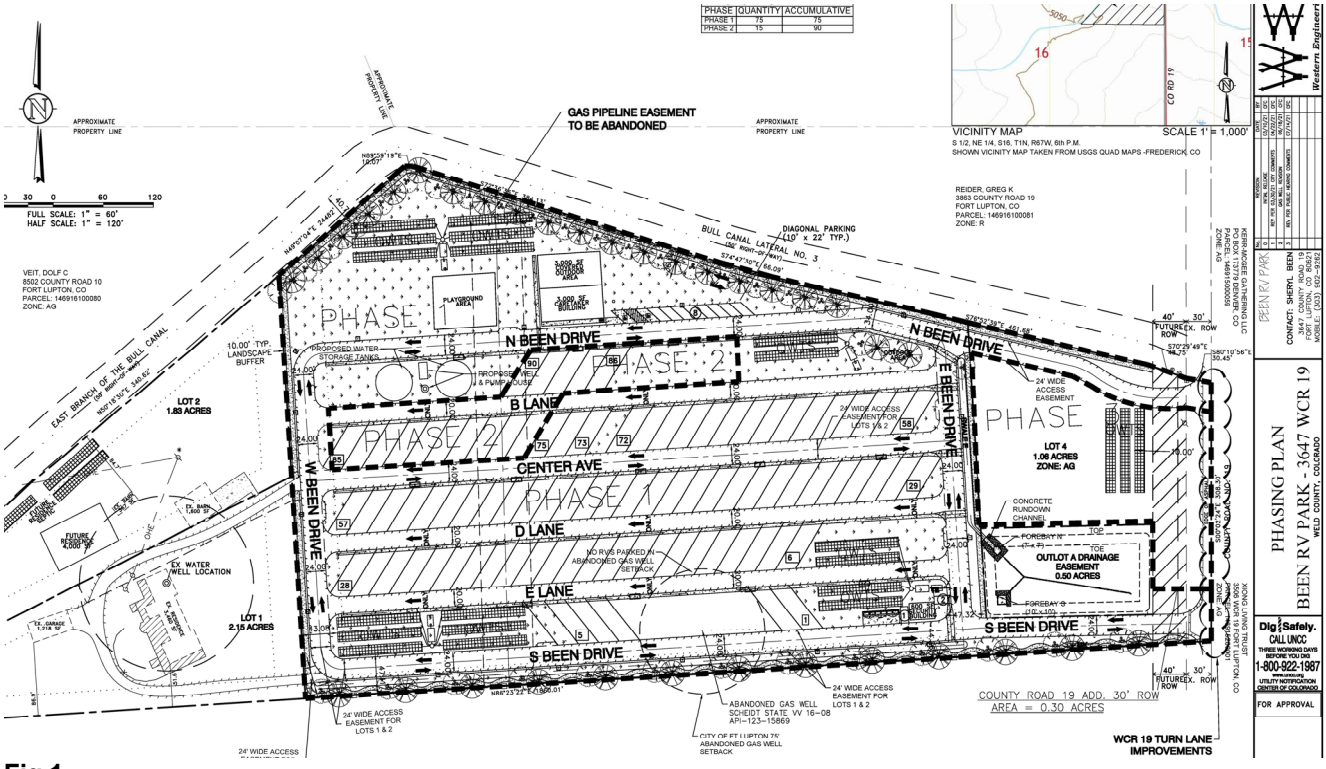


Fig 1

LOT 3 RV STALL TABLE w District Water Source		
PHASE	**QUANTITY**	**ACCUMULATIVE**
PHASE 1	75	75
PHASE 2	15	90

LOT 3 RV STALL TABLE w Well Water Source		
PHASE	**QUANTITY**	**ACCUMULATIVE**
PHASE 1	66	66

LANDSCAPE / SCREENING:
All disturbed areas that do not become hardscape for access will be native seeded and vegetated with over 100 trees and 140+ shrubs as designated in the current landscape plan.

Major buffers and fencing are proposed along the north and south boundaries to screen the site from neighboring properties. No existing property within a mile of the applicants development has more than a fraction of the trees and shrubs proposed.

SPECIAL USE PERMIT CHECKLIST

1. Complete Land Use Application	Previously provided
2. Site Plan	Previously provided
3. Detailed Project Description	This document
4. Drainage Report	Previously provided
5. Traffic Study	Previously provided
6. A completed screening and landscaping plan	Updated in the SPR
7. Photometric plan	Updated in the SPR
8. Mineral Estate Owners/ Lessees Report	Previously provided
9. Word format document with the legal description	Previously provided

CLOSING
The Applicant is excited to bring this project to the City of Fort Lupton!

The desired schedule is to achieve approvals and begin Construction within 60 days of approval expected fall of 2021.

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. Special Use Checklist Submittal Documents

NCWCD Referral Response
CWCWD Referral Response
CWCWD Engineer Water Demand Model Results
State Well Permit Documents

CITY OF

Fort Lupton

EST 1836

FROM: Alyssa Knutson
DATE: 05/20/21
PROJECT: Been Minor Subdivision & Special Use Permit
Project No. LUP2021-0013; Plan Nos. MSD2021-0002 & SUP2021-0002

INTERNAL DISTRIBUTION:

☐ Buildings/Grounds Manager	☑ City Attorney	☑ Police Chief
☐ City Administrator	☐ City Clerk	☑ Public Works Director
☑ Building Inspector	☐ Recreation Manager	☐ Golf Course Manager
☑ OMI	☑ GIS Specialist	☐ Finance Director

OUTSIDE DISTRIBUTION:

☑ Fort Lupton Fire Protection District	☑ Weld County Dept. of Public Health & Env.
☑ CDOT	☑ Weld County Public Works
☑ Colorado DRMS	☑ Weld County School District RE-8
☑ Colorado Parks and Wildlife	☑ NCWCD
☑ Division of Water Resources	☐ Fulton Ditch Company
☐ Army Corp of Engineers	☐ Platteville Ditch Company
☑ United Power	☐ City of Brighton
☑ Comcast	☑ Town of Frederick
☑ CenturyLink	☐ Town of Platteville
☑ Xcel Energy	☑ City of Dacono
☑ Postmaster	☐ Town of Firestone
☑ Weld County Department of Planning	☑ Other: Bull Canal

If you have comments, please respond by: 06/10/21

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov. A non-response to this referral may be considered a favorable response.

COMMENTS:
Property owner has filed Petitions for Inclusion with Northern Colorado Water Conservancy District + the Municipal Subdistrict, which are in process.

Chadwin Cox @ Western ECI

From: Sherry Been <wereafrog@yahoo.com>
Sent: Thursday, July 1, 2021 12:15 PM
To: Chadwin Cox @ Western ECI
Subject: Fw: Been water update. 3647 CR 19

----- Forwarded Message -----
From: Kathy Naibauer <kathy@cwcwd.com>
To: 'Sherry Been' <wereafrog@yahoo.com>
Sent: Monday, June 28, 2021, 07:55:38 AM MDT
Subject: RE: Been water update. 3647 CR 19

Sherry,

I'm going to be out for the rest of the day but wanted to let you know that we are in the process of negotiating a contract with Fort Lupton to serve properties like yours that are annexed but Fort Lupton cannot serve. Because of the petitioning issue we discussed previously, you will likely purchase service through Fort Lupton and they will contact us to set a master meter for them. We would then bill Fort Lupton and they would bill you on their rate schedule (if the contract is approved). I hope to know more in the next few weeks. When I'm able to get you more information I will be in touch.

Thanks,

Kathy Naibauer

Central Weld County Water District

2235 2nd Ave

Greeley, CO 80631

Phone 970 352 1284

From: Sherry Been <wereafrog@yahoo.com>
Sent: Friday, June 25, 2021 9:51 AM
To: Kathy Naibauer <kathy@cwcwd.com>
Subject: Been water update. 3647 CR 19

Hi Kathy,

Is it possible to get an update on what my options are for getting water to 3647 County Road 19. I am hoping to get some clarity on when that may be available for

property.

Gratefully,

Sherry Been

11323 Coal Mine Street
Firestone, CO 80504
Phone: 720-324-3625
www.nec-engrs.com

File No: 20-007.05

September 18th, 2020

Central Weld County Water District
2235 2nd Ave
Greeley, CO 80631

ATTN: Darin Naibauer

RE: Tap Request 20-007 – (Node: 48)

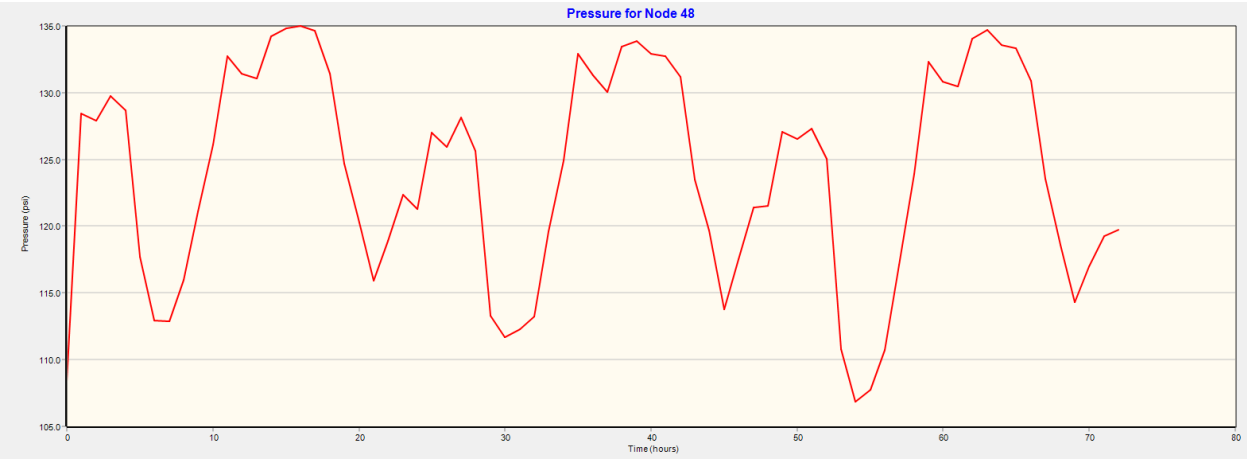
Dear Chris:

The analysis for the following request has been completed:

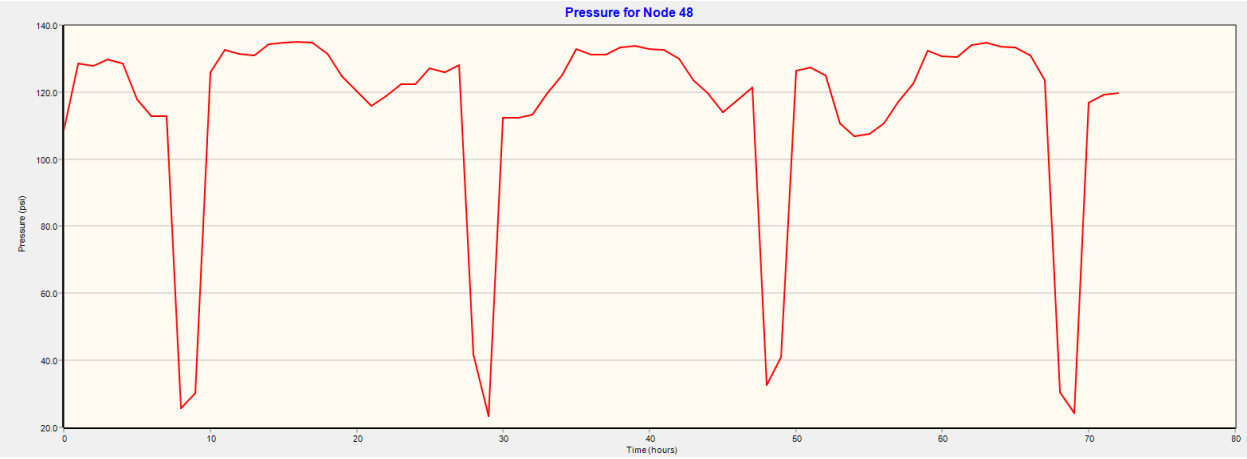
Applicant	No. of Requested Taps	Location
CWCWD – Fire Hydrant	Fire Flow	WCR 19 Between WCR 10 and WCR 8

The fire flow request is for 1,500 GPM for two hours, with plans for a future development along WCR 19, between the intersection of WCR 19 and cross roads WCR 8 and WCR 10. The area is fed by an eight-inch (8") PVC line from the West and an eight-inch (8") PVC line from the North. A twelve-inch (12") PVC line will be installed to facilitates flows from the intersection of WCR 19 and WCR 10, South along WCR 19 to the fire hydrant location.

A water model was generated with an initial demand of 200 GPM. The resulting pressures at the node are between 130 and 135 psi, as shown below.



The proposed 1,500 GPM fire flow demand was added to the water model and the results showed that we were unable to achieve the desired fire flow. However, a fire flow demand of 800 GPM was modeled, with results indicating adequate pressures greater than twenty (20) psi for the duration of the fire flow, two (2) hours. Operating at maximum day event flows, the fire flow will be able to sustain 800 GPM over a two-hour time period while maintaining a line pressure of 25 psi to 35 psi as shown below.



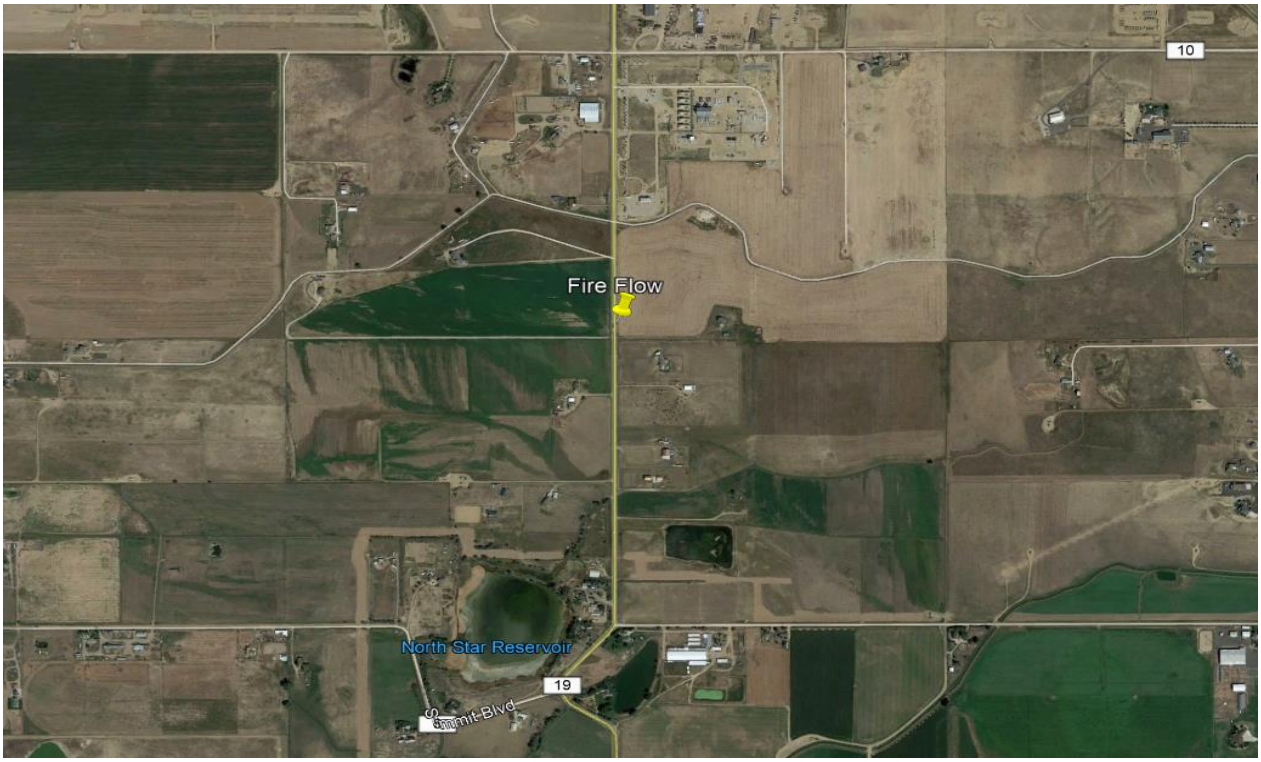


Figure 1. Approximate Fire Flow Location

System Improvements required to serve this request:

Engineer's Recommendation:

NEC recommends approval of this application. Engineer's recommendation is solely based on the pressures observed from the water model; official/final approval will be from the District in which the District will ensure the application meets all of the District's rules and regulations before issuing final approval. Commercial taps are required to be Board approved.

Master Plan Improvements recommended to serve this request:

(None)
The applicant is responsible for the construction of any main extensions from the existing line to serve the proposed tap, in accordance with current District Construction Guidelines, and for providing easements for the main extensions located on private property and obtaining permits from the County and other permits that are required. The applicant should make arrangements for the implementation of this request, or express Intent to Proceed, within 90 days of the date of this correspondence. Otherwise, the proposed request will be removed from the model. If the applicant decides to proceed with the installation anytime thereafter, additional analysis may be necessary.

If this request is to serve a commercial tap, and if the Applicant's total water use in any two years out of three consecutive years exceeds 0.7 acre feet times the number of tap equivalents purchased, then the District may require Applicant to purchase additional tap equivalents to cover the additional demand, and the volumetric limits shall be modified to reflect the additional tap equivalents.

If you have any questions, please do not hesitate to call.

Sincerely,

Nate Jacobs
Project Engineer
NOCO Engineering Company

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 84713-F
RECEIPT NUMBER 10005293

ORIGINAL PERMIT APPLICANT(S)

SHERYL A BEEN

AUTHORIZED AGENT

STEVEN JANSSEN

APPROVED WELL LOCATION

Water Division: 1 Water District: 2
Designated Basin: N/A
Management District: N/A
County: WELD
Parcel Name: RECORDED EXEMPTION NO. 1469-16-1 RE-4223
Lot: A Block: Filing:
Physical Address: 3647 WCR 19 FORT LUPTON, CO 80621

SE 1/4 NE 1/4 Section 16 Township 1.0 N Range 67.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 509408.8 Northing: 4433691.5

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated September 16, 2020.
4) The use of groundwater from this well is limited to domestic, livestock watering, industrial, irrigation and commercial.
5) Production is limited to the Laramie-Fox Hills aquifer which is located approximately 445 feet below ground surface and extends to a depth of approximately 770 feet. In accordance with Rule 10.4.8 of the Water Well Construction Rules, plain steel casing must be installed and grouted from the top of the permitted production zone up to at least ten feet above the base of the surface casing, or to the depth required by Rule 10.5.2.1, if no surface casing is installed. (NOTE: If coals and/or carbonaceous shales are encountered in the borehole, plain casing and grout should be installed through these intervals to exclude poor quality water from entering the well.)
6) The pumping rate of this well shall not exceed 50 GPM (as requested).
7) The average annual amount of groundwater to be withdrawn shall not exceed 4.92 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 492 acre-feet.
8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
11) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
12) This well shall be constructed not more than 200 feet from the location specified on this permit.
13) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

WELL PERMIT NUMBER 84713-F **RECEIPT NUMBER 10005293**

15) ADVANCE NOTICE REQUIRED - Pursuant to Construction Rule 6.2.2.1 (2 CCR 402-2), licensed or private drillers and pump installers must provide advance notification to the State Engineer prior to each of the following for this well: the start of well construction, the initial installation of the first permanent pump, and the initial installation of a cistern connected to the water well supply system. Any change in the date of construction/installation must be re-noticed prior to the activity. Information regarding the notification process and a link to the electronic notification form can be found on the Division of Water Resources website.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: http://Colorado.gov/water

NOTE: A hydrogeologic aquifer evaluation has been completed for this permit and the details of the evaluation can be viewed in the hydrogeologic aquifer evaluation imaged document and the original permit file.

Issued By IOANA COMANICIU

Date Issued: 9/16/2020

Expiration Date: 9/16/2021

FINDINGS OF THE STATE ENGINEER

IN THE MATTER OF AN APPLICATION FOR A PERMIT TO CONSTRUCT A WELL IN WATER DIVISION NO. 1, WELD COUNTY, COLORADO

APPLICANT: SHERYL A. BEEN

AQUIFER: LARAMIE-FOX HILLS

PERMIT NO.: 84713-F

In compliance with C.R.S. 37-90-137(1) and the Statewide Nontributary Ground Water Rules, Sheryl A. Been, (hereinafter "applicant") submitted an application for a permit to construct a well. Based on information provided by the applicant and records of the Division of Water Resources, the State Engineer finds as follows:

1. The application was received complete by the State Engineer on August 7, 2020.

2. The applicant proposes to construct the well in the SE1/4 of the NE1/4 of Section 16, Township 1 North, Range 67 West, 6th Principal Meridian.

3. The proposed well is located outside the boundaries of a designated ground water basin.

4. The applicant proposes to apply the water withdrawn from the well to the following beneficial uses: domestic, livestock watering, industrial, irrigation, and commercial.

5. The proposed maximum pumping rate of the well is 50 gallons per minute, and the requested average annual amount of ground water to be withdrawn is 5.40 acre-feet.

6. The applicant is the owner of the land on which the well will be constructed.

7. The proposed well would withdraw ground water from the Laramie-Fox Hills Aquifer (hereinafter "aquifer"), which, based on site specific information, is located approximately 445 feet to 770 feet below land surface.

8. The location of the proposed well is more than 600 feet from any existing well completed in the aquifer.

9. According to a sworn statement, the applicant owns, or has consent to withdraw ground water underlying 16 acres of land as further described in said statement, which is attached hereto as Exhibit A.

10. Withdrawal of ground water from the aquifer underlying the land claimed by the applicant will not, within one hundred years of continuous withdrawal, deplete the flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and therefore the ground water is nontributary ground water as defined in C.R.S. 37-90-103(10.5).

11. In considering whether the requested permit shall be approved the provisions of C.R.S. 37-90-137(4) and the Denver Basin Rules shall apply. Withdrawals shall be allowed on the basis of an aquifer's life of 100 years, C.R.S. 37-90-137(4)(b)(I).

12. The quantity of water in the aquifer, exclusive of artificial recharge, underlying the 16 acres of land described in Exhibit A is 492 acre-feet. This determination was based on the following as specified in the Denver Basin Rules and site specific information:

a. The average specific yield of the saturated aquifer materials underlying the land under consideration is 15 percent.

b. The average thickness of the saturated aquifer materials underlying the land under consideration is 205 feet.

Based on the above, the State Engineer finds that there is water available for withdrawal by the proposed well and no material injury to vested water rights would result from the issuance of the requested permit subject to the following conditions:

c. The allowed average annual amount of water to be withdrawn from the aquifer by the well shall not exceed 4.92 acre-feet (the quantity of water which is considered available divided by the 100 year aquifer life).

d. The total volume of water that may be withdrawn from the aquifer by the well shall not exceed 492 acre-feet.

e. The well shall be constructed no more than 200 feet from the location specified on the permit application.

f. The applicant shall submit geophysical and lithologic logs after the construction of the well. The geophysical logs shall be obtained from the hole before the casings are installed.

g. The maximum pumping rate of the well shall not exceed 50 gallons per minute.

h. A totalizing flow meter must be installed on the well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.

i. Production is limited to the Laramie-Fox Hills Aquifer. The well must be constructed with plain, non-perforated casing properly grouted so as to prevent intermingling of water between aquifers.

j. Pursuant to C.R.S. 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the applicant shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.

k. The owner shall mark the well in a conspicuous place with appropriate well permit numbers, name of the aquifer, and court case numbers. He shall take necessary means and precautions to preserve these markings.

Dated this 16th day of September, 2020.

Kevin G. Rein, P.E.
Director/State Engineer

By:

Ioana Comaniciu
Water Resource Engineer

Prepared by: idc

RCVD DWR
08/07/2020

Form no. GWS-1 (1/2020)

DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.
1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.
NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form. Type or print in black or blue ink.

1. APPLICANT INFORMATION

Name of Applicant
Sheryl A. Been

Mailing Address	City	State	Zip Code
P. O. Box 375	Fort Lupton	CO	80621

Telephone Number (include area code)	Email
(303) 902-9262	wereafrog@yahoo.com

2. AQUIFER
Laramie-Fox Hills

3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located.

Number of acres: 16 in the county of: Weld
described as follows (insert legal description).

Lot A, Recorded Exemption No. 1469-16-1 RE-4223, recorded November 23, 2005 at reception no. 3342371, being a part of the South Half of the Northeast Quarter of Section 16, Township 1 North, Range 67 West of the 6th P.M., Weld County, State of Colorado

- I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.

4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).

5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge.

Signature: Steven Janssen Date: July 28, 2020

Print name and title: Steven L. Janssen, Authorized Agent and Attorney for Sheryl A. Been

COLORADO
Division of Water Resources
Department of Natural Resources

January 25, 2021

Alyssa Knutson
City of Fort Lupton
Transmitted via email:
aknutson@fortluptonco.gov

RE: **Been Annexation and Initial Zoning**
Project no. LUP2020-0034, & Plan Nos. ANX2020-0004, COZ2020-0007
Part of S ½ of the NE ¼, Sec. 16, T1N, R67W, 6th P.M.
Lot A, Recorded Exemption No. 1469-16-1 RE-4223
Water Division 1, Water District 2

Dear Ms. Knutson:

We have reviewed the information received by this office on January 5, 2021 regarding the above referenced referrals. The Applicant is proposing: to annex into Fort Lupton with initial zoning for an RV Park.

Pursuant to Section 30-28-136, C.R.S. the State Engineer's office will provide an opinion on water supply plans for new subdivisions regarding material injury to existing water rights or the adequacy of the proposed plan if a referral is submitted to this office by the board of county commissioners. This referral was submitted to this office from the City of Fort Lupton ("City") therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to the county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements.

The proposed water supply is a future water tap with Central Weld County Water District. Our office has no comments on Central Weld County Water District's ability to supply the proposed RV Park. The referral material also includes reference to an existing well under permit no. 9930 and well permit 84713-F, which has not been constructed.

Well permit no. 9930 was issued on October 9, 1961 for domestic use. The domestic use of the well is limited to the historic domestic uses in existence before May 8, 1972 that have continued since that time [provided such uses are no greater than those uses allowed for a well permit pursuant to section 37-92-602(5), C.R.S. (which are: fire protection, ordinary household purposes inside not more than three single-family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one acre of home gardens and lawns)]. Should the existing well be used for the RV Park, the well should be re-permitted allowing such commercial uses.

Well permit no. 84173-F was issued on September 16, 2020 pursuant to section 37-90-137(4) C.R.S., and the Findings of the State Engineer to construct a well in the Laramie-Fox Hills

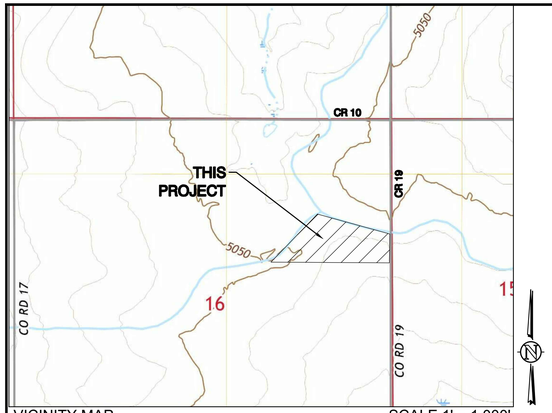
aquifer. The well permit allows for the average annual withdrawal of 4.92 acre-feet per year from the nontributary Laramie-Fox Hills aquifer to be used for domestic, livestock watering, industrial, irrigation and commercial. This office has not received information that a well under permit no. 84173-F has been constructed. Well permit no. 84173-F will expire on September 16, 2021 unless this office receives information that the well was constructed and a pump was installed before the permit expired or the applicant applies for a one time one year expiration extension. Should the well be constructed, this office has no comments regarding the well being used for an RV Park.

Should you or the applicant have any questions, please contact Ailis Thyne at (303) 866-3581 x8216.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File #27495



VICINITY MAP SCALE 1' = 1,000'

S 1/2, NE 1/4, S16, T1N, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS -FREDERICK, CO

BEEN RV PARK
SITE PLAN

Project No. LUP2021-0013 & Plan No. SPR2021-0002
Part of the South 1/2 of the Northeast 1/4 of Section 16,
Township 1 North, Range 67 West of the 6th P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
ZONE AG

REVISIONS	SHEET	INDEX:	
0 1	1	COVER SHEET
0 1	2	SITE PLAN
0 1	3	SITE DETAILS
1	3D	SITE DETAILS
0	4	LANDSCAPE PLAN
0	5	LANDSCAPE PLAN DETAILS
1	6	LANDSCAPE PLAN RENDERING
0 1	7	PHOTOMETRIC PLAN
0 1	8	PHOTOMETRIC DETAILS

0	INITIAL RELEASE:	JUNE 24, 2021
1	REV PER PUBLIC HEARING COMMENTS	JULY 13, 2021

SITE PLAN FOR:

BEEN RV PARK
3647 COUNTY ROAD 19
FORT LUPTON, CO 80621
WELD COUNTY , COLORADO

PREPARED FOR:

SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUPTON, CO 80621
PHONE (303) 902-9262

APPROVED BY:

BEEN RV PARK **DATE**
SHERYL BEEN

WESTERN ENGINEERING CONSULTANTS, INC. **DATE**
CHADWIN F. COX, P.E.

LEGAL DESCRIPTION

LOT A OF RECORDED EXEMPTION NO. 1469-16-1 RE-4223, RECORDED NOVEMBER 23, 2005 AT RECEPTION NO. 3342371.

PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST, OF THE 9TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

BASIS of BEARING & BENCHMARK

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 9TH P.M. IN WELD COUNTY, COLORADO, TO BEAR NORTH 00°02'24" WEST, BEING MONUMENTED ON THE NORTH AND SOUTH END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 38285 IN MONUMENT BOX, AND WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT SHERYL BEEN BEING THE SOLE OWNER 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 _____, 2021.

_____

STATE OF COLORADO,)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ___ DAY OF _____, 2021. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

_____
NOTARY PUBLIC

CITY ENGINEER'S APPROVAL
APPROVED THIS ___ DAY OF _____, 2021.

_____
CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL
APPROVED THIS ___ DAY OF _____, 2021.

_____
DIRECTOR OF PUBLIC WORKS

CITY ADMINISTATOR'S APPROVAL
APPROVED THIS ___ DAY OF _____, 2021.

_____
CITY ADMINISTRATOR

PLANNING COMMISSION RECOMMENDATION:
RECOMMENDED THIS 24RD DAY OF JUNE, 2021 BY RESOLUTION N0. P2021-017.

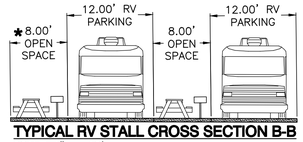
_____
CHAIRPERSON, FORT LUPTON PLANNING COMMISSION

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., 2021 AND THAT THE MAYOR OF THE CITY OF FORT LUPTON, AS AUTHORIZEDBY 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

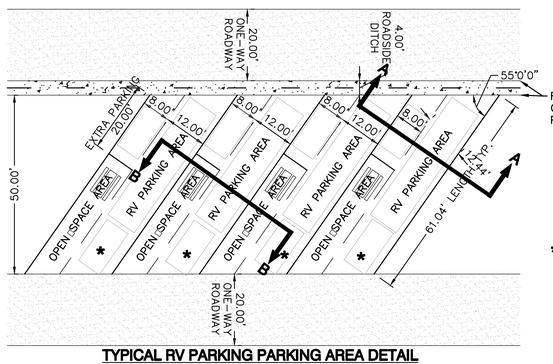


TYPICAL RV STALL CROSS SECTION B-B
SCALE 1" = 10'



TYPICAL RV STALL CROSS SECTION A-A
SCALE 1" = 10'

* EXTRA PARKING RESTRICTED TO INCOMING TRAFFIC SIDE (ie TYPICALLY NORTH)



TYPICAL RV PARKING PARKING AREA DETAIL
SCALE 1" = 20'

* POTENTIAL ADDITIONAL PARKING SPACE (DEPENDANT ON RV SIZE)

PROJECT INFORMATION:

ADDRESS:	**3467 WCR 19** **FORT LUPTON, CO 80601**
PARCEL ID:	**146916100006**
NUMBER OF LOTS:	**4**
PROJECT TYPE:	**AGRICULTURAL**
PHASE:	**2**
IMPERVIOUS AREA:	
SUBDIVISION:	**X**

PROJECT TEAM:

OWNER/DEVELOPER
SHERYL BEEN
(303) 902-9262

CIVIL ENGINEER
CHADWIN F. COX, P.E.
WESTERN ENGINEERING CONSULTANTS, INC.
127 SOUTH DENVER AVE.
FORT LUPTON, CO 80621
303-913-7341

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UTILITY NOTIFICATION CENTER OF COLORADO

PREPARED BY:

127 SOUTH DENVER AVE.
FT. LUPTON, CO 80621
www.westerneci.com
email@westerneci.com
(720)685-9951
FAX (720) 294-1330
Western Engineering Consultants, inc LLC

PROJECT NO: 01-0342.001.00
INITIAL PLAN RELEASE: June 24, 2021
CURRENT PLAN RELEASE: July 13, 2021
TOTAL SHEETS: 9
SHEET: **1 of 8**

T:\0342_001_00-BEEN RV PARK\Dwg\CDs\0342-001-WEC-SPR.dwg, 01-COVER, 7/14/2021 2:04:43 PM, DWG To PDF.pc3, ARCH full bleed D (36.00 x 24.00 Inches), WEC 24*36, WEC 24*36

BEEN RV PARK
SITE PLAN

Project No. LUP2021-0013 & Plan No. SPR2021-0002
Part of the South 1/2 of the Northeast 1/4 of Section 16,
Township 1 North, Range 67 West of the 6th P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
ZONE AG

NOTES

THIS PLAN IS INTENDED AS THE SITE PLAN FOR BEEN RV PARK.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND WELD COUNTY RESPECTIVELY.

SEE "BEEN ANNEXATION NO. 1, 2, 3, & 4 TO THE CITY OF FORT LUPTON" COMPLETED BY AMERICAN WEST LAND SURVEYING CO. – DATED AUGUST 26, 2019 FOR WCR 19 R.O.W. INFORMATION

SEE COVER SHEET FOR LEGAL DESCRIPTION.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM INFORMATION PROVIDED BY CES CONSULTANTS, LLC, DATED JUNE 29, 2020.

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

MK MAIL KIOSK
TE TRASH ENCLOSURE
EXISTING CONC
EXISTING ASPHALT
PROPOSED GRAVEL
PROPOSED CONC
OWTS ON-SITE WASTEWATER TREATMENT SYSTEM
C C ROAD CROSS SECTION DETAIL
AB PROPOSED LIGHT POLES SEE PHOTOMETRIC SHEETS 6-7 FOR DETAILS

LINETYPE LEGEND

LOT / PROPERTY / SECTION LINE
RIGHT OF WAY LINE
EASEMENT
SETBACK
EXISTING BUILDING, CURB
EDGE OF ASPHALT or GRAVEL RD
WIRE FENCE
6' SCREENED CHAINLINK FENCE
3' SPLIT RAIL FENCE
4' SMOOTH WIRE FENCE
POND WQ W/S
SWALE
OHE EXISTING OVERHEAD ELEC
SA SS ST WA WAS GA EL PROPOSED SANITARY LINE
PROPOSED SANITARY SERVICE
PROPOSED STORM LINE
PROPOSED WATER LINE
PROPOSED WATER SERVICE
PROPOSED GAS LINE
PROPOSED ELECTRIC LINE

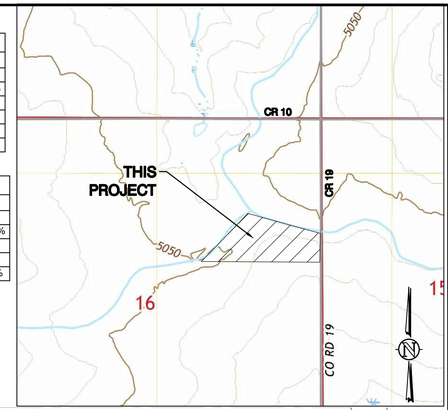
PARKING LEGEND

100 OWTS CAMPSITES
136 CITY SEPTIC CAMPSITES

N
60 30 0 60 120
FULL SCALE: 1" = 60'
HALF SCALE: 1" = 120'

LOT 1 DATA TABLE			
DESCRPTION	AREA	ACRES	%
ZONING	AG		
LOT	93,781 SF	2.15 AC	100.00 %
EXISTING BUILDING	4,678 SF	0.11 AC	4.99 %
EXISTING GRAVEL	12,649 SF	0.29 AC	13.49 %
EXISTING CONCRETE	3,566 SF	0.08 AC	3.80 %
PROPOSED LANDSCAPE AREA	72,888 SF	1.67 AC	77.72 %

LOT 2 DATA TABLE			
DESCRPTION	AREA	ACRES	%
ZONING	AG		
LOT	79,879 SF	1.83 AC	100.00 %
EXISTING BUILDING	1,967 SF	0.05 AC	2.46 %
FUTURE BUILDING	4,000 SF	0.09 AC	5.01 %
PROPOSED LANDSCAPE AREA	73,912 SF	1.70 AC	92.53 %



VICINITY MAP
S 1/2, NE 1/4, S16, T1N, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS -FREDERICK, CO

SCALE 1" = 1,000'
1000 500 0 1000 2000
FULL SCALE: 1" = 1000'
HALF SCALE: 1" = 2000'

APPROXIMATE PROPERTY LINE
GAS PIPELINE EASEMENT TO BE ABANDONED
APPROXIMATE PROPERTY LINE
4' TALL SMOOTH WIRE (NO BARBWIRE) FENCE. SEE CDOT DETAILS M-607-1 (WEC SHEET 3D).
N89°59'19"E 10.07'
S77°36'36"E 384.13'
NORTH LANDSCAPE BUFFER (SEE RENDERING SHEET 6)
BULL CANAL LATERAL NO. 3 (50' RIGHT-OF-WAY)
S74°47'30"E 66.09'
DIAGONAL PARKING (10' x 22' TYP.)
N49°07'04"E 2446.2'
40'
3,000 SF COVERED OUTDOOR AREA
3,000 SF CARETAKER BUILDING
ADA RAMP
PLAYGROUND AREA
FLAG POLE
6' SCREENING FENCE 140 LF
AVAILABLE OVERFLOW PARKING
PROPOSED WATER STORAGE TANKS
10.00' TYP. LANDSCAPE BUFFER
N BEEN DRIVE
S76°52'39"E 461.68'
MONUMENT SIGN
40' 30' FUTURE EX. ROW ROW
S70°29'49"E 38.75'
S80°10'56"E 30.45'
PROPOSED WELL & PUMP HOUSE
SNOW STORAGE LOCATION
AVAILABLE OVERFLOW PARKING
OUTDOOR AREA
B LANE
24' WIDE ACCESS EASEMENT FOR LOTS 1 & 2
INSTALL STOP SIGN (TYP.)
INSTALL STOP SIGNS (TYP.)
CENTER AVE
D LANE
E LANE
W BEEN DRIVE
E BEEN DRIVE
SWALE E
LOT 4 1.06 ACRES ZONE: AG
CONCRETE RUNDOWN CHANNEL
FOREBAY N (12' x 25')
TOP
TOE
OUTLOT A DRAINAGE EASEMENT 0.50 ACRES
FOREBAY S (10' x 10')
MONUMENT SIGN
EDGE OF ASPHALT
S00°02'24"E 308.30'
COUNTY ROAD NO. 19
EAST BRANCH OF THE BULL CANAL (50' RIGHT-OF-WAY)
N50°18'30"E 340.62'
LOT 2 1.83 ACRES
LOT 1 2.15 ACRES
N47°52'20"E 289.39'
10.40'
FUTURE RESIDENCE SEPTIC
CF BARN 2,867 SF
EX. BARN 1,600 SF
FUTURE RESIDENCE 4,000 SF
EX. WATER WELL LOCATION
EX. RESIDENCE 3,400 SF
EX. GARAGE 1,218 SF
RELOCATED RESIDENCE SEPTIC
N65°00'00"E 80.60'
N55°57'49"E 88.08'
44.29'
23.45'
86.9'
INSTALL "NO PARKING FIRE LANE" SIGNS ALONG BEEN DRIVE (TYP.) SEE SIGN BELOW 100' MAX SPACING
NO RV'S PARKED IN ABANDONED GAS WELL SETBACK
600 SF COUNTY BUILDING
TEL
47.32'
S BEEN DRIVE
N86°23'22"E 1860.01'
SWALE S
24' WIDE ACCESS EASEMENT FOR LOTS 1 & 2
5' GRAVEL TRAIL
SOUTH LANDSCAPE BUFFER (SEE RENDERING SHEET 6)
CITY OF FT LUPTON 75' ABANDONED GAS WELL SETBACK
ABANDONED GAS WELL SCHEIDT STATE VV 16-08 API-123-15869
TRASH ENCLOSURES (SEE SHEET 3)
24' WIDE ACCESS EASEMENT FOR LOTS 1 & 2
24' WIDE ACCESS EASEMENT FOR LOT 1 ONLY
COUNTY ROAD 19 ADD. 30' ROW
AREA = 0.30 ACRES

VEIT, DOLF C
8502 COUNTY ROAD 10
FORT LUPTON, CO
PARCEL: 146916100080
ZONE: AG

REIDER, GREG K
3863 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100081
ZONE: R

KERR-MCGEE GATHERING LLC
PO BOX 173779 DENVER, CO
PARCEL: 146915000059
ZONE: AG

XIONG LIVING TRUST
3506 WCR 19 FORT LUPTON, CO
PARCEL: 146915200001
ZONE: AG

PUGH, THOMAS JAMES
3503 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100007
ZONE: AG

SETBACK TABLE	
AGRICULTURE ZONE	
FRONT	35'
SIDE	25'
REAR	50'
MAX BLDG HEIGHT	35' OR TWO STORIES

LOT 3 RV STALL TABLE		
PHASE	QUANTITY	ACCUMULATIVE
PHASE 1	75	75
PHASE 2	15	90

NO PARKING FIRE LANE

NO CAMP FIRES OR OPEN FIRES ALLOWED

NO MOBILE HOMES ALLOWED

NO ILLUMINATION OFF-SITE ALLOWED

ALL LIGHTS REQUIRED TO BE DIRECTED DOWNWARD

PARKING TABLE	
DESCRPTION	PROVIDED STALLS (ADA)
BUILDINGS - CARETAKER, SECURITY	11 (2 ADA)
RV LEASE PARKING	85*

* EACH RV STALL LEASE WILL HAVE 1 AUTO STALL WITH THE POTENTIAL FOR A SECOND DEPENDING ON RV LENGTH.

LOT 3 DATA TABLE			
DESCRPTION	AREA	ACRES	%
ZONING	AG		
LOT	453,895 SF	10.42 AC	100.00 %
PROPOSED GRAVEL	330,718 SF	7.59 AC	72.86 %
PROPOSED CONCRETE	19,203 SF	0.44 AC	4.23 %
PROPOSED LANDSCAPE AREA	103,974 SF	2.39 AC	22.91 %

LOT 4 DATA TABLE			
DESCRPTION	AREA	ACRES	%
ZONING	AG		
LOT	46,368 SF	1.06 AC	100.00 %
PROPOSED GRAVEL	5,766 SF	0.13 AC	12.44 %
PROPOSED LANDSCAPE AREA	40,602 SF	0.93 AC	87.56 %

127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westernwci.com
email@westernwci.com
(720) 685-9951
FAX (720) 294-1330
Western Engineering Consultants, inc LLC

No.	REVISION	DATE	BY
0	INITIAL RELEASE	06/24/21	CFC
1	REV PER PUBLIC HEARING COMMENTS	07/13/21	CFC

BEEN RV PARK

CONTACT: SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUPTON, CO 80621
MOBILE: (303) 902-9262

SITE PLAN
BEEN RV PARK - 3647 WCR 19
WELD COUNTY, COLORADO

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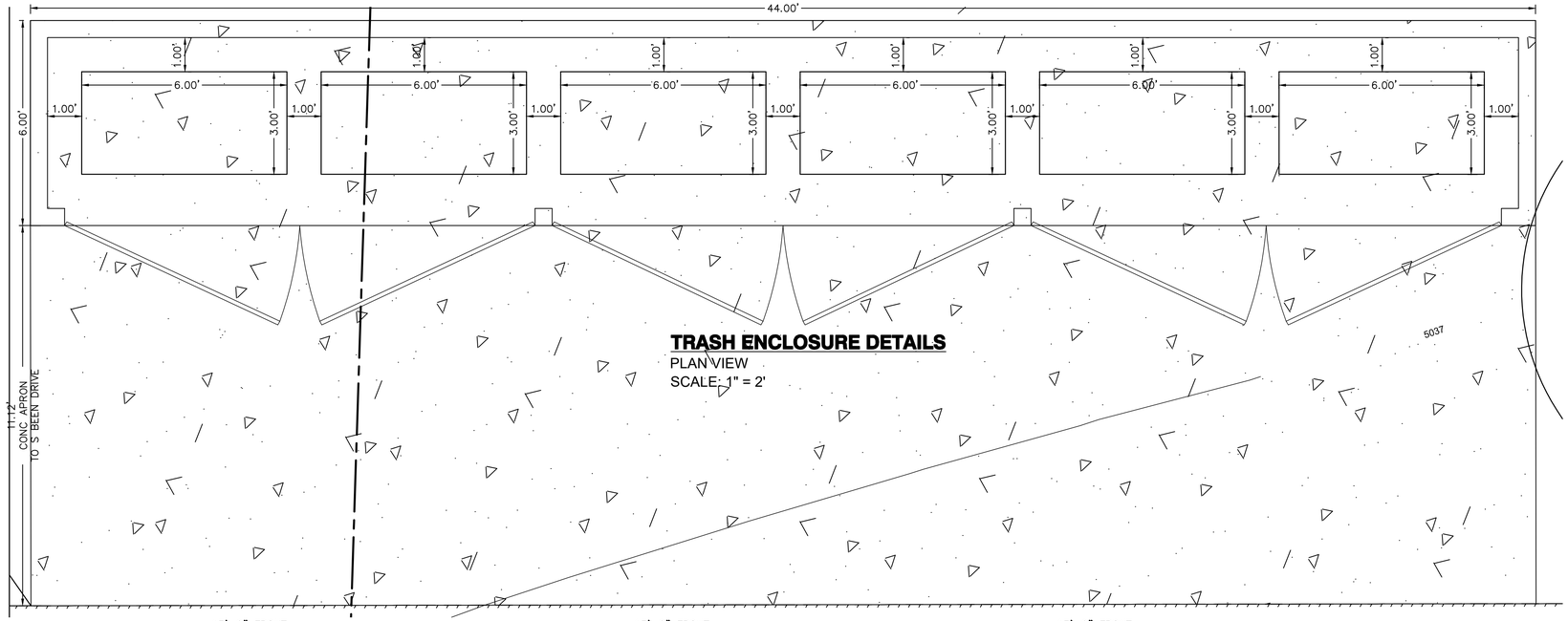
FOR APPROVAL

ONLY VALID FOR CONSTRUCTION IF SEAL & ORIGINAL SIGNATURE ARE ON EACH SHEET

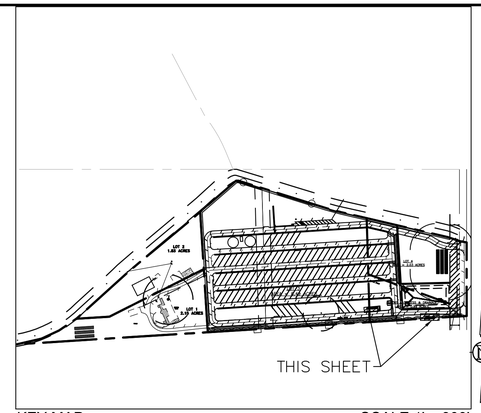
INITIAL PLAN RELEASE: 06/24/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO. 01-0342.001.00
DOC CON # 0002-SITE
SHEET 2 OF 8

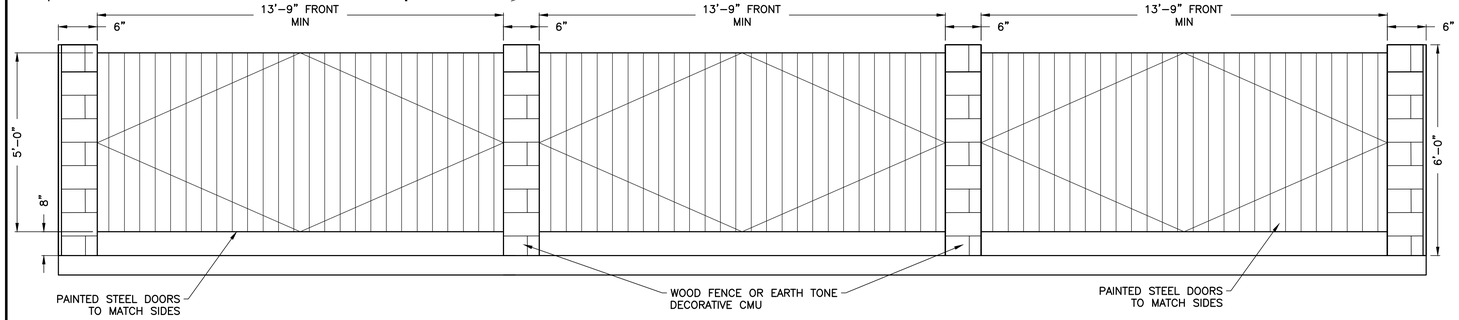
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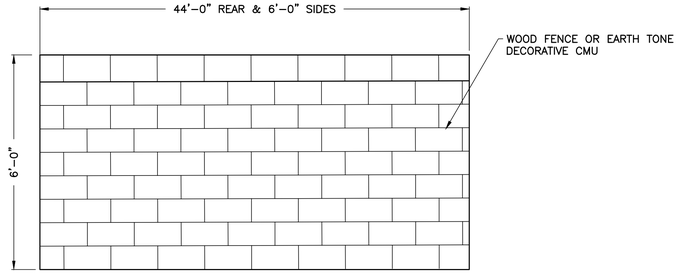


TRASH ENCLOSURE DETAILS
PLAN VIEW
SCALE: 1" = 2'

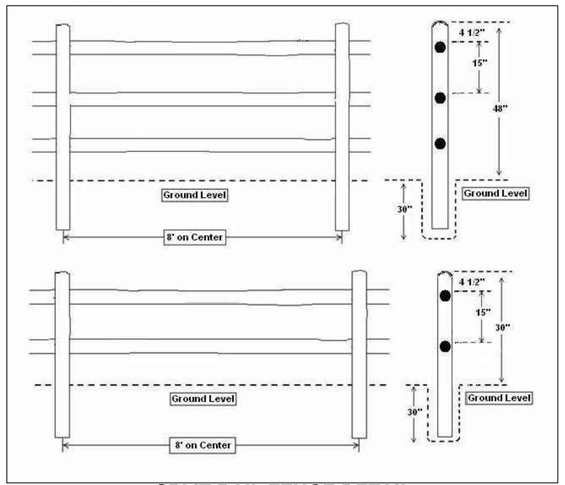


KEY MAP SCALE 1' = 300'





TRASH ENCLOSURE DETAIL
SIDE/REAR VIEW

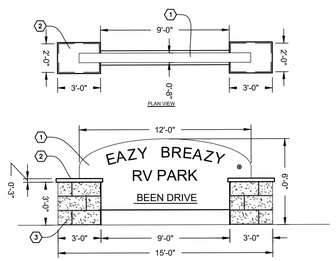


SPLIT RAIL FENCE DETAIL

TRASH ENCLOSURE DETAIL
FRONT VIEW

BEEN RV PARK SITE PLAN

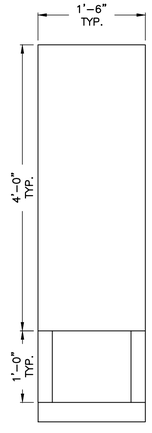
Project No. LUP2021-0013 & Plan No. SPR2021-0002
Part of the S 1/2 of the NE 1/4 of SEC 16, T 1 N, R 67 W of the 6th P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



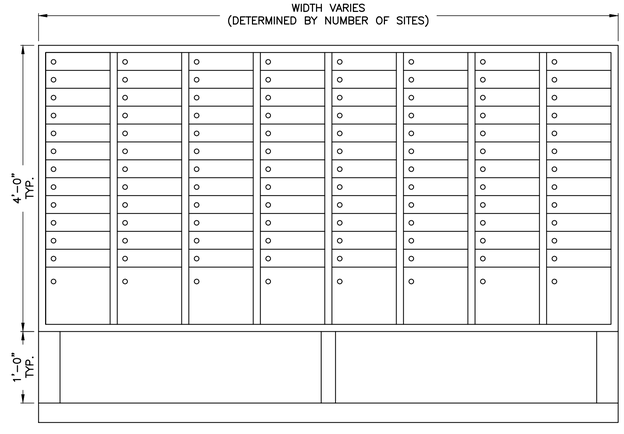
KEY NOTES:

1. ARCHITECTURAL METAL SIGNAGE COLOR: BERRIDGE 'COLONIAL RED'
2. PRECAST CONCRETE CAP COLOR: TAN
3. INTEGRALLY COLORED SPLIT FACE CMU, RUNNING BOND PATTERN COLOR: BASELITE #____ 'GOLD'
4. CLEAR ANODIZED ALUMINUM LETTERING
5. EXPOSED AGGREGATE TAN BLEND FINISH

MONUMENT SIGNAGE
MAXIMUM ACTUAL SIGN NOT TO EXCEED 75 SF PER FORT LUPTON CODE



MAIL KIOSK DETAIL
SIDE VIEW



MAIL KIOSK DETAIL
FRONT VIEW

127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westernecl.com
email@westernecl.com
(720) 685-9951
FAX (720) 294-1330
Western Engineering Consultants, inc LLC

No.	REVISION	DATE	BY
0	INITIAL RELEASE	06/24/21	CFC
1	REV PER PUBLIC HEARING COMMENTS	07/13/21	CFC

BEEN RV PARK

CONTACT: SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUPTON, CO 80621
MOBILE: (303) 902-9262

SITE DETAILS

BEEN RV PARK - 3647 WCR 19
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UTILITY NOTIFICATION CENTER OF COLORADO

FOR APPROVAL

ONLY VALID FOR CONSTRUCTION IF SEAL & ORIGINAL SIGNATURE ARE ON EACH SHEET

INITIAL PLAN RELEASE: 06/24/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO. 01-0342.001.00
DOC CON #
0003-SITE DTLS
SHEET 3 OF 8

T:\0342_001_00-BEEN RV PARK\Dwg\CDs\0342-001-WEC-SPR.dwg, 03-SITE DTLS, 7/14/2021 2:05:14 PM, DWG To PDF.pc3, ARCH expand D (36.00 x 24.00 Inches), WEC 24*36, WEC 24*36

GENERAL NOTES

1. ALL MATERIAL DIMENSIONS AND WEIGHTS ON THIS STANDARD ARE NOMINAL UNLESS OTHERWISE INDICATED.
2. AT EACH LOCATION WHERE AN ELECTRIC TRANSMISSION, DISTRIBUTION OR SECONDARY LINE CROSSES A WOOD POST FENCE, THE CONTRACTOR SHALL FURNISH AND INSTALL A GROUND CONFORMING TO ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE. THE GROUND ROD SHALL BE A MINIMUM DIAMETER OF ½ IN. AND 8 FT. IN LENGTH, AND DRIVEN AT LEAST 7½ FT. INTO THE GROUND. THE ROD SHALL BE CONNECTED TO EACH WIRE WITH A MINIMUM AWG NO. 8 STRANDED COPPER WIRE. GROUNDING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
   A METAL LINE POST SHALL BE INSTALLED A MAXIMUM OF EVERY 500 FT. ALONG A WOOD POST FENCE. THE METAL POST SHALL BE WITHIN 1 FT. OF THE NEAREST WOOD POST, AND SHALL BE TIED TO EACH STRAND WITH A WIRE CLAMP.
3. DIMENSIONS SHOWN FOR "STANDARD" AND "ALTERNATIVE" APPLY FOR BOTH WOOD AND METAL POST FENCE.
4. FENCE WIRE SHALL BE ENDED, DOUBLE WRAPPED AND TIED OFF AT END POSTS, ANGLE POSTS AND LINE BRACE POSTS. FENCE TO BE CONTINUED SHALL THEN BE RESTARTED IN THE SAME MANNER.
5. FENCE WIRE SHALL BE PLACED ON EITHER ROAD OR FIELD SIDE OF POSTS, DEPENDING ON LOCAL CONDITIONS, i.e. ON CURVES, THE WIRE SHALL BE PLACED ON THE SIDE OF THE POST WHICH WILL RESULT IN THE LEAST TENSION ON FENCE TIES. THIS WILL ALSO APPLY WHERE WIND DRIFT, TUMBLE WEEDS OR OTHER CONDITIONS WOULD EXERT UNUSUAL PRESSURE AGAINST THE WIRE. WHERE POSSIBLE, WIRE SHOULD BE PLACED ON THE LIVESTOCK SIDE OF THE POSTS.
6. WHERE STEEL POSTS ARE SPECIFIED, EVERY FIFTH POST SHALL BE WOOD, WHEN SPECIFIED ON THE PLANS.
7. RIGHT OF WAY FENCES SHALL BE CONSTRUCTED APPROXIMATELY 6 IN. INSIDE THE BOUNDARY OF THE RIGHT OF WAY AS SHOWN ON THE PLANS, OR AS STAKED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING DISTURBED OR DESTROYED SURVEY MONUMENTS TO THE APPROPRIATE ACCURACY IN ACCORDANCE WITH SUBSECTION 625.08 OF THE STANDARD SPECIFICATIONS.

WOOD POSTS:
ALL LINE POSTS SHALL HAVE A MINIMUM DIAMETER OF 4 IN. AND BE A MINIMUM OF 6 FT.-0 IN. LONG.
ALL END, CORNER, INTERSECTION AND BRACE POSTS SHALL HAVE A MINIMUM DIAMETER OF 5 IN. AND BE 7 FT. IN LENGTH.
WOOD POSTS HAVING NONUNIFORM CROSS SECTION SHALL BE SET WITH THE LARGER DIAMETER END IN THE GROUND.
FENCE WIRE SHALL BE STAPLED TO WOOD POSTS OR TIED TO METAL POSTS AS SHOWN MARKED ✦ ON BARBED WIRE OR COMBINATION WIRE FENCE DETAILS. STAPLES SHALL BE NO. 9 WIRE MINIMUM, AND AT LEAST 1½ IN. LONG.

METAL POSTS:
ALL POSTS AND BRACES SHALL BE THE TYPES AND WEIGHTS SHOWN OR ACCEPTABLE EQUIVALENTS, AND SHALL BE IN ACCORDANCE WITH AASHTO M 281. HOLES SHALL BE PROVIDED IN END, CORNER, AND GATE POSTS AS DETAILED.

CORNER AND LINE BRACE POSTS:
TYPE: 2½ IN. x 2½ IN. x ¼ IN. STRUCTURAL STEEL ANGLES
WEIGHT: 4.10 LBS./LIN. FT.
LENGTH: 6 FT.-6 IN. MIN.
NUMBER OF BRACES: TWO

LINE POSTS:
TYPE: "STUDDED TEE" OR "U"
WEIGHT: 1.33 LBS./LIN. FT. (WITHOUT ANCHOR)
LENGTH: 6 FT.-0 IN. MINIMUM
ANCHOR: SECURELY FASTENED, WITH BEARING SURFACE SUFFICIENT TO RESIST MOVEMENT OF POST. WEIGHT: 0.67 LB.

METAL END POSTS AND GATE POSTS:
TYPE: 2½ IN. x 2½ IN. x ¼ IN. STRUCTURAL STEEL ANGLES
WEIGHT: 4.10 LBS./LIN. FT.
NUMBER OF BRACES: ONE
LENGTH: END, 6 FT.-6 IN. MINIMUM. PANEL GATE, 7 FT.-0 IN. MINIMUM.

BRACES: (FOR CORNER, END OR LINE BRACE POSTS)
TYPE: 2 IN. x 2 IN. x ¼ IN. STRUCTURAL STEEL ANGLES
WEIGHT: 3.19 LBS./LIN. FT.
LENGTH: SAME AS CORNER AND END POSTS USED.

FOOTINGS OR BASES:
CONCRETE SHALL BE CLASS B.
CONCRETE WITH LIGHTWEIGHT AGGREGATES CONFORMING TO AASHTO M 195 (ASTM C 330) WILL BE PERMITTED.

ALTERNATIVES: (CONTRACTOR'S OPTION)
END, CORNER AND LINE BRACE POSTS

TYPE	I.D. INCHES	O.D. INCHES	WEIGHT LB/FT.	WALL THICKNESS INCHES
1. STD. GALV. PIPE	2½	2⅞	5.79 ± 5%	0.203
2. H.S. COLD ROLLED PIPE	2½	2⅞ ± 0.16	4.64 ± 5%	0.160 ± 5%

LENGTHS SHALL BE 6 FT.-6 IN. MINIMUM

BRACES:
TYPE: 1⅝ IN. O.D. TUBULAR STEEL WITH 2½ IN. BRACE BAND, HINGE BOLT AND 1⅜ IN. I.D. RAIL END; ALL GALVANIZED.
WEIGHT: 16 LBS./LIN. FT. ± 5%
LENGTH: 6 FT.-6 IN. MINIMUM.

BARBED WIRE:
ZINC-COATED STEEL BARBED WIRE SHALL CONFORM TO AASHTO M 280, (ASTM A 121), 12-1/2 GAGE WITH CLASS 1 COATING, OR ALUMINUM-COATED STEEL BARBED WIRE CONFORMING TO ASTM A 585 TYPE 1.

WOVEN WIRE MESH:
WOVEN WIRE USED IN COMBINATION WIRE FENCE SHALL BE GALVANIZED AND CONFORM TO AASHTO M 279, (ASTM A 116) COATING CLASS 1, AND THE FOLLOWING:

STANDARD WOVEN WIRE FIELD FENCE, STYLE OR DESIGN NO.	ALTERNATIVE 4 IN. X 4 IN. WIRE "V" MESH
832-6-11* 32 IN. WIDTH 0.65 LBS./LIN.FT.	34 IN. WIDTH - 0.75 LBS./LIN.FT.
726-6-11* 26 IN. WIDTH 0.55 LBS./LIN.FT.	26 IN. WIDTH - 0.54 LBS./LIN.FT.
	CROSS WIRES-1 STRAND-14-½ GAGE MIN. HORIZONTAL-2 STRAND-12-½ GAGE

* 12-½ GAGE WOVEN WIRE FENCE FABRIC (832-6-12-½ OR 726-6-12-½) MAY BE USED WHEN SPECIFIED IN THE CONTRACT.

ALL FENCE WIRE TIES, CLIPS, STAPLES AND OTHER WIRE APPURTENANCES SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M 232.

DRIVEWAY GATES (SINGLE):
HEIGHT: 42 IN.
WEIGHT: NOT LESS THAN 90 LBS. COMPLETE WITH LATCH AND HINGES.
WIDTH OF GATE OPENING: 16 FT.-0 IN. MINIMUM TO 20 FT.-0 IN. MAXIMUM.
GATE FRAME: 1 IN. I.D. STANDARD GALVANIZED PIPE OR ACCEPTABLE EQUIVALENT AND SHALL BE OF ALL WELDED CONSTRUCTION.
WOVEN WIRE SHALL ENCLOSE THE GATE FRAME AS SHOWN AND SHALL BE THE SAME WOVEN WIRE DESIGN AS THE FENCE, OR AS APPROVED BY THE ENGINEER.

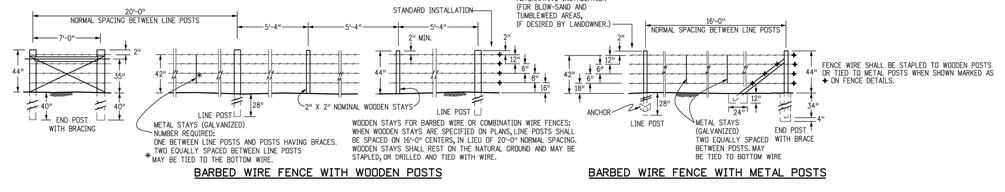
ALTERNATIVE DRIVEWAY GATES (SINGLE PANEL):
WEIGHT: GALVANIZED STEEL, 75 LBS.
HEIGHT: APPROXIMATELY 42 IN. (5 PANELS), WIDTH OF GATE OPENING: 16 FT.-0 IN. MINIMUM TO 20 FT.-0 IN. MAXIMUM.
GATES SHALL BE OF RIVETED CONSTRUCTION AS FOLLOWS:
MINIMUM FOUR NO.10 RIVETS AT EACH RIGHT ANGLE CONNECTION AND WHERE DIAGONAL BRACES CONNECT TO HORIZONTAL PANELS.
MINIMUM THREE NO.10 RIVETS WHERE DIAGONAL BRACES CONNECT TO TOP AND BOTTOM PANELS.

WALK GATES:
HEIGHT: APPROXIMATELY 42 IN. (5 PANELS)
WEIGHT: GALVANIZED STEEL, 16 LBS.; TEMPERED ALUMINUM, 10 LBS.
WIDTH OF GATE OPENING: 3 FT.-0 IN. MINIMUM.

ALTERNATIVE WALK GATES:
HEIGHT: 42 IN.
WEIGHT: NOT LESS THAN 18 LBS. COMPLETE WITH LATCH AND HINGES.
WIDTH OF GATE OPENING: 3 FT.-0 IN. MINIMUM.
GATE FRAME: ¾ IN. I.D. STANDARD GALVANIZED PIPE OR ACCEPTABLE EQUIVALENT AND SHALL BE OF ALL-WELDED CONSTRUCTION.
WOVEN WIRE SHALL BE OF THE SAME CONSTRUCTION DESIGNATED FOR DRIVEWAY GATE.
ALTERNATIVE EQUIVALENT STANDARD METAL GATES OTHER THAN SHOWN WILL BE ACCEPTABLE SUBJECT TO THE ENGINEER'S APPROVAL.
IN LIEU OF GALVANIZED FINISH ON GATE FRAMES, CADMIUM-PLATED PIPE OR ALUMINUM PAINTING WILL BE ACCEPTED.

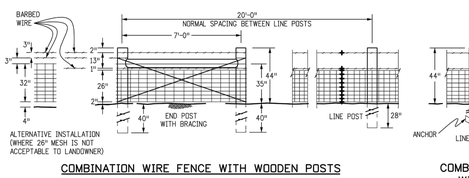
LATCHES AND HINGES:
GALVANIZED STEEL OR ALUMINUM OF STANDARD MANUFACTURE.
HINGES SHALL BE PLACED AS SHOWN TO PREVENT THEFT.
IN LIEU OF STANDARD MAKE LATCHES, THE CONTRACTOR MAY USE AN ELECTRO-GALVANIZED CHAIN, EYEBOLT AND SNAPHOOK TYPE LATCH.
EYEBOLT, CHAIN AND SNAPHOOK ASSEMBLY SHALL BE SECURED TO LATCH SIDE OF GATE. GATE CLOSURE MAY BE ACCOMPLISHED BY WRAPPING CHAIN AROUND END POST AND SNAPPING HOOK INTO CHAIN.

WOOD STAYS:
WOOD STAYS SHALL BE UNTREATED NATIVE TIMBER. STAY DIMENSIONS SHALL BE 2 IN. x 2 IN. NOMINAL MINIMUM (1½ IN. x 1½ IN.).
WOOD STAYS MAY BE STAPLED, OR DRILLED AND TIED WITH WIRE.
METAL STAYS MAY BE TIED TO THE BOTTOM WIRE.



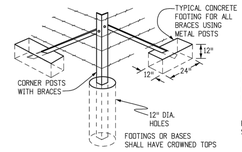
BARBED WIRE FENCE WITH WOODEN POSTS

BARBED WIRE FENCE WITH METAL POSTS

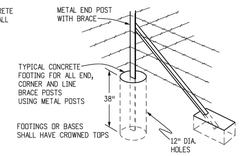


COMBINATION WIRE FENCE WITH WOODEN POSTS

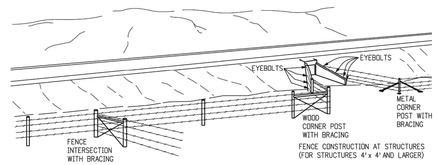
COMBINATION WIRE FENCE WITH METAL POSTS



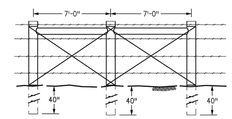
TYPICAL CORNER POST INSTALLATION

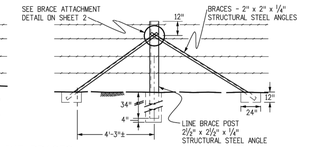


TYPICAL INSTALLATION AT FENCE INTERSECTIONS



FENCE CONSTRUCTION AT STRUCTURES (FOR STRUCTURES 4' x 4' AND LARGER)



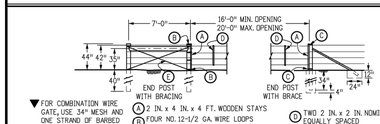


NOTES

1. AT ALL STRUCTURES OF 4 FT. x 4 FT. AND LARGER, THE FENCE SHALL END AT THE EYEBOLTS IN THE WINGS OF THE STRUCTURE. WHERE THE TYPE OF STRUCTURE PROHIBITS THE USE OF EYEBOLTS, AN END POST WITH BRACE SHALL BE USED.
2. EYEBOLTS SHALL BE MADE OF ½ IN. ROUND BARS WITH A MINIMUM OF 6 IN. OF BODY LENGTH EMBEDDED (HOOKED OR BENT) IN FRESH CONCRETE.
3. FOR EYEBOLTS IN EXISTING CONCRETE, THE ½ IN. ROUND BARS SHALL BE DEFORMED AND GROUTED INTO DRILLED HOLES.
4. EYEBOLTS SHALL HAVE A MINIMUM OF 1 IN. INSIDE EYE DIAMETER.
5. EYEBOLTS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. EYEBOLTS WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.

LINE BRACES

WHEN GATES, ANGLES, CORNERS OR INTERSECTING FENCES ARE NOT REQUIRED, LINE BRACES SHALL BE SPACED AS FOLLOWS:
METAL POSTS - 800 FT. INTERVALS
WOOD POSTS - 1,400 FT. INTERVALS

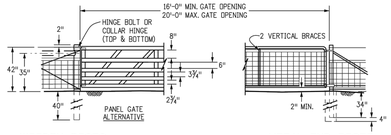


▼ FOR COMBINATION WIRE GATE, USE 34" MESH AND ONE STRAND OF BARBED WIRE. EXTEND WOODEN STAYS TO GROUND.

(A) 2 IN. x 4 IN. x 4 FT. WOODEN STAYS
(B) FOUR NO. 12-1/2 GA. WIRE LOOPS TO ACT AS HINGES
(C) NO. 12-1/2 GA. WIRE LOOPS
(D) TWO 2 IN. x 2 IN. NOMINAL WOODEN STAYS EQUALLY SPACED
(E) NO. 12-1/2 GA. BRACE WIRE, DOUBLE STRAND

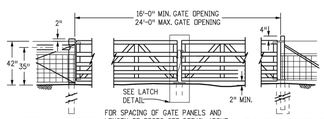
WOODEN POSTS METAL END POSTS

▼ BARBED WIRE GATE



WOODEN POSTS (16'-0" MAX.) DRIVEWAY GATES (20'-0" MAX.) METAL END POSTS

(METAL AND WOOD END POSTS SHALL BE BRACED SAME AS FOR BARBED WIRE GATES)



WOODEN POSTS FOR SPACING OF GATE PANELS AND LENGTH OF POSTS, SEE DETAIL ABOVE. PANEL GATE POSTS

TWIN DRIVEWAY GATES

(METAL AND WOOD END POSTS SHALL BE BRACED SAME AS FOR BARBED WIRE GATES)



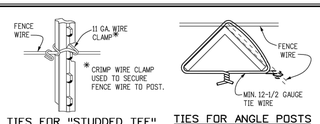
WOODEN POSTS PANEL GATE POSTS

WALK GATE

WOODEN POSTS METAL END POSTS

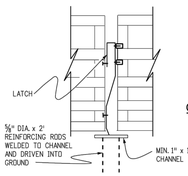
ALTERNATIVE WALK GATE

(METAL AND WOOD END POSTS SHALL BE BRACED SAME AS FOR BARBED WIRE GATES)

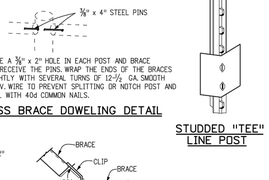


TIES FOR "STUDDED TEE" OR "U" POSTS

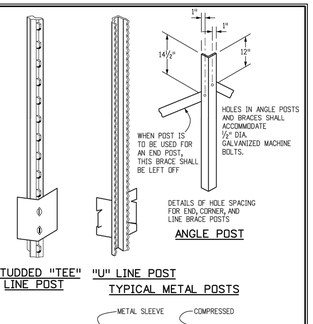
TIES FOR ANGLE POSTS FENCE WIRE TIES



LATCH DETAIL



CROSS BRACE DOWELING DETAIL

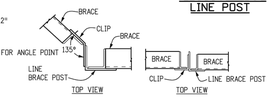


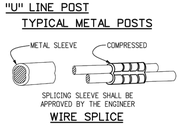
STUDDED "TEE" LINE POST

"U" LINE POST

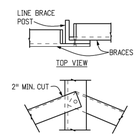
TYPICAL METAL POSTS

ANGLE POST

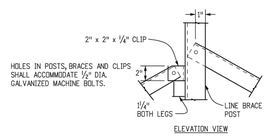




WIRE SPLICE

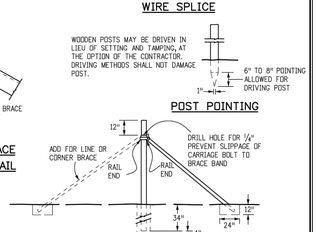


BRACE ATTACHMENT DETAIL



ALTERNATIVE BRACE ATTACHMENT DETAIL

ALTERNATIVE ATTACHMENT METHODS, ACCEPTABLE TO THE ENGINEER, MAY BE USED.



ALTERNATIVE POST

(FOR END, CORNER OR LINE BRACE POSTS)

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12 Initials: DD		Date:	Comments
Last Modification Date: 07/04/12 Initials: LTA	(R-X)		
Full Path: www.coloradodot.info/business/designsupport	(R-X)		
Drawing File Name: 607010103.dgn	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

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Project Development Branch DD/LTA

WIRE FENCES AND GATES

Issued By: Project Development Branch July 4, 2012

STANDARD PLAN NO. M-607-1 Sheet No. 1 of 3

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12 Initials: DD		Date:	Comments
Last Modification Date: 07/04/12 Initials: LTA	(R-X)		
Full Path: www.coloradodot.info/business/designsupport	(R-X)		
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WIRE FENCES AND GATES

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STANDARD PLAN NO. M-607-1 Sheet No. 2 of 3

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12 Initials: DD		Date:	Comments
Last Modification Date: 07/04/12 Initials: LTA	(R-X)		
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Drawing File Name: 607010303.dgn	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
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Denver, Colorado 80222
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WIRE FENCES AND GATES

Issued By: Project Development Branch July 4, 2012

STANDARD PLAN NO. M-607-1 Sheet No. 3 of 3

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BEEN RV PARK

SITE DETAILS

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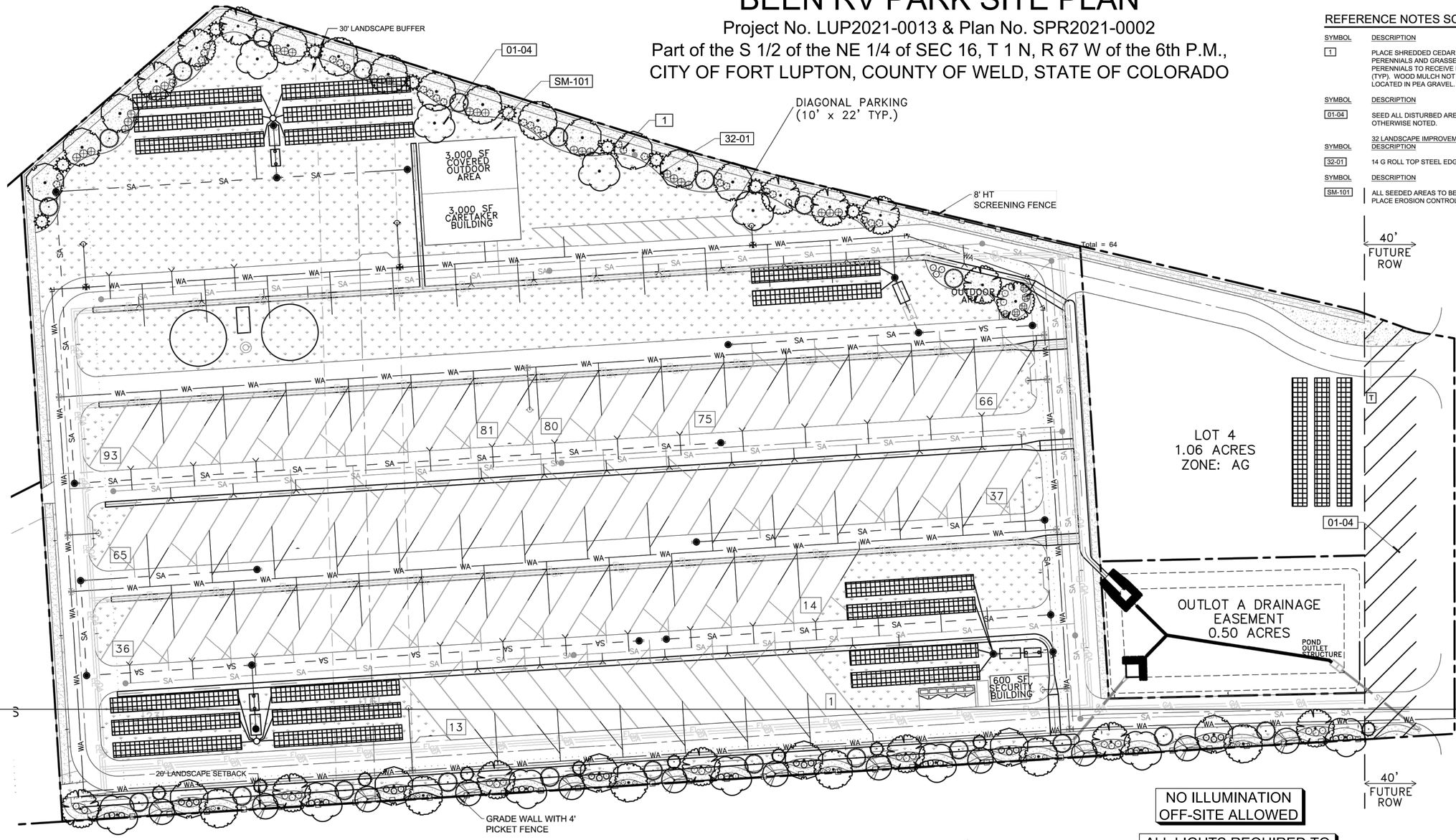
INITIAL PLAN RELEASE: 07/13/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO. 01-0342.001.00
DOC CON # 003D-SITE DTLS
SHEET 3D OF 8

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BEEN RV PARK SITE PLAN

Project No. LUP2021-0013 & Plan No. SPR2021-0002

Part of the S 1/2 of the NE 1/4 of SEC 16, T 1 N, R 67 W of the 6th P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



LANDSCAPE PLAN

SCALE: 1" = 40'

N

0 40 80 120

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.

SYMBOL	DESCRIPTION
01-04	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.

32 LANDSCAPE IMPROVEMENTS

SYMBOL	DESCRIPTION
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.

SYMBOL	DESCRIPTION
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

PLANT SCHEDULE

QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AH	12	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE	B & B	1.5"CAL
	CS	12	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2"CAL
	CO	15	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"CAL
	GTS	13	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM / SHADEMASTER LOCUST	B & B	2"CAL
	GD	11	GYMNOCLADUS DIOICA `ESPRESSO` / KENTUCKY COFFEETREE	B & B	2"CAL
	PE	22	PINUS EDULIS / PINON PINE	6` B&B	
	PFV	10	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE	B & B	6` HT
	PA	10	PINUS LEUCODERMIS / AUSTRIAN PINE	6` B&B	

PLANT SCHEDULE

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	NLS	134,008 SF	NATIVE LAWN SEED MIX / PAWNEE BUTTES SEED CO NATIVE LAWN MIX 2-3 LBS PER 1000 SQUARE FEET.	SEED

MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RM	19,759 SF	ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC.	MULCH

PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AI	21	ARONIA MELANOCARPA `IROQUOIS BEAUTY` TM / BLACK CHOKEBERRY	5 GAL
	CIT	39	CERCOCARPUS INTRICATUS / LITTLE LEAF MOUNTAIN MAHOGONY	5 GAL
	CMF	28	CHAMAEBATIARIA MILLEFOLIUM `FERNBUSH` / FERNBUSH	5 GAL
	EN	30	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	5 GAL
	PF	18	POTENTILLA FRUTICOSA `GOLD DROP` / GOLDFINGER POTENTILLA	5 GAL
	PBB	5	PRUNUS BESSEYI / UPRIGHT SAND CHERRY	5 GAL
	RG	5	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL

SHEET 4 of 8

REVISIONS:

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NATURAL DESIGN SOLUTIONS
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(303) 444-0045 · neil@ndsdesign.com

BEEN RV PARK
FORT LUPTON, CO

FINAL LANDSCAPE PLAN

PROJ. NO.:	
DATE:	04.23.21
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L1.0

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GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
3. EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
4. GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
   A. 1" BELOW CURB FOR ALL SEEDED AREAS.
   B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
   C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
5. CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
6. AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
7. FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ¼"AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
8. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
9. MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

   ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE. USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR

   ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

   TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4' DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.
10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
11. REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

    ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

    REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
20. MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

    EXISTING TREES
    EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE REMOVED OR DAMAGED.

    NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

    PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED AT A HEIGHT OF 3' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6' FROM TRUNK, OR ONE HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

    AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTHE FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.

IRRIGATION NOTES

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.

SITE CATEGORY REQUIREMENTS

LANDSCAPE BUFFERS — TOTAL LANDSCAPE AREA PROVIDED = 152,249 = 35.00%

Street Name or Zone Boundary (elev.)	Adjacent Use	Buffer Width Provided	Linear Footage
NW - Bull Canal	Residential	30' + Berm	198
NE - Bull Canal	Residential	30' + Berm / Fence	696
South	Residential	20' + Wall / Fence	1017

No. of Trees Req / Prov.	Shrubs Required / Provided	Percent Ground Plane Veg. Req. / Provided	Notes
10 / 10	99 lf / 120 lf	50% / 65%	
35 / 35	348 lf / 360 lf	50% / 65%	
51 / 60	535 lf / 560 lf	50% / 65%	

OVERALL LANDSCAPE

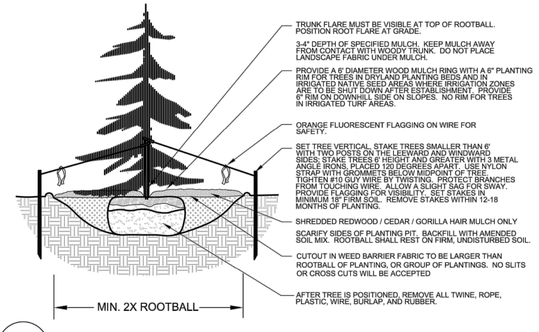
Net Site Area (SF) (less public R.O.W.)	Internal Area (SF) Provided	Percentage landscape Req. / Provided
430,521 SF	152,249	20% / 37%

BEEN RV PARK SITE PLAN

Project No. LUP2021-0013 & Plan No. SPR2021-0002

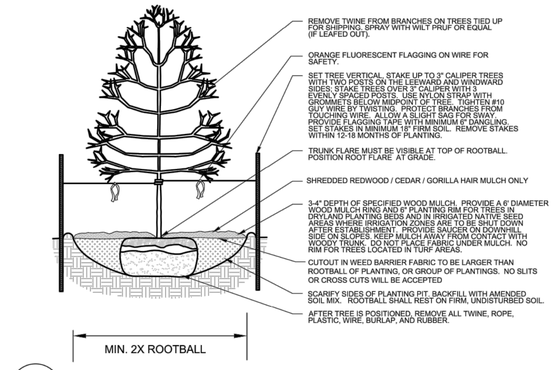
Part of the S 1/2 of the NE 1/4 of SEC 16, T 1 N, R 67 W of the 6th P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

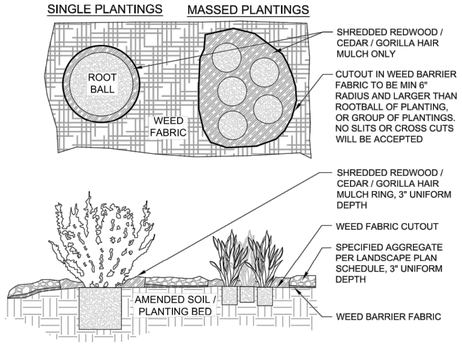


L2.0 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

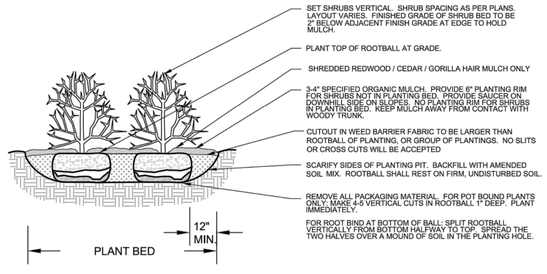
NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



L2.0 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



L2.0 FABRIC CUTOUT / WOOD MULCH RING DETAIL
NOT TO SCALE



L2.0 SHRUB PLANTING DETAIL
NOT TO SCALE

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BEEN RV PARK
FORT LUPTON, CO

FINAL LANDSCAPE PLAN DETAILS

PROJ. NO.:
DATE: 04.23.21
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L2.0

SHEET 5 of 8

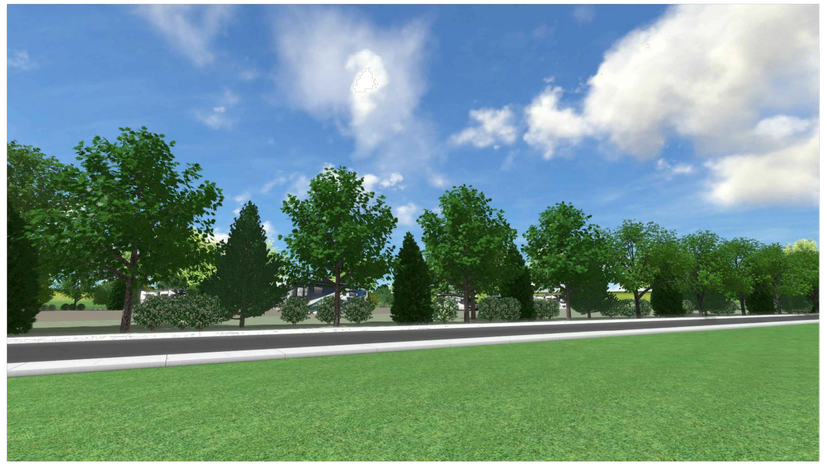
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ALL BUFFER PHOTOS ARE FOR ILLUSTRATIVE PURPOSES ONLY

BEEN RV PARK SITE PLAN

Project No. LUP2021-0013 & Plan No. SPR2021-0002

Part of the S 1/2 of the NE 1/4 of SEC 16, T 1 N, R 67 W of the 6th P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



NORTHERN - EXTERIOR



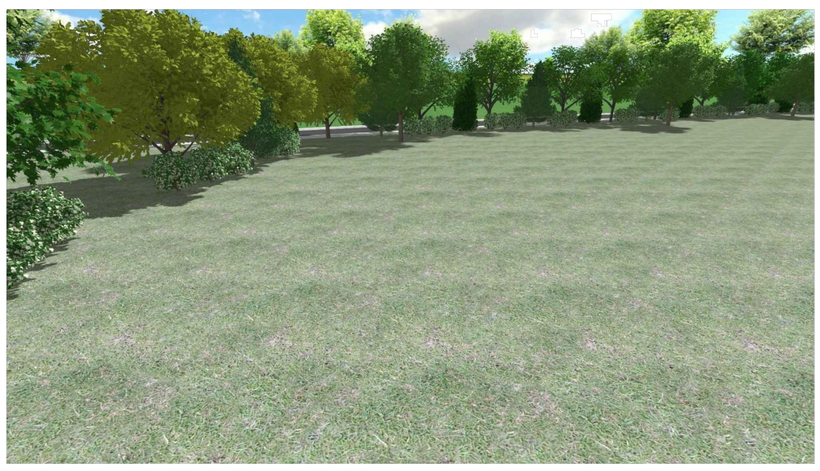
SOUTHERN - EXTERIOR



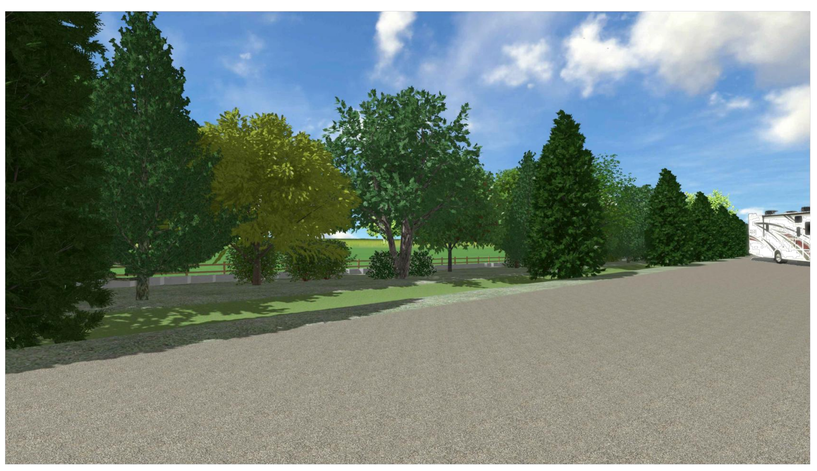
NORTHERN - EXTERIOR



SOUTHERN - EXTERIOR



NORTHERN - INTERIOR VIEW



SOUTHERN - INTERIOR VIEW

SHEET 6 of 8

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REVISIONS:

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(303) 443-2355 · ned@ndscolorado.com

BEEN RV PARK
FORT LUPTON, CO

PERSPECTIVE BUFFER RENDERINGS

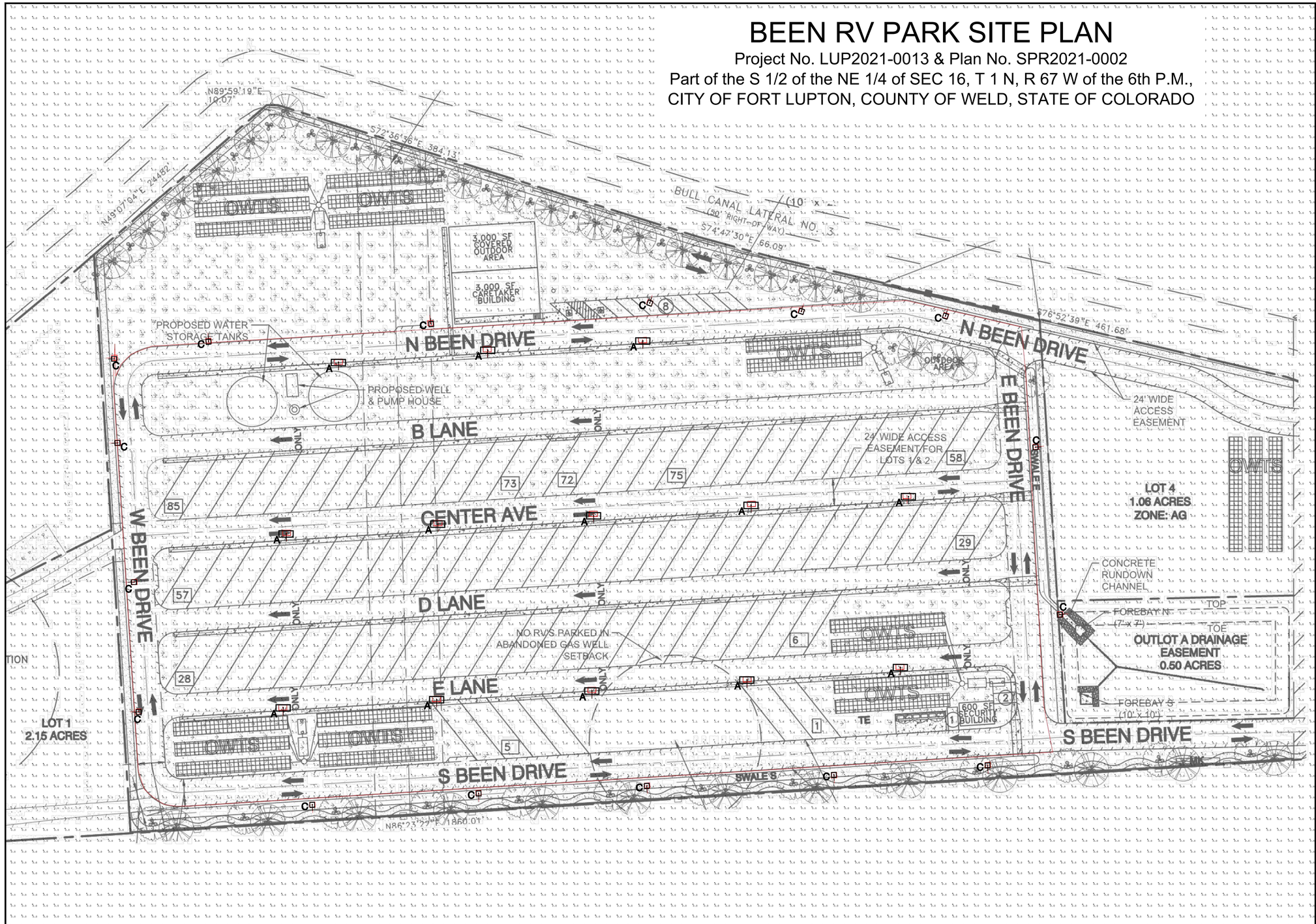
PROJ. NO.:	
DATE:	04.23.21
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L3.0

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CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



LUMINAIRE SUMMARY						
SYMBOL	QTY	LABEL	LUM. WATTS	LUM. LUMENS	LLF	DESCRIPTION
A	13	A	279	31227	0.900	GLNA-AF-05-LED-E1-5WQ
C	16	C	166	11508	0.900	GLNA-AF-03-LED-E1-SL3-8030-HSS

CALCULATION SUMMARY								
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE	ILLUMINANCE	FC	0.42	6.0	0.0	N.A.	N.A.
RV PARK	ILLUMINANCE	FC	1.26	4.7	0.1	12.60	47.00

ALL LIGHTS REQUIRED TO BE DIRECTED DOWNWARD

NO ILLUMINATION OFF-SITE ALLOWED

ILLUMINATION SYSTEMS

5 SOUTH KALAMATH STREET
DENVER, CO 80223
PHONE: 303.295.2900
FAX: 303.293.8337
WWW.ILLUMSYS.COM

BEEN RV PARK

Date:7/7/2021

PHOTOMETRICS ARE NOT TO SCALE

DRAWINGS ARE FOR ESTIMATING PURPOSES ONLY.

FOOT-CANDLE VALUES ARE PREDICTED AT HORIZONTAL CALCULATIONS UNLESS SPECIFIED OTHERWISE. ACTUAL FOOT-CANDLES MAY VARY.

FINAL CONSTRUCTION DRAWINGS & CALCULATIONS ARE THE RESPONSIBILITY OF A LICENSED ARCHITECT OR ENGINEER.

REFLECTANCES:
N/A

CEILING HEIGHT:
N/A

MOUNTING HEIGHT:
25' - 0" A.F.F.

CALCULATION SPACING:
10' - 0" x 10' - 0"

FOOTCANDLE CALC HEIGHT:
0' - 0" A.F.F.

ADDITIONAL NOTES:

CREATED BY:
JOHN ENGLISH

FOR PRICING AND AVAILABILITY, CONTACT ILLUMINATION SYSTEMS AT 303.295.2900

DSC DESIGN, SUPPORT & CONTROLS **M**

127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westernecc.com
email@westernecc.com
(720) 685-9951
FAX (720) 294-1330

Western Engineering Consultants, inc LLC

NO.	REVISION	DATE	BY
0	INITIAL RELEASE	06/24/21	CFC
1	REV PER PUBLIC HEARING COMMENTS	07/13/21	CFC

BEEN RV PARK

CONTACT: SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUPTON, CO 80621
MOBILE: (303) 902-9262

PHOTOMETRIC PLAN
BEEN RV PARK - 3647 WCR 19
WELD COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION CENTER OF COLORADO

FOR APPROVAL

ONLY VALID FOR CONSTRUCTION IF SEAL & ORIGINAL SIGNATURE ARE ON EACH SHEET

INITIAL PLAN RELEASE: 06/24/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO.
01-0342.001.00

DOC CON #
0007-PHOTO

SHEET
7 OF 8

T:\0342_001_00-BEEN RV PARK\Dwg\CDs\0342-001-WEC-SPR.dwg, 07-PHOTO, 7/14/2021 2:06:24 PM, DWG To PDF.pc3, ARCH expand D (36.00 x 24.00 Inches), WEC 24*36, WEC 24*36

McGraw-Edison

Catalog #	Type
Project	
Comments	Date
Prepared by	

DESCRIPTION

The Galleonaire LED luminaire features advanced thermally conductive polymer heatsinks and open frame endcaps for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum end caps provide structural support for the housing and heatsinks. Thermally conductive polymer heatsinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 2700K, 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480Y/Wye systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Galleonaire LED luminaire is suitable for operation in -40°C to 40°C ambient environments. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA and 800mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.



GLNA
GALLEONAIRE

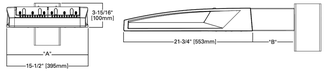
1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

LumenSafe Technology CLICK HERE

WaveLinx

DIMENSIONS



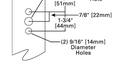
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	29 (12.7 kgs)	0.72
5-6	21-5/8" (548mm)	7" (178mm)	10" (254mm)	38 (16.3 kgs)	0.77
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	43 (19.5 kgs)	0.95
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	49 (22.2 kgs)	1.13

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

3G Vibration Rated
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

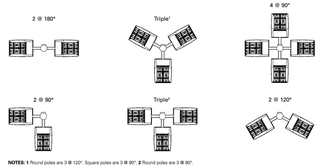
ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature

TDS000064EN
December 17, 2019 8:41 AM

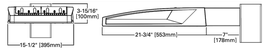
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLNA-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLNA-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLNA-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLNA-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLNA-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLNA-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

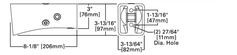


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

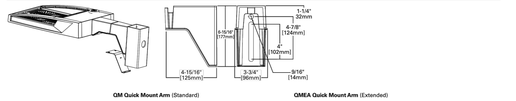
STANDARD WALL MOUNT



MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

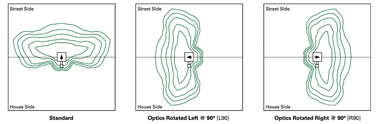


QUICK MOUNT ARM DATA

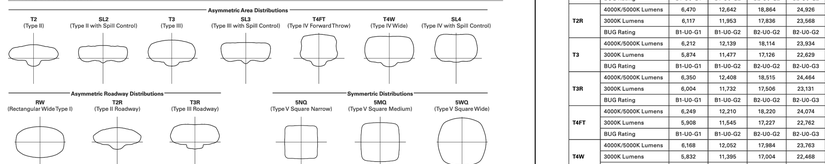
Number of Light Squares [3,4]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	30 (13.6 kgs)	33 (15 kgs)	0.96
5-6 [3]	21-5/8" (548mm)	38 (17.2 kgs)	41 (18.6 kgs)	
7-8 [3]	27-5/8" (702mm)	45 (20.4 kgs)	--	

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with standard arm length. **3.** QMEA arm to be used when mounting two fixtures at 90° on a single pole. **4.** QM options not available for 90° or 120° configuration on a single pole.

OPTIC ORIENTATION

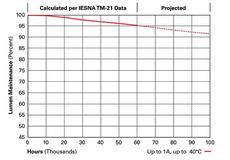


OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 40°C	> 95%	416,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,095	11,910	17,772	23,482	29,095	34,817	41,175	46,653	52,041	57,618
	3000K Lumens	5,763	11,261	16,803	22,202	27,509	32,920	38,931	44,111	49,205	54,478
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	6,470	12,642	18,864	24,926	30,884	36,958	43,707	49,522	55,241	61,161
	3000K Lumens	6,117	11,953	17,836	23,568	29,201	34,944	41,325	46,823	52,231	57,828
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	6,212	12,139	18,114	23,934	29,654	35,487	41,967	47,550	53,042	58,726
	3000K Lumens	5,874	11,477	17,126	22,629	28,038	33,553	39,680	44,959	50,152	55,526
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T3R	4000K/5000K Lumens	6,350	12,408	18,515	24,464	30,311	36,273	42,897	48,604	54,218	60,028
	3000K Lumens	6,004	11,732	17,506	23,131	28,660	34,296	40,559	45,955	51,263	56,757
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	6,249	12,210	18,220	24,074	29,828	35,695	42,213	47,829	53,353	59,071
	3000K Lumens	5,908	11,545	17,227	22,762	28,203	33,749	39,912	45,223	50,446	55,852
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	6,168	12,052	17,984	23,763	29,442	35,233	41,667	47,210	52,663	58,307
	3000K Lumens	5,832	11,395	17,004	22,468	27,838	33,313	39,396	44,638	49,793	55,129
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	6,084	11,889	17,741	23,441	29,044	34,756	41,103	46,571	51,950	57,517
	3000K Lumens	5,753	11,241	16,774	22,164	27,461	32,862	38,863	44,034	49,119	54,383
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL3	4000K/5000K Lumens	6,211	12,137	18,111	23,930	29,650	35,481	41,961	47,544	53,035	58,718
	3000K Lumens	5,873	11,476	17,124	22,626	28,034	33,548	39,674	44,953	50,145	55,519
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	5,901	11,532	17,207	22,736	28,170	33,711	39,867	45,171	50,388	55,788
	3000K Lumens	5,580	10,903	16,269	21,497	26,635	31,874	37,694	42,710	47,642	52,748
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SNQ	4000K/5000K Lumens	6,407	12,519	18,681	24,683	30,583	36,598	43,281	49,039	54,703	60,565
	3000K Lumens	6,058	11,837	17,663	23,338	28,916	34,602	40,922	46,367	51,722	57,265
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
SMQ	4000K/5000K Lumens	6,525	12,750	19,025	25,138	31,146	37,272	44,079	49,943	55,712	61,682
	3000K Lumens	6,169	12,055	17,988	23,768	29,449	35,241	41,677	47,222	52,676	58,320
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
SWQ	4000K/5000K Lumens	6,542	12,783	19,074	25,203	31,227	37,369	44,193	50,072	55,856	61,841
	3000K Lumens	6,185	12,086	18,035	23,830	29,525	35,332	41,784	47,344	52,812	58,471
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	5,459	10,667	15,918	21,032	26,059	31,185	36,879	41,786	46,612	51,607
	3000K Lumens	5,162	10,086	15,050	19,886	24,639	29,485	34,870	39,509	44,072	48,795
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,349	12,406	18,512	24,461	30,307	36,268	42,891	48,597	54,210	60,019
	3000K Lumens	6,003	11,730	17,503	23,128	28,655	34,291	40,553	45,949	51,256	56,749
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	6,372	12,451	18,580	24,550	30,417	36,400	43,047	48,774	54,407	60,238
	3000K Lumens	6,025	11,773	17,567	23,212	28,760	34,416	40,701	46,116	51,442	56,955
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (800MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K/5000K Lumens	4,924	9,622	14,357	18,971	23,505	28,128	33,264	37,690	42,043	46,549
	3000K Lumens	4,656	9,097	13,575	17,937	22,224	26,595	31,452	35,636	39,752	44,012
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	5,227	10,213	15,240	20,137	24,950	29,857	35,310	40,008	44,629	49,411
	3000K Lumens	4,942	9,657	14,410	19,040	23,591	28,230	33,386	37,827	42,196	46,718
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	5,019	9,807	14,634	19,336	23,957	28,669	33,904	38,415	42,852	47,444
	3000K Lumens	4,745	9,272	13,836	18,282	22,652	27,107	32,057	36,322	40,517	44,859
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T3R	4000K/5000K Lumens	5,130	10,024	14,958	19,764	24,488	29,304	34,656	39,266	43,801	48,495
	3000K Lumens	4,850	9,478	14,143	18,687	23,153	27,707	32,767	37,126	41,415	45,853
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	5,048	9,866	14,719	19,449	24,098	28,837	34,103	38,640	43,103	47,722
	3000K Lumens	4,773	9,327	13,917	18,389	22,784	27,265	32,245	36,534	40,754	45,121
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,983	9,737	14,529	19,197	23,786	28,464	33,662	38,140	42,546	47,105
	3000K Lumens	4,711	9,206	13,737	18,151	22,490	26,913	31,827	36,062	40,227	44,538
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,915	9,605	14,332	18,937	23,464	28,079	33,206	37,624	41,970	46,467
	3000K Lumens	4,648	9,082	13,551	17,905	22,185	26,549	31,397	35,574	39,683	43,935
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL3	4000K/5000K Lumens	5,018	9,805	14,631	19,333	23,954	28,665	33,899	38,410	42,846	47,437
	3000K Lumens	4,745	9,271	13,834	18,279	22,648	27,103	32,052	36,316	40,511	44,852
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	4,768	9,316	13,901	18,368	22,758	27,234	32,208	36,493	40,708	45,070
	3000K Lumens	4,508	8,808	13,144	17,367	21,518	25,750	30,453	34,504	38,489	42,614
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
SNQ	4000K/5000K Lumens	5,109	10,114	15,092	19,941	24,707	29,566	34,966	39,618	44,194	48,929
	3000K Lumens	4,894	9,563	14,269	18,854	23,361	27,955	33,060	37,459	41,795	46,263
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
SMQ	4000K/5000K Lumens	5,271	10,300	15,370	20,309	25,163	30,112	35,610	40,348	45,008	49,831
	3000K Lumens	4,984	9,739	14,532	19,202	23,791	28,471	33,670	38,149	42,556	47,116
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
SWQ	4000K/5000K Lumens	5,385	10,527	15,410	20,361	25,228	30,189	35,702	40,452	45,125	49,960
	3000K Lumens	4,997	9,764	14,570	19,251	23,853	28,544	33,757	38,248	42,666	47,238
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	4,410	8,618	12,860	16,991	21,053	25,193	29,794	33,768	37,657	41,692
	3000K Lumens	4,170	8,148	12,159	16,066	19,906	23,820	28,170	31,918	35,605	39,420
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,129	10,023	14,956	19,761	24,485	29,300	34,651	39,261	43,795	48,488
	3000K Lumens	4,850	9,477	14,141	18,684	23,150	27,703	32,762	37,121	41,409	45,846
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	5,148	10,059	15,010	19,833	24,574	29,407	34,777	39,404	43,955	48,665
	3000K Lumens	4,867	9,511	14,192	18,752	23,234	27,804	32,882	37,256	41,559	46,013
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (600MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K/5000K Lumens	4,015	7,846	11,707	15,469	19,166	22,936	27,125	30,733	34,283	37,957
	3000K Lumens	3,796	7,418	11,069	14,626	18,122	21,686	25,646	29,058	32,415	35,888
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,262	8,328	12,427	16,420	20,345	24,346	28,792	32,623	36,391	40,291
	3000K Lumens	4,030	7,874	11,750	15,525	19,236	23,020	27,223	30,845	34,408	38,095
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,092	7,997	11,933	15,767	19,535	23,377	27,646	31,324	34,942	38,687
	3000K Lumens	3,869	7,561	11,282	14,907	18,471	22,103	26,140	29,617	33,038	36,579
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T3R	4000K/5000K Lumens	4,183	8,174	12,197	16,116	19,968	23,895	28,259	32,019	35,717	39,544
	3000K Lumens	3,955	7,728	11,532	15,238	18,880	22,593	26,719	30,274	33,770	37,389
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U

NOTES

THIS PLAN IS INTENDED AS THE PHASING PLAN FOR BEEN RV PARK.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND WELD COUNTY RESPECTIVELY.

SEE "BEEN ANNEXATION NO. 1, 2, 3, & 4 TO THE CITY OF FORT LUPTON" COMPLETED BY AMERICAN WEST LAND SURVEYING CO. – DATED AUGUST 26, 2019 FOR WCR 19 R.O.W. INFORMATION

SEE COVER SHEET FOR LEGAL DESCRIPTION.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM INFORMATION PROVIDED BY CES CONSULTANTS, LLC, DATED JUNE 29, 2020.

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

- MK — MAIL KIOSK
- TE — TRASH ENCLOSURE
- EXISTING CONC
- EXISTING ASPHALT
- PROPOSED GRAVEL
- PROPOSED CONC
- OWTS — ON-SITE WASTEWATER TREATMENT SYSTEM
- C C — ROAD CROSS SECTION DETAIL
- AB — PROPOSED LIGHT POLES SEE PHOTOMETRIC SHEETS 53-54 FOR DETAILS

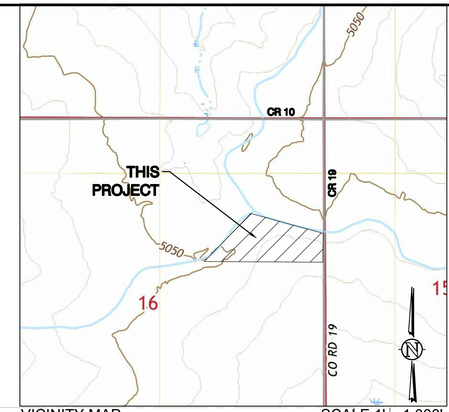
LINETYPE LEGEND

- LOT / PROPERTY / SECTION LINE
- RIGHT OF WAY LINE
- EASEMENT
- SETBACK
- EXISTING BUILDING, CURB
- EDGE of ASPHALT or GRAVEL RD
- WIRE FENCE
- 6' SCREENED CHAINLINK FENCE
- 3' SPLIT RAIL FENCE
- POND WQ W/S
- SWALE
- OHE — EXISTING OVERHEAD ELEC
- SA — PROPOSED SANITARY LINE
- SS — PROPOSED SANITARY SERVICE
- ST — PROPOSED STORM LINE
- WA — PROPOSED WATER LINE
- WAS — PROPOSED WATER SERVICE
- GA — PROPOSED GAS LINE
- EL — PROPOSED ELECTRIC LINE

SETBACK TABLE	
AGRICULTURE ZONE	
FRONT	35'
SIDE	25'
REAR	50'
MAX BLDG HEIGHT	35' OR TWO STORIES

UTILITY PHASING MATCHES SHOWN PHASING LINES EXCEPT WATERLINE TO BE CONSTRUCTED IN B LANE IN PHASE 1.

LOT 3 RV STALL TABLE		
PHASE	QUANTITY	ACCUMULATIVE
PHASE 1	75	75
PHASE 2	15	90



VICINITY MAP SCALE 1' = 1,000'

S 1/2, NE 1/4, S16, T1N, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS -FREDERICK, CO

N

60 30 0 60 120

FULL SCALE: 1" = 60'
HALF SCALE: 1" = 120'

APPROXIMATE PROPERTY LINE

GAS PIPELINE EASEMENT TO BE ABANDONED

APPROXIMATE PROPERTY LINE

VEIT, DOLF C
8502 COUNTY ROAD 10
FORT LUPTON, CO
PARCEL: 146916100080
ZONE: AG

REIDER, GREG K
3863 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100081
ZONE: R

KERR-MCGEE GATHERING LLC
PO BOX 173779 DENVER CO
PARCEL: 146915000059
ZONE: AG

XIONG LIVING TRUST
3506 WCR 19 FORT LUPTON CO
PARCEL: 146916100001
ZONE: AG

PUGH, THOMAS JAMES
3503 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100007
ZONE: AG

LOT 1
2.15 ACRES

LOT 2
1.83 ACRES

LOT 4
1.06 ACRES
ZONE: AG

OUTLOT A DRAINAGE EASEMENT
0.50 ACRES

PHASE 1

PHASE 2

N BEEN DRIVE

S BEEN DRIVE

W BEEN DRIVE

E BEEN DRIVE

B LANE

CENTER AVE

D LANE

E LANE

DIAGONAL PARKING (10' x 22' TYP.)

BULL CANAL LATERAL NO. 3 (50' RIGHT-OF-WAY)

EAST BRANCH OF THE BULL CANAL (50' RIGHT-OF-WAY)

10.00' TYP. LANDSCAPE BUFFER

PROPOSED WATER STORAGE TANKS

PROPOSED WELL & PUMPHOUSE

3,000 SF COVERED OUTDOOR AREA

3,000 SF CARETAKER BUILDING

PLAYGROUND AREA

600 SF SECURITY BUILDING

OUTDOOR AREA

24' WIDE ACCESS EASEMENT

24' WIDE ACCESS EASEMENT FOR LOTS 1 & 2

24' WIDE ACCESS EASEMENT FOR LOTS 1 & 2

24' WIDE ACCESS EASEMENT FOR LOT 1 ONLY

CONCRETE RUNDOWN CHANNEL

FOREBAY N (7' x 7')

FOREBAY S (10' x 10')

TOP

TOE

ABANDONED GAS WELL SCHEIDT STATE VV 16-08 API-123-15869

CITY OF FT LUPTON 75' ABANDONED GAS WELL SETBACK

NO RVS PARKED IN ABANDONED GAS WELL SETBACK

EX WATER WELL LOCATION

EX. RESIDENCE 3,460 SF

EX. GARAGE 1,218 SF

EX. BARN 1,600 SF

EX. BARN 2,787 SF

FUTURE RESIDENCE 4,000 SF

FUTURE RESIDENCE SEPTIC

RELOCATED RESIDENCE SEPTIC

OHE

N89°59'19"E 1317.07'

S74°47'30"E 66.09'

N49°07'04"E 2446.2'

S76°52'39"E 461.68'

S70°29'49"E 98.75'

S80°10'56"E 30.45'

N65°00'00"E 80.60'

N65°57'49"E 88.09'

N47°52'20"E 299.39'

N50°18'30"E 340.62'

N86°23'22"E 1860.01'

COUNTY ROAD 19 ADD. 30' ROW
AREA = 0.30 ACRES

40' FUTURE / 30' EX. ROW

WCR 19 TURN LANE IMPROVEMENTS REQUIRED IN PHASE 2.

PARKING LEGEND

- 100 — OWTS CAMPSITES
- 136 — CITY SEPTIC CAMPSITES

No.	REVISION	DATE	BY
0	INITIAL RELEASE	03/10/21	CFC
1	REV PER 03/30/21 CITY COMMENTS	04/22/21	CFC
2	DOG WELL REVISION	06/18/21	CFC
3	REV PER PUBLIC HEARING COMMENTS	07/14/21	CFC

127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westernwec.com
email@westernwec.com
(720) 685-9951
FAX (720) 294-1330
Western Engineering Consultants, inc LLC

BEEN RV PARK

CONTACT: SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUPTON, CO 80621
MOBILE: (303) 902-9262

PHASING PLAN
BEEN RV PARK - 3647 WCR 19
WELD COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION CENTER OF COLORADO

FOR APPROVAL

ONLY VALID FOR CONSTRUCTION IF SEAL & ORIGINAL SIGNATURE ARE ON EACH SHEET

INITIAL PLAN RELEASE: 01/29/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO. 01-0342.001.00
DOC CON # 003P-PHASING
SHEET 3P OF 56

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Sustainable Traffic Solutions
Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

August 10, 2020

Mr. Chadwin F. Cox, PE
Western Engineering Consultants
127 South Denver Avenue
Fort Lupton, CO 80735

RE: Trip Generation Estimate for the Been RV Park in Fort Lupton

Dear Chad,

This letter contains a trip generation estimate for the Been RV Park in Fort Lupton. Figure 1 contains a vicinity map that shows the location of the project on the west side of WCR 19 between WCR 10 and WCR 8. A site plan is contained in Figure 2 that shows the site access on WCR 19 and the configuration of the lots. The development will include 123 to 155 recreational vehicle spaces, a light industrial building, and a single-family dwelling unit. A pipeline runs through the middle of the site. If the pipeline is abandoned, 155 spaces will be developed, otherwise only 123 spaces will be developed if the pipeline is not abandoned.

The trip generation for the development was estimated using rates that are contained in the Institute of Transportation Engineers (ITE) Trip Generation[1] manual. The development is expected to generate approximately 689 trips on an average weekday, 68 trips during the morning peak hour, and 127 trips during the evening peak hour (see Table 1).

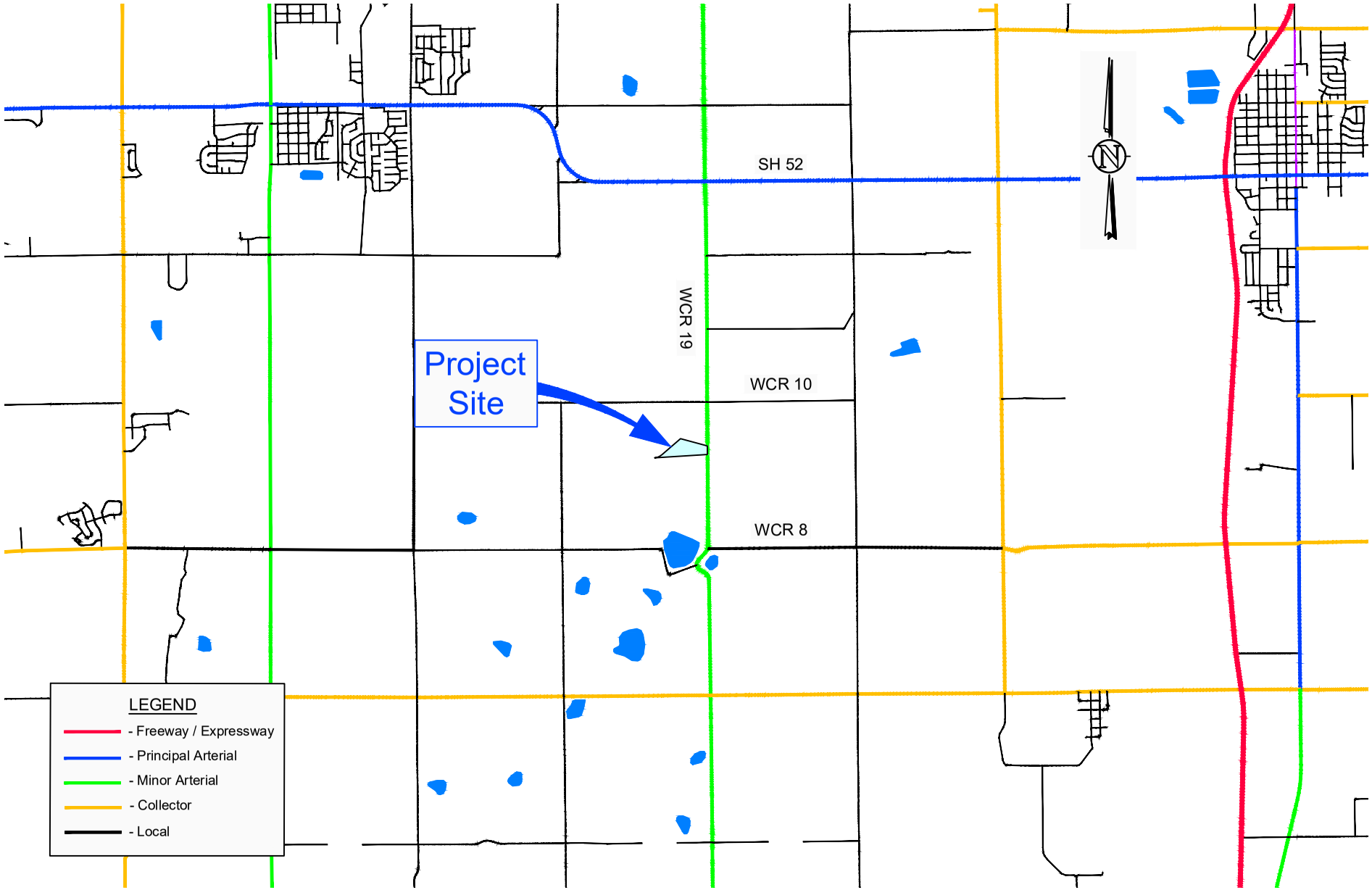
Feel free to contact me to discuss the contents of this report.

Sincerely,

Joseph L. Henderson, PE, PTOE
Project Manager / Principal

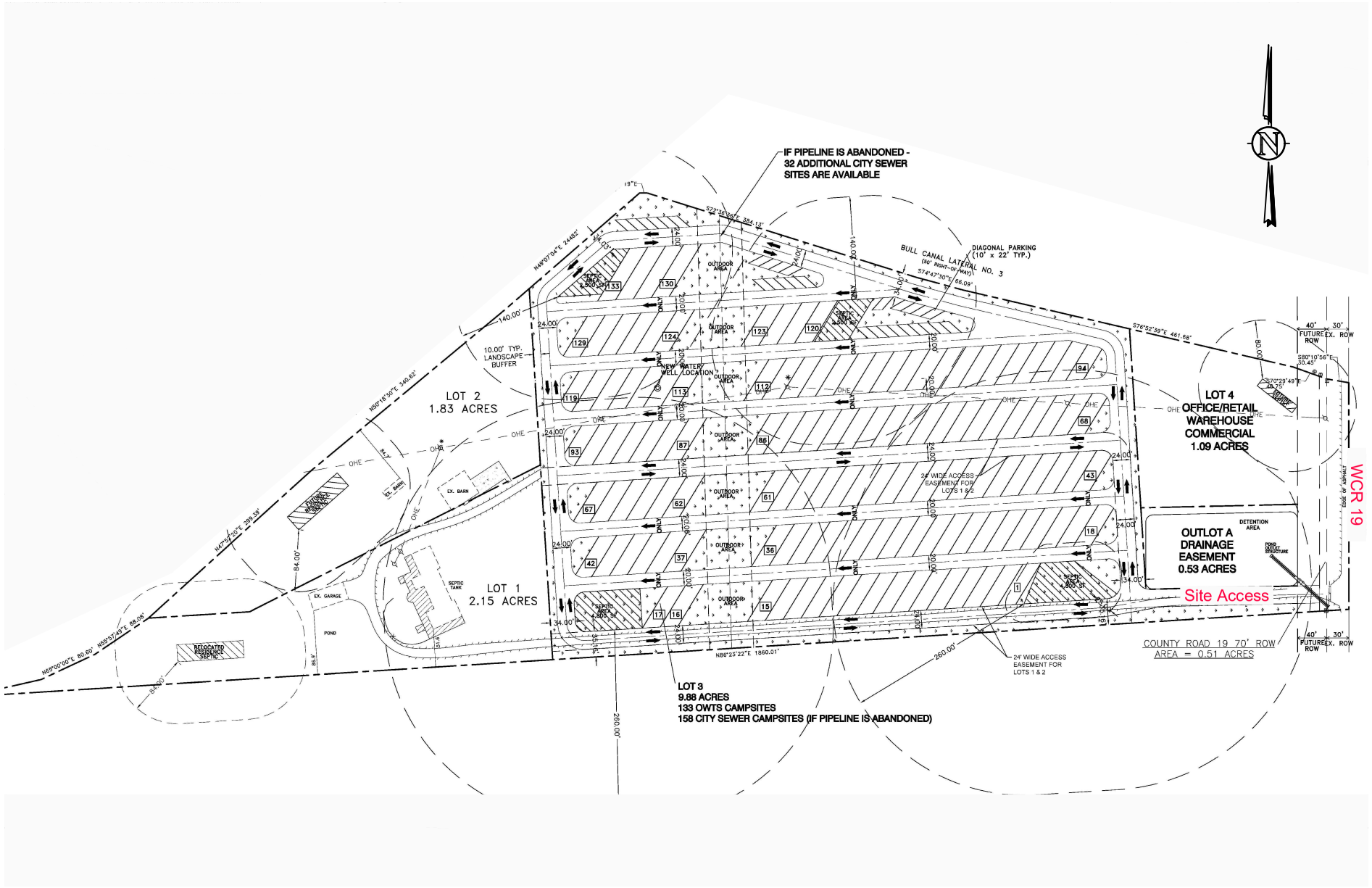
[1] Trip Generation, 10th Edition. Institute of Transportation Engineers. September 2017.

823 West 124th Drive Westminster, Colorado 80234 303.589.6875 joe@sustainabletrafficsolutions.com



Been RV Park Trip Generation Letter
VICINITY MAP

Scale	1" = 5,000'	Date	August 10, 2020	Drawn by	JLH	Job #	Western Engineering	Figure	1



Been RV Park Trip Generation Letter
SITE PLAN

Scale	NTS	Date	August 10, 2020	Drawn by	JLH	Job #	Western Engineering	Figure	2

Table 1. Trip Generation Estimate

Land Use [1,2]	ITE Code	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Campground / RV Park [3, 4, 5]	416	93	Occupied Camp Sites	3.47	323	161	161	0.48	45	19	26	0.98	91	63	28
Mobile Home Park [4, 5]	240	62	Dwelling Units	5.00	310	155	155	0.26	16	5	11	0.46	29	18	11
General Light Industrial [6]	110	10	1,000 ft^2 GLA	4.96	50	25	25	0.70	7	6	1	0.63	6	1	5
Single Family Detached Housing	210	1	Dwelling Units	9.44	9	5	5	0.74	1	0	1	0.99	1	1	0
Total	---			---	692	346	346	---	69	30	38	---	127	82	45

Notes:

1. Trip generation estimates are based on rates contained in Trip Generation, 10th Edition (Institute of Transportation Engineers, 2017).
2. Land use estimates are based on the site plan.
3. Trip Generation doesn't have a daily trip rate for an RV park, therefore, STS assumed the daily rate for a recreational home (land use code 260).
4. 60% of the spaces are assumed to be occupied by short term users and 40% by long term residents.
5. The total number of spaces includes 32 spaces that will be developed if a pipeline is abandoned.
6. The commercial parcel is assumed to have a 10,000 sf^2 building that will occupy approximately 20% of the site.

Table 3. Trip Generation Estimate

Land Use [1,2]	ITE Code	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Phase I															
Single Family Detached Housing	210	1	Dwelling Units	9.44	9	5	5	0.74	1	0	1	0.99	1	1	0
Campground / RV Park [3, 4]	416	4	Occupied Camp Sites	3.47	13	7	7	0.48	2	1	1	0.98	4	3	1
Mobile Home Park [4, 5]	240	71	Dwelling Units	5.00	356	178	178	0.26	19	6	13	0.46	33	20	12
Total Phase I	**---**			**---**	**379**	**189**	**189**	**---**	**21**	**7**	**14**	**---**	**37**	**23**	**14**
Phase II															
Mobile Home Park [4, 5]	240	15	Dwelling Units	5.00	75	38	38	0.26	4	1	3	0.46	7	4	3
Single Family Detached Housing	210	1	Dwelling Units	9.44	9	5	5	0.74	1	0	1	0.99	1	1	0
Total Phase II	**---**			**---**	**84**	**42**	**42**	**---**	**5**	**1**	**3**	**---**	**8**	**5**	**3**
Total	**---**			**---**	**463**	**232**	**232**	**---**	**26**	**8**	**18**	**---**	**45**	**28**	**17**

Notes:

1. Trip generation estimates are based on rates contained in Trip Generation, 10th Edition (Institute of Transportation Engineers, 2017).
2. Land use estimates are based on the site plan.
3. Trip Generation doesn't have a daily trip rate for an RV park, therefore, STS assumed the daily rate for a recreational home (land use code 260).
4. 95% of the sites are assumed to be occupied by long term users and 5% by short term users.
5. Mobile homes are not proposed for the RV park. The Mobile Home Park land use was assumed because it represents a long term living condition that the Campground / RV Park land use does not.

FINAL DRAINAGE REPORT
FOR
BEEN RV PARK
PART OF THE S ½ OF THE NE ¼ SEC 16, T1N, R67W
FORT LUPTON, COLORADO
WELD COUNTY

CASE NO.

SHERYL BEEN

3647 COUNTY ROAD 19

FORT LUPTON, CO 80621

Western Engineering Consultants inc LLC
127 South Denver Avenue
Fort Lupton, CO 80621

Original: October 19, 2020
Revised: March 09, 2021

FINAL DRAINAGE REPORT
FOR
BEEN RV PARK
PART OF THE S ½ OF THE NE ¼ SEC 16, T1N, R67W
FORT LUPTON, COLORADO

Prepared For:

BEEN RV PARK
Contact: Sheryl Been - Owner
3647 County Road 19
Fort Lupton, CO 80621
303-902-9262

Prepared By:

WESTERN ENGINEERING CONSULTANTS inc LLC
127 South Denver Avenue
Fort Lupton, CO 80621
(720) 685-9951
Contact: Chadwin F. Cox, P.E.

Original: October 19, 2020
Revised: March 09, 2021

CERTIFICATIONS

I hereby certify that this report and plan for the drainage design of City of Fort Lupton Been RV Park was prepared by me, or under my direct supervision, for the owners thereof, in accordance with the provisions of Colorado Floodplain and Stormwater Criteria Manual, and Urban Drainage and Flood Control District Design and Technical Criteria, and approved variances and exceptions hereto. I understand that City of Fort Lupton does not and will not assume liability for drainage facilities designed by others.

_____
Chadwin F. Cox, P.E.
Registered Professional Engineer
State of Colorado No. 33802

Sheryl Been hereby certifies that the drainage facilities for Been RV Park design shall be constructed according to the design presented in this report. I understand that City of Fort Lupton does not and will not assume liability for the drainage facilities designed and/or certified by my engineer, and that City of Fort Lupton reviews drainage plans pursuant to Colorado revised Statutes Title 30, Article 28, but cannot, on behalf of Been RV Park, guarantee that final drainage design review will absolve Been RV Park and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the final plat, Final Development Plan, and/or Subdivision Development Plan does not imply approval of my engineer's drainage design.

_____
Been RV Park
Sheryl Been or Owner's Representative

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Drainage Plan – (full size – 24 x 36)

INTRODUCTION

This study provides the final drainage design for the construction of Been RV Park. The overall site is an approximate 15.79 acre property as defined by the Minor Subdivision Plat prepared by American West Land Surveying Co. dated October 07, 2020.

The proposed Been RV Park site is proposed on a predominantly undeveloped site. The existing site includes an existing residence, garage, two barns, and a gravel driveway, while the remainder of the site is undeveloped.

The project shall include approximately four (4) Lots. Lots 1 & 2 will be residential lots, with Lot 1 containing the existing residence. Lot 3 will contain the proposed RV Park, and Lot 4 will remain an agricultural lot. A series of gravel roads throughout the RV Park will also serve as access for Lots 1 & 2.

Been RV Park lies approximately 4 miles southwest of the City of Fort Lupton. County Road 19 is the east border, and County Road 10 lies approximately 1,850 feet to the north of the site.

The entire Been RV Park site and all adjacent and surrounding properties are historically tributary to the South Platte River which lies approximately 4 miles northeast of the site.

Based on the initial coordination with the City, no Final Drainage Studies for any adjacent properties were known to exist.

Been RV Park does not lie within a Master Flood or Drainage Planned Study. The entire property is within Zone X "Area of Minimal Flood Hazard" and not within the 100 year floodplain per FEMA FIRM 08123C2100E – effective January 20, 2016.

I. GENERAL LOCATION AND DESCRIPTION

A. Site Location

The property lies in the South ½ of the Northeast ¼ of Section 16, Township 1 North, Range 67 West of the 6th P.M.

The overall property nets 15.79 acres +/-. County Road 19 lies along the eastern border.

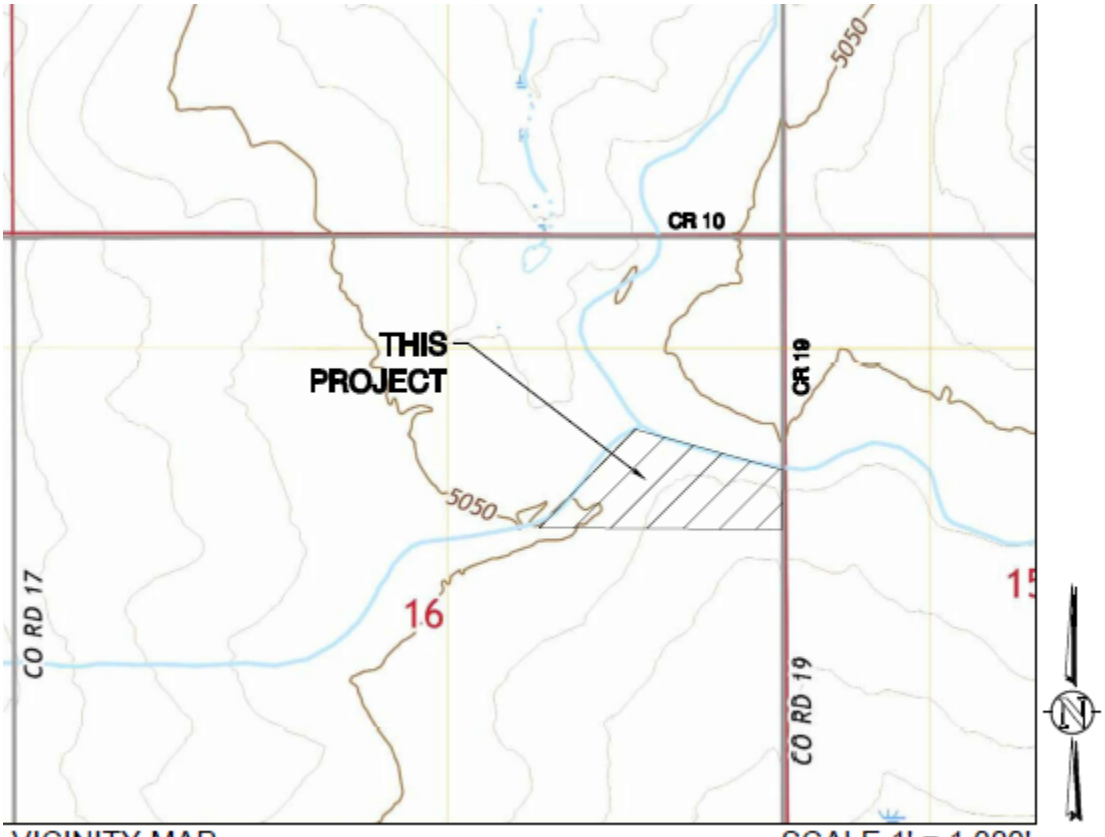
A vicinity and key map of the site are included in Appendix A of this study as well as on the following page.

The scales below are not accurate since the maps included herein are for exhibit purposes only.



The project is located south of Weld County Road 10, and immediately west of Weld County Road 19.

The Google Earth Exhibit above shows the site and the adjacent properties west of the City of Fort Lupton.



VICINITY MAP SCALE 1' = 1,000'

S 1/2, NE 1/4, S16, T1N, R67W, 6th P.M.

SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS -FREDERICK, CO

The USGS Exhibit above details the adjacent Weld County Roads and historic topography of the surrounding area.

B. Description of Property

The metes and bounds legal description for the property is included in Appendix A.

Currently this parcel has slight to moderate topographical relief – 15 feet from the southwest corner (5052 elevation) to the southeast corner (5035 elevation). Ultimately the site does slope generally in one direction – to the existing low point just south of the access point with WCR 19 at the southeast corner of the site. The undeveloped lot is nearly bare with moderate weeds and shrub vegetation. Existing slopes average range from 0.5% to 1.7%. The historic slopes appear to be 1.4% based on the USGS Quad from northwest to southeast.

The existing grades in general match the historical direction per USGS Quad maps, but not at consistent slope due to the developed portion of the site.

The approximate grade at the four corners of the property are as follows – 5051.39 SW corner, 5044.19 N corner, 5044.16 NE corner, and 5035.16 SE corner of Been RV Park.

The property is made up of entirely 82 (Wiley-Colby complex), NRCS classified B soils. The soil type is noted as well drained. Soil classifications were taken from Hydrologic Soil Type Map (Appendix A) USDA Soil Survey.

II. DRAINAGE BASINS AND SUB-BASINS

A. Major Drainage Basins

The Been RV Park site is solely located in the South Platte River basin and all existing and developed drainage is ultimately tributary to the South Platte River. The historic and existing basins are shown on sheet 22 of the Construction Drawings.

HISTORIC

Basin H (15.79 ac) includes the entire property up to the existing WCR 398 ROW. As noted above, the historic grades (1.4%) drained off-site to the southeast. As noted previously, the entirety of the site and this basin is (100%) NRCS Soil Type B.

All runoff values presented herein have been prepared with the recently updated method of check for time of concentration – the UDFCD 2017 equation of: (26-17i) + [L_{travel} / (60*(14i + 9)*(S_o)^.5)]. *All values provided in this study are as determined by the 2017 time of concentration check.*

The Historic effective imperviousness value used was 2.0%. The minor (5yr) storm runoff is approximately 0.20 cfs, and the major storm runoff is approx. 20.54 cfs at Design Point H.

EXISTING

Basin E (15.79 ac) includes the entire property up to the existing WCR 398 ROW. As noted previously the topography slightly changes from 0.5% to 1.7% throughout the basin. This parcel currently drains to the existing low point just south of the access point with WCR 19 at the southeast corner of the site. The entirety of the site and this basin is (100%) NRCS Soil Type B.

The existing effective imperviousness value used was modeled at 4.06% since the overall basin (primarily undeveloped) includes the existing residence, accessory buildings, and gravel access road. The minor (5yr) storm runoff is approximately 0.57 cfs, and the major storm runoff is approximately 22.24 cfs at Design Point E1.

OFFSITE BASINS

Based on existing (USDA) topography, no runoff from offsite basins will contribute to the runoff of this site. Runoff from adjacent properties to the north will be captured by the East Branch of the Bull Canal before reaching this site, and existing topography suggests that runoff from the adjacent property to the south will flow south away from this site.

B. Minor Developed Drainage Basins

The Developed sub-basins related to this project are shown on sheet 23 of the Construction Drawings.

This study provides the final developed drainage characteristics for the ~ 15.79 acre site.

The developed basins for the Been RV Park site are defined as Basins Lot 1, Lot 2, Lot 3, and Lot 4. Basin Lot 3 includes the designed Subdivision Detention Pond.

The weighted average imperviousness for the entire site (All Basins including 100yr water surface is 29.43%). The overall imperviousness of the site with a dry pond bottom is 26.36%.

Each minor storm event referred to below is the 5 year event and each major storm event referred to below is the 100 year event. The 10 year event has also been calculated.

Calculations are carried out to the hundredths for consistency purposes only.

1. Basin Lot 1 (2.15 acres)

Basin Lot 1 is the developed lot in the southwest corner of the site. This basin contains the existing residence, garage, and a portion of the existing gravel access road. No improvements are proposed on this Lot with this development.

Runoff from Basin Lot 1 begins as roof runoff and then will be directed overland south and east towards southeast corner of Lot 1. Runoff will then enter Swale S and will be conveyed east and ultimately north to Forebay S in the proposed Detention Pond. The release from Basin Lot 1 occurs at Design Point 1 at the southeast corner of the lot where runoff will leave the basin.

The effective imperviousness value calculated for Basin Lot 1 is 15.24% and the Rational runoff calculations were based on said existing conditions. NRCS Soil Type for this basin is solely Type B. The minor (5yr) storm runoff is approximately 0.53 cfs, and the major storm runoff approximately 5.10 cfs.

2. Basin Lot 2 (1.83 acres)

Basin Lot 2 is located in the northwest corner of the site, directly north of Lot 1. This basin contains the two existing barns and has been modeled to receive a 4,000 square foot residence in the future.

Runoff from Basin Lot 2 begins as roof runoff and is directed overland towards southeast corner of Lot 2. Runoff will then enter the roadside pan of Center Ave and will be conveyed east to Swale E and ultimately south to Forebay N in the proposed Detention Pond. The release from Basin Lot 2 occurs at Design Point 2 where runoff will leave the basin.

The developed effective imperviousness value calculated for Basin Lot 2 is 8.57%. NRCS Soil Type for this basin is solely Type B. The minor storm runoff is 0.23 cfs, and the major storm runoff is 3.92 cfs. Calculations were carried out to the hundredths for consistency purposes only.

3. Basin Lot 3 (10.42 acres)

Basin Lot 3 is the center lot of the site. Although this Basin is primarily undeveloped ground, it has been modeled to receive the proposed RV stalls, a series of gravel roads with concrete roadside pans, and the proposed Detention Pond.

Runoff from Basin Lot 3 will flow overland southeast and be captured the roadside pans on the north side of each proposed road. Runoff will then be conveyed east to Swale E and ultimately south to Forebay N in the proposed Detention Pond. The release from Basin Lot 3 occurs at Design Point 3 where the proposed outlet structure will release the detained flow offsite.

The developed effective imperviousness value calculated for Basin Lot 3 is 38.40%. NRCS Soil Type for this basin is solely Type B. The minor storm runoff is 5.95 cfs, and the major storm runoff is 27.24 cfs. Calculations were carried out to the hundredths for consistency purposes only.

4. Basin Lot 4 (1.08 acres)

Basin Lot 4 is located in the northeast corner of the site. Although this Basin is currently undeveloped ground, it has been modeled to receive the proposed second gravel access road off WCR 19.

Runoff from Basin Lot 4 begins in the northwest corner of the basin and is directed overland south to the south lot line of Lot 4. Runoff will then be conveyed west to Swale E and ultimately south to Forebay N in the proposed Detention Pond. The release from Basin Lot 4 occurs at Design Point 4 where the runoff will leave the basin.

The developed effective imperviousness value calculated for Basin Lot 4 is 6.64%. NRCS Soil Type for this basin is solely Type B. The minor storm runoff is 0.11 cfs, and the major storm runoff is 2.55 cfs. Calculations were carried out to the hundredths for consistency purposes only.

III. DRAINAGE DESIGN CRITERIA

A. Regulations

The calculations provided in this letter report have been prepared in conformance with the City of Fort Lupton Development Standards and Regulations, the Colorado Water Conservation Board and Colorado Department of Natural Resources "*Colorado Floodplain and Stormwater Criteria Manual Volumes 1 and 2*" (Ref 1), and "*Urban Drainage Flood Control District (UDFCD) Urban Storm Drainage Criteria Manual, Volumes I thru III*" (Ref 2), latest release unless otherwise noted.

All design elements outlined in this report, and illustrated in the construction plans, are proposed as final conditions (as directed, assumed, or otherwise prepared) in order to complete the development of this Project.

B. Drainage Studies, Outfall Systems Plans, Site Constraints

No apparent Final Drainage Study appears to have been prepared as part of this property or any adjacent properties in the past. The City of Fort Lupton falls just outside of the Urban Drainage boundary.

Coordination with Town staff confirmed no Final Drainage Report is known to exist for this property or any adjacent properties.

No significant constraint was identified as part of the design of this project beyond the flat nature of the area and the proximity of the East Branch of the Bull Canal to the north.

C. Hydrology

The rainfall intensity information was obtained from the NOAA Atlas 14 using 1 hour rainfall depths as taken from UDSDC Manual Vol 1 (Ref 2).

City of Fort Lupton adopted the Colorado Water Conservation Board and Colorado Department of Natural Resources "*Colorado Floodplain and Stormwater Criteria Manual Volumes 1 and 2*" (Ref 1), and "*Urban Drainage Flood Control District (UDFCD) Urban Storm Drainage Criteria Manual, Volumes I thru III*" (Ref 2), latest release unless otherwise noted were utilized for confirmation of 100 year and 10 year event storm rainfall data.

Upon review of the aforementioned references, the NOAA Atlas 14 was referenced and data derived for 1 hour rainfall depths at 2, 5, 10, and 100 year events are as follows:

DESIGN STORM	WEC Derived from USDCM NOAA Atlas 14 1-hr Event (inches)
2	0.83
5	1.11
10	1.38
100	2.62

The precipitation depth derived from the NOAA Atlas 14 by WEC for the 1-hour design storm was 2.62 inches rainfall depth for the 100-year storm, 1.38 inches rainfall depth for the 10-year storm, and 1.11 inches rainfall depth for the 5 year storm.

The Rational Method for storm-water runoff calculations, using the Equations as described in the UDFCD (Reference 2) Criteria Manual Chapter 5 Runoff was used to calculate stormwater flows within this study. The run-off coefficient 'C' values were obtained from the UDFCD (Reference 2) Criteria Manual as well based on the predominate NRCS Soil Type.

It appears no on site water quality or detention has been provided or maintained for any of the adjacent or neighboring properties (currently primarily agricultural/residential lots).

The use of weighted runoff coefficients is to accurately portray the proposed final conditions of the maximum build out (maximum lot coverage) for this project based on the best available information at this time. Sole use of Table RO-5 is applicable for Master Plan Drainage analysis including projects of this type – however calculation of proposed final conditions using weighted runoff coefficients provides a more thorough and accurate analysis.

The site has been modeled based on the current expected build out conditions. However, should additional paving occur the Swale conveyances have been sized to handle added runoff.

The proposed pond has been sized to capture all of the developed runoff from this site (at an expected build-out effective imperviousness of 40%).

No other offsite basins have been modeled for Pond A sizing since the adjacent surveyed topography indicated adjacent runoff is not directed onto this property (nor is runoff directed from this property due to the generally flat perimeter and proposed drainage swales).

It is the expectation of this study that any development or improvements to the adjacent properties will require them to provide appropriate stormwater design(s).

This project will not negatively affect the adjacent property and will provide modern stormwater control that does not currently exist. In short, this project will be an enormous improvement to the area.

D. Hydraulics

The conveyance of onsite site stormwater occurs primarily overland across pavements and then through landscape and into swales and roadside pans that will ultimately convey runoff to the proposed Detention Pond. Please see Appendix C for all related pipe and swale capacities.

Hydraulic grade lines have been calculated for the pond outlet pipe based on the 100 year restricted release rate (1.72 cfs) into the WCR 19 roadside ditch.

It is WEC's opinion the modeled and calculated (routed peak runoffs) are likely higher than the expected final developed conditions (final lot development not expected to meet buildout imperviousness modeled). The runoff rates presented in this report are based on the modeled imperviousness of the site (roughly 30%). It is likely that a portion of the developed runoff will be captured by landscape areas while being routed to the pond, and therefore result in a lower total runoff than what is presented in this report.

There are no major drainage ways on this site or immediately adjacent. The East Branch of the Bull Canal lies just north of this site but does not serve this site.

E. Water Quality Enhancement

Water quality will be provided by overland runoff (gravel or vegetated native grasses) and also by the proposed forebays and landscaped pond bottom. Additional grass swales may be incorporated by the future lots.

F. Groundwater

A Project Geotechnical Report was completed by Earth Engineering Consultants, LLC on December 04, 2020.

Groundwater was encountered at a depth of 10-11 feet in five of the test borings.

Developed runoff is not anticipated to increase groundwater levels but will be infiltrated into the subsurface soils.

Should groundwater levels surface (above the design bottom) at any time for more than 24 hours the Engineer of Record should be contacted and plans to mitigate said groundwater be undertaken (i.e. cleaning of outlet structure and/or raising of Pond bottom above groundwater).

IV. STORMWATER MANAGEMENT FACILITY DESIGN

A. Stormwater Conveyance Facilities

Runoff analysis for stormwater management has been included and presented in this report.

No Master study exists for this area.

Capacity calculations for concrete pans, the proposed storm pipes, and the proposed Swales are included in Appendix C.

B. Stormwater Storage Facilities

Traditional stormwater storage and attenuation (water quality and detention) is currently proposed since this site has a source of formal outfall. A Detention Pond has been designed with an outlet structure and is located in the southeast corner of the site.

UDFCD Criteria Volumes (Ref 2) and Weld County Drainage Criteria (Ref 3) were referenced for determining necessary storage volumes.

Four independent volumes were calculated – (1) WQCV, (2) Required 10 yr, (3) required 100 yr, (4) Available volume @ Emergency Overflow. UDFCD UD spreadsheet version 4.00 was utilized to calculate said volumes; (1) 8,519 cubic feet, (2) 20,842 cubic feet, (3) 39,427 cubic feet, and (4) 45,443 cubic feet.

The current Been RV Park Detention Pond storage/grading design provides volume for the residential Lots 1 & 2, the proposed RV Park (Lot 3), and the future Lot 4.

All calculations are included in Appendix C.

C. Water Quality BMP's

Overland runoff will provide some water quality. Detention Pond Forebays will treat all routed runoff. Additional BMP's in accordance with current UDFCD Volume III criteria (Ref 2) may be added in the future.

D. Floodplain

This project does not lie within a floodplain. The entire subdivision is within Zone X "Area of Minimal Flood Hazard" per FEMA FIRM 08123C2100E – effective January 20, 2016. See also the FIRMETTE map included Appendix A.

E. Groundwater

Typical Lot runoff is expected to moderately infiltrate the seeded grasses and gravel covered site under most minor events. Under multiple minor events or major events runoff is expected to sheet flow to adjacent swales and be routed to the Detention Pond as designed. Minimal effect to the groundwater is expected.

Typical commercial geotechnical reports recommend the building design to incorporate foundation drains and sump pumps for protection against groundwater.

F. Additional permitting

No additional permitting is anticipated.

G. Storm System Maintenance

This section defines the maintenance responsibilities for Been RV Park Site:

- Swales – including but not limited to mowing, weed control, cleaning and removing debris, removing accumulated sediment, adding erosion control, and replacement of any damaged or failing improvements. Improvements for Swales include the concrete pan and adjacent grades and vegetation.

- Drainage Basins – including but not limited to mowing, weed control, cleaning and removing debris, removing accumulated sediment, adding erosion control, and replacement of any damaged or failing improvements. Improvements for each Basin beyond all Swales include the on site grading, on site native grass, and proposed concrete curb adjacent to all proposed Buildings, parking, and access.

- Storm Infrastructure (inlets and piping) – including but not limited to trash and sediment capture and removal, adding erosion control, and replacement of any damaged or failing improvements. Upstream street sweeping will also provide protection against sediment accumulation.

- Detention Pond – including but not limited to mowing, weed control, cleaning and removing debris, removing accumulated sediment, adding erosion control, and replacement of any damaged or failing improvements. Improvements for the Detention Pond includes side slopes, forebays, trickle pan, pond bottom, and the outlet structure located on the east edge.

Frequency of inspections and maintenance are as follows:

- Swales, Basins, Storm Infrastructure, and Detention Pond should be inspected monthly or within 24 hours of each measureable precipitation event.
- Any damaged or lost material (riprap) should be replaced immediately
- Mowing should occur monthly or more often depending upon growth.
- Weed control should occur a minimum of two times per spring/summer/fall season
- Cleaning beyond inspections noted above should occur at a minimum of annually

V. CONCLUSIONS

A. Compliance with standards

This Drainage Study for the Been RV Park site was prepared in conformance with the City of Fort Lupton Development Standards and Regulations, Colorado Water Conservation Board and Colorado Department of Natural Resources "*Colorado Floodplain and Stormwater Criteria Manual Volumes 1 and 2*" (Ref 1), and the Urban Drainage Flood Control District Storm Drainage Design and Technical Criteria (Reference 2).

This drainage design and concept quantifies the requirements to manage stormwater runoff.

B. Variances

No variance is proposed or requested.

C. Drainage concept

The intent of this design is to provide the drainage analysis necessary for capture, routing, and detention of the runoff generated by the Been RV Park property.

D. Additional Items

No additional items were considered at this time.

VI. REFERENCES

1. Colorado Water Conservation Board and Colorado Department of Natural Resources "*Colorado Floodplain and Stormwater Criteria Manual Volumes 1 and 2"*

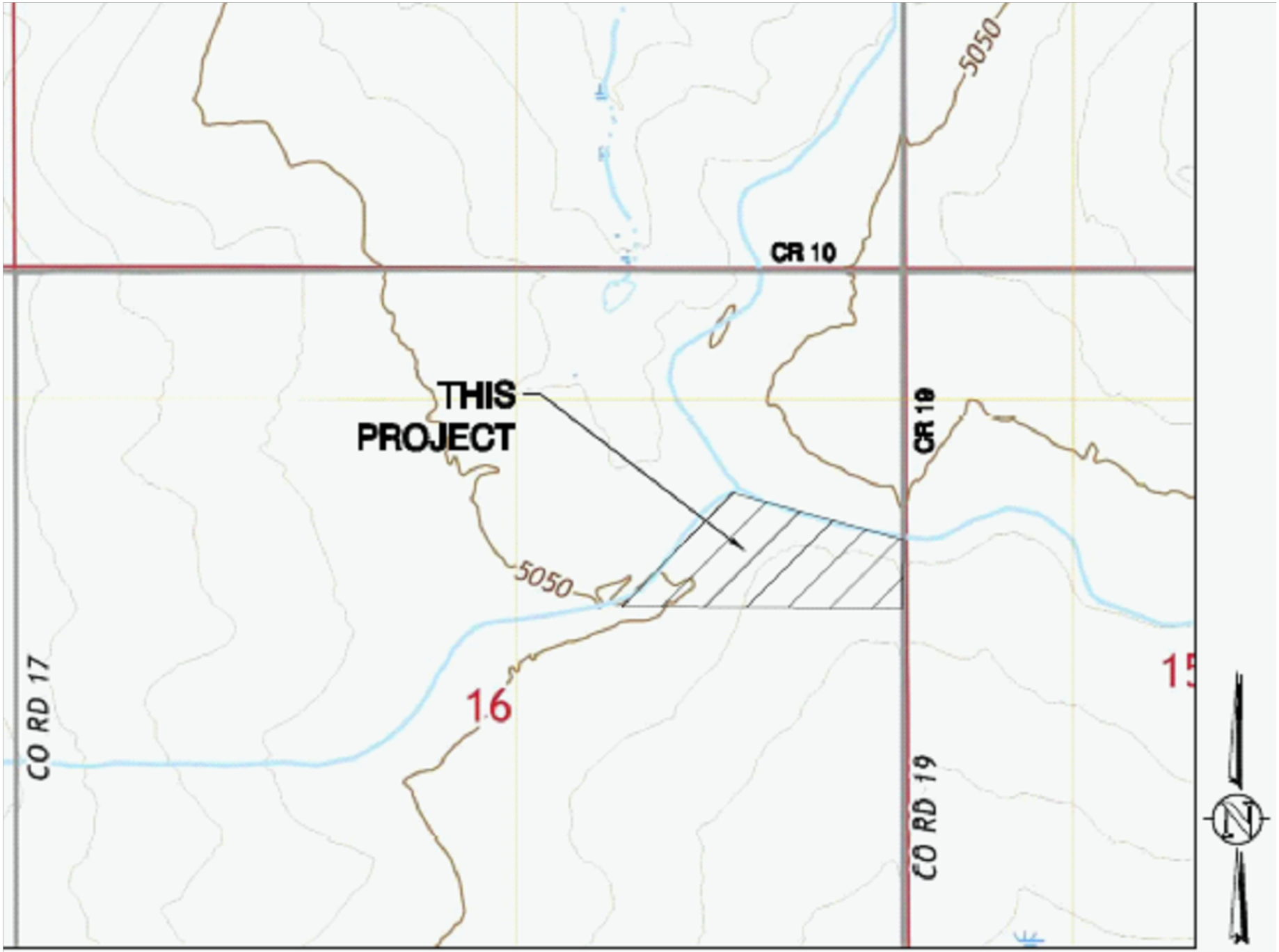
2. *Urban Storm Drainage Criteria Manual, Volumes I-III, Denver Regional Council of Governments,* 2016, Revised 2017 & 2018, and all subsequent updates

3. Weld County Storm Drainage Design Manual "*Weld County Engineering and Construction Criteria – Chapter 8: Storm Drainage Criteria*" Revised 2019.

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APPENDIX A

Vicinity Map (USGS) / Key Map / FEMA Flood Insurance Rate Map (FIRM), Legal Description, Soil Survey Map and Soil Legend, Geotechnical Report

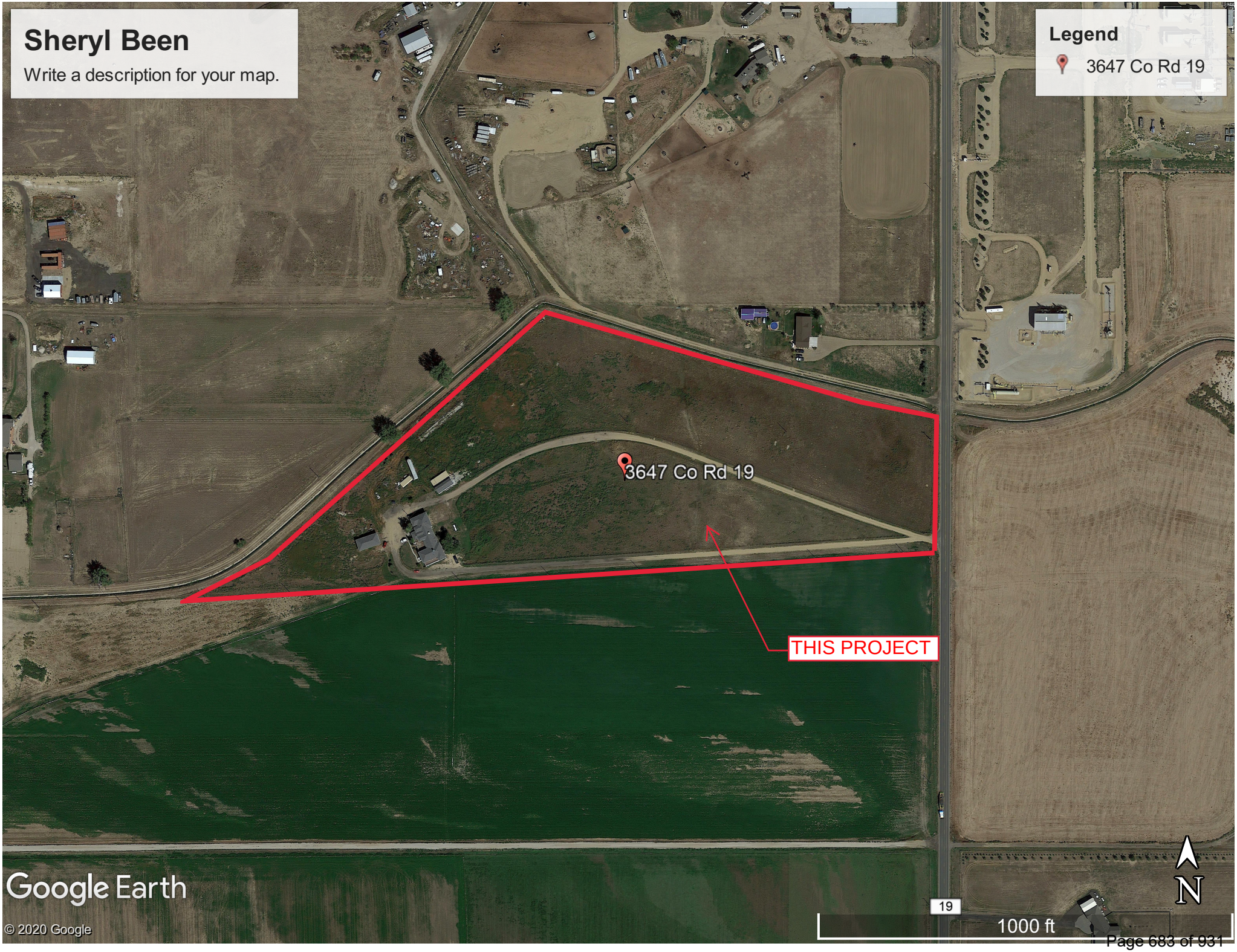


VICINITY MAP

SCALE 1' = 1,000'

S 1/2, NE 1/4, S16, T1N, R67W, 6th P.M.

SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS -FREDERICK, CO


Sheryl Been
Write a description for your map.
Legend
3647 Co Rd 19
3647 Co Rd 19
THIS PROJECT
Google Earth
© 2020 Google
19
1000 ft
N

National Flood Hazard Layer FIRMette

FEMA

104°53'46"W 40°3'25"N



104°53'8"W 40°2'57"N

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

1:6,000

Been RV

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/9/2020 at 1:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

United States Department of Agriculture

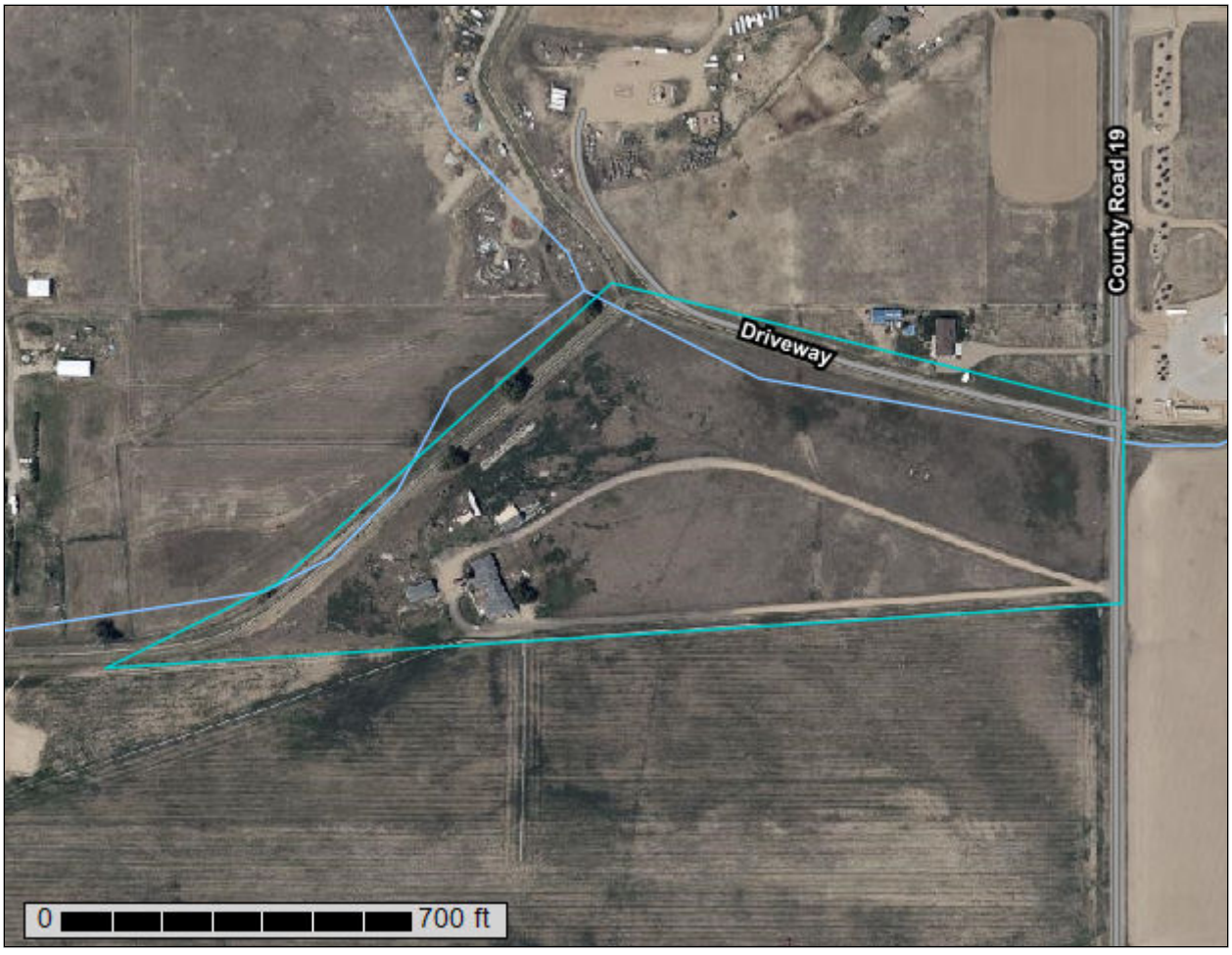
NRCS

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

Been RV



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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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

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 Scale: 1:3,400 if printed on A landscape (11" x 8.5") sheet.

N

0 50 100 200 300 Meters

0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

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 19, Jun 5, 2020

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

Date(s) aerial images were photographed: Jul 19, 2018—Aug 10, 2018

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
82	Wiley-Colby complex, 1 to 3 percent slopes	19.9	100.0%
Totals for Area of Interest		**19.9**	**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

82—Wiley-Colby complex, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 3643
Elevation: 4,850 to 5,000 feet
Mean annual precipitation: 12 to 16 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 135 to 170 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Wiley and similar soils: 60 percent
Colby and similar soils: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wiley

Setting

Landform: Plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous eolian deposits

Typical profile

H1 - 0 to 11 inches: silt loam
H2 - 11 to 60 inches: silty clay loam
H3 - 60 to 64 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 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 (0.60 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: High (about 11.7 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: Loamy Plains (R067BY002CO)
Hydric soil rating: No

Description of Colby

Setting

Landform: Plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous eolian deposits

Typical profile

H1 - 0 to 7 inches: loam
H2 - 7 to 60 inches: silt loam

Properties and qualities

Slope: 1 to 3 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
Available water storage in profile: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: Loamy Plains (R067BY002CO)
Hydric soil rating: No

Minor Components

Weld

Percent of map unit: 4 percent
Hydric soil rating: No

Heldt

Percent of map unit: 4 percent
Hydric soil rating: No

Keith

Percent of map unit: 2 percent
Hydric soil rating: No

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GEOTECHNICAL ENGINEERING REPORT
BEEN RV PARK
3647 ROAD 19, WELD COUNTY, COLORADO
EEC PROJECT NO. 1202083

Prepared for:

Western Engineering Consultants
127 South Denver Avenue
Fort Lupton, Colorado 80621

Prepared by:

Earth Engineering Consultants, LLC
4396 Greenfield Drive
Windsor, Colorado 80550

EARTH ENGINEERING CONSULTANTS, LLC

December 4, 2020

Western Engineering Consultants
127 South Denver Avenue
Fort Lupton, Colorado 80621

Attn: Mr. Chadwin Cox (chadwin.cox@westerneci.com)

Re: Geotechnical Engineering Report
Been RV Park
3647 Road 19, Weld County, Colorado
EEC Project No. 1202083

Mr. Cox:

Enclosed, herewith, are the results of the subsurface exploration completed by Earth Engineering Consultants, LLC (EEC) for the referenced project. For this exploration, seven (7) test borings were advanced to depths of approximately 20 to 30 feet below existing site grades. This subsurface exploration was carried out in general accordance with our proposal dated October 13, 2020.

In summary, the subsurface conditions encountered in the test borings generally consisted of lean clay underlain by bedrock at depths of about 4 to 9 feet below ground surface. At current moisture and density conditions, the subgrades/bedrock exhibited moderate to very high swell potential. Groundwater was encountered at depths as shallow as 10 feet below ground surface.

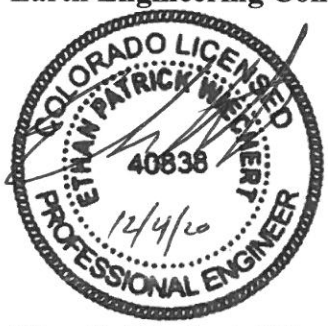
The expansive soils encountered present a risk of post-construction heaving of site improvements should those subgrades become wet subsequent to construction. Due to the presence of expansion soils, it is our opinion that building foundations and structural floor slabs should be supported on drilled pier foundations. As an alternative, post-tension slab foundations could be considered, however, over excavation and replacement of a zone of subgrades beneath the foundations/floor slab should be anticipated with an expectation of higher risk of heave potential/movement of site structure. We anticipate that site roadways and associated flatwork

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could be supported on a shallow zone of over excavated and backfilled material with the understanding of a higher risk of movement. Geotechnical recommendations concerning design and construction of foundations and support of floor slabs and pavements are presented in the text of the attached report.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the enclosed report, or if we can be of further service to you in any other way, please do not hesitate to contact us.

Very truly yours,
Earth Engineering Consultants, LLC



Ethan P. Wiechert, P.E.
Senior Project Engineer

Reviewed by: David A. Richer, P.E.
Senior Geotechnical Engineer

GEOTECHNICAL ENGINEERING REPORT
BEEN RV PARK
3647 ROAD 19, WELD COUNTY, COLORADO
EEC PROJECT NO. 1202083

December 4, 2020

INTRODUCTION

The geotechnical subsurface exploration for the proposed Been RV Park planned for construction at 3647 Road 19 in Weld County, Colorado has been completed. To develop subsurface information in the proposed development area, seven (7) test borings were drilled to depths of approximately 20 to 30 feet below existing site grades. Individual boring logs and a diagram indicating the approximate boring locations are included with this report.

We understand the planned development would include an RV Park with approximately 133 campsites and associated roadways. The development would also include an approximate 10,000 square-foot commercial building on the east side of the site and a residence on the west side of the site. Numerous onsite wastewater treatment systems are anticipated for the campsites, residence, and commercial structure. Subsurface exploration and geotechnical engineering for the residence and the onsite wastewater treatment systems are outside the scope of our services and provided by others.

The commercial building would likely be a one- or two-story, wood/steel framed structure constructed at-grade (no basement). We estimate foundation loads for the planned building would be relatively light with continuous wall loads less than 3 kips-per-foot and individual column loads less than 50 kips. Floor loads are expected to be relatively light, consistent with commercial/retail use. We anticipate roadways would be utilized by low volumes of light passenger vehicles with areas designated for low volumes of light truck traffic. Based on areal imagery of the site, we anticipate cuts and fill to develop site grades would be less than 2 feet (+/-).

The purpose of this report is to describe the subsurface conditions encountered in the test borings, analyze and evaluate the field and laboratory test data, and provide geotechnical recommendations concerning design and construction of the commercial building's foundations and floor slabs, and support of site flatwork and pavements. Recommended pavement sections, which are based on assumed traffic conditions, are also included.

EXPLORATION AND TESTING PROCEDURES

The test boring locations were selected and established in the field by EEC personnel by pacing and estimating angles from identifiable site features. The approximate locations of the borings are shown on the attached boring location diagram. The boring locations should be considered accurate only to the degree implied by the methods used to make the field measurements.

The test borings were advanced using a truck mounted, CME-55 drill rig equipped with a hydraulic head employed in drilling and sampling operations. The boreholes were advanced using 4-inch nominal diameter continuous flight augers. Samples of the subsurface materials encountered were obtained using split-barrel and California barrel sampling procedures in general accordance with ASTM Specifications D1586 and D3550, respectively.

In the split-barrel and California barrel sampling procedures, standard sampling spoons are advanced into the ground by means of a 140-pound hammer falling a distance of 30 inches. The number of blows required to advance the split-barrel and California barrel samplers is recorded and is used to estimate the in-situ relative density of cohesionless soils and, to a lesser degree of accuracy, the consistency of cohesive soils. In the California barrel sampling procedure, relatively intact samples are obtained in removable brass liners. All samples obtained in the field were sealed and returned to our laboratory for further examination, classification and testing.

Laboratory testing on each of the recovered samples included moisture content tests with unconfined compressive strength of appropriate samples estimated using a calibrated hand penetrometer. Atterberg limits and washed sieve analysis tests were completed on select samples to evaluate the quantity and plasticity of fines in the subgrades. Swell/consolidation tests were performed on select samples to evaluate the potential for the subgrade materials to change volume with variation in moisture content and load. The quantity of water-soluble sulfates was determined on numerous samples to evaluate the potential for sulfate attack on site concrete and for selection of appropriate soils stabilization materials if needed. Results of the outlined tests are indicated on the attached boring logs and summary sheets.

As part of the testing program, all samples were examined in the laboratory and classified in general accordance with the attached General Notes and the Unified Soil Classification System, based on the soil's texture and plasticity. The estimated group symbol for the Unified Soil Classification System is indicated on the boring logs and a brief description of that classification system is included with this report.

SITE AND SUBSURFACE CONDITIONS

The proposed campsite and commercial building area (development property) is located on the west side of Road 19, about a ¼-mile south of Road 10. The development property is about 15 acres in size with about 11 acres planned for the campsites and commercial building. At the time of our site visit, with exception of an existing unsurfaced driveway through the property, the development property was vacant and covered with a thin mantle of topsoil and sparse vegetation. The ground surface in this area was relatively flat with approximately 5 feet of fall from the north to the south. On the development property, evidence of prior building construction was not observed by EEC personnel. Site photos taken at the time of our drilling operations are included with this report.

EEC field personnel were on site during drilling to evaluate the subsurface conditions encountered and direct the drilling activities. Field logs prepared by EEC site personnel were based on visual and tactual observation of disturbed samples and auger cuttings. The final boring logs included with this report may contain modifications to the field logs based on results of laboratory testing and evaluation. Based on results of the field borings and laboratory testing, subsurface conditions can be generalized as follows.

From the ground surface, the topsoil and vegetation was underlain by brown lean clay which extended to depths of approximately 4 to 9 feet below ground surface. The clay soils were relatively dry, dense, very stiff and exhibited high potential to swell with increase in moisture content at current moisture and density conditions. The lean clay soils were underlain by bedrock which extended to the bottom of the completed test borings. The bedrock generally consist of claystone with intermittent sandstone, which transitioned to claystone with depth. The bedrock, particularly the claystone, was moderately hard and exhibited a moderate swell potential.

The stratification boundaries indicated on the boring logs represent the approximate location of changes in soil types; in-situ, the transition of materials may be gradual and indistinct.

GROUNDWATER CONDITIONS

Observations were made while drilling and after completion of the borings to detect the presence and depth to hydrostatic groundwater. At the time of drilling, free water was observed in five of the test borings while drilling at depths of about 12 to 15 feet below ground surface, and in test borings B-1 and B-6 at depths of approximately 10 to 11 feet after drilling. Free water was not observed in test borings B-4 and B-7, generally located on the south side of the site. The borings were backfilled upon completion of the drilling operations; therefore, subsequent groundwater measurements were not obtained. The groundwater level observations are included on the attached boring logs.

Fluctuations in groundwater levels can occur over time depending on variations in hydrologic conditions, and other conditions not apparent at the time of this report. We anticipate the irrigation canal boarding the north side of the site may impact groundwater levels at this site. Longer term monitoring of water levels in cased wells, which are sealed from the influence of surface water, would be required to more accurately evaluate fluctuations in groundwater levels at the site. We have typically noted deepest groundwater levels in late winter and shallowest groundwater levels in mid to late summer.

ANALYSIS AND RECOMMENDATIONS

General

The subgrades encountered in the test borings generally consisted of moderately to highly plastic clay, which was relatively dry, dense, and very stiff, underlain at relatively shallow depth by bedrock. At current moisture and density conditions, the subgrades/bedrock exhibited a moderate to very high potential to swell. Movement of foundations, pavements and other at-grade improvements placed directly on expansive materials would be expected if the moisture content of those materials increases subsequent to construction.

Due to the expansive soils encountered at this site, care will be needed to see that site preparation and designs of site improvements include measures to mitigate the potential of heaving of the site improvements to an acceptable level. Outlined herein are recommendations for development of this site; however, the client should recognize that building on expansive soils is risky, even when

mitigation plans are followed. Mitigation plans outlined herein would reduce the risk of heaving of site improvements, but that risk cannot be eliminated.

Site Preparation

Prior to placement of any fill and/or improvements, we recommend any existing topsoil, vegetation, and any unsuitable materials be removed from the planned improvement areas. After stripping the site and after making all cuts and prior to placing any fill, we recommend over excavating the subgrades beneath pavements and exterior flatwork (sidewalks, curb-and-gutter, etc.). The over excavations should extend to a depth of at least 3 feet below ground surface. The over excavations should extend laterally 8 inches for every 12 inches of over excavation depth. Note, recommendations for preparation in the building areas is included in the section titled *Building Foundations*.

The over excavation depths recommended should reduce the amount of heaving of site flatwork and promote a more even risk of heaving; even though that risk is reduced, it is not eliminated. If those subgrades become substantially wet subsequent to construction, heaving upwards of 6 inches or more could be possible. If that is not acceptable, greater over excavation depths up to 10 feet below ground surface would be necessary to significantly reduce that risk. EEC should be contacted to provide alternative recommendations if that is desirable.

After completing the over excavations, the exposed soils should be scarified to a depth of 9 inches, adjusted in moisture content and compacted to at least 95% of the material's standard Proctor maximum dry density as determined in accordance with ASTM Specification D698. The moisture content should be adjusted to within -1 to +3%.

Fill soils should consist of approved materials which are free from organic matter and debris. In our opinion, the over excavated clay soils or similar soils could be used. The fill soils should be placed in loose lifts not to exceed 9 inches in thickness, adjusted in moisture content and compacted as recommended for the scarified soils. Care will be needed to maintain the recommended moisture content prior to and during construction of overlying improvements. Care should be taken after preparation of the subgrades to avoid disturbing the subgrade materials. Materials which are loosened or disturbed should be reworked prior to placement of foundations/flatwork.

Foundations/Floor Slabs

Drilled Piers

Based on the materials encountered in the completed test borings, we recommend the commercial building foundations and floor slabs (structural floor) are supported on deep foundations (drilled piers) extending to bear in competent bedrock.

We recommend drilled piers extend to bear at least 20 feet into firm competent bedrock and have a minimum length of at least 30 feet. Both minimum length and minimum penetration into the underlying bedrock should be met. For design of drilled piers, we recommend using a total end bearing pressure not to exceed 15,000 psf. In addition, a skin friction value of 1,500 psf could be used for that portion of the drilled piers extending into competent bedrock. Lower values may be appropriate for pier groups depending on pier diameter and spacing. Exterior foundation grade beams, or foundations in unheated areas should be located a minimum of 30 inches below adjacent exterior grade to provide frost protection. The use of at least 18 inches of void form beneath grade beams and floor slabs is recommended.

When the lateral capacity of drilled piers is evaluated by the LPILE program, we recommend that internally generated load-deformation (P-Y) curves be used. Table 1 below includes recommended soil parameters for design of drilled piers using LPILE.

Table 1. Soil parameters for design of drilled piers using LPILE program.

Parameters	Native Overburden	Bedrock
Unit Weight of Soil (pcf)	130(1)	130(1)
Undrained Shear Strength (psf)	2,000	3,000
Angle of Internal Friction, ϕ (degrees)	25	20
Strain Corresponding to ½ Max. Principal Stress Difference, ε_{50}	0.01	0.005

All piers should be reinforced full depth for the applied axial, lateral, and uplift stresses imposed. The amount of reinforcing steel for expansion should be determined by the tensile force created by the uplift force on each pier with allowance for dead load. Unit weights in Table 1 should be adjusted for buoyant conditions as appropriate.

Drilling caissons to design depth should be possible with conventional heavy-duty single flight power augers equipped with rock teeth; however, areas of well-cemented bedrock lenses may be encountered throughout the site at various depths where specialized drilling equipment and/or rock excavating equipment may be required.

Cohesive subgrades were encountered overlying the bedrock stratum. Groundwater was also encountered at a depth as shallow as approximately 10 feet below existing site grades. We anticipate temporary casing could be necessary for the portion of the drilled shaft above the bedrock at the time of construction.

Due to the presence of groundwater on the site, we expect some water may infiltrate the drilled shaft borehole. A maximum 3-inch depth of groundwater is acceptable in each pier prior to concrete placement. If pier concrete cannot be placed in relatively dry conditions, a tremie should be used for concrete placement. Due to potential sloughing and raveling, foundation concrete quantities may exceed calculated geometric volumes. Pier concrete with slumps in the range of 6 to 8 inches is recommended. If casing is used for the pier construction, it should be withdrawn in a slow and continuous manner maintaining a sufficient head of concrete to prevent influx of water and/or the creation of voids in the pier concrete.

The foundation pier excavations should be observed by the geotechnical engineer. A representative of the geotechnical engineer should inspect the bearing surface and pier configuration. If the soil conditions encountered differ significantly from those presented in this report, supplemental recommendations could be required.

We estimate the long-term settlement of drilled pier foundations designed and constructed as outlined above would be less than 1 inch.

Post-Tension Slab

As an alternative to deep foundations, it is our opinion the site commercial building could be supported on a post-tension slab foundation bearing on a zone of over excavated and replaced subgrades. Post-tensioned slab foundations consist of a combined floor slab and foundation system joined together with post-tensioning cables. The post-tensioned system moves as a single unit

significantly reducing the amount of differential movement across the building area and between foundation/floor slab elements. Total movement of the overall system should still be expected.

To develop the building areas for a post tension slab foundation system, prior to completing any cuts, fills and/or site improvements, we recommend all existing surficial vegetation and topsoil be stripped from the site. Once the site is stripped, we recommend any additional cuts be completed. Following stripping of the site and after making all cuts, we recommend over excavating a zone of soil beneath the building footprints (foundations and floor slabs) and replacing those soils with moisture conditioned and compaction-controlled material. The over excavations should extend to a minimum depth of at least 6 feet below ground surface and extend laterally 8 inches for every 12 inches of over excavation depth. After the completing the over excavations, the exposed soils should be scarified to a minimum depth of 9 inches, adjusted to within -1 to +3% of standard Proctor optimum moisture content and compacted to at least 95% of the material's standard Proctor maximum dry density as determined in accordance with ASTM Specification D698.

Fill soils to replace the over excavated soils should consist of approved materials, which are free from organic matter and debris. It is our opinion, the over excavated soils or similar could be used as fill in these areas. We recommend the fill soils be placed in loose lifts not to exceed 9 inches thickness, adjusted in moisture content and compacted as recommended for the scarified soils.

Care will be needed to maintain the recommended moisture content within the fill prior to and during construction of overlying improvements. Materials which are allowed to dry excessively or materials which are over compacted by subsequent construction traffic may require removal and replacement or reworking in-place prior to construction of overlying improvements.

Outlined in Table 2 are recommended post-tension slab design criteria based on the subsurface conditions encountered and the above recommendations for subgrade preparation below the site structures. The criteria in Table 2 is developed in general accordance with the 3rd Edition of the Post-Tensioning Institute design manual. Post-tension slab foundations should be designed and constructed in accordance with the appropriate design criteria below.

Table 2. Recommended post-tension slab design criteria.

Maximum Allowable Bearing Pressure		2,000 psf
Edge Moisture Variation Distance, e_m	Center Lift Condition	7.0 ft
	Edge Lift Condition	3.8 ft
Differential Soil Movement, y_m	Center Lift Condition	0.6 in
	Edge Lift Condition	2.1 in
Slab-Subgrade friction coefficient, μ	on polyethylene sheeting	0.75
	on cohesionless soils (sands)	1.0
	on cohesive soils (clays)	2.0

Exterior foundation grade beams, or foundations in unheated areas should be located a minimum of 30 inches below adjacent exterior grade to provide frost protection.

Care should be taken to include flexible connections where utilities enter the building to allow for overall structural movement. Care would be needed to allow for some differential movement between the structure and adjacent exterior flatwork. We estimate total heave of post-tension slab foundations following an over excavation and replacement as outlined above could be 4 inches. Greater over excavation depths could be considered to reduce the total heave potential.

Foundation Wall and Utility Backfill

Backfill needed to develop site grades following installation of foundations and site utilities should consist of low volume change materials which are free of organic matter and debris. In our opinion the site lean clay soils could be used. Backfill soils should be placed in loose lifts not to exceed 9 inches thickness, adjusted in moisture content and compacted to at least 95% of the material's maximum dry density as determined by the standard Proctor procedure, ASTM D698. The moisture content should be adjusted to with -1 to +3% of optimum moisture content.

Seismic

The site soil conditions consist of very stiff lean clay overlying moderately hard bedrock to the depths explored. For those site conditions, the International Building Code indicates a Seismic Site Classification of D. Evaluating borings to a greater depth could reveal an alternative site classification.

Corrosion Potential for Site Concrete

Results of water-soluble sulfate testing on three (3) select subgrade samples indicate sulfate (SO_4) contents ranging from 0.16 to 1.95%. ACI 318, Section 4.2 indicates the site soils have a sever risk of sulfate attack on Portland cement concrete and indicates site concrete should be designed using a sulfate exposure of S2. Note that concrete mixtures with a severe sulfate exposure may require sulfate resistant cements and/or pozzolans in the mixtures; refer to ACI 318 Section 4.3 for mixture design.

Pavements

Pavement subgrades should be prepared as outlined in the section *Site Preparation*. Once the subgrades are prepared as recommended and prior to surfacing with aggregate base, we recommend proof rolling the pavement subgrades to identify any soft, wet and yielding areas. Yielding and/or soft areas in the subgrades should be reworked and/or replaced prior to placement of aggregate base materials. Note that laboratory testing indicated the subgrades contain appreciable amounts of water-soluble sulfates, as such, stabilizing the soil with calcium-based materials (i.e. Class C fly ash, lime, cement) is not recommended.

We anticipate the site pavements would include areas designated for low volumes of light weight passenger vehicles (Light Duty) and areas of low volumes of light trucks (Heavy Duty). Equivalent daily load application (EDLA) values of 15 and 5 were assumed for the Heavy Duty and Light Duty areas, respectively. Based on the subsurface conditions encountered at the site, an assumed R-value of 5 was used in design of the pavement sections.

Recommended minimum pavement sections are provided below in Table 3. Hot bituminous pavement (HBP) sections may show rutting/distress in truck loading and drive areas; therefore, concrete pavements should be considered in those areas. The recommended pavement sections are considered minimum; thus, periodic maintenance should be expected.

Table 3. Recommended minimum pavement sections for estimated traffic loads.

Design Information	Heavy Duty	Light Duty
EDLA	15	5
Reliability (%)	80	80
Resilient Modulus (psi)	3025	3025
Serviceability Loss (psi)	2.2	2.2
Design Structure Number	3.05	2.57
Option 1: Composite		
HBP	5"	4"
Aggregate Base	8"	8"
Option 2: PCC (Non-reinforced)	6.5"	5.5"

We recommend aggregate base meet CDOT Class 5 or Class 6 aggregate base. Aggregate base should be adjusted in moisture content and compacted to achieve a minimum of 95% of standard Proctor maximum dry density.

HBP should be graded as S or SX and prepared with 75 gyrations using a Superpave gyratory compactor in accordance with CDOT standards. Grading SX is recommended for surface course of the pavement. The HBP should consist of PG 58-28 or PG 64-22 asphalt binder; however, if the mix contains reclaimed asphalt pavement (RAP) material, we recommend using PG 58-28 binder. HBP should be compacted to achieve 92 to 96% of the mix's theoretical maximum specific gravity (Rice Value).

Portland cement concrete should be an approved exterior pavement mix with a minimum 28-day compressive strength of 4,500 psi and should be air entrained. Based on appreciable amounts of water-soluble sulfate contents in the subgrades, concrete pavement should be designed using a severe sulfate exposure of S2. Wire mesh or fiber could be considered to reduce shrinkage cracking.

Longitudinal and transverse joints should be provided as needed in concrete pavements for expansion/contraction and isolation. The location and extent of joints should be based upon the final pavement geometry. Sawed joints should be cut in general accordance with ACI recommendations. All joints should be sealed to prevent entry of foreign material and dowelled where necessary for load transfer.

Other Considerations

Positive drainage should be developed away from the structures and pavement areas with a minimum slope of 1 inch per foot for the first 10 feet away from the improvements in landscape areas. Care should be taken in planning of landscaping adjacent to the buildings to avoid features which would pond water adjacent to the foundations or stemwalls. Placement of plants which require irrigation systems or could result in fluctuations of the moisture content of the subgrade material should be avoided adjacent to site improvements. Irrigation systems should not be placed within 5 feet of the perimeter of the buildings and parking areas. Spray heads should be designed not to spray water on or immediately adjacent to the structures or site pavements. Roof drains should be designed to discharge at least 5 feet away from the structures and away from the pavement areas.

The individual contractor(s) should be made responsible for designing and constructing stable, temporary excavations as required to maintain stability of both the excavation sides and bottom. All excavations should be sloped or shored in the interest of safety following local and federal regulations, including current OSHA excavation and trench safety standards.

GENERAL COMMENTS

The analysis and recommendations presented in this report are based upon the data obtained from the soil borings performed at the indicated locations and from any other information discussed in this report. This report does not reflect any variations, which may occur between borings or across the site. The nature and extent of such variations may not become evident until construction. If variations appear evident, it will be necessary to re-evaluate the recommendations of this report.

It is recommended that the geotechnical engineer be retained to review the plans and specifications so comments can be made regarding the interpretation and implementation of our geotechnical recommendations in the design and specifications. It is further recommended that the geotechnical engineer be retained for testing and observations during earthwork phases to help determine that the design requirements are fulfilled.

This report has been prepared for the exclusive use of Western Engineering Consultants for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranty, express or implied, is made. In the event that any changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions of this report are modified or verified in writing by the geotechnical engineer.

DRILLING AND EXPLORATION

DRILLING & SAMPLING SYMBOLS:

SS: Split Spoon - 13/8" I.D., 2" O.D., unless otherwise noted
ST: Thin-Walled Tube - 2" O.D., unless otherwise noted
R: Ring Barrel Sampler - 2.42" I.D., 3" O.D. unless otherwise noted
PA: Power Auger
HA: Hand Auger
DB: Diamond Bit = 4", N, B
AS: Auger Sample
HS: Hollow Stem Auger
PS: Piston Sample
WS: Wash Sample
FT: Fish Tail Bit
RB: Rock Bit
BS: Bulk Sample
PM: Pressure Meter
WB: Wash Bore

Standard "N" Penetration: Blows per foot of a 140 pound hammer falling 30 inches on a 2-inch O.D. split spoon, except where noted.

WATER LEVEL MEASUREMENT SYMBOLS:

WL : Water Level
WCI: Wet Cave in
DCI: Dry Cave in
AB : After Boring
WS : While Sampling
WD : While Drilling
BCR: Before Casing Removal
ACR: After Casting Removal

Water levels indicated on the boring logs are the levels measured in the borings at the time indicated. In pervious soils, the indicated levels may reflect the location of ground water. In low permeability soils, the accurate determination of ground water levels is not possible with only short term observations.

DESCRIPTIVE SOIL CLASSIFICATION

Soil Classification is based on the Unified Soil Classification system and the ASTM Designations D-2488. Coarse Grained Soils have move than 50% of their dry weight retained on a #200 sieve; they are described as: boulders, cobbles, gravel or sand. Fine Grained Soils have less than 50% of their dry weight retained on a #200 sieve; they are described as : clays, if they are plastic, and silts if they are slightly plastic or non-plastic. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size. In addition to gradation, coarse grained soils are defined on the basis of their relative in-place density and fine grained soils on the basis of their consistency. Example: Lean clay with sand, trace gravel, stiff (CL); silty sand, trace gravel, medium dense (SM).

CONSISTENCY OF FINE-GRAINED SOILS

Unconfined Compressive Strength, Qu, psf	Consistency
< 500	Very Soft
500 - 1,000	Soft
1,001 - 2,000	Medium
2,001 - 4,000	Stiff
4,001 - 8,000	Very Stiff
8,001 - 16,000	Very Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS:

N-Blows/ft	Relative Density
0-3	Very Loose
4-9	Loose
10-29	Medium Dense
30-49	Dense
50-80	Very Dense
80 +	Extremely Dense

PHYSICAL PROPERTIES OF BEDROCK

DEGREE OF WEATHERING:

Slight	Slight decomposition of parent material on joints. May be color change.
Moderate	Some decomposition and color change throughout.
High	Rock highly decomposed, may be extremely broken.

HARDNESS AND DEGREE OF CEMENTATION:

Limestone and Dolomite:

Hard	Difficult to scratch with knife.
Moderately Hard	Can be scratched easily with knife.
Hard	Cannot be scratched with fingernail.
Soft	Can be scratched with fingernail.

Shale, Siltstone and Claystone:

Hard	Can be scratched easily with knife, cannot be scratched with fingernail.
Moderately Hard	Can be scratched with fingernail.
Soft	Can be easily dented but not molded with fingers.

Sandstone and Conglomerate:

Well Cemented	Capable of scratching a knife blade.
Cemented	Can be scratched with knife.
Poorly Cemented	Can be broken apart easily with fingers.

UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests					Soil Classification: Group Symbol	Soil Classification: Group Name
Coarse - Grained Soils more than 50% retained on No. 200 sieve	Gravels more than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels Less than 5% fines	Cu≥4 and 1<Cc≤3[E]		GW	Well-graded gravel [F]
			Cu<4 and/or 1>Cc>3[E]		GP	Poorly-graded gravel [F]
		Gravels with Fines more than 12% fines	Fines classify as ML or MH		GM	Silty gravel [G,H]
			Fines Classify as CL or CH		GC	Clayey Gravel [F,G,H]
	Sands 50% or more coarse fraction passes No. 4 sieve	Clean Sands Less than 5% fines	Cu≥6 and 1<Cc≤3[E]		SW	Well-graded sand [I]
			Cu<6 and/or 1>Cc>3[E]		SP	Poorly-graded sand [I]
		Sands with Fines more than 12% fines	Fines classify as ML or MH		SM	Silty sand [G,H,I]
			Fines classify as CL or CH		SC	Clayey sand [G,H,I]
Fine-Grained Soils 50% or more passes the No. 200 sieve	Silts and Clays Liquid Limit less than 50	inorganic	PI>7 and plots on or above "A" Line		CL	Lean clay [K,L,M]
			PI<4 or plots below "A" Line		ML	Silt [K,L,M]
		organic	Liquid Limit - oven dried / Liquid Limit - not dried	<0.75	OL	Organic clay [K,L,M,N] / Organic silt [K,L,M,O]
	Silts and Clays Liquid Limit 50 or more	inorganic	PI plots on or above "A" Line		CH	Fat clay [K,L,M]
			PI plots below "A" Line		MH	Elastic Silt [K,L,M]
		organic	Liquid Limit - oven dried / Liquid Limit - not dried	<0.75	OH	Organic clay [K,L,M,P] / Organic silt [K,L,M,O]
Highly organic soils		Primarily organic matter, dark in color, and organic odor			PT	Peat

[A]Based on the material passing the 3-in. (75-mm) sieve

[B]If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

[C]Gravels with 5 to 12% fines required dual symbols:
GW-GM well graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly-graded gravel with silt
GP-GC poorly-graded gravel with clay

[D]Sands with 5 to 12% fines require dual symbols:
SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay

[E]$Cu=D_{60}/D_{10}$ $Cc=\frac{(D_{30})^2}{D_{10} \times D_{60}}$

[F]If soil contains ≥15% sand, add "with sand" to

[G]If fines classify as CL-ML, use dual symbol GC-CM, or SC-SM.

[H]If fines are organic, add "with organic fines" to group name

[I]If soil contains >15% gravel, add "with gravel" to group name

[J]If Atterberg limits plots shaded area, soil is a CL-ML, Silty clay

[K]if soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel", whichever is predominant.

[L]If soil contains ≥ 30% plus No. 200 predominantly sand, add "sandy" to group name.

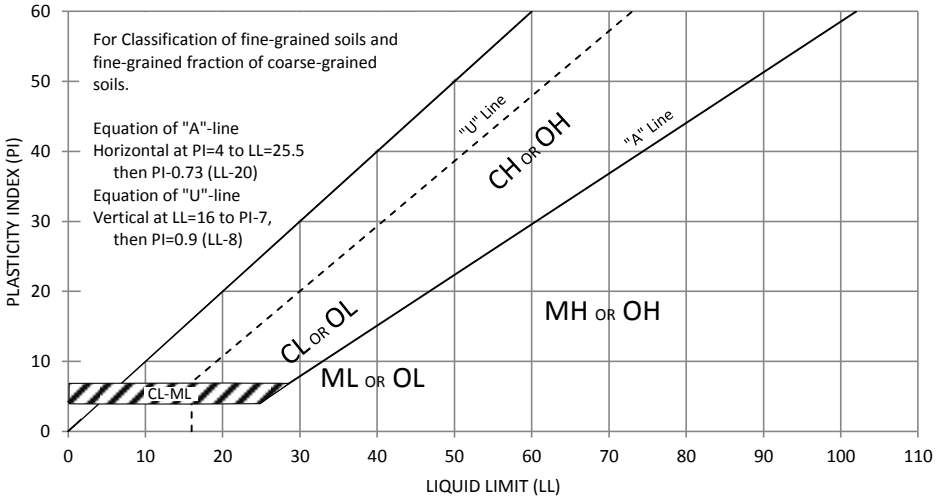
[M]If soil contains ≥30% plus No. 200 predominantly gravel, add "gravelly" to group name.

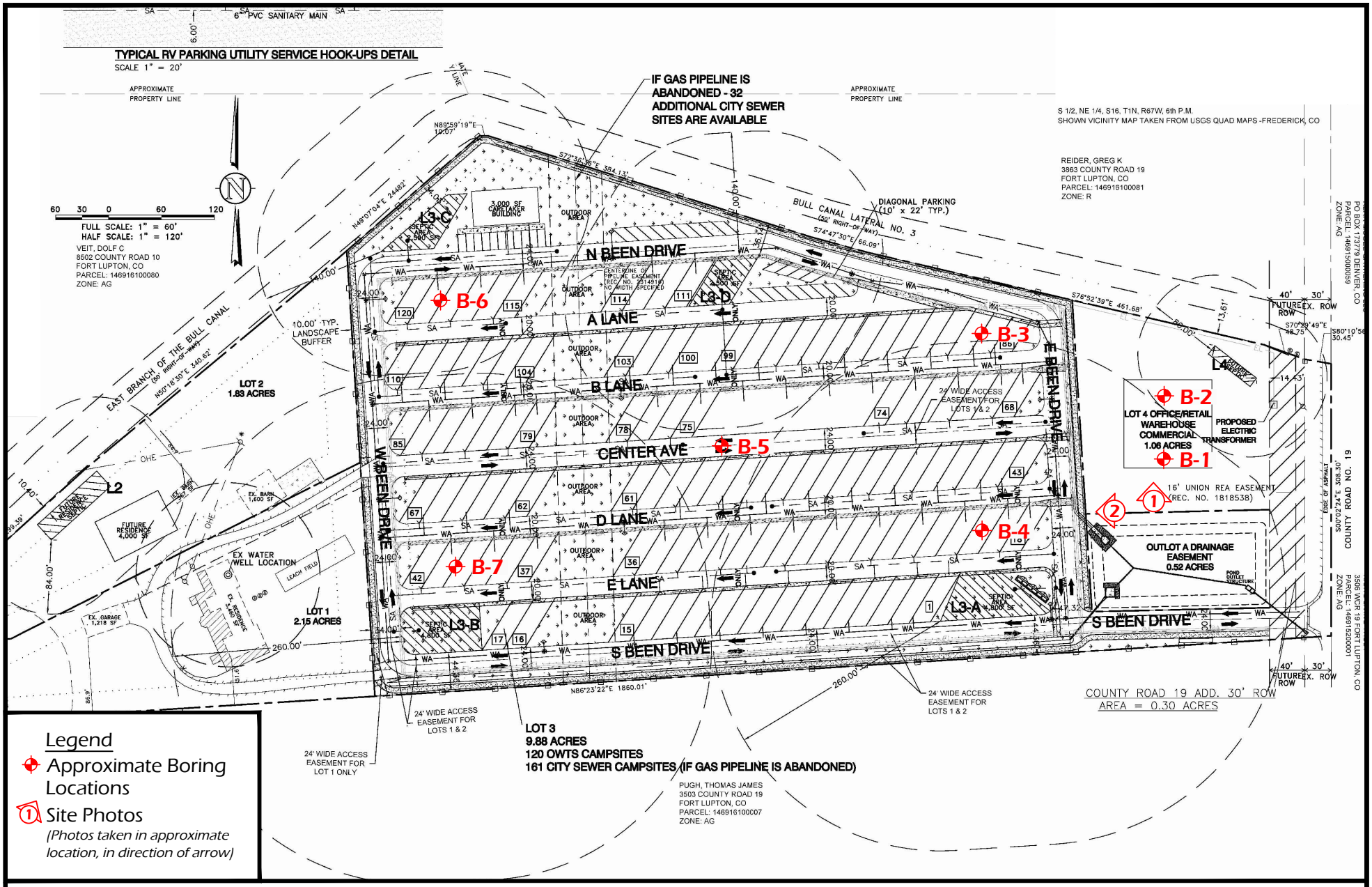
[N]PI≥4 and plots on or above "A" line.

[O]PI≤4 or plots below "A" line.

[P]PI plots on or above "A" line.

[Q]PI plots below "A" line.





Boring Location Diagram
Been RV Park
Weld County, Colorado
EEC Project #: 1202083 Date: November 2020





BEEN RV PARK
WELD COUNTY, COLORADO
EEC PROJECT NO. 1202083
NOVEMBER 2020

BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

PROJECT NO: 1202083	**LOG OF BORING B-1**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 1 OF 2		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **12'**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING** **10'**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
VEGETATION AND TOPSOIL		1									
		2									
LEAN CLAY (CL)											
brown	SS	3	**7**	**6500**	**11.4**						
very stiff		4									
CLAYSTONE/SANDSTONE	CS	**5**	**19**	**3000**	**6.7**	**130.6**	**26**	**12**	**43.1**	**6000 PSF**	**3.9%**
brown/gray/rust											
moderately hard / poorly cemented		6									
		7									
		8									
		9									
	SS	**10**	**50/8"**	**1500**	**19.0**						
		11									
		12									
CLAYSTONE		13									
gray											
moderately hard		14									
	CS	**15**	**50/8"**	**9000+**	**13.3**	**121.6**					
		16									
		17									
		18									
		19									
	SS	**20**	**28**	**6000**	**21.9**						
		21									
		22									
		23									
		24									
	CS	**25**	**43**	**9000+**	**21.3**	**106.0**	**83**	**60**	**99.6**	**~10,000 PSF**	**11.7%**

Continued on Sheet 2 of 2

Earth Engineering Consultants, LLC

BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

PROJECT NO: 1202083	**LOG OF BORING B-1**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 2 OF 2		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **12'**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING** **10'**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
Continued from Sheet 1 of 2		26									
CLAYSTONE		27									
gray											
moderately hard		28									
		29									
	SS	**30**	**46**	**9000+**	**20.8**						
BOTTOM OF BORING DEPTH 30.5'		31									
		32									
		33									
		34									
		35									
		36									
		37									
		38									
		39									
		40									
		41									
		42									
		43									
		44									
		45									
		46									
		47									
		48									
		49									
		50									

Earth Engineering Consultants

BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

PROJECT NO: 1202083	**LOG OF BORING B-2**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 1 OF 1		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **12'**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
VEGETATION AND TOPSOIL		1									
		2									
LEAN CLAY (CL)		3									(@ 150 PSF)
brown	CS		**21**	**8000**	**9.2**					**~12000 PSF**	**13.7%**
very stiff		4									
	SS	**5**	**10**	**8000**	**11.4**						
		6									
		7									
		8									
		9									
	CS	**10**	**25**	**9000+**	**14.2**	**116.2**					
CLAYSTONE/SANDSTONE		11									
brown/gray/rust		12									
moderately hard / poorly cemented		13									
		14									
	SS	**15**	**50/6"**		**22.0**						
		16									
		17									
CLAYSTONE		18									
gray		19									
moderately hard			**water soluble sulfate content = 0.16%**								
	CS	**20**	**50/8"**	**9000+**	**16.6**	**116.5**				**4800 PSF**	**5.2%**
		21									
		22									
		23									
		24									
	SS	**25**	**34**	**7000**	**19.7**						
BOTTOM OF BORING DEPTH 25.5'											

Earth Engineering Consultants, LLC

BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

PROJECT NO: 1202083	**LOG OF BORING B-3**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 1 OF 1		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **14'**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
VEGETATION AND TOPSOIL		1									
		2									
LEAN CLAY (CL)		3	**water soluble sulfate content = 0.69%**								(@ 150 PSF)
brown	CS		**21**	**9000+**	**10.6**	**129.0**	**47**	**32**	**89.6**	**~10000 PSF**	**14.0%**
very stiff		4									
	SS	**5**	**10**	**8000**	**13.4**						
		6									
		7									
CLAYSTONE/SANDSTONE		8									
brown/gray/rust											
moderately hard / poorly cemented		9									
	CS	**10**	**50/6"**	**2500**	**13.3**	**111.2**					
		11									
		12									
with cemented lenses at 12.5'		13									
		14									
	SS	**15**	**50/2"**	**2500**	**3.5**						
		16									
		17									
		18									
		19									
	CS	**20**	**50/3"**								
BOTTOM OF BORING DEPTH 20'		21									
		22									
		23									
		24									
		25									

Earth Engineering Consultants, LLC

BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

PROJECT NO: 1202083	**LOG OF BORING B-4**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 1 OF 1		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **None**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
VEGETATION AND TOPSOIL		1									
		2									
LEAN CLAY (CL)											
brown	SS	3	**34**	**9000+**	**10.8**						
very stiff		4									
	CS	**5**	**37**	**9000+**	**9.8**	**126.3**					**12.1%**
		6									
		7									
		8									
CLAYSTONE		9									
gray											
moderately hard	SS	**10**	**36**	**8500**	**14.3**						
with gypsum crystals		11									
		12									
		13									
		14									
	CS	**15**	**26**	**9000+**	**22.4**	**104.7**					
		16									
		17									
		18									
		19									
	SS	**20**	**28**	**9000**	**19.8**						
BOTTOM OF BORING DEPTH 20.5'		21									
		22									
		23									
		24									
		25									

Earth Engineering Consultants, LLC

BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

PROJECT NO: 1202083	**LOG OF BORING B-5**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 1 OF 1		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **14.5'**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
VEGETATION AND TOPSOIL		1									
		2									
LEAN CLAY (CL)											(@ 150 PSF)
brown	CS	3	**50**	**9000+**	**9.4**	**124.9**					**18.5%**
very stiff		4									
	SS	**5**	**27**	**9000+**	**11.5**						
		6									
		7									
		8									
		9									
	CS	**10**	**44**	**9000+**	**12.8**	**119.8**					**11.6%**
CLAYSTONE		11									
gray											
moderately hard		12									
		13									
		14									
with gypsum crystals	SS	**15**	**33**	**9000+**	**16.6**						
		16									
		17									
		18									
		19									
	CS	**20**	**42**	**9000+**	**18.8**	**109.7**					
BOTTOM OF BORING DEPTH 20'		21									
		22									
		23									
		24									
		25									

Earth Engineering Consultants, LLC

BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

PROJECT NO: 1202083	**LOG OF BORING B-6**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 1 OF 1		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **14'**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING** **11'**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
VEGETATION AND TOPSOIL		1									
		2									
LEAN CLAY (CL)											
brown	SS	3	**10**	**7000**	**20.8**						
very stiff		4									
			water soluble sulfate content = 1.95%								
	CS	**5**	**11**	**8500**	**14.6**	**112.0**	**40**	**17**	**90.8**	**3000 PSF**	**3.1%**
		6									
		7									
		8									
CLAYSTONE/SANDSTONE		9									
brown/gray/rust											
moderately hard / poorly cemented	SS	**10**	**50**	**7000**	**14.1**						
		11									
		12									
		13									
		14									
	CS	**15**	**50/8"**	**7500**	**12.9**	**120.1**					
		16									
		17									
		18									
		19									
	SS	**20**	**50/2"**		**21.0**						
BOTTOM OF BORING DEPTH 20.5'		21									
		22									
		23									
		24									
		25									

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BEEN RV PARK

3647 ROAD 19, WELD COUNTY, COLORADO

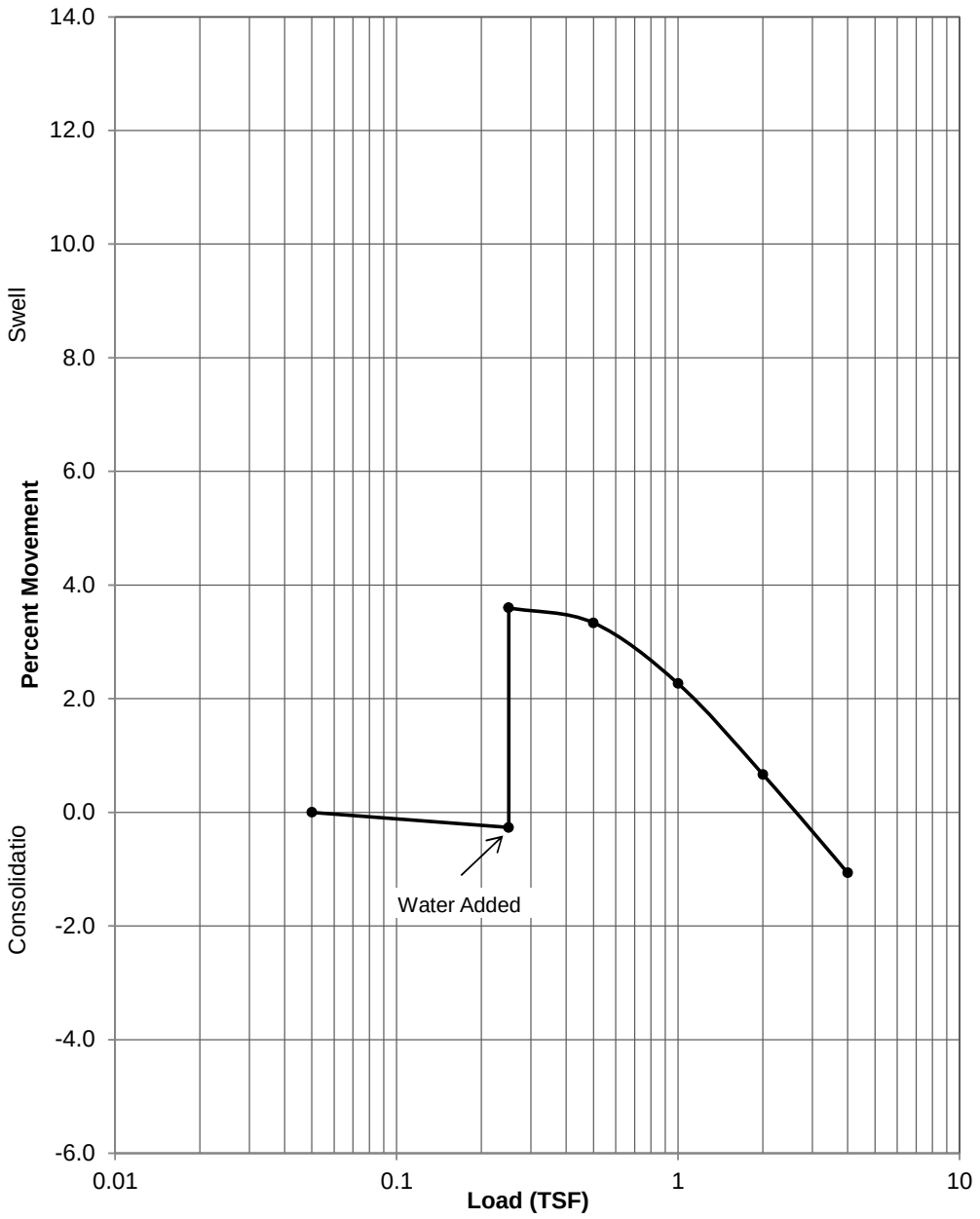
PROJECT NO: 1202083	**LOG OF BORING B-7**		**DATE: NOVEMBER 2020**
RIG TYPE: CME55	SHEET 1 OF 1		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**11/11/2020**	**WHILE DRILLING** **None**
AUGER TYPE: 4" CFA	**FINISH DATE**	**11/11/2020**	**AFTER DRILLING**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
VEGETATION AND TOPSOIL		1									
		2									
LEAN CLAY (CL)											
brown	SS	3	**15**	**8500**	**17.4**						
very stiff											
with calcareous deposits and gypsum crystals		4									
	CS	**5**	**15**	**9000+**	**11.4**						
		6									
		7									
		8									
CLAYSTONE		9									
gray											
soft to moderately hard	SS	**10**	**18**	**7500**	**17.6**						
with gypsum crystals		11									
		12									
		13									
		14									
	CS	**15**	**50**	**9000+**	**16.6**	**115.3**					
		16									
		17									
		18									
		19									
with sandstone lenses	SS	**20**	**34**	**9000+**	**17.3**						
BOTTOM OF BORING DEPTH 20.5'		21									
		22									
		23									
		24									
		25									

Earth Engineering Consultants, LLC

SWELL / CONSOLIDATION TEST RESULTS

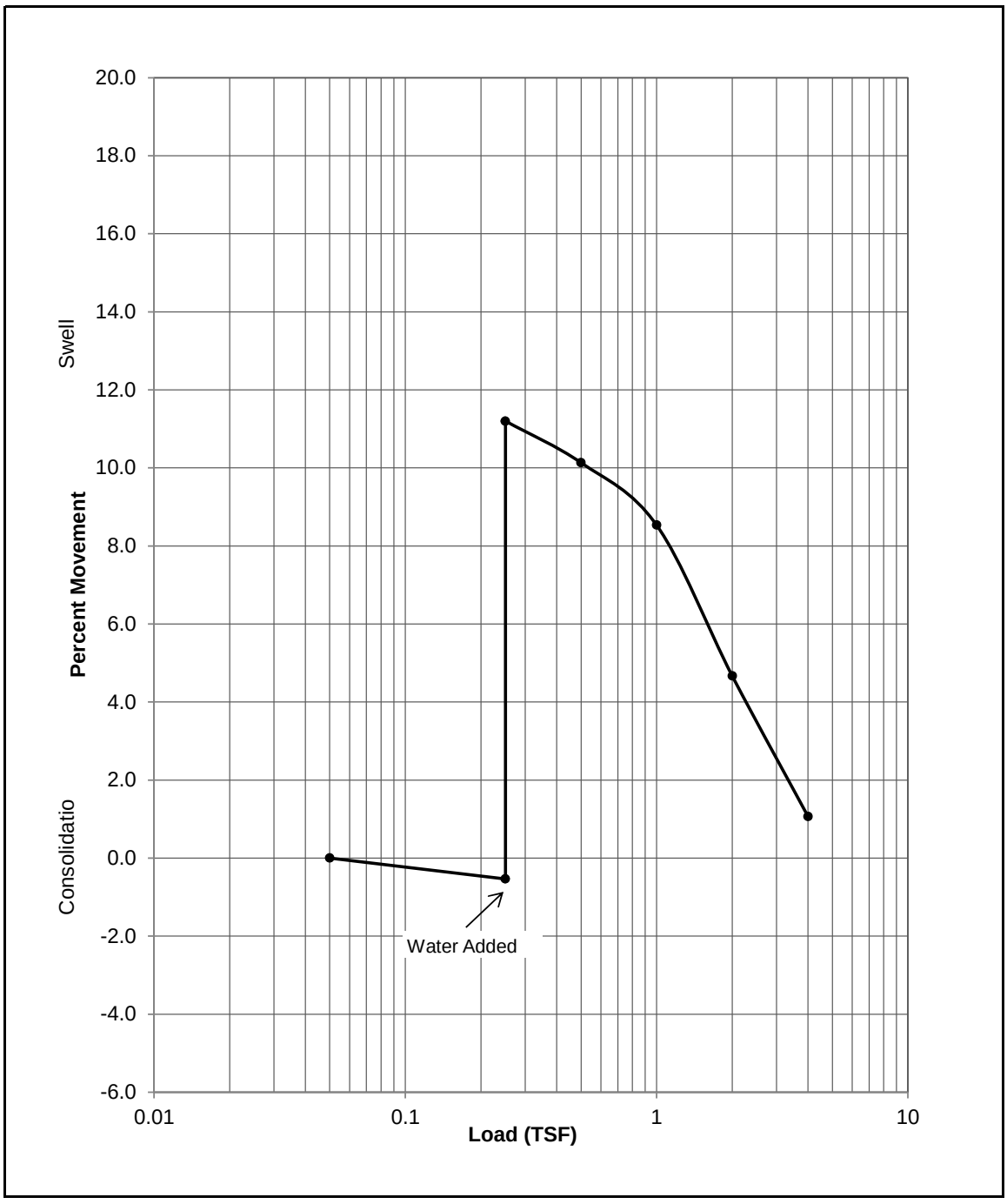
Material Description: Claystone/Sandstone		
Sample Location: Boring 1, Sample 2, Depth 4'		
Liquid Limit: 26	Plasticity Index: 12	% Passing #200: 43.1%
Beginning Moisture: 6.7%	Dry Density: 130.6 pcf	Ending Moisture: 14.2%
Swell Pressure: 6000 psf	% Swell @ 500: 3.9%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

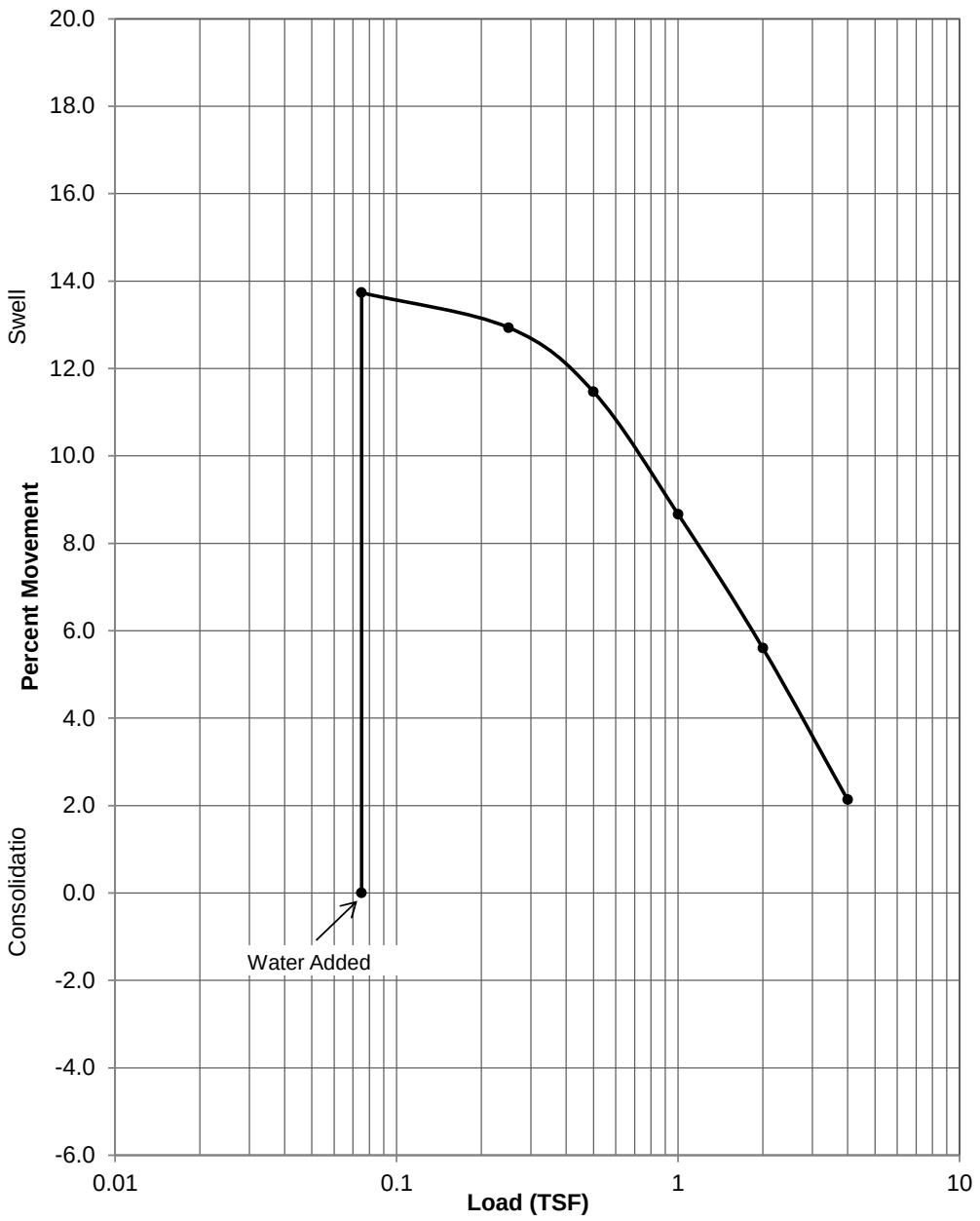
Material Description: Claystone		
Sample Location: Boring 1, Sample 6, Depth 24'		
Liquid Limit: 83	Plasticity Index: 60	% Passing #200: 99.6%
Beginning Moisture: 21.3%	Dry Density: 107.5 pcf	Ending Moisture: 25.6%
Swell Pressure: ~10,000 psf	% Swell @ 500: 11.7%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

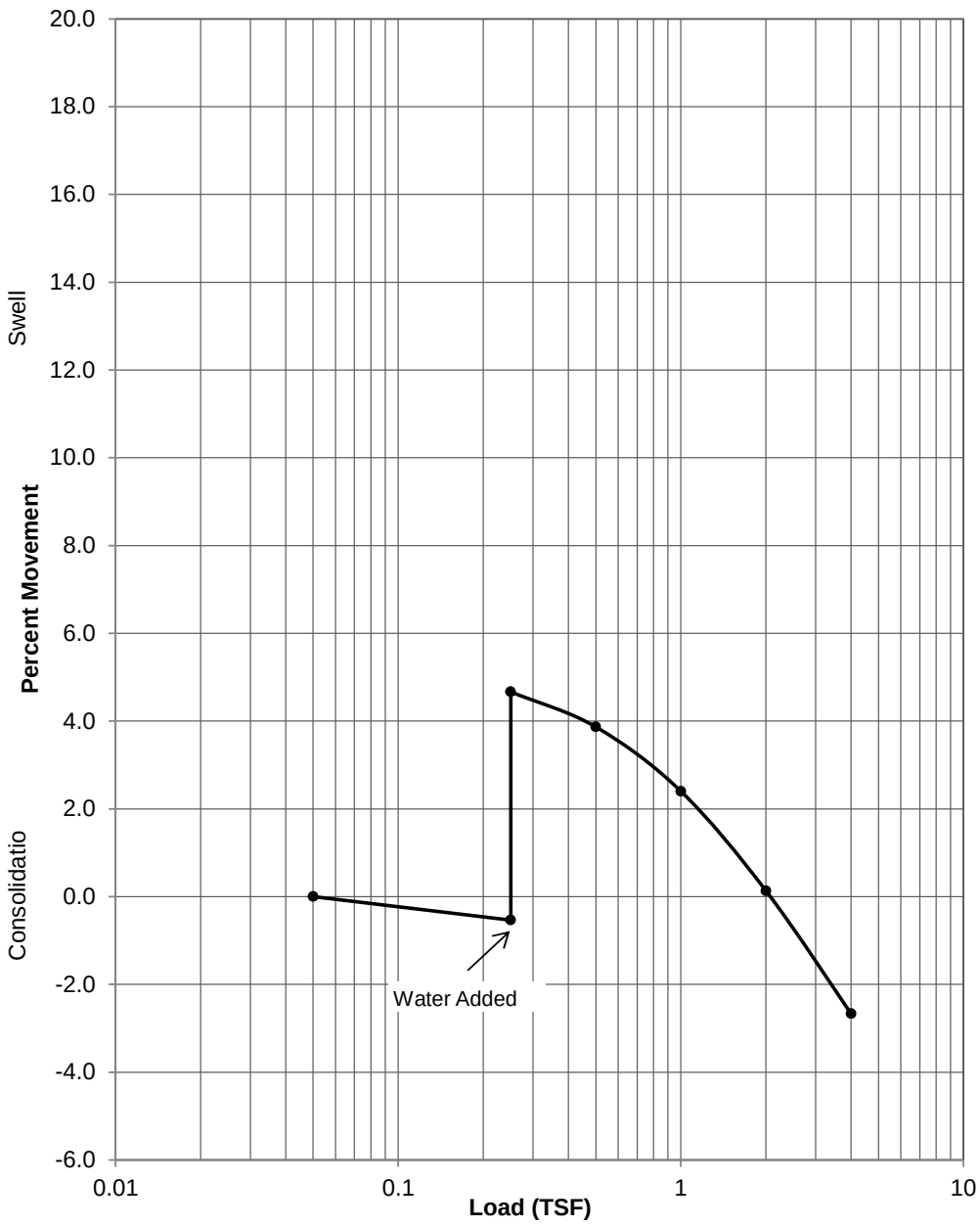
Material Description: Brown Lean Clay		
Sample Location: Boring 2, Sample 1, Depth 2'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 9.2%	Dry Density: 122.9 pcf	Ending Moisture: 15.8%
Swell Pressure: ~12,000 psf	% Swell @ 150: 13.7%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

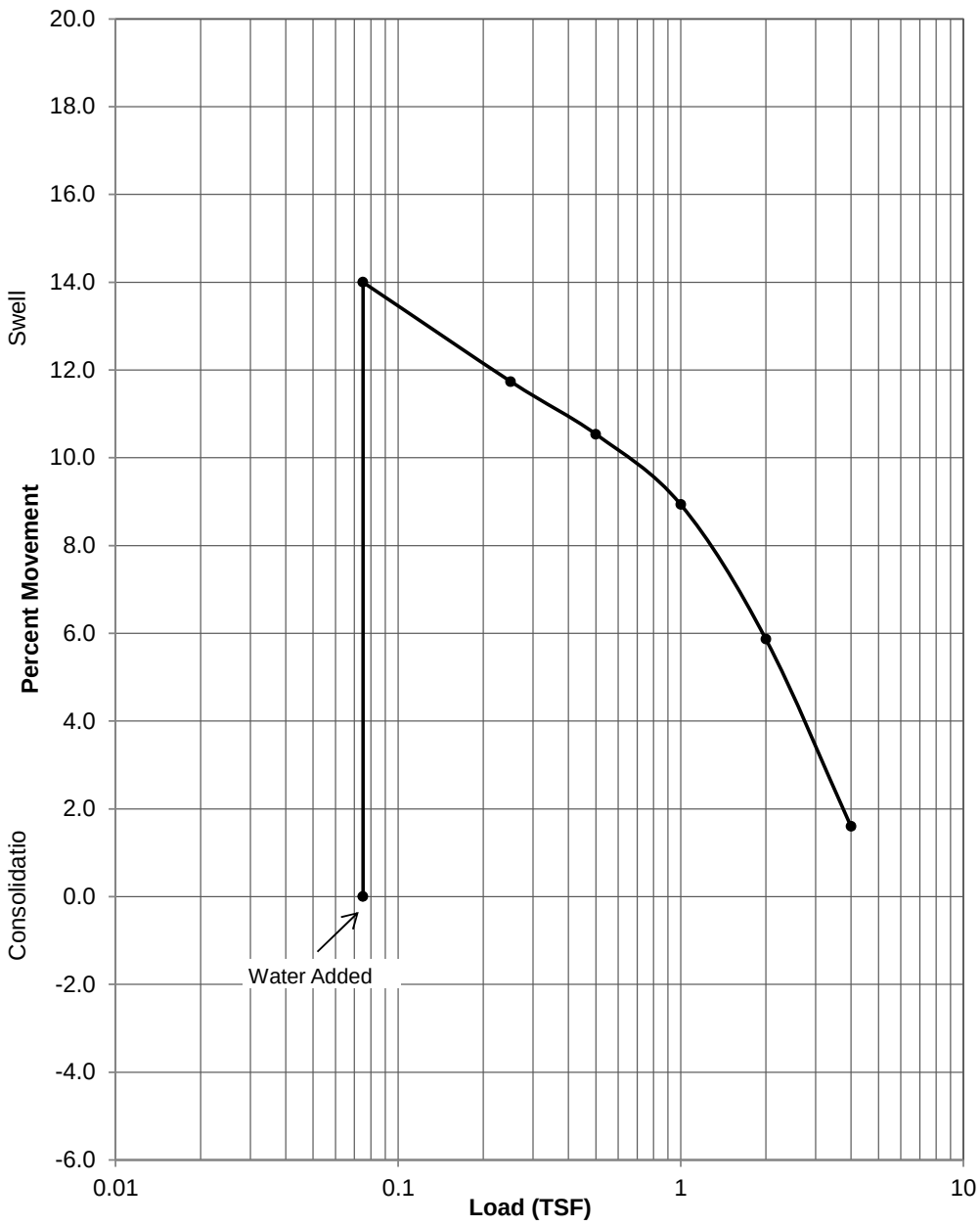
Material Description: Claystone		
Sample Location: Boring 2, Sample 5, Depth 19'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 16.6%	Dry Density: 116.1 pcf	Ending Moisture: 18.2%
Swell Pressure: 4800 psf	% Swell @ 500: 5.2%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

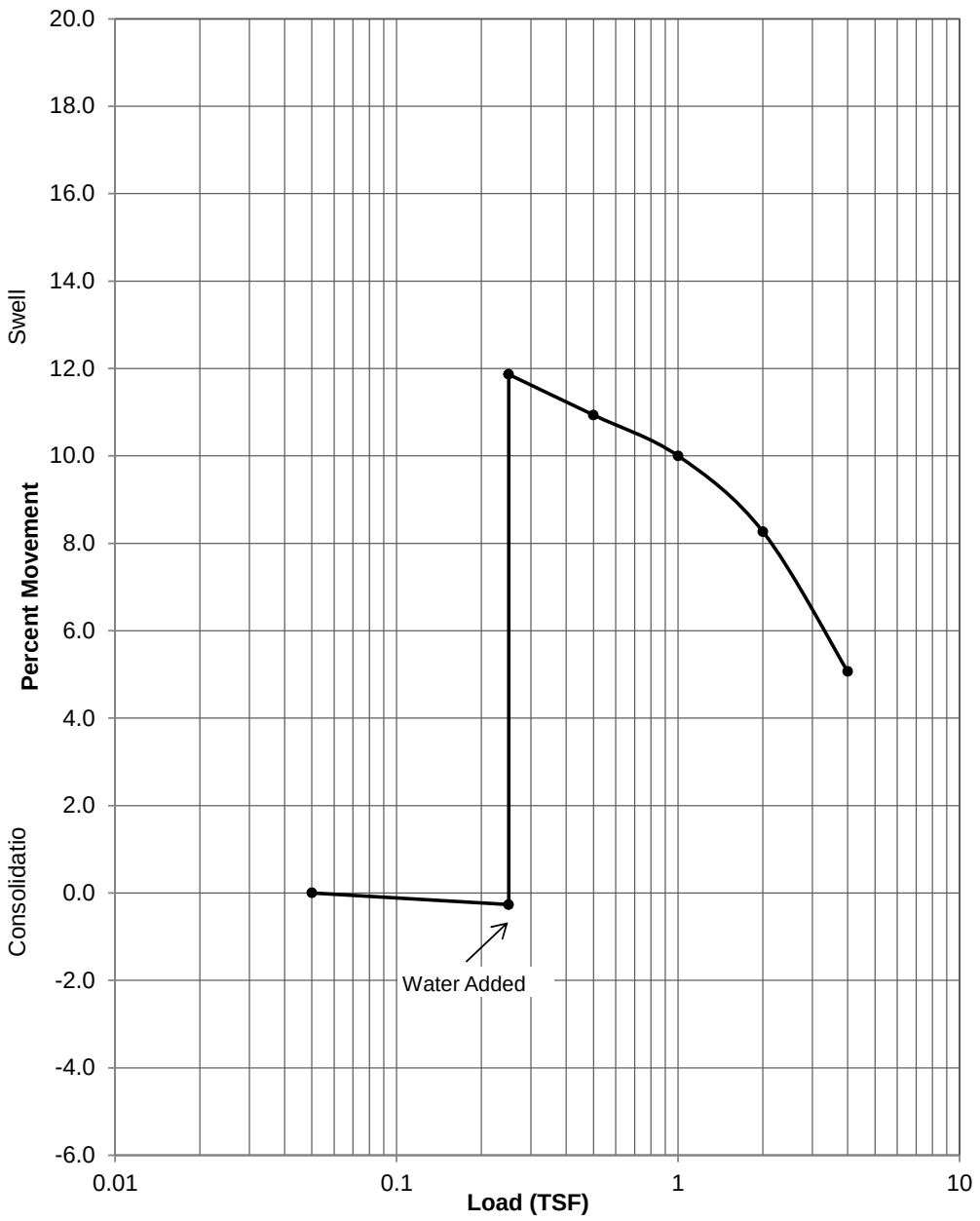
Material Description: Brown Lean Clay		
Sample Location: Boring 3, Sample 1, Depth 2'		
Liquid Limit: 47	Plasticity Index: 32	% Passing #200: 89.6%
Beginning Moisture: 10.6%	Dry Density: 129 pcf	Ending Moisture: 16.5%
Swell Pressure: ~10,000 psf	% Swell @ 150: 14.0%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

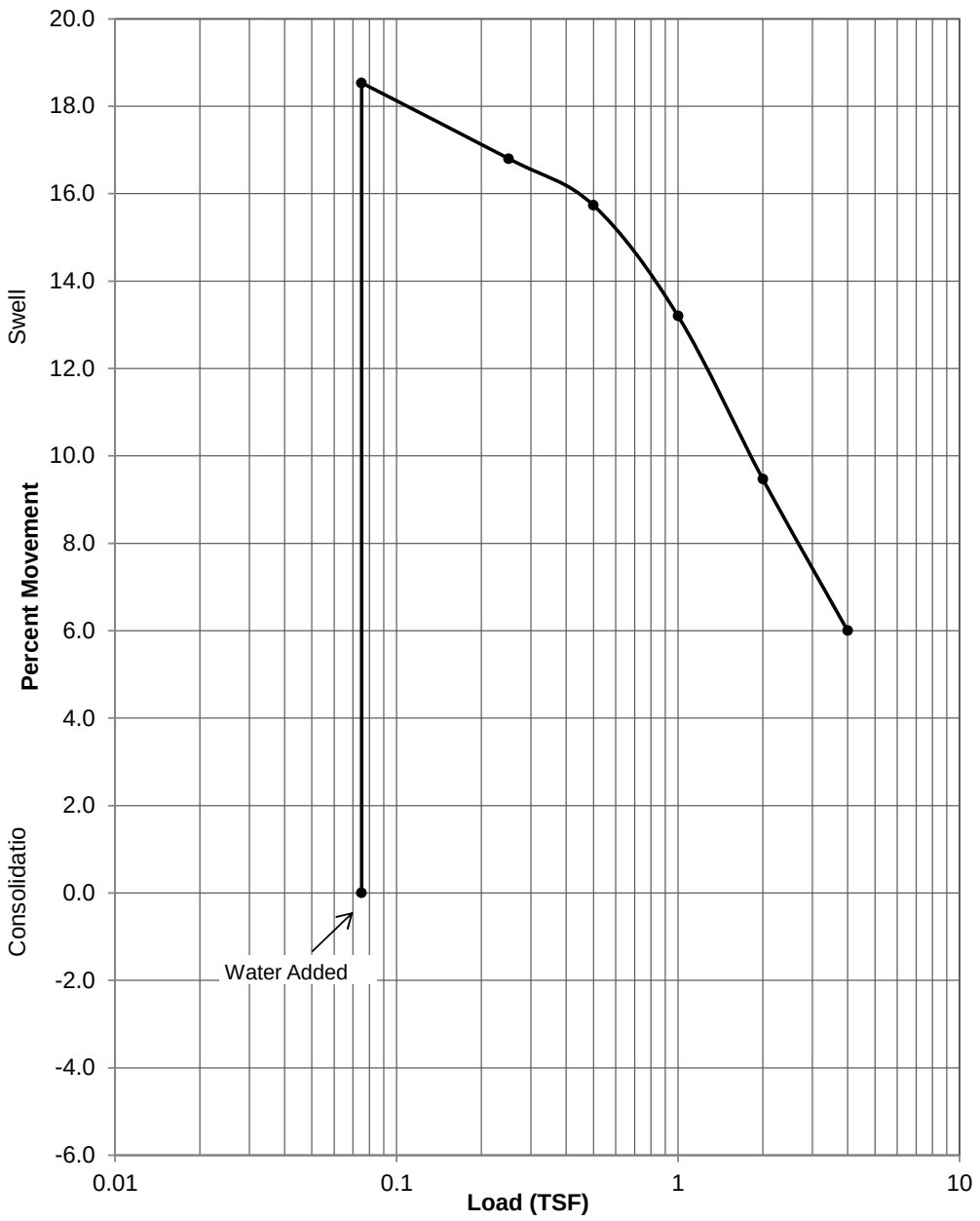
Material Description:	Brown Lean Clay	
Sample Location:	Boring 4, Sample 2, Depth 4'	
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 9.8%	Dry Density: 126.3 pcf	Ending Moisture: 16.1%
Swell Pressure:	% Swell @ 500: 12.1%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

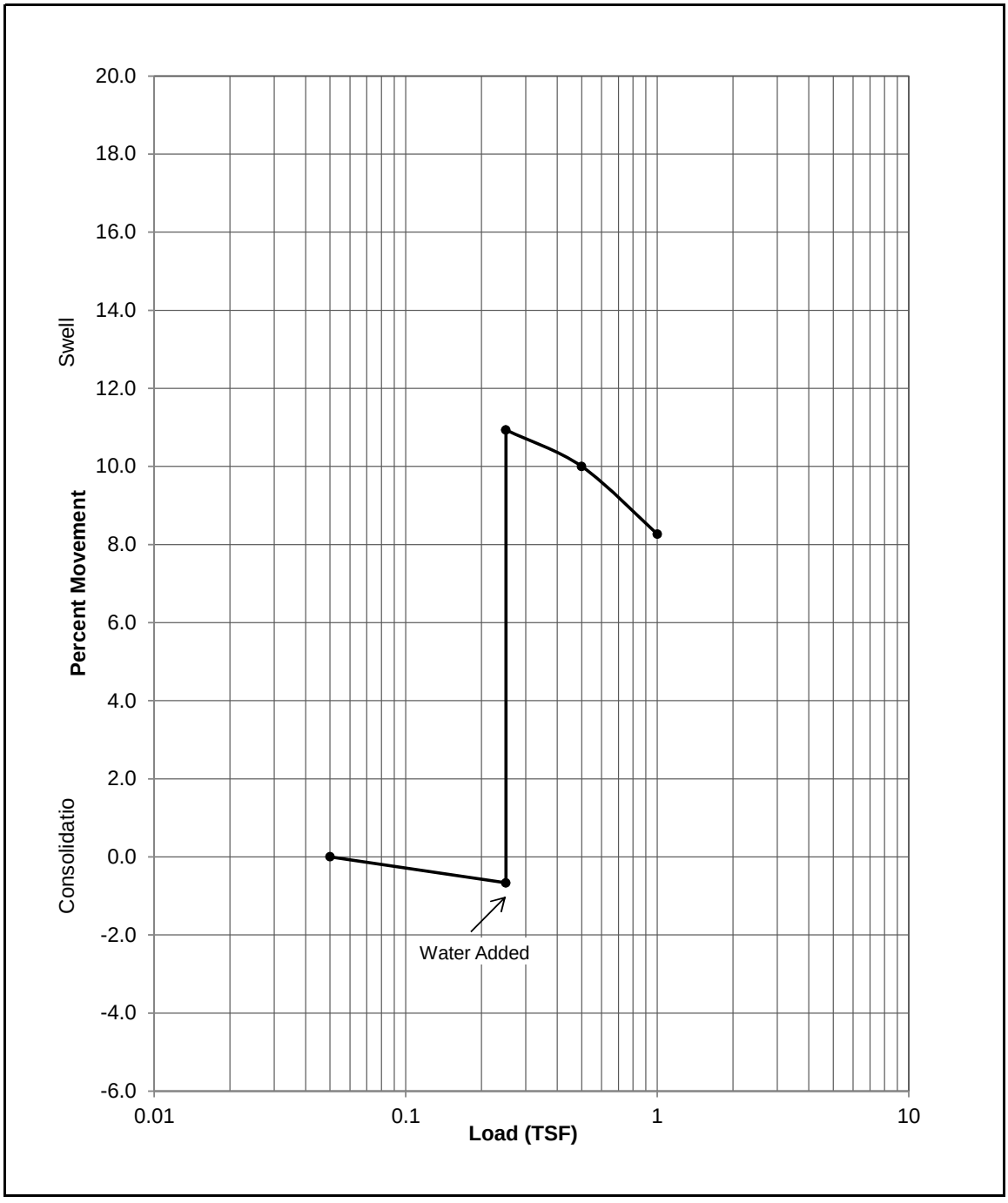
Material Description:	Brown Sandy Clay		
Sample Location:	Boring 5, Sample 1, Depth 2'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -	
Beginning Moisture: 9.4%	Dry Density: 128.8 pcf	Ending Moisture: 19.0%	
Swell Pressure:	% Swell @ 150: 18.5%		



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

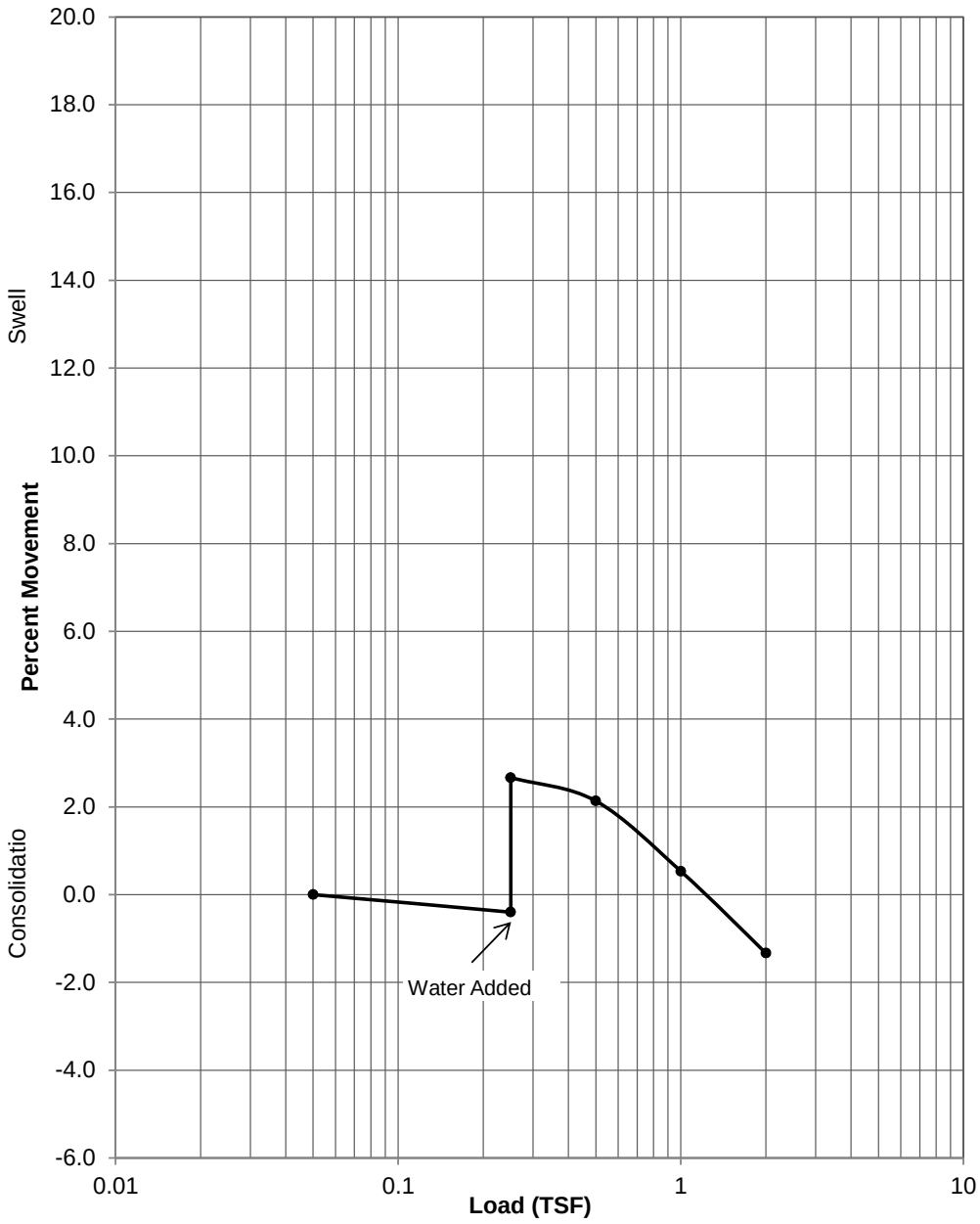
Material Description:	Claystone	
Sample Location:	Boring 5, Sample 3, Depth 9'	
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 12.8%	Dry Density: 120.4 pcf	Ending Moisture: 21.9%
Swell Pressure:	% Swell @ 500: 11.6%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

SWELL / CONSOLIDATION TEST RESULTS

Material Description: Brown Lean Clay		
Sample Location: Boring 6, Sample 2, Depth 4'		
Liquid Limit: 40	Plasticity Index: 17	% Passing #200: 90.8%
Beginning Moisture: 14.6%	Dry Density: 112 pcf	Ending Moisture: 21.2%
Swell Pressure: 3000 psf	% Swell @ 500: 3.1%	



Project: Been RV Park
Location: Weld County, Colorado
Project #: 1202083
Date: November 2020

APPENDIX B

NOAA Atlas Rainfall / WEC Rational Method Runoff Calculations

NOAA Atlas 14, Volume 8, Version 2
Location name: Fort Lupton, Colorado, USA*
Latitude: 40.0537°, Longitude: -104.8887°
Elevation: 5039.15 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.227** (0.175-0.295)	**0.277** (0.213-0.361)	**0.373** (0.286-0.487)	**0.466** (0.355-0.612)	**0.614** (0.463-0.862)	**0.744** (0.544-1.05)	**0.888** (0.627-1.28)	**1.05** (0.711-1.56)	**1.28** (0.837-1.95)	**1.47** (0.932-2.25)
10-min	**0.333** (0.256-0.433)	**0.406** (0.312-0.528)	**0.547** (0.418-0.714)	**0.683** (0.520-0.896)	**0.900** (0.678-1.26)	**1.09** (0.797-1.54)	**1.30** (0.919-1.88)	**1.53** (1.04-2.28)	**1.87** (1.23-2.86)	**2.16** (1.36-3.30)
15-min	**0.406** (0.312-0.528)	**0.495** (0.380-0.644)	**0.667** (0.510-0.870)	**0.833** (0.634-1.09)	**1.10** (0.826-1.54)	**1.33** (0.971-1.88)	**1.59** (1.12-2.29)	**1.87** (1.27-2.78)	**2.29** (1.49-3.49)	**2.63** (1.66-4.02)
30-min	**0.556** (0.427-0.723)	**0.675** (0.518-0.879)	**0.904** (0.692-1.18)	**1.13** (0.859-1.48)	**1.49** (1.12-2.08)	**1.80** (1.32-2.54)	**2.15** (1.52-3.11)	**2.53** (1.72-3.77)	**3.10** (2.03-4.73)	**3.57** (2.26-5.46)
60-min	**0.678** (0.521-0.881)	**0.824** (0.633-1.07)	**1.11** (0.848-1.45)	**1.38** (1.05-1.81)	**1.82** (1.37-2.56)	**2.21** (1.62-3.12)	**2.64** (1.87-3.82)	**3.12** (2.12-4.63)	**3.82** (2.50-5.82)	**4.39** (2.78-6.72)
2-hr	**0.800** (0.621-1.03)	**0.974** (0.756-1.25)	**1.31** (1.01-1.69)	**1.64** (1.26-2.12)	**2.16** (1.65-3.00)	**2.62** (1.94-3.66)	**3.13** (2.24-4.48)	**3.70** (2.54-5.43)	**4.53** (3.00-6.82)	**5.22** (3.34-7.88)
3-hr	**0.864** (0.676-1.10)	**1.05** (0.821-1.34)	**1.41** (1.10-1.81)	**1.76** (1.37-2.27)	**2.32** (1.78-3.20)	**2.82** (2.09-3.90)	**3.36** (2.42-4.76)	**3.97** (2.74-5.77)	**4.85** (3.23-7.25)	**5.59** (3.60-8.36)
6-hr	**1.02** (0.810-1.29)	**1.23** (0.972-1.56)	**1.63** (1.28-2.06)	**2.01** (1.57-2.56)	**2.62** (2.03-3.55)	**3.15** (2.37-4.31)	**3.75** (2.72-5.23)	**4.40** (3.07-6.31)	**5.36** (3.60-7.88)	**6.15** (4.00-9.07)
12-hr	**1.27** (1.01-1.58)	**1.50** (1.19-1.87)	**1.93** (1.53-2.41)	**2.34** (1.85-2.94)	**2.98** (2.33-3.97)	**3.54** (2.69-4.76)	**4.16** (3.05-5.72)	**4.84** (3.42-6.84)	**5.84** (3.96-8.45)	**6.65** (4.37-9.67)
24-hr	**1.52** (1.23-1.87)	**1.81** (1.46-2.23)	**2.32** (1.86-2.86)	**2.78** (2.23-3.45)	**3.48** (2.73-4.54)	**4.07** (3.11-5.36)	**4.70** (3.47-6.33)	**5.38** (3.82-7.44)	**6.34** (4.34-9.01)	**7.12** (4.73-10.2)
2-day	**1.73** (1.41-2.11)	**2.11** (1.72-2.57)	**2.75** (2.23-3.35)	**3.29** (2.66-4.03)	**4.06** (3.19-5.17)	**4.68** (3.59-6.02)	**5.31** (3.95-7.00)	**5.96** (4.26-8.08)	**6.86** (4.73-9.55)	**7.55** (5.08-10.7)
3-day	**1.89** (1.55-2.28)	**2.27** (1.87-2.75)	**2.92** (2.39-3.54)	**3.48** (2.83-4.23)	**4.26** (3.37-5.37)	**4.88** (3.77-6.24)	**5.52** (4.13-7.23)	**6.18** (4.45-8.31)	**7.09** (4.92-9.79)	**7.79** (5.27-10.9)
4-day	**2.02** (1.67-2.42)	**2.40** (1.98-2.88)	**3.04** (2.50-3.67)	**3.59** (2.94-4.35)	**4.38** (3.48-5.49)	**5.01** (3.89-6.36)	**5.65** (4.25-7.35)	**6.32** (4.57-8.45)	**7.24** (5.05-9.94)	**7.96** (5.41-11.1)
7-day	**2.31** (1.93-2.75)	**2.70** (2.25-3.22)	**3.36** (2.79-4.01)	**3.92** (3.24-4.70)	**4.72** (3.79-5.86)	**5.36** (4.20-6.73)	**6.02** (4.57-7.74)	**6.70** (4.89-8.84)	**7.63** (5.37-10.3)	**8.36** (5.73-11.5)
10-day	**2.56** (2.15-3.03)	**2.97** (2.49-3.51)	**3.66** (3.05-4.33)	**4.24** (3.52-5.04)	**5.06** (4.08-6.22)	**5.71** (4.50-7.11)	**6.37** (4.86-8.12)	**7.05** (5.18-9.23)	**7.99** (5.65-10.7)	**8.71** (6.01-11.9)
20-day	**3.28** (2.79-3.83)	**3.75** (3.18-4.38)	**4.52** (3.82-5.29)	**5.17** (4.34-6.07)	**6.06** (4.93-7.32)	**6.75** (5.38-8.27)	**7.45** (5.75-9.34)	**8.16** (6.05-10.5)	**9.11** (6.51-12.0)	**9.83** (6.86-13.2)
30-day	**3.85** (3.29-4.46)	**4.39** (3.75-5.09)	**5.26** (4.48-6.11)	**5.98** (5.06-6.98)	**6.97** (5.70-8.33)	**7.72** (6.19-9.36)	**8.47** (6.57-10.5)	**9.22** (6.88-11.7)	**10.2** (7.34-13.3)	**10.9** (7.69-14.6)
45-day	**4.54** (3.88-5.21)	**5.18** (4.46-5.96)	**6.22** (5.33-7.17)	**7.06** (6.02-8.17)	**8.20** (6.75-9.71)	**9.05** (7.30-10.9)	**9.88** (7.72-12.1)	**10.7** (8.04-13.5)	**11.8** (8.52-15.2)	**12.6** (8.89-16.5)
60-day	**5.10** (4.41-5.82)	**5.85** (5.05-6.69)	**7.05** (6.07-8.08)	**8.02** (6.87-9.23)	**9.31** (7.69-10.9)	**10.3** (8.31-12.2)	**11.2** (8.77-13.6)	**12.1** (9.11-15.1)	**13.2** (9.62-17.0)	**14.1** (10.0-18.4)

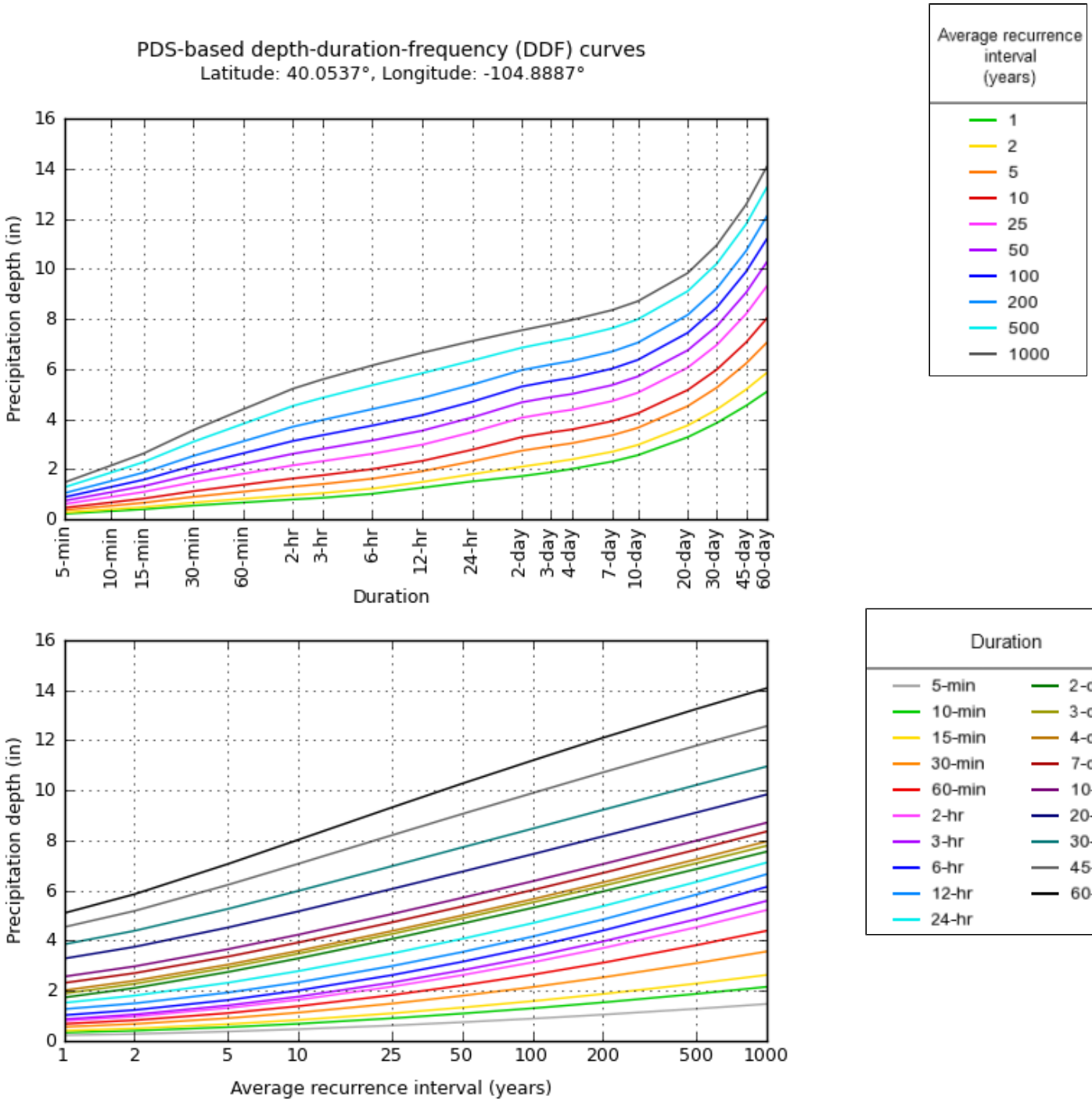
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at

upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
Please refer to NOAA Atlas 14 document for more information.

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PF graphical



NOAA Atlas 14, Volume 8, Version 2

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Maps & aerials

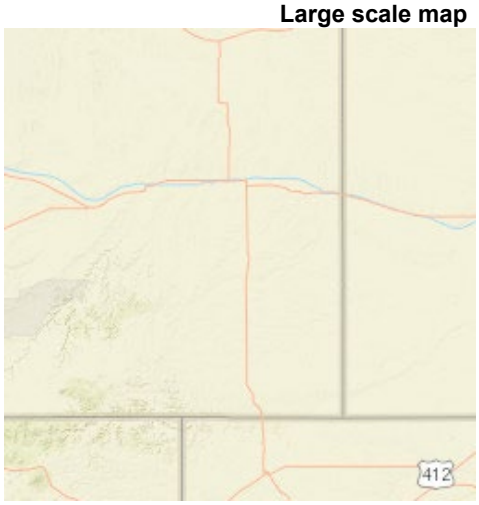
Small scale terrain



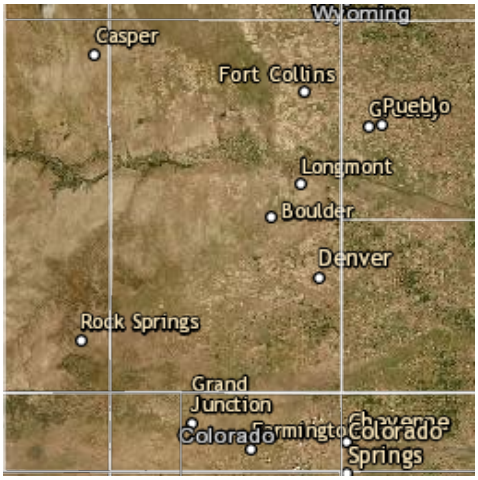
Large scale terrain



Large scale map



Large scale aerial



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Disclaimer

Historic Runoff Table - Been RV Park							
BASIN	Impervious	C-YR	I	A	CIA(YR-historic)	Flow	DESIGN POINT
H							
C_2 (UDFCD 2018)	2.00	0.01	0.94	15.79	0.15	cfs	H
C_5	2.00	0.01	1.25	15.79	0.20	cfs	
C_{10}	2.00	0.07	1.56	15.79	1.72	cfs	
C_{100}	2.00	0.44	2.96	15.79	20.54	cfs	

Been RV Park - Historic Runoff Calcs

10/19/2020

for soils - C_2 C_5 C_{10} C_{100} --> from Table RO-5

**for Ti calculations - only C_5 is used

Ti= (.395*(1.1-C_{yr})*(L^.5)) / (S)^.333
From UDFCD 2018, Equation 6-3

	2	5	10	100
1-Hour Point Rainf	**0.829**	**1.11**	**1.38**	**2.62**

H — **Historic - 2, 5, 10, 100 yr** — **15.786** acres

NRCS Types 100% B

		Length	Slope	C_{yr} - see frequency left	Ti**	Velocity	Tt	Tc	Use Tc	I	A	
2yr				0.01	39.89	1.18	10.92	50.81	50.81	0.94	15.79	**$CIA_{5\ existing}$** 0.15 **cfs**
	initial	500	0.014									
5yr	travel	775	0.014	0.01	39.89	1.18	10.92	50.81	50.81	1.25	15.79	**$CIA_{10\ existing}$** 0.20 **cfs**
		1275										
10yr	Overland flow			0.07	39.89	1.18	10.92	50.81	50.81	1.56	15.79	**$CIA_{10\ existing}$** 1.72 **cfs**
	300 ft max for urban, 500 ft max for rural											
	Remainder carried as travel											
100yr	Cv=	10		0.44	39.89	1.18	10.92	50.81	50.81	2.96	15.79	**$CIA_{100\ existing}$** 20.54 **cfs**

15.786 acres

H	**Undeveloped**	**Gravel**	**Building**	**Concrete**	**Water/Aphalt**	**EFFECTIVE**
NRCS Types 100% B						
Imperviousness %	2	40.00	90.00	100.00	100.00	**2.00**
C2	0.01	0.29	0.74	0.84	0.84	**0.01**
C5	0.01	0.32	0.76	0.86	0.86	**0.01**
C10	0.07	0.38	0.78	0.86	0.86	**0.07**
C100	0.44	0.61	0.84	0.89	0.89	**0.44**
AREA	15.786	0.00	0.00	0.00	0.00	15.79

0.000 acres

H2	**Undeveloped**	**Gravel**	**Building**	**Concrete**	**Water/Aphalt**	**EFFECTIVE**
NRCS Types 100% B						
Imperviousness %	2	40.00	90.00	100.00	100.00	**#DIV/0!**
C2	0.01	0.29	0.74	0.84	0.84	**#DIV/0!**
C5	0.01	0.32	0.76	0.86	0.86	**#DIV/0!**
C10	0.07	0.38	0.78	0.86	0.86	**#DIV/0!**
C100	0.44	0.61	0.84	0.89	0.89	**#DIV/0!**
AREA	0.000	0.00	0.00	0.00	0.00	0.00

TABLE RO-2 (taken from UDFCD Manual - Vol. I)

Type of Land Surface	Conveyance coefficient,
Heavy Meadow	2.5
Tillage/field	5
Short pasture/Lawns	7
Nearly Bare Ground	10.00
Grassed Waterway	15.00
Paved areas and shallow paved swales	20.00

Existing Runoff Table - Been RV Park							
BASIN	Impervious	C-YR	I	A	CIA(YR-existing)	Flow	DESIGN POINT
E							
C_2 (UDFCD 2018)	4.06	0.03	0.99	15.79	0.42	cfs	E1
C_5	4.06	0.03	1.33	15.79	0.57	cfs	
C_{10}	4.06	0.09	1.65	15.79	2.26	cfs	
C_{100}	4.06	0.45	3.14	15.79	22.24	cfs	

Been RV Park - Existing Runoff Calcs

10/19/2020

for soils - C2 C_5 C_{10} C_{100} = from Table RO-5

**for Ti calculations - only C_5 is used

Ti= (.395*(1.1-C_{yr})*($L^{.5}$)) / $(S)^{.333}$
From UDFCD 2018, Equation 6-3

	2	5	10	100
1-Hour Point Rainfall	**0.829**	**1.11**	**1.38**	2.62

2018 UDFCD >>> Tc Check = (26-17i) + [Ltravel / (60*(14i + 9)(So)^.5)]

E — **Existing - 2, 5, 10, 100 yr** — **15.786** acres

NRCS Types 100% B

		Length	Slope	C_{yr} - see frequency left	Ti**	Velocity	Tt	Tc	check	Use Tc	I	A	
2yr				0.03	41.32	1.05	16.18	57.50	46.44	46.44	0.99	15.79	**$CIA_{5\ existing}$** 0.42 **cfs**
	initial	500	0.017										
5yr	travel	1,015	0.007	0.03	41.32	1.05	16.18	57.50	46.44	46.44	1.33	15.79	**$CIA_{5\ existing}$** 0.57 **cfs**
		1515											
10yr	Overland flow			0.09	41.32	1.05	16.18	57.50	46.44	46.44	1.65	15.79	**$CIA_{10\ existing}$** 2.26 **cfs**
	300 ft max for urban, 500 ft max for rural												
	Remainder carried as travel												
100yr		Cv=	12.5	0.45	41.32	1.05	16.18	57.50	46.44	46.44	3.14	15.79	**$CIA_{100\ existing}$** 22.24 **cfs**

15.786 acres

E	**Undeveloped**	**Gravel**	**Building**	**Concrete**	**Water/Asphalt**	
NRCS Types 100% B						**EFFECTIVE**
Imperviousness %	2	40.00	90.00	100.00	100.00	**4.06**
C2	0.01	0.29	0.74	0.84	0.84	**0.03**
C5	0.01	0.32	0.76	0.86	0.86	**0.03**
C10	0.07	0.38	0.78	0.86	0.86	**0.09**
C100	0.44	0.61	0.84	0.89	0.89	**0.45**
AREA	15.262	0.29	0.15	0.08	0.00	15.79

0.000 acres

E2	**Undeveloped**	**Gravel**	**Building**	**Concrete**	**Water/Asphalt**	
NRCS Types 100% B						**EFFECTIVE**
Imperviousness %	2	40.00	90.00	100.00	100.00	**#DIV/0!**
C2	0.01	0.29	0.74	0.84	0.84	**#DIV/0!**
C5	0.01	0.32	0.76	0.86	0.86	**#DIV/0!**
C10	0.07	0.38	0.78	0.86	0.86	**#DIV/0!**
C100	0.44	0.61	0.84	0.89	0.89	**#DIV/0!**
AREA	0.000	0.00	0.00	0.00	0.00	0.00

TABLE RO-2 (taken from UDFCD Manual - Vol. I)

Type of Land Surface	Conveyance coefficient, Cv
Heavy Meadow	2.5
Tillage/field	5
Short pasture/Lawns	7
Nearly Bare Ground	10.00
Grassed Waterway	15.00
Paved areas and shallow paved swales	20.00

Developed Runoff Table - Been RV Park							
BASIN	Impervious	C-YR	I	A	CIA(YR-DEVELOPED)	cfs	DESIGN POINT
LOT 1							
C_2 (UDFCD 2018)	15.24	0.12	1.50	2.15	0.37	cfs	1
C_5	15.24	0.12	2.01	2.15	0.53	cfs	
C_{10}	15.24	0.18	2.49	2.15	0.95	cfs	
C_{100}	15.24	0.50	4.74	2.15	5.10	cfs	
LOT 2							
C_2 (UDFCD 2018)	8.57	0.06	1.44	1.83	0.17	cfs	2
C_5	8.57	0.07	1.93	1.83	0.23	cfs	
C_{10}	8.57	0.12	2.39	1.83	0.54	cfs	
C_{100}	8.57	0.47	4.54	1.83	3.92	cfs	
LOT 3							
C_2 (UDFCD 2018)	38.40	0.29	1.37	10.42	4.11	cfs	3
C_5	38.40	0.31	1.83	10.42	5.95	cfs	
C_{10}	38.40	0.37	2.28	10.42	8.70	cfs	
C_{100}	38.40	0.60	4.33	10.42	27.24	cfs	
LOT 4							
C_2 (UDFCD 2018)	6.64	0.04	1.62	1.08	0.08	cfs	4
C_5	6.64	0.05	2.17	1.08	0.11	cfs	
C_{10}	6.64	0.11	2.69	1.08	0.31	cfs	
C_{100}	6.64	0.46	5.11	1.08	2.55	cfs	

Been RV Park - Developed Runoff Calcs (% Max Bldg-Pavement)

3/9/2021

See below for effective C values as calculated from Table RO-5

**for Ti calculations - only C_5 is used

Ti= (.395*(1.1-C_{yr})*(L^.5)) / (S)^.333
From UDFCD 2018, Equation 6-3

	2	5	10	100
Point Rainfall	**0.829**	**1.11**	**1.38**	**2.62**

2018 UDFCD >>> Tc Check = (26-17i) + [Ltravel / (60*(14i + 9)(So)^.5)]

LOT 1 — **Developed -2, 5, 10, 100 yr** — **2.15** acres — NRCS Types 100% B

		Length	Slope	C_5	Ti	Velocity	Tt	Tc	check	Use Tc	C_{yr} - see above	I	A	
2yr				0.12	27.09	1.81	0.00	27.09	23.41	23.41	0.12	1.50	2.15	**CIA_5 developed** 0.37 **cfs**
	initial	375	0.021											
5yr	travel	0	0.021	0.12	27.09	1.81	0.00	27.09	23.41	23.41	0.12	2.01	2.15	**CIA_5 developed** 0.53 **cfs**
		375	0.021											
10yr	Overland flow			0.12	27.09	1.81	0.00	27.09	23.41	23.41	0.18	2.49	2.15	**CIA_{10} developed** 0.95 **cfs**
	300 ft max for urban, 500 ft max for rural													
	Remainder carried as travel													
100yr	Cv=	12.50		0.12	27.09	1.81	0.00	27.09	23.41	23.41	0.50	4.74	2.15	**CIA_{100} developed** 5.10 **cfs**

LOT 2 — **Developed -2, 5, 10, 100 yr** — **1.83** acres — NRCS Types 100% B

		Length	Slope	C_5	Ti	Velocity	Tt	Tc	check	Use Tc	C_{yr} - see above	I	A	
2yr				0.07	36.98	1.53	0.54	37.52	25.21	25.21	0.06	1.44	1.83	**CIA_5 developed** 0.17 **cfs**
	initial	500	0.015											
5yr	travel	50	0.015	0.07	36.98	1.53	0.54	37.52	25.21	25.21	0.07	1.93	1.83	**CIA_5 developed** 0.23 **cfs**
		550	0.015											
10yr	Overland flow			0.07	36.98	1.53	0.54	37.52	25.21	25.21	0.12	2.39	1.83	**CIA_{10} developed** 0.54 **cfs**
	300 ft max for urban, 500 ft max for rural													
	Remainder carried as travel													
100yr	Cv=	12.50		0.07	36.98	1.53	0.54	37.52	25.21	25.21	0.47	4.54	1.83	**CIA_{100} developed** 3.92 **cfs**

LOT 3 — **Developed -2, 5, 10, 100 yr** — **10.42** acres — NRCS Types 100% B

		Length	Slope	C_5	Ti	Velocity	Tt	Tc	check	Use Tc	C_{yr} - see above	I	A	
2yr				0.31	17.69	1.70	9.75	27.45	31.01	27.45	0.29	1.37	10.42	**CIA_5 developed** 4.11 **cfs**
	initial	140	0.008											
5yr	travel	995	0.010	0.31	17.69	1.70	9.75	27.45	31.01	27.45	0.31	1.83	10.42	**CIA_5 developed** 5.95 **cfs**
		1,135	0.010											
10yr	Overland flow			0.31	17.69	1.70	9.75	27.45	31.01	27.45	0.37	2.28	10.42	**CIA_{10} developed** 8.70 **cfs**
	300 ft max for urban, 500 ft max for rural													
	Remainder carried as travel													
100yr	Cv=	17.00		0.31	17.69	1.70	9.75	27.45	31.01	27.45	0.60	4.33	10.42	**CIA_{100} developed** 27.24 **cfs**

LOT 4 — **Developed -2, 5, 10, 100 yr** — **1.08** acres — NRCS Types 100% B

		Length	Slope	C_5	Ti	Velocity	Tt	Tc	check	Use Tc	C_{yr} - see above	I	A	
2yr				0.05	20.33	1.98	0.00	20.33	24.87	20.33	0.04	1.62	1.08	**CIA_5 developed** 0.08 **cfs**
	initial	205	0.025											
5yr	travel	0	0.025	0.05	20.33	1.98	0.00	20.33	24.87	20.33	0.05	2.17	1.08	**CIA_5 developed** 0.11 **cfs**
		205	0.025											
10yr	Overland flow			0.05	20.33	1.98	0.00	20.33	24.87	20.33	0.11	2.69	1.08	**CIA_{10} developed** 0.31 **cfs**
	300 ft max for urban, 500 ft max for rural													
	Remainder carried as travel													
100yr	Cv=	12.50		0.05	20.33	1.98	0.00	20.33	24.87	20.33	0.46	5.11	1.08	**CIA_{100} developed** 2.55 **cfs**

LOT 1	TOTAL AREA	Landscaping	2.153 acres Gravel	Building	Concrete	Water/ Asphalt	
NRCS Types 100% B							EFFECTIVE
I	2	40.00	90.00	100.00	100.00		**15.24**
C2	0.01	0.29	0.74	0.84	0.84		**0.12**
C5	0.01	0.32	0.76	0.86	0.86		**0.12**
C10	0.07	0.38	0.78	0.86	0.86		**0.18**
C100	0.44	0.61	0.84	0.89	0.89		**0.50**
AREA	1.67	0.29	0.11	0.08	0.00		2.153

LOT 2	TOTAL AREA	Landscaping	1.834 acres Gravel	Building	Concrete	Water/ Asphalt	
NRCS Types 100% B							EFFECTIVE
I	2	40.00	90.00	100.00	100.00		**8.57**
C2	0.01	0.29	0.74	0.84	0.84		**0.06**
C5	0.01	0.32	0.76	0.86	0.86		**0.07**
C10	0.07	0.38	0.78	0.86	0.86		**0.12**
C100	0.44	0.61	0.84	0.89	0.89		**0.47**
AREA	1.70	0.00	0.14	0.00	0.00		1.834

LOT 3	TOTAL AREA	Landscaping	10.418 acres Gravel	Building	Concrete	Water/ Asphalt	
NRCS Types 100% B							EFFECTIVE
I	2	40.00	90.00	100.00	100.00		**38.40**
C2	0.01	0.29	0.74	0.84	0.84		**0.29**
C5	0.01	0.32	0.76	0.86	0.86		**0.31**
C10	0.07	0.38	0.78	0.86	0.86		**0.37**
C100	0.44	0.61	0.84	0.89	0.89		**0.60**
AREA	1.89	7.59	0.07	0.44	0.42		10.418

LOT 4	TOTAL AREA	Landscaping	1.085 acres Gravel	Building	Concrete	Water/ Asphalt	
NRCS Types 100% B							EFFECTIVE
I	2	40.00	90.00	100.00	100.00		**6.64**
C2	0.01	0.29	0.74	0.84	0.84		**0.04**
C5	0.01	0.32	0.76	0.86	0.86		**0.05**
C10	0.07	0.38	0.78	0.86	0.86		**0.11**
C100	0.44	0.61	0.84	0.89	0.89		**0.46**
AREA	0.95	0.13	0.00	0.00	0.00		1.085

TABLE RO-2 (taken from UDFCD Manual - Vol. I)	
Type of Land Surface	Conveyance coefficient, Cv
Heavy Meadow	2.5
Tillage/field	5
Short pasture/Lawns	7
Nearly Bare Ground	10.00
Grassed Waterway	15.00
Paved areas and shallow paved swales	20.00

APPENDIX C

Empirical Detention Calculations / Design Pond Volume / MHFD Detention Calculations / Forebay Design / Pipe & Channel Capacities

REQUIRED DETENTION (FULL SPECTRUM EMPIRICAL for COMPARISON)

UDFCD 2018 VOL 1 thru 3

IN ACCORDANCE WITH UDFCD, THE EFFECTIVE IMPERVIOUSNESS OF THE TOTAL AREA IS USED TO CALCULATE WQCV, EURV, & 100YR VOL IN LIEU OF THE SUMMATION OF EACH BASIN
(CORRECT VALUE INDICATED BY AN ARROW)

WATER QUALITY CALCULATIONS

from Figure EDB-2, 40 hr drain @ I, WQCV= noted below

BASIN	Actual I	Used Herein I	A acres	WQCV (in/watershed)	WQCV DEPTH in (FIG 3-1)	WQCV OTHER (in/watershed)	WQCV acre ft	
LOT 1	15.24	16.00	2.15	0.10	0.43	0.10	0.018	
LOT 2	8.57	9.00	1.83	0.06	0.43	0.06	0.009	
LOT 3	38.40	39.00	10.42	0.18	0.43	0.18	0.154	
LOT 4	6.64	7.00	1.08	0.05	0.43	0.05	0.004	
TOTAL	**29.43**	**30.01**	**15.49**	0.39	0.43	0.39	0.185	
				0.15	**0.43**	**0.15**	**0.196**	**WQCV (ZONE 1)** ←

EXCESS URBAN RUNOFF VOLUME (EURV)

BASIN	Actual I	Used Herein I	A acres	NCS SOIL TYPE %	$EURV_A$ (in/watershed)	$EURV_B$ (in/watershed)	$EURV_C$ (in/watershed)	WEIGHTED AVE. EURV (in/watershed)	EURV** acre ft	
LOT 1	15.24	16.00	2.15	100% B	0.16	0.19	0.17	0.19	0.034	
LOT 2	8.57	9.00	1.83	100% B	0.08	0.10	0.09	0.10	0.015	
LOT 3	38.40	39.00	10.42	100% B	0.50	0.49	0.43	0.49	0.427	
LOT 4	6.64	7.00	1.08	100% B	0.06	0.08	0.07	0.08	0.007	
TOTAL	**29.43**	**30.01**	**15.49**	**100% B**	0.80	0.86	0.76	0.86	0.483	
					0.36	**0.37**	**0.33**	**0.37**	**0.478**	→ **EURV**
									0.283	→ **ZONE 2**

100YR VOLUME

BASIN	Actual I	Used Herein I	A acres	1hr Rainfall Depth in	NCS SOIL TYPE %	V_{100} (in/watershed)	V_{100} acre ft	
LOT 1	15.24	16.00	2.15	2.62	100% B	0.58	0.104	
LOT 2	8.57	9.00	1.83	2.62	100% B	0.44	0.067	
LOT 3	38.40	39.00	10.42	2.62	100% B	0.98	0.853	
LOT 4	6.64	7.00	1.08	2.62	100% B	0.39	0.035	
TOTAL	**29.43**	**30.01**	**15.49**	**2.62**	**100% B**	2.39	1.059	
						0.70	**0.905**	**100YR VOL** ←
							0.427	**ZONE 3** ←

FOREBAY CALCS

FOREBAY	BASINS	A acres	WQCV cubic feet	Min Reqd Vol % of WQCV	Min Reqd Vol cubic feet	Max Depth (in)	Forebay Dimensions	Forebay Volume (ft^3)	Release Rate 2% of Dev Q (cfs)	Weir Width (in)
S	L1, 2/3L3	9.13	5,255.6	2%	105.1	12	10' *10'	100	0.48	3.8"
N	L2, 1/3L3, L4	6.36	2,811.9	2%	56.2	12	8' * 9'	72	0.32	3.2"
TOTAL		**15.49**	**8,067.55**		**161.35**			**172.00**	**0.80**	

DETENTION POND - LOT BUILDOUT Imp = 40.0 %
100 YEAR DETENTION VOLUME - WATER SURFACE
ESTIMATED POND (TYPICAL) VOLUME vs ELEVATION

MODELED IMPERVIOUSNESS	**40.0%**			
POND OUTLET INVERT			**5008.70**	**ELEVATION**
WQCV:	**8,518.3**	**ft^3**	**5034.65**	**ELEVATION**
REQUIRED EURV:	**20,841.5**	**ft^3**	**5035.52**	**ELEVATION**
REQUIRED 100 yr per EURV:	**39,426.3**	**ft^3**	**5036.65**	**ELEVATION**
Avail Vol @ Emer Overflow:	**45,442.4**	**ft^3**	**5037.00**	**ELEVATION**
DESIGN 100 yr RELEASE POND A			**1.79**	**CFS**

43560

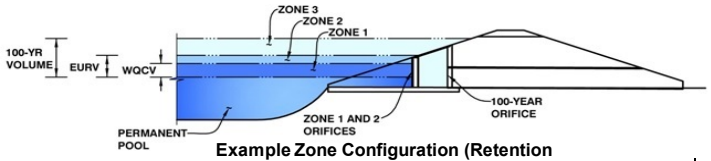
ELEV	AREA	t	VOL	ACCUM	ACUM (ac-ft)
5,034.00	12,038.5				
		1.00	13,032.2	13,032.2	0.30
5,035.00	14,051.8				
		1.00	15,109.9	28,142.0	0.65
5,036.00	16,193.2				
		1.00	17,300.4	45,442.4	1.04
5,037.00	18,431.7				

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.03 (May 2020)

Project: BEEN RV PARK

Basin ID: DETENTION POND A



Example Zone Configuration (Retention

Watershed Information

Selected BMP Type =	**EDB**	
Watershed Area =	15.50	acres
Watershed Length =	1,200	ft
Watershed Length to Centroid =	600	ft
Watershed Slope =	0.010	ft/ft
Watershed Imperviousness =	30.00%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.232	acre-feet	0.232	acre-feet
Excess Urban Runoff Volume (EURV) =	0.651	acre-feet	0.651	acre-feet
2-yr Runoff Volume (P1 = 0.83 in.) =	0.245	acre-feet	0.83	inches
5-yr Runoff Volume (P1 = 1.11 in.) =	0.382	acre-feet	1.11	inches
10-yr Runoff Volume (P1 = 1.38 in.) =	0.635	acre-feet	1.38	inches
25-yr Runoff Volume (P1 = 1.82 in.) =	1.254	acre-feet	1.82	inches
50-yr Runoff Volume (P1 = 2.21 in.) =	1.744	acre-feet	2.21	inches
100-yr Runoff Volume (P1 = 2.62 in.) =	2.347	acre-feet	2.62	inches
500-yr Runoff Volume (P1 = 3.82 in.) =	3.939	acre-feet	3.82	inches
Approximate 2-yr Detention Volume =	0.238	acre-feet		
Approximate 5-yr Detention Volume =	0.362	acre-feet		
Approximate 10-yr Detention Volume =	0.562	acre-feet		
Approximate 25-yr Detention Volume =	0.752	acre-feet		
Approximate 50-yr Detention Volume =	0.855	acre-feet		
Approximate 100-yr Detention Volume =	1.070	acre-feet		

Define Zones and Basin Geometry

Zone 1 Volume (WQCV) =	0.232	acre-feet
Zone 2 Volume (EURV - Zone 1) =	0.419	acre-feet
Zone 3 Volume (100-year - Zones 1 & 2) =	0.419	acre-feet
Total Detention Basin Volume =	1.070	acre-feet
Initial Surcharge Volume (ISV) =	user	ft^3
Initial Surcharge Depth (ISD) =	user	ft
Total Available Detention Depth (H_{total}) =	user	ft
Depth of Trickle Channel (H_{TC}) =	user	ft
Slope of Trickle Channel (S_{TC}) =	user	ft/ft
Slopes of Main Basin Sides (S_{main}) =	user	H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =	user	
Initial Surcharge Area (A_{ISV}) =	user	ft^2
Surcharge Volume Length (L_{ISV}) =	user	ft
Surcharge Volume Width (W_{ISV}) =	user	ft
Depth of Basin Floor (H_{FLOOR}) =	user	ft
Length of Basin Floor (L_{FLOOR}) =	user	ft
Width of Basin Floor (W_{FLOOR}) =	user	ft
Area of Basin Floor (A_{FLOOR}) =	user	ft^2
Volume of Basin Floor (V_{FLOOR}) =	user	ft^3
Depth of Main Basin (H_{MAIN}) =	user	ft
Length of Main Basin (L_{MAIN}) =	user	ft
Width of Main Basin (W_{MAIN}) =	user	ft
Area of Main Basin (A_{MAIN}) =	user	ft^2
Volume of Main Basin (V_{MAIN}) =	user	ft^3
Calculated Total Basin Volume (V_{total}) =	**user**	acre-feet

th Increment = 1.00 ft

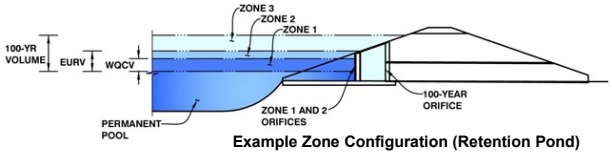
tage - Storage Description	Stage (ft)	Optional Override Stage (ft)	Length (ft)	Width (ft)	Area (ft^2)	Optional Override Area (ft^2)	Area (acre)	Volume (ft^3)	Volume (ac-ft)
Top of Micropool	--	0.00	--	--	--	50	0.001		
	--	1.00	--	--	--	12,039	0.276	6,044	0.139
	--	2.00	--	--	--	14,052	0.323	19,090	0.438
	--	3.00	--	--	--	16,193	0.372	34,212	0.785
	--	4.00	--	--	--	18,432	0.423	51,525	1.183

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.03 (May 2020)

Project: BEEN RV PARK

Basin ID: DETENTION POND A



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	1.33	0.232	Orifice Plate
Zone 2 (EURV)	2.63	0.419	Rectangular Orifice
one 3 (100-year)	3.73	0.419	Weir&Pipe (Restrict)
Total (all zones)		1.070	

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

			Calculated Parameters for Underdrain		
Underdrain Orifice Invert Depth =	N/A	ft (distance below the filtration media surface)	Underdrain Orifice Area =	N/A	ft^2
Underdrain Orifice Diameter =	N/A	inches	Underdrain Orifice Centroid =	N/A	feet

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

			Calculated Parameters for Plate		
Invert of Lowest Orifice =	0.00	ft (relative to basin bottom at Stage = 0 ft)	WQ Orifice Area per Row =	1.111E-02	ft^2
Depth at top of Zone using Orifice Plate =	1.33	ft (relative to basin bottom at Stage = 0 ft)	Elliptical Half-Width =	N/A	feet
Orifice Plate: Orifice Vertical Spacing =	5.50	inches	Elliptical Slot Centroid =	N/A	feet
Orifice Plate: Orifice Area per Row =	1.60	sq. inches (diameter = 1-7/16 inches)	Elliptical Slot Area =	N/A	ft^2

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.00	0.50	1.00					
Orifice Area (sq. inches)	1.60	1.60	1.60					

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)								
Orifice Area (sq. inches)								

User Input: Vertical Orifice (Circular or Rectangular)

	Zone 2 Rectangula	Not Selected		Calculated Parameters for Vertical Orifice	Zone 2 Rectangular	Not Selected	
Invert of Vertical Orifice =	1.33	N/A	ft (relative to basin bottom at Stage = 0 ft)	Vertical Orifice Area =	0.43	N/A	ft^2
Depth at top of Zone using Vertical Orifice =	2.63	N/A	ft (relative to basin bottom at Stage = 0 ft)	Vertical Orifice Centroid =	0.65	N/A	feet
Vertical Orifice Height =	15.60	N/A	inches				
Vertical Orifice Width =	4.00		inches				

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir (and No Outlet Pipe)

	Zone 3 Weir	Not Selected		Calculated Parameters for Overflow Weir	Zone 3 Weir	Not Selected	
Overflow Weir Front Edge Height, Ho =	2.63	N/A	ft (relative to basin bottom at Stage = 0 ft)	Height of Grate Upper Edge, H_t =	2.63	N/A	feet
Overflow Weir Front Edge Length =	5.00	N/A	feet	Overflow Weir Slope Length =	5.00	N/A	feet
Overflow Weir Grate Slope =	0.00	N/A	H:V	Grate Open Area / 100-yr Orifice Area =	94.93	N/A	
Horiz. Length of Weir Sides =	5.00	N/A	feet	Overflow Grate Open Area w/o Debris =	17.50	N/A	ft^2
Overflow Grate Open Area % =	70%	N/A	%, grate open area/total area	Overflow Grate Open Area w/ Debris =	8.75	N/A	ft^2
Debris Clogging % =	50%	N/A	%				

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

	Zone 3 Restrictor	Not Selected		Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate	Zone 3 Restrictor	Not Selected	
Depth to Invert of Outlet Pipe =	0.25	N/A	ft (distance below basin bottom at Stage = 0 ft)	Outlet Orifice Area =	0.18	N/A	ft^2
Outlet Pipe Diameter =	18.00	N/A	inches	Outlet Orifice Centroid =	0.14	N/A	feet
Restrictor Plate Height Above Pipe Invert =	2.90		inches	Half-Central Angle of Restrictor Plate on Pipe =	0.83	N/A	radians

User Input: Emergency Spillway (Rectangular or Trapezoidal)

			Calculated Parameters for Spillway		
Spillway Invert Stage=		ft (relative to basin bottom at Stage = 0 ft)	Spillway Design Flow Depth=		feet
Spillway Crest Length =		feet	Stage at Top of Freeboard =		feet
Spillway End Slopes =		H:V	Basin Area at Top of Freeboard =		acres
Freeboard above Max Water Surface =		feet	Basin Volume at Top of Freeboard =		acre-ft

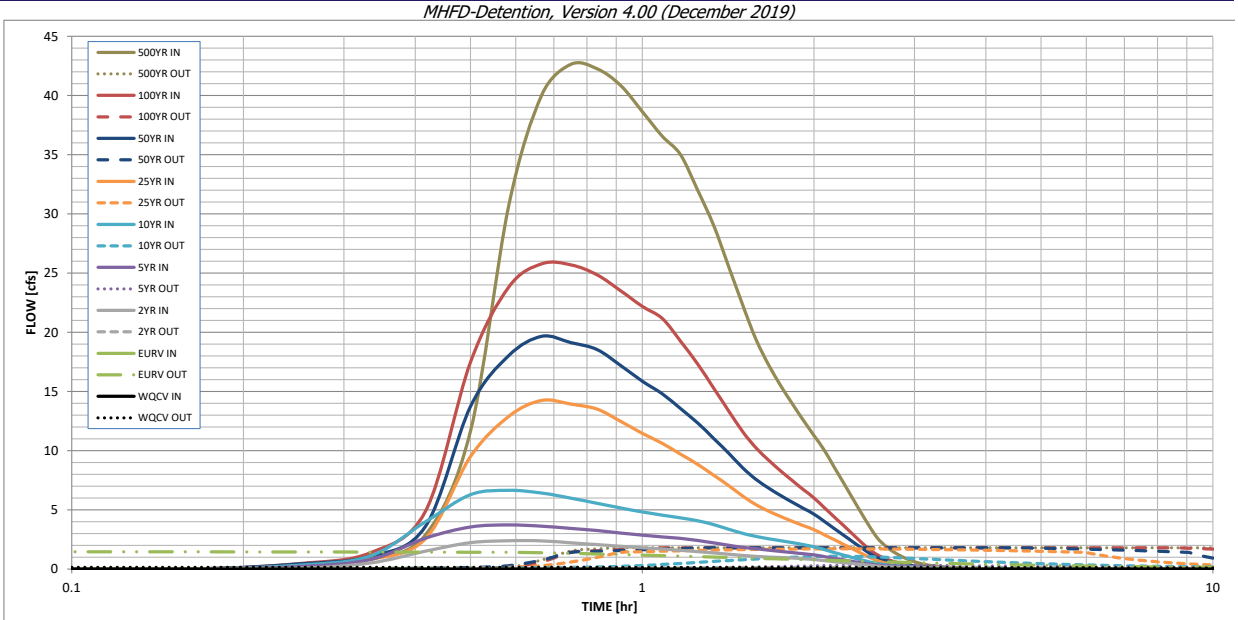
Routed Hydrograph Results

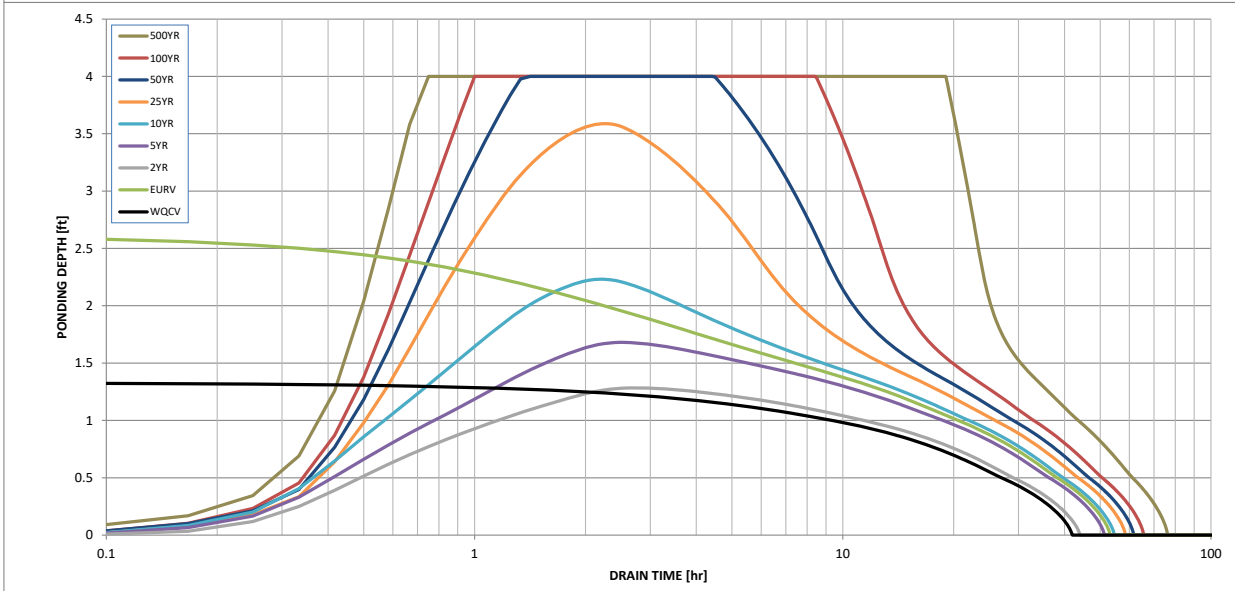
The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

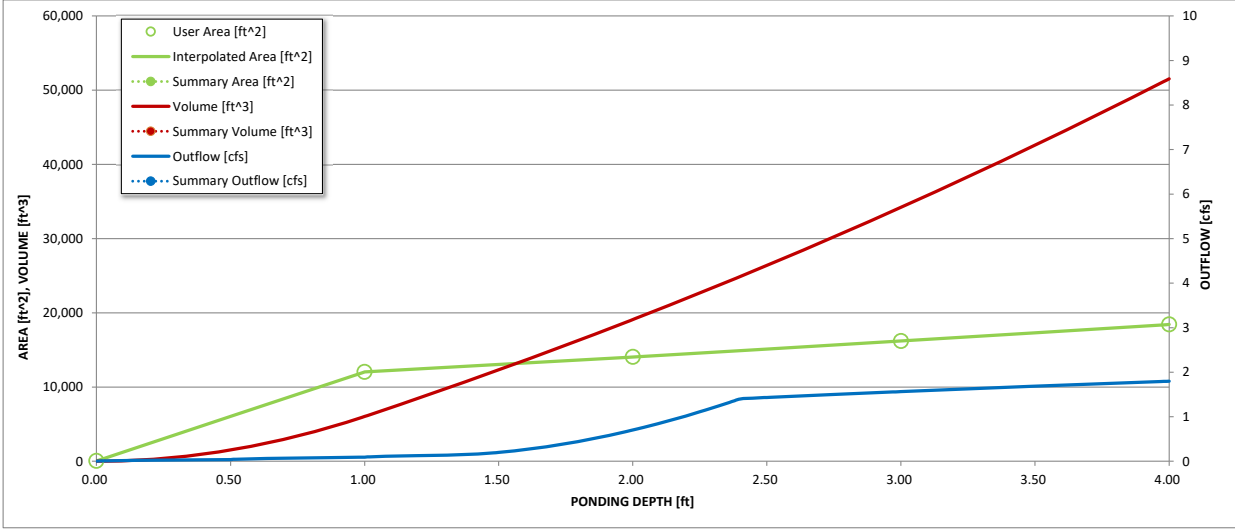
Design Storm Return Period =	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
One-Hour Rainfall Depth (in) =	N/A	N/A	0.83	1.11	1.38	1.82	2.21	2.62	3.82
CUHP Runoff Volume (acre-ft) =	0.232	0.651	0.245	0.382	0.635	1.254	1.744	2.347	3.939
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.245	0.382	0.635	1.254	1.744	2.347	3.939
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	0.1	0.2	2.5	8.9	13.2	18.6	32.4
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A							
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.01	0.01	0.16	0.57	0.85	1.20	2.09
Peak Inflow Q (cfs) =	N/A	N/A	2.4	3.7	6.6	14.2	19.7	25.8	42.6
Peak Outflow Q (cfs) =	0.14	1.46	0.14	0.33	1.08	1.71	1.80	1.80	1.80
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	1.6	0.4	0.2	0.1	0.1	0.1
Structure Controlling Flow =	Plate	Outlet Plate 1	Plate	Vertical Orifice 1	Vertical Orifice 1	Outlet Plate 1	N/A	N/A	N/A
Max Velocity through Grate 1 (fps) =	N/A	N/A	N/A	N/A	N/A	-0.1	-0.1	-0.1	-0.1
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	38	44	39	45	45	43	43	43	46
Time to Drain 99% of Inflow Volume (hours) =	**40**	49	42	49	50	52	53	55	60
Maximum Ponding Depth (ft) =	1.33	2.63	1.28	1.68	2.23	3.59	4.00	4.00	4.00
Area at Maximum Ponding Depth (acres) =	0.29	0.35	0.29	0.31	0.33	0.40	0.42	0.42	0.42
Maximum Volume Stored (acre-ft) =	0.232	0.651	0.218	0.337	0.514	1.010	1.183	1.183	1.183

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.00 (December 2019)







S-A-V-D Chart Axis Override	X-axis	Left Y-Axis	Right Y-Axis
minimum bound			
maximum bound			

DETENTION BASIN OUTLET STRUCTURE DESIGN

Outflow Hydrograph Workbook Filename:

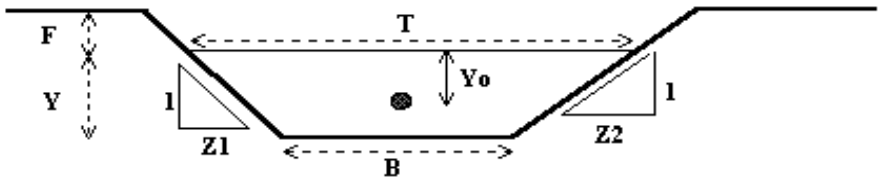
Inflow Hydrographs

The user can override the calculated inflow hydrographs from this workbook with inflow hydrographs developed in a separate program.

	SOURCE	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP
Time Interval	TIME	WQCV [cfs]	EURV [cfs]	2 Year [cfs]	5 Year [cfs]	10 Year [cfs]	25 Year [cfs]	50 Year [cfs]	100 Year [cfs]	500 Year [cfs]
5.00 min	0:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.02	0.20
	0:15:00	0.00	0.00	0.06	0.21	0.32	0.28	0.42	0.46	0.85
	0:20:00	0.00	0.00	0.51	0.79	1.09	0.80	1.06	1.37	2.87
	0:25:00	0.00	0.00	1.50	2.60	3.99	2.55	3.59	4.86	11.64
	0:30:00	0.00	0.00	2.23	3.55	6.28	9.50	13.72	17.47	30.70
	0:35:00	0.00	0.00	2.39	3.72	6.65	12.89	18.03	23.82	40.05
	0:40:00	0.00	0.00	2.38	3.62	6.41	14.25	19.66	25.78	42.64
	0:45:00	0.00	0.00	2.22	3.42	5.99	13.92	19.13	25.69	42.26
	0:50:00	0.00	0.00	2.06	3.25	5.55	13.51	18.55	24.86	40.85
	0:55:00	0.00	0.00	1.92	3.04	5.16	12.47	17.19	23.51	38.64
	1:00:00	0.00	0.00	1.79	2.86	4.82	11.46	15.87	22.18	36.57
	1:05:00	0.00	0.00	1.69	2.72	4.56	10.62	14.80	21.18	35.00
	1:10:00	0.00	0.00	1.58	2.58	4.32	9.71	13.55	19.25	32.02
	1:15:00	0.00	0.00	1.47	2.41	4.08	8.85	12.35	17.34	29.05
	1:20:00	0.00	0.00	1.36	2.21	3.75	7.93	11.04	15.29	25.57
	1:25:00	0.00	0.00	1.25	2.01	3.36	7.05	9.79	13.37	22.29
	1:30:00	0.00	0.00	1.15	1.83	3.01	6.16	8.54	11.59	19.37
	1:35:00	0.00	0.00	1.07	1.71	2.75	5.43	7.57	10.23	17.20
	1:40:00	0.00	0.00	1.01	1.59	2.56	4.88	6.82	9.17	15.46
	1:45:00	0.00	0.00	0.97	1.48	2.38	4.43	6.19	8.26	13.93
	1:50:00	0.00	0.00	0.93	1.38	2.22	4.03	5.63	7.45	12.55
	1:55:00	0.00	0.00	0.87	1.29	2.06	3.66	5.12	6.71	11.27
	2:00:00	0.00	0.00	0.80	1.19	1.88	3.32	4.64	6.00	10.06
	2:05:00	0.00	0.00	0.71	1.05	1.64	2.90	4.03	5.20	8.65
	2:10:00	0.00	0.00	0.62	0.91	1.40	2.49	3.45	4.43	7.32
	2:15:00	0.00	0.00	0.54	0.77	1.18	2.09	2.88	3.69	6.02
	2:20:00	0.00	0.00	0.46	0.65	0.97	1.71	2.34	2.98	4.79
	2:25:00	0.00	0.00	0.39	0.53	0.78	1.35	1.82	2.30	3.61
	2:30:00	0.00	0.00	0.32	0.42	0.61	1.00	1.34	1.66	2.61
	2:35:00	0.00	0.00	0.25	0.33	0.47	0.70	0.96	1.19	1.95
	2:40:00	0.00	0.00	0.20	0.27	0.38	0.52	0.72	0.88	1.48
	2:45:00	0.00	0.00	0.16	0.22	0.31	0.39	0.55	0.66	1.12
	2:50:00	0.00	0.00	0.13	0.18	0.26	0.30	0.43	0.49	0.83
	2:55:00	0.00	0.00	0.11	0.15	0.21	0.23	0.33	0.36	0.62
	3:00:00	0.00	0.00	0.09	0.12	0.17	0.18	0.26	0.26	0.45
	3:05:00	0.00	0.00	0.08	0.10	0.14	0.14	0.20	0.19	0.34
	3:10:00	0.00	0.00	0.07	0.08	0.11	0.11	0.16	0.15	0.27
	3:15:00	0.00	0.00	0.05	0.07	0.09	0.09	0.12	0.12	0.21
	3:20:00	0.00	0.00	0.05	0.05	0.07	0.07	0.10	0.10	0.17
	3:25:00	0.00	0.00	0.04	0.04	0.05	0.05	0.08	0.07	0.13
	3:30:00	0.00	0.00	0.03	0.03	0.04	0.04	0.06	0.06	0.10
	3:35:00	0.00	0.00	0.02	0.02	0.03	0.03	0.04	0.04	0.07
	3:40:00	0.00	0.00	0.02	0.02	0.02	0.02	0.03	0.03	0.05
	3:45:00	0.00	0.00	0.01	0.01	0.02	0.01	0.02	0.02	0.03
	3:50:00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	3:55:00	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.00	0.00
	4:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	6:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Normal Flow Analysis - Trapezoidal Channel

Project:	**Been RV Park**
Channel ID:	**Swale S**

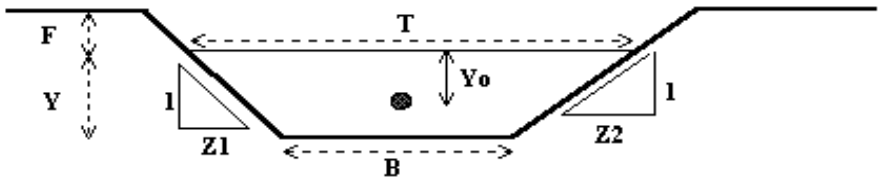


Design Information (Input)			
Channel Invert Slope	So =	0.0100	ft/ft
Manning's n	n =	0.020	
Bottom Width	B =	1.00	ft
Left Side Slope	Z1 =	4.00	ft/ft
Right Side Slope	Z2 =	4.00	ft/ft
Freeboard Height	F =	0.00	ft
Design Water Depth	Y =	**1.00**	ft

Normal Flow Condtion (Calculated)			
Discharge	**Q =**	**24.72**	cfs
Froude Number	**Fr =**	**1.17**	
Flow Velocity	**V =**	**4.94**	fps
Flow Area	A =	5.00	sq ft
Top Width	T =	9.00	ft
Wetted Perimeter	P =	9.25	ft
Hydraulic Radius	R =	0.54	ft
Hydraulic Depth	D =	0.56	ft
Specific Energy	Es =	1.38	ft
Centroid of Flow Area	Yo =	0.36	ft
Specific Force	Fs =	0.35	kip

Normal Flow Analysis - Trapezoidal Channel

Project:	**Been RV Park**
Channel ID:	**Swale E**

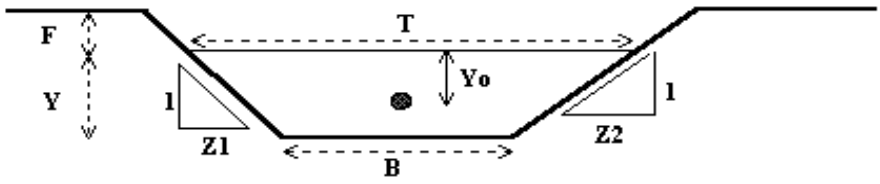


Design Information (Input)			
Channel Invert Slope	So =	0.0100	ft/ft
Manning's n	n =	0.020	
Bottom Width	B =	1.00	ft
Left Side Slope	Z1 =	4.00	ft/ft
Right Side Slope	Z2 =	4.00	ft/ft
Freeboard Height	F =	0.00	ft
Design Water Depth	Y =	**0.90**	ft

Normal Flow Condtion (Calculated)			
Discharge	**Q =**	**19.21**	cfs
Froude Number	**Fr =**	**1.15**	
Flow Velocity	**V =**	**4.64**	fps
Flow Area	A =	4.14	sq ft
Top Width	T =	8.20	ft
Wetted Perimeter	P =	8.42	ft
Hydraulic Radius	R =	0.49	ft
Hydraulic Depth	D =	0.50	ft
Specific Energy	Es =	1.23	ft
Centroid of Flow Area	Yo =	0.33	ft
Specific Force	Fs =	0.26	kip

Normal Flow Analysis - Trapezoidal Channel

Project:	**Been RV Park**
Channel ID:	**Roadside Pans**



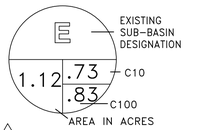
Design Information (Input)			
Channel Invert Slope	So =	0.0060	ft/ft
Manning's n	n =	0.013	
Bottom Width	B =	2.00	ft
Left Side Slope	Z1 =	6.00	ft/ft
Right Side Slope	Z2 =	6.00	ft/ft
Freeboard Height	F =	0.00	ft
Design Water Depth	Y =	**0.33**	ft

Normal Flow Condtion (Calculated)			
Discharge	**Q =**	**4.23**	cfs
Froude Number	**Fr =**	**1.21**	
Flow Velocity	**V =**	**3.22**	fps
Flow Area	A =	1.31	sq ft
Top Width	T =	5.96	ft
Wetted Perimeter	P =	6.01	ft
Hydraulic Radius	R =	0.22	ft
Hydraulic Depth	D =	0.22	ft
Specific Energy	Es =	0.49	ft
Centroid of Flow Area	Yo =	0.14	ft
Specific Force	Fs =	0.04	kip

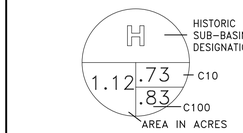
APPENDIX D

Drainage Plans

EXISTING DRAINAGE LEGEND



HISTORIC DRAINAGE LEGEND



L_I - INITIAL LENGTH
S_I - INTIAL SLOPE
L_t - TRAVEL LENGTH
S_t - TRAVEL SLOPE

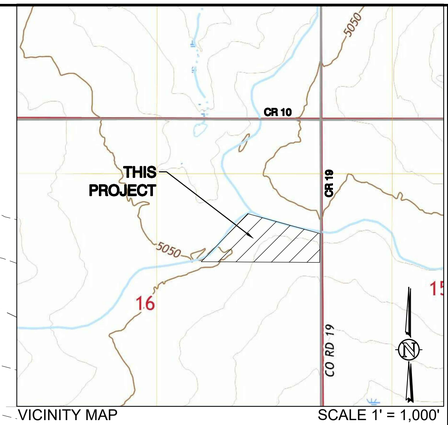
$L_I = Li$, $S_I = SI$

$L_t = Lt$, $S_t = St$

USGS TOPOGRAPHY QUAD MAP RIGHT (VIC MAP) USED FOR HISTORIC DRAINAGE CALCULATIONS.

EXISTING TOPOGRAPHY THIS SHEET IS FROM THE USDA NRCS GEOSPATIAL DATA GATEWAY.

USDA TOPO WAS USED TO DETERMINE EXISTING DRAINAGE PATTERNS ONLY, NOT USED FOR DESIGN.



VICINITY MAP SCALE 1' = 1,000'

S 1/2, NE 1/4, S16, T1N, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS -FREDERICK, CO

Historic Runoff Table - Project Name Subdivision

BASIN	Impervious	C-YR	I	A	CIA(YR-historic)	Flow	DESIGN POINT
H							
C_2 (UDFCD 2018)	2.00	0.01	0.94	15.71	0.15	cfs	H
C_5	2.00	0.02	1.26	15.71	0.36	cfs	
C_{10}	2.00	0.06	1.56	15.71	1.38	cfs	
C_{100}	2.00	0.30	2.97	15.71	13.76	cfs	

Existing Runoff Table - Project Name Subdivision

BASIN	Impervious	C-YR	I	A	CIA(YR-existing)	Flow	DESIGN POINT
E							
C_2 (UDFCD 2018)	4.07	0.03	0.99	15.71	0.41	cfs	E1
C_5	4.07	0.03	1.33	15.71	0.73	cfs	
C_{10}	4.07	0.07	1.65	15.71	1.88	cfs	
C_{100}	4.07	0.31	3.14	15.71	15.15	cfs	

60 30 0 60 120
FULL SCALE: 1" = 60'
HALF SCALE: 1" = 120'

JOHNS, JOLENE P
8690 COUNTY ROAD 10
FORT LUPTON, CO
PARCEL: 146916100009
ZONE: AG

TBR RANCH
3867 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100004
ZONE: AG

REIDER, GREG K
3863 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100081
ZONE: R

VEIT, DOLF C
8502 COUNTY ROAD 10
FORT LUPTON, CO
PARCEL: 146916100080
ZONE: AG

PUGH, THOMAS JAMES
3503 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100007
ZONE: AG

APPROXIMATE PROPERTY LINE

N89°59'19"E 1007'

N49°07'04"E 2448'

BULL CANAL LATERAL NO. 3
(58' RIGHT-OF-WAY)
S74°47'30"E 66.09'
S76°52'59"E 461.68'

EAST BRANCH OF THE BULL CANAL
(56' RIGHT-OF-WAY)
N50°18'30"E 340.62'
N47°32'20"E 498.19'
N65°00'00"E 80.60'
N85°51'49"E 88.88'

N86°23'22"E 1860.01

S70°29'49"E 46.75'
S80°10'5 30.45'

30' EX. ROW

COUNTY ROAD 19 ADD. 30' ROW
AREA = 0.30 ACRES

EX. BARN 1,600 SF
EX. BARN 367 SF
EX. GARAGE 1,218 SF
EX. RESIDENCE 3,480 SF
LEACH FIELD
OHE
EDGE OF ASPHALT
COUNTY ROAD NO. 19

H 15.71 0.02 0.30
E 15.71 0.03 0.31
E1 15.71 0.41 1.88

L_I = 1,275'
S_I = 1.4%
L_t = 157.9'
S_t = 1.2%

127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westernec.com
email@westernec.com
(720) 685-9951
FAX (720) 294-1330
Western Engineering Consultants, inc LLC

REVISION	DATE	BY
No.		
0 INITIAL RELEASE	03/08/21	CFC

CONTACT: SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUPTON, CO 80621
MOBILE: (303) 902-9262

PCD FILE #177279
BEEN RV PARK
ZONE: AG
PARCEL: 146915000039

HISTORIC & EXISTING DRAINAGE
BEEN RV PARK - 3647 WCR 19
WELD COUNTY, COLORADO

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FOR APPROVAL

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INITIAL PLAN RELEASE: 03/08/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO. 01-0342.001.00
DOC CON # 0035-H-E DRNG
SHEET 35 OF 42

T:\0342_001_00-BEEN RV PARK\Dwg\CDs\0342-001-WEC-CDs.dwg, 35-H-E DRNG, 3/9/2021 12:25:09 PM, DWG To PDF.pc3, WEC 24"36, WEC 24"36

DEVELOPED DRAINAGE LEGEND

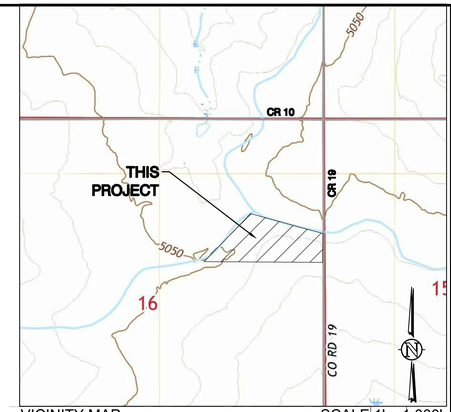
B1 — SUB-BASIN DESIGNATION
3.20 | 58 — C5
88 — C100
AREA IN ACRES
DEVELOPED BASIN
PROPOSED DRAINAGE PATTERN
8 — DESIGN POINT
EMERGENCY OVERFLOW

L_I - INITIAL LENGTH
S_I - INTIAL SLOPE
L_t - TRAVEL LENGTH
S_t - TRAVEL SLOPE

L_I = LI, S_I = SI
L_t = Lt, S_t = St

60 30 0 60 120
FULL SCALE: 1" = 60'
HALF SCALE: 1" = 120'

EXISTING TOPOGRAPHY THIS SHEET IS FROM SURVEY DATA RECEIVED FROM CES CONSULTANTS, LLC DATED JUNE 29, 2020.



VICINITY MAP SCALE 1' = 1,000'
S 1/2, NE 1/4, S16, T1N, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS -FREDERICK, CO

Developed Runoff Table - Been RV Park							
BASIN	Impervious	C-YR	I	A	CIA(YR-DEVELOPED)	cfs	DESIGN POINT
LOT 1							
C_2 (UDFCD 2018)	15.24	0.12	1.50	2.15	0.37	cfs	1
C_5	15.24	0.12	2.01	2.15	0.53	cfs	
C_{10}	15.24	0.18	2.49	2.15	0.95	cfs	
C_{100}	15.24	0.50	4.74	2.15	5.10	cfs	
LOT 2							
C_2 (UDFCD 2018)	8.57	0.06	1.44	1.83	0.17	cfs	2
C_5	8.57	0.07	1.93	1.83	0.23	cfs	
C_{10}	8.57	0.12	2.39	1.83	0.54	cfs	
C_{100}	8.57	0.47	4.54	1.83	3.92	cfs	
LOT 3							
C_2 (UDFCD 2018)	38.40	0.29	1.44	10.42	4.30	cfs	3
C_5	38.40	0.31	1.92	10.42	6.24	cfs	
C_{10}	38.40	0.37	2.39	10.42	9.12	cfs	
C_{100}	38.40	0.60	4.54	10.42	28.55	cfs	
LOT 4							
C_2 (UDFCD 2018)	6.64	0.04	1.62	1.08	0.08	cfs	4
C_5	6.64	0.05	2.17	1.08	0.11	cfs	
C_{10}	6.64	0.11	2.69	1.08	0.31	cfs	
C_{100}	6.64	0.46	5.11	1.08	2.55	cfs	

JOHNS, JOLENE P
8690 COUNTY ROAD 10
FORT LUPTON, CO
PARCEL: 146916100009
ZONE: AG

TBR RANCH LLC
3867 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100004
ZONE: AG

REIDER, GREG K
3863 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100081
ZONE: R

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8502 COUNTY ROAD 10
FORT LUPTON, CO
PARCEL: 146916100080
ZONE: AG

PUGH, THOMAS JAMES
3503 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100007
ZONE: AG

APPROXIMATE PROPERTY LINE

BULL CANAL LATERAL NO. 3 (92' RIGHT-OF-WAY)
S74°47'30"E 66.09'
N89°59'19"E 1007'
N49°07'04"E 2482'
S72°38'56"E 384.45'
S76°52'39"E 461.68'
EAST BRANCH OF THE BULL CANAL (56' RIGHT-OF-WAY)
N50°18'30"E 340.62'
N47°52'22"E 299.39'
N65°00'00"E 80.60'
N65°57'48"E 88.88'
N86°23'22"E 1860.01'
S80°10'5
30.45'
S70°29'49"E 46.75'
30' EX. ROW
S00°02'42"E 308.30'
COUNTY ROAD 19

PROPOSED WATER STORAGE TANKS
PROPOSED WELL & PUMP HOUSE
24' WIDE ACCESS EASEMENT
24' WIDE ACCESS EASEMENT FOR LOTS 1 & 2
24' WIDE ACCESS EASEMENT FOR LOT 1 ONLY
CONCRETE RUNDOWN CHANNEL
FOREBAY N (7' x 7')
FOREBAY S (10' x 10')
SPILLWAY WALL
SAND BOX GATE STRUCTURE
FUTURE RESIDENCE & SEPTIC
EX. BARN 1,600 SF
EX. GARAGE 1,218 SF
EX. RESIDENCE 3,450 SF
DRIVE
LOT 1 — 2.15 | 0.10 | 0.36
LOT 2 — 1.83 | 0.05 | 0.32
LOT 3 — 10.42 | 0.20 | 0.60
LOT 4 — 1.08 | 0.05 | 0.46
L_I = 140', S_I = 0.8%
L_I = 995', S_I = 1.0%
L_I = 550', S_I = 1.8%
L_I = 205', S_I = 2.5%
L_I = 375', S_I = 2.1%
COUNTY ROAD 19 ADD. 30' ROW
AREA = 0.30 ACRES

POND WATER SURFACE TABLE		
DESCRIPTION	ELEVATION	VOLUME (cft)
WQCV	5034.65	8,519
100yr	5036.65	39,427
OVERFLOW	4937.00	45,443

Western Engineering Consultants, inc LLC
127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westernec.com
email@westernec.com
(720) 685-9951
FAX (720) 294-1330

REVISION	DATE	BY
INITIAL RELEASE	03/10/21	CFC

CONTACT: SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUPTON, CO 80621
MOBILE: (303) 902-9262

PO BOX 1177
FORT LUPTON, CO
ZONE: AG
PARCEL: 146915000039

DEVELOPED DRAINAGE
BEEN RV PARK - 3647 WCR 19
WELD COUNTY, COLORADO

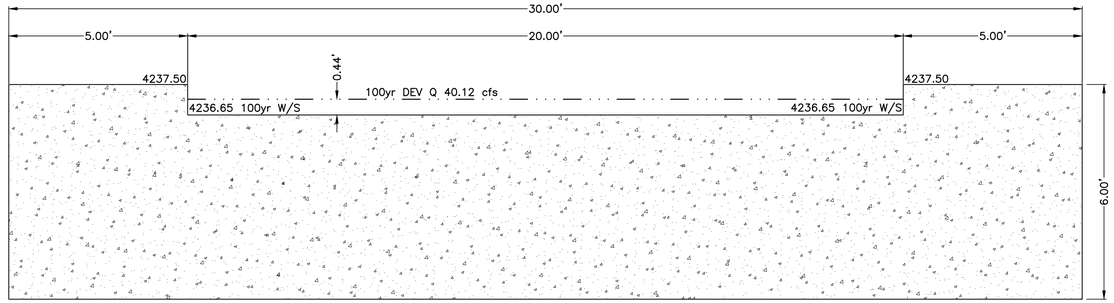
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www.uncc.org
UTILITY NOTIFICATION CENTER OF COLORADO

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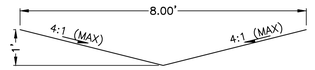
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INITIAL PLAN RELEASE: 03/10/21
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DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO. 01-0342.001.00
DOC CON # 0036-DEV DRNG
SHEET 36 OF 53

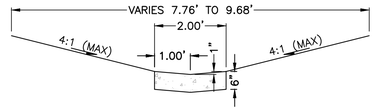
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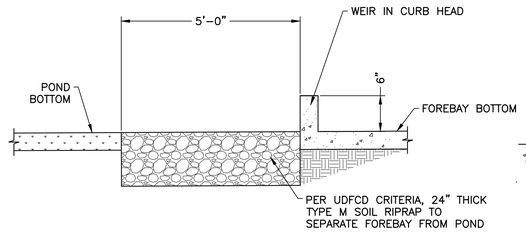
POND 'A' EMERGENCY SPILLWAY WALL
SCALE 1" = 2'



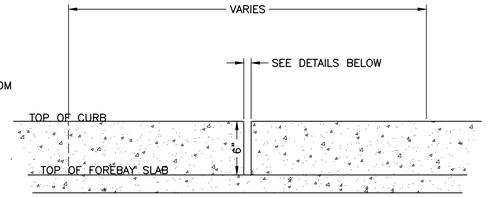
SWALE E/S DETAIL
SCALE 1" = 2'



TYPICAL 2' CONC PAN DETAIL
SCALE 1" = 2'

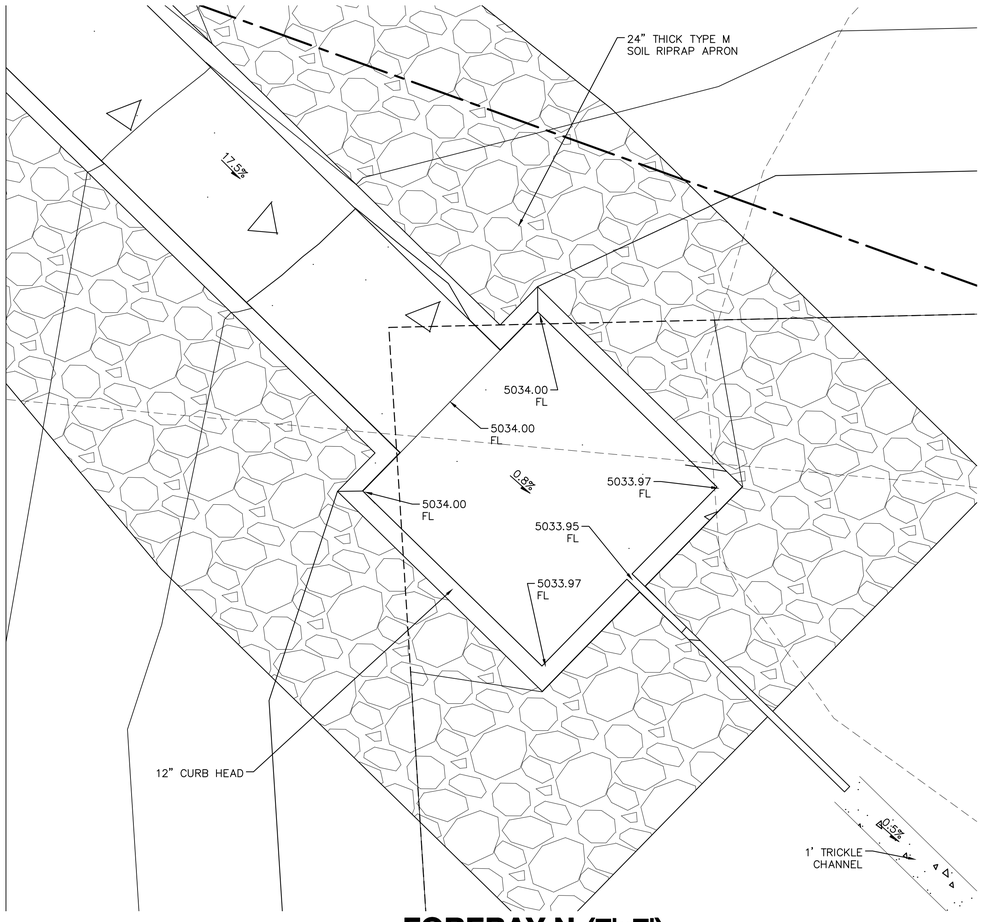


ALTERNATIVE FOREBAY CROSS SECTION
SCALE 1" = 2'

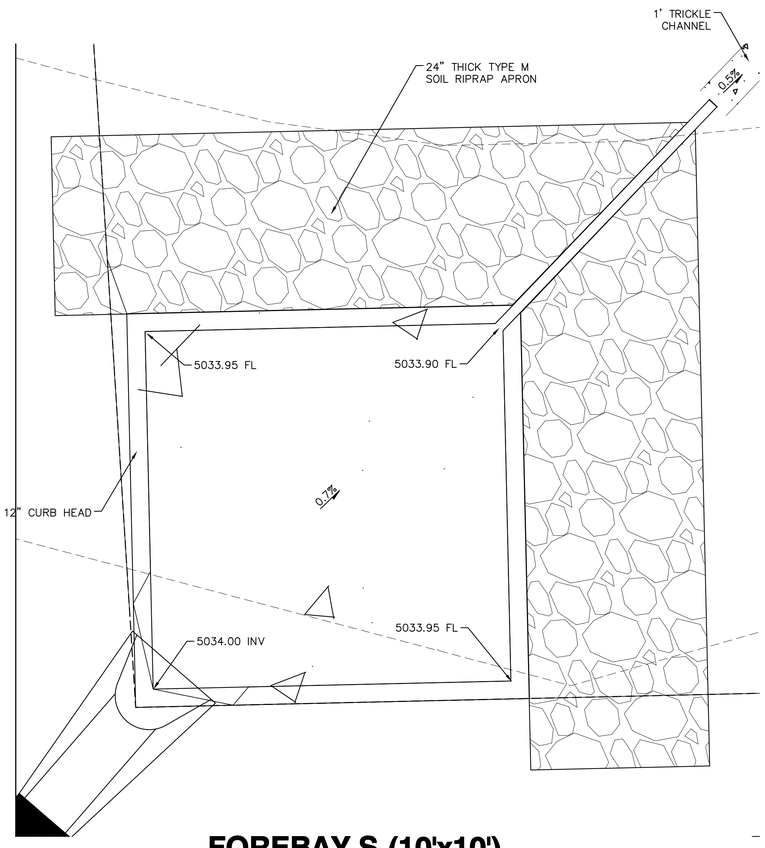


4" WEIR FOR RELEASE FROM FOREBAY PER UDFCD EQN. SO-13 SEE DRAINAGE REPORT APPENDIX FOR CALCULATIONS

ALTERNATIVE FOREBAY WEIR
SCALE 1" = 2'



FOREBAY N (7'x7')
1" = 2'



FOREBAY S (10'x10')
1" = 2'

RIPRAP BEDDING REQUIREMENTS

UDFCD Table MD-12 (Volume 1)			
	Minimum Bedding Thickness (inches)		
	Fine-Grained Soils*		Coarse-Grained soils**
Riprap Designation	Type I	Type II	Type II
VL (d_{50} =6 in), L (d_{50}=9 in)	4	4	6
M (d_{50} =12 in)	4	4	6
H (d_{50} =18 in)	4	6	8
VH (d_{50} =24 in)	4	6	8

* May substitute one 12-inch layer of type II bedding. The substitution of one layer of type II bedding shall not be permitted at drop structures. The use of a combination of filter fabric and Type II bedding at drop structures is acceptable.

**Fifty percent or more by weight retained on the #40 sieve.

BEDDING GRADATION

UDFCD Table MD-11		
	Percent Weight by Passing Square-Mesh Sieves	
U.S. Standard Sieve Size	Type I CDOT Sect. 703.01	Type II CDOT Sect. 703.09 Class A
3 inches	-----	90-100
1 1/2 inches	-----	-----
3/4 inches	-----	20-90
3/8 inches	100	-----
#4	95-100	0-20
#16	45-80	-----
#50	10-30	-----
#100	2-10	-----
#200	0-2	0-3

Classification & Gradation of Ordinary Riprap UDFCD Table MD-7

Riprap Designation	% Smaller Than Given Size by Weight	Intermediate Rock Dimensions (inches)	d50 (inches)*
Type VL	70-100 50-70 35-50 2-10	12 9 6 2	6**
Type L	70-100 50-70 35-50 2-10	15 12 9 3	9**
Type M	70-100 50-70 35-50 2-10	21 18 12 4	12**
Type H	70-100 50-70 35-50 2-10	30 24 18 6	18

SOIL RIPRAP

70%-75% RIPRAP
25%-30% SOIL

POND WATER SURFACE TABLE		
DESCRIPTION	ELEVATION	VOLUME (cft)
WQCV	5034.65	8,519
100yr	5036.65	39,427
OVERFLOW	4937.00	45,443

127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westernec.com
email@westernec.com
(720) 685-9951
FAX (720) 294-1330
Western Engineering Consultants, inc LLC

No.	REVISION	DATE	BY
0	INITIAL RELEASE	03/08/21	CFC

BEEN RV PARK

CONTACT: SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUPTON, CO 80621
MOBILE: (303) 902-9262

DRAINAGE DETAILS

BEEN RV PARK - 3647 WCR 19
WELD COUNTY, COLORADO

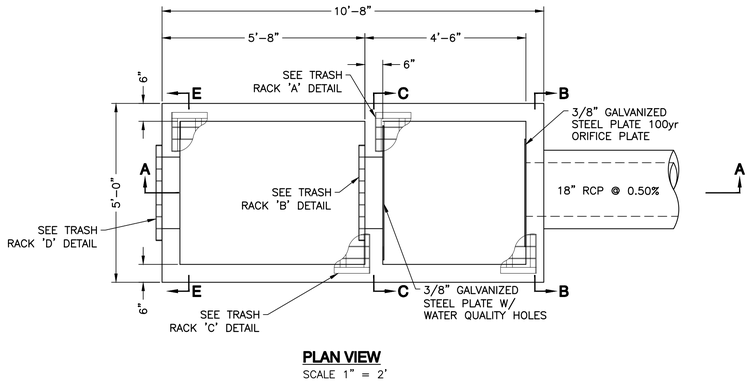
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INITIAL PLAN RELEASE: 03/08/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO. 01-0342.001.00
DOC CON # 0037-DRNG DTLS
SHEET 37 OF 42

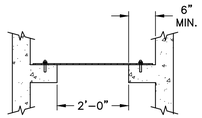
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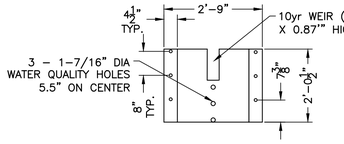
PLAN VIEW
SCALE 1" = 2'

STRUCTURAL NOTES:

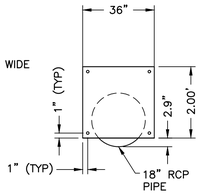
1. ALL CONCRETE SHALL BE C.D.O.T. CLASS B CAST IN PLACE.
2. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFER 3/4".
3. ALL REINFORCING BARS SHALL HAVE A MINIMUM 2" CLEARANCE.
4. ALL REINFORCING BARS SHALL BE EPOXY COATED.
5. ALL STEPS SHALL BE IN ACCORDANCE WITH AASHTO M199.



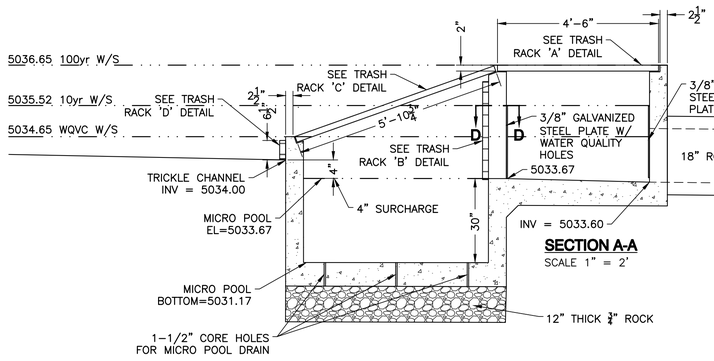
SECTION D-D
SCALE 1" = 2'



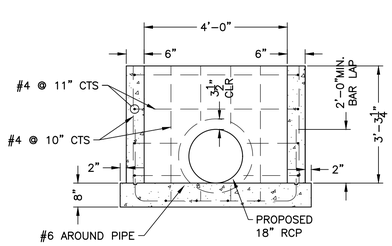
3/8" GALVANIZED STEEL PLATE W/ WATER QUALITY HOLES
SCALE 1" = 2'



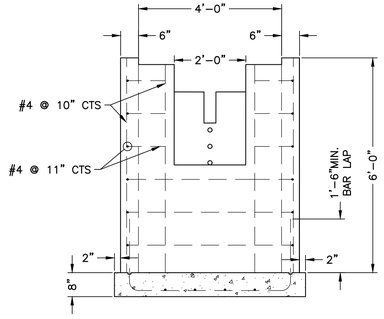
3/8" GALVANIZED STEEL PLATE 100yr ORIFICE PLATE
SCALE 1" = 2'



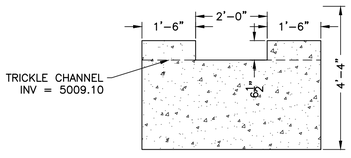
SECTION A-A
SCALE 1" = 2'



SECTION B-B
SCALE 1" = 2'

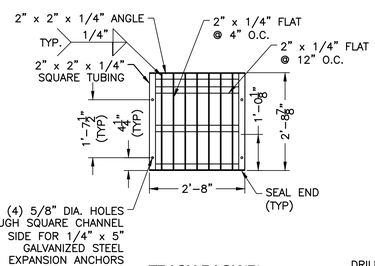


SECTION C-C
SCALE 1" = 2'

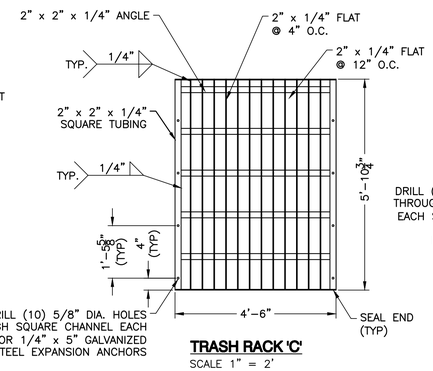


SECTION E-E
SCALE 1" = 2'

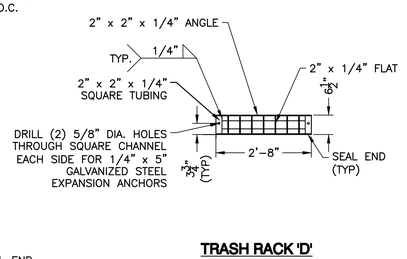
TRASH RACK 'A'
SCALE 1" = 2'



TRASH RACK 'B'
SCALE 1" = 2'



TRASH RACK 'C'
SCALE 1" = 2'



TRASH RACK 'D'
SCALE 1" = 2'

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No.	REVISION	DATE	BY
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BEEN RV PARK

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DESIGNED BY: CFC
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SHEET 38 OF 42

T:\0342_001_00-BEEN RV PARK\Dwg\CDs\0342-001-WEC-CDs.dwg, 38-DRNG DTLS, 3/8/2021 12:25:34 PM, DWG To PDF.pc3, WEC 24"36, WEC 24"36

WESTERN ENGINEERING CONSULTANTS, Inc LLC
127 S Denver Ave. Fort Lupton, CO 80621
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March 10, 2021

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

RE: BEEN RV PARK WATER SERVICE NARRATIVE

City Design Review Committee:

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to briefly summarize the Been RV Park water demands and proof of service.

Attached to this letter are the following:

- WEC Preliminary Water Demand Study
- Been RV Park Well Permit and supporting documents
- Wild Country RV Park 2020 Consumption Report
- Water Usage Affidavit
- CWCWD Will Serve Letter, Fire Flow Study, and water study receipt

A preliminary water study has been completed by WEC dated August 20, 2020 to estimate the demand and to size the future water meter for the calculated peak flow. The study was broken into phasing, with phases 1 & 2 consisting of 80 RV stalls, phase 3 adding 40 additional stalls, and phase 4 adding the final 40 stalls.

The interim RV Park (75 total RV stalls) will be serviced for consumptive use by the proposed well (Permit #84713-F) located within Lot 3. The approved well permit allows the property to withdraw 4.92 acre-feet annually from the Laramie-Fox Hills aquifer. At a usage rate for each RV stall of 50 gallons per day, the use of this well would provide water for 87 units (only 75 proposed as Phase 1 at this time). 75 RV stalls is the threshold above which traffic improvements will be required.

The attached Wild Country RV Park 2020 consumption report details the annual water usage (in gallons) of a larger RV Park located in Keenesburg, CO (180 total RV stalls). The average daily usage of the 180 stall RV Park (domestic and irrigation) was 55 gpd per RV stall, resulting in a yearly water usage of approximately 10.88 acre-feet.

The applicant has completed the Affidavit of historic water use and has applied for inclusion to the Northern Colorado Water Conservancy District. WEC has coordinated with and the Applicant has funded the Central Weld County Water District water demand and supply study. Currently CWCWD water main exists 1,850 feet +/- north of the site. The CWCWD water main will be extended for fire suppression unless the applicant receives alternative methods and means approval by the Fort Lupton Fire Protection District.

A will serve letter from CWCWD has been received, and a water study is currently underway. A Fire Flow study was performed by NOCO Engineering Company dated September 18, 2020 recommending approval of the requested fire flow tap at a flow rate of 800 gpm.

CLOSING
The Applicant is excited to bring this project to the City of Fort Lupton!

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

WESTERN ENGINEERING CONSULTANTS INC LLC

PrelImInary Draft

BEEN RV PARK
3647 WCR 19, Ft Lupton, 80603
Weld County, CO

WATER AND SANITARY SEWER STUDY

August 20, 2020
(WECI # 0342.001.00)

PROJECT DESCRIPTION

A 161-unit RV park is proposed in Ft Lupton, on WCR 19, south of WCR 10. Phases 1 and 2 will be constructed initially. A one-acre commercial lot is also proposed. One existing and one proposed residence are located on the western portion of the site.

PHASE	RV Units		Shower/Laundry in Commercial Building
1 and 2	80	--	1
3	40	--	1
4	41	--	1
TOTAL	161	--	3

Water service will be provided by the North Weld County Water District. The owner is in discussions with the district regarding service. The District's nearest line is currently about 1,900 feet from the site. The on-site 8-inch water lines will provide water to fire hydrants as well as to the RV units. A master water meter near the eastern entrance will meter the domestic use.

Wastewater will be collected near the site's low points and treated on site (designed by others). Please refer to the WEC site. Future sewer service by the City of Ft Lupton is anticipated.

DOMESTIC WATER

Attached are the calculations for estimating the demand and sizing the water meter for calculated peak flow using the IPC (International Plumbing Code). It was assumed that an RV unit will have a shower, lavatory sink, kitchen sink and water closet. Meter capacity is based on Denver Water standards using 80% off AWWA C700 capacities.

The private on-site 8-inch water lines will provide water to fire hydrants as well as to the RV units. A master water meter will meter the domestic use. A PRV (pressure regulating valve) on a meter bypass line will open during extreme pressure drop, such as high demand during firefighting or line flushing. [?? A second connection to the District water line will be made and will have a PRV only.]

For this preliminary report, the Design Pressure is assumed to be 60 psi at the connection to the District system at the site. This is for preliminary design only and has not been verified.

The IPC demand method results in the following estimated cumulative peak demands (also the design demand for this report) by phase. Meter capacity is based on the Denver Water recommendation (80% of AWWA C700 meter standards), which is commonly used in the area.

PHASE	Cumulative Design Demand, gpm	Meter Diameter, inches	Meter Capacity, gpm
1 and 2	119	2	128
3	163	3	250
4	202	3	250

The friction losses due to the length of the internal lines are mitigated by using the 8-inch domestic/fire lines for distribution. For example, the loss at 202 gpm for 5,000 feet of 8-inch is 3 psi.

For each pair of RV's served, a 1-inch tap and service will be installed on the main line in the street. Friction loss would be too high if ¾-inch services were used with the proposed line lengths.

IRRIGATION WATER
Irrigation is assumed to be minimal.

FIRE PROTECTION
To be determined.
[from keenesburg project:
16 fire hydrants are proposed on the site for fire protection and line flushing. An 6-inch PRV on a bypass at the meter will open when pressure is low enough to open it during high demand when the hydrants are operated. The PRV and domestic meter will be in a precast vault. A second connection with a PRV also will serve the site.

It appears that 750 gpm could be delivered to the site with the 8-inch main extension, assuming the Town's system has the capacity. 525 gpm fireflow plus domestic demand of 222 gpm for a total 750 gpm. This flow rate in the 5,300 off-site line extension results in 32 psi loss for the pipe.]

SANITARY SEWER SERVICES
On-site mains are gravity flow with manholes for maintenance. Minimum pipe size hydraulically is 4 and 6-inch (see attached calculations); however, 8-inch could provide more efficient system maintenance.

Each pair of RV's should be served by a 4-inch PVC service connection. 4-inch, with a clean out at the pad allows for adequate service line maintenance.

Wastewater demand (2009 IPC) and sewer size for two RV's is:

18 DFU	Use 1 x 4-inch PVC @ 2%
The IPC allows:	Up to 216 DFUs are allowed on a 4-inch line @ 2%.
	Up to 180 DFUs are allowed on a 4-inch line @ 1%.

SANITARY SEWER SITE

Build out average demand is estimated to be 11,500 gallons per day (calculated), or 11 gpm. Using 50 gallons per day per RV unit (travel trailer excluding laundry facilities, Table 6-2, Colorado Regulation 43):

PHASE	Average Daily Estimated Flow, gpd	Cumulative Average Daily Estimated Flow, gpd (gpm)
1 and 2	5,150	5,150 (3.6)
3	3,150	8,300 (5.8)
4	3,200	11,500 (8.0)
TOTAL	11,500	

Revision Draft 202X
Revision 1 202x xxxx

--End of Text

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TABLE FOR ESTIMATING DEMAND

SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSH TANKS			SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSHOMETER VALVES		
Load	Demand		Load	Demand	
(Water supply fixture un its)	(Gallons per minute)	(Cubic feet per minute)	(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)
1	3.0	0.04104			
2	5.0	0.0684			
3	6.5	0.86892			
4	8.0	I .06944			
5	9.4	1.256592	5	15.0	2.0052
6	10.7	1.430376	6	17.4	2.326032
7	11.8	1.577424	7	19.8	2.646364
8	12.8	1.711104	8	22.2	2.967696
			9	24.6	3.288528
9	13.7			27.0	3.60936
10	14.6	1.951728	10		
1 1	15.4	2.058672	11	27.8	3.716304
12	16.0	2.13888	12	28.6	3.823248
13	16.5	2.20572	13	29.4	3.930192
14	17.0	2.27256	14	30.2	4.037136
15	17.5	2.3394	15	31.0	4.14408
16	18.0	2.90624	16	31.8	4.241024
17	18.4	2.459712	17	32.6	4.357968
18	18.8	2.513184	18	33.4	4.464912
19	19.2	2.566656	19	34.2	4.571856
20	19.6	2.620128	20	35.0	4.6788
25	21.5	2.87412	25	38.0	5.07984
30	23.3	3.114744	30	42.0	5.61 356
35	24.9	3.328632	35	44.0	5.88192
40	26.3	3.515784	40	46. O	6.14928
45	27.7	3.702936	45	48.0	
50	29.1	3.890088	50	50.0	6.684
60	32.0	4.27776	60	54.0	7.21872
70	35.0	4.6788	70	58.0	7.75344
80	38.0	5.07984	80	61.2	8.181216
90	41.0	5.48088	90	64.3	8.595624
100	43.5	5.81508	IOO	67.5	9.0234
120	48.0		120	73.0	9.75864
140	52.5	7.0182	140	77.0	10.29336
160	57.0	7.61976	160	81.0	10.82808
180	61.0	8.15448	180	85.5	I I .42964
200	65.0	8.6892	200	90.0	12.0312
225	70.0	9.3576	225	95.5	12.76644
250	75.0	10.026	250	101.0	13.50168

(continued)

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E103.3(3)-continued

TABLE FOR ESTIMATING DEMAND

SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSH TANKS			SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSHOMETER VALVES		
Load	Demand		Load	Demand	
(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)	(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)
275	80.0	10.6944	275	104.5	13.96956
300	85.0	11.3628	300	108.0	14.43744
400 *472*	105.0 *119*	14.0364	400	127.0	16.97736
500 *713*	124.0 *163*	16.57632	500	143.0	19.11624
750 *959*	170.0 *202*	22.7256	750	177.0	23.66136
1,000	208.0	27.80544	I ,OOO	208.0	27.80544
1,250	239.0	31.94952	1 ,250	239.0	31.94952
I ,500	269.0	35.95992	I ,500	269.0	35.95992
1,750	297.0	39.70296	1,750	297.0	39.70296
2,000	325.0	43.446	2,000	325.0	43.446
2,500	380.0	50.7984	2,500	380.0	50.7984
3,000	433.0	57.88344	3,000	433.0	57.88344
4,000	525.0	70.182	4,000	525.0	70.182
5,000	593.0	79.27224	5,000	593.0	79.27224

For Sl: 1 inch = 25.4 mm, I gallon per minute = 3.785 L/m, I cubic foot per minute 0.28 m^3 per minute.

August 18, 2020

Been RV Park, refer to report.

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WATER METER AND SERVICE LINE SIZE

BEEN RV PARK

3647 WCR 19, Ft Lupton, Colorado

August 20, 2020

Revision 0

Askeland

Preliminary Draft

A. ESTIMATE FIXTURE COUNT AND PEAK FLOW RATE (IPC 2012) AND METER SIZE

Showers (public) per phase	1	1	1	
Washing Machines (public) per phase	1	1	1	Check column
RV Units each Phase	80	40	41	161

FIXTURE	FIXTURE UNITS per FIXTURE WSFU	PHASES 1 AND 2 Q	PHASES 1 AND 2 WSFU	PHASE 3 Q	PHASE 3 WSFU	PHASE 4 Q	PHASE 4 WSFU	
Bathtub or Shower (private)	1.4	80	112	40	56	41	57	
Bathtub or Shower (public) - combo	4.0	1	4	1	4	1	4	
Dishwasher (private)	1.4	0	0	0	0	0	0	
Dishwasher (public, estimated WSFU)	4.0	0	0	0	0	0	0	
Drinking Fountain (offices, etc.) - COM BLD	0.25	1	0.25	0	0	0	0	
Hose Bib - COM BLD	2.5	1	2.5	0	0	0	0	
Hose Bib, each additional misc.	1.0	1	1	1	1	1	1	
Lavatory (private)	0.7	80	56	40	28	41	29	
Lavatory (public) - COM BLD	2.0	1	2	1	2	1	2	
Sink, Bar (public)	2.0	0	0	0	0	0	0	
Sink, Kitchen (private)	1.4	80	112	40	56	41	57	
Sink, Kitchen (hotel, restaurant, etc.)	4.0	0	0	0	0	0	0	
Sink, Service (offices, etc.) COM BLD.laundry	3.0	1	3	1	3	1	3	
Urinal (public, 3/4" flush valve)	5.0	0	0	0	0	0	0	
Urinal (public, 3/4" flush tank)	3.0	0	0	0	0	0	0	
Washing Machine, 8 lb (private)	1.4	0	0	0	0	0	0	
Washing Machine, 8lb (public)- COM BLD	3.0	1	3	1	3	1	3	
Washing Machine, 15lb (public)	4.0	0	0	0	0	0	0	
Water Closet, tank (private)	2.2	80	176	40	88	41	90	
Water Closet, flushometer valve (private)	6.0	0	0	0	0	0	0	
Water Closet, tank (public)	5.0	0	0	0	0	0	0	
Water Closet, flushometer valve (public)	10.0	0	0	0	0	0	0	
Water Closet, flushometer tank valve (public)	2.0	0	0	0	0	0	0	
TOTAL FIXTURES		327		165		169		661
TOTAL WSFU per Phase			472		241		247	959
% of Buildout			49%		25%		26%	100%
CUMULATIVE TOTAL WSFU For use in Table E103.3(3)			**472**		**713**		**959**	
CUMULATIVE PEAK FLOW RATE, gpm IPC, Table E103.3(3) USED AS DESIGN FLOW RATE			**119 gpm**		**163 gpm**		**202 gpm**	
Site METER SIZE MINIMUM, INCHES			2		3		3	
meter capacity, gpm (See note 6 below)			128		250		250	
Peak Flow Rate, gpm (prorated by phase at build out)			99		51		52	202

NOTES:

1. Fixture type and quantity are estimates.
2. Tank water closets. Used IPC Table E103.3.3.column for predominantly flush tanks (attached).
3. Use is "private" since use is restricted to employees and guests, except as noted public.
4. Final design should confirm fixture types and quantities.
5. IPC (International Plumbing Code) rate is "Peak Flow Rate" and is used as the Design Flow Rate in other calculations.

5.b. WSFU = Water Supply Fixture Unit. COM BLD = Commercial Building/Warehouse.

6.a. Meter design capacity recommended by the Denver Water (80% of AWWA C700 meter standards):

6.b. 3/4" - 16 gpm, 1" - 40 gpm, 1 1/2" - 80 gpm, 2" - 128 gpm, 3" - 250 gpm, 4" - 400gpm, 6" - 800 gpm.

7. Phases 1 and 2 combined constitute the initial development phase.

Revision x 2020 xxxx

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Edited with the trial version of
Ashampoo® PDF

SANITARY SEWER DEMANDS

BEEN RV PARK
3647 WCR 19, Ft Lupton, Colorado

August 20, 2020
Revision 0
Askeland

Preliminary Draft

C.1. SEWER DEMAND ESTIMATE

Showers (public) per phase	1				
Washing Machines (public) per phase	1				Check column
RV Units each Phase		80	40	41	161
XXXXX		0	0	0	0
TOTAL		80	40	41	161

UNIT OR FIXTURE	DEMAND gpd	PHASES 1 AND 2 Q	PHASES 1 AND 2 gpd	PHASE 3 Q	PHASE 3 gpd	PHASE 4 Q	PHASE 4 gpd	
Travel Trailer (demand per unit, see note 4)	50 per unit	80	4,000	40	2,000	41	2,050	8,050
Shower, public park, 100 gpd per fixture per hour assume 6 hours operation per day	600 per fixture	1	600	1	600	1	600	1,800
Washing Machine, public, per machine	400 per fixture	1	400	1	400	1	400	1,200
Sink, public, 15 gpd per hour - Laundry assume 10 hours operation per day	150 per fixture	1	150	1	150	1	150	450
								11,500
TOTAL Estimate gpd, per Phase			5,150		3,150		3,200	11,500
CUMULATIVE ESTIMATED TOTAL BY PHASE, gpd			**5,150**		**8,300**		**11,500**	
Average Day Rate			3.6		5.8		8.0	gpm
								57,500
BY INDIVIDUAL PHASE (for pipe)								
PEAK DAY RATE ESTIMATE, gpd Peaking F =	5	phase 1	25,750	phase 2	15,750	phase 3	16,000	57,500
								Total Site
LINE SIZE MINIMUM, INCHES (See note 6)			4		4		4	6
gravity pipe capacity, gpd (half full, s=0.005, n=0.013)			43,000		43,000		43,000	181,000

NOTES:
1. Fixture type and quantity are estimates.
2. Use is "private" since use is restricted to employees and guests, except as noted "public".
3. Final design should confirm fixture types and quantities.
4.a. Colorado Dept of Public Health, Regulation #43, On-Site WW Treatment System Reg, TABLE 6-2 Estimate of Average Daily Wastewater Flow
4.b. Travel Trailer demand is gpd per Unit, Shower (public park) demand is 100 gpd per fixture per hour operation.
4.c. Laundries self serve demand is 400 gpd per machine.
5. Phases 1 and 2 combined constitute the initial phase.
6.a. Minimum pipe size is only for reference. Other factors impact minimum pipe size, such as type of waste and maintenance methods.
Revision XX 2020 XXXX

---- END OF PAGE ------

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 84713-F
RECEIPT NUMBER 10005293

ORIGINAL PERMIT APPLICANT(S)

SHERYL A BEEN

AUTHORIZED AGENT

STEVEN JANSSEN

APPROVED WELL LOCATION

Water Division: 1 Water District: 2
Designated Basin: N/A
Management District: N/A
County: WELD
Parcel Name: RECORDED EXEMPTION NO. 1469-16-1 RE-4223
Lot: A Block: Filing:
Physical Address: 3647 WCR 19 FORT LUPTON, CO 80621

SE 1/4 NE 1/4 Section 16 Township 1.0 N Range 67.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 509408.8 Northing: 4433691.5

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.

3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated September 16, 2020.

4) The use of groundwater from this well is limited to domestic, livestock watering, industrial, irrigation and commercial.

5) Production is limited to the Laramie-Fox Hills aquifer which is located approximately 445 feet below ground surface and extends to a depth of approximately 770 feet. In accordance with Rule 10.4.8 of the Water Well Construction Rules, plain steel casing must be installed and grouted from the top of the permitted production zone up to at least ten feet above the base of the surface casing, or to the depth required by Rule 10.5.2.1, if no surface casing is installed. (NOTE: If coals and/or carbonaceous shales are encountered in the borehole, plain casing and grout should be installed through these intervals to exclude poor quality water from entering the well.)

6) The pumping rate of this well shall not exceed 50 GPM (as requested).

7) The average annual amount of groundwater to be withdrawn shall not exceed 4.92 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 492 acre-feet.

8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.

9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.

10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.

11) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.

12) This well shall be constructed not more than 200 feet from the location specified on this permit.

13) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.

14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

WELL PERMIT NUMBER 84713-F **RECEIPT NUMBER 10005293**

15) ADVANCE NOTICE REQUIRED - Pursuant to Construction Rule 6.2.2.1 (2 CCR 402-2), licensed or private drillers and pump installers must provide advance notification to the State Engineer prior to each of the following for this well: the start of well construction, the initial installation of the first permanent pump, and the initial installation of a cistern connected to the water well supply system. Any change in the date of construction/installation must be re-noticed prior to the activity. Information regarding the notification process and a link to the electronic notification form can be found on the Division of Water Resources website.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: http://Colorado.gov/water

NOTE: A hydrogeologic aquifer evaluation has been completed for this permit and the details of the evaluation can be viewed in the hydrogeologic aquifer evaluation imaged document and the original permit file.

Issued By IOANA COMANICIU

Date Issued: 9/16/2020

Expiration Date: 9/16/2021

FINDINGS OF THE STATE ENGINEER

IN THE MATTER OF AN APPLICATION FOR A PERMIT TO CONSTRUCT A WELL IN WATER DIVISION NO. 1, WELD COUNTY, COLORADO

APPLICANT: SHERYL A. BEEN

AQUIFER: LARAMIE-FOX HILLS

PERMIT NO.: 84713-F

In compliance with C.R.S. 37-90-137(1) and the Statewide Nontributary Ground Water Rules, Sheryl A. Been, (hereinafter "applicant") submitted an application for a permit to construct a well. Based on information provided by the applicant and records of the Division of Water Resources, the State Engineer finds as follows:

1. The application was received complete by the State Engineer on August 7, 2020.

2. The applicant proposes to construct the well in the SE1/4 of the NE1/4 of Section 16, Township 1 North, Range 67 West, 6th Principal Meridian.

3. The proposed well is located outside the boundaries of a designated ground water basin.

4. The applicant proposes to apply the water withdrawn from the well to the following beneficial uses: domestic, livestock watering, industrial, irrigation, and commercial.

5. The proposed maximum pumping rate of the well is 50 gallons per minute, and the requested average annual amount of ground water to be withdrawn is 5.40 acre-feet.

6. The applicant is the owner of the land on which the well will be constructed.

7. The proposed well would withdraw ground water from the Laramie-Fox Hills Aquifer (hereinafter "aquifer"), which, based on site specific information, is located approximately 445 feet to 770 feet below land surface.

8. The location of the proposed well is more than 600 feet from any existing well completed in the aquifer.

9. According to a sworn statement, the applicant owns, or has consent to withdraw ground water underlying 16 acres of land as further described in said statement, which is attached hereto as Exhibit A.

10. Withdrawal of ground water from the aquifer underlying the land claimed by the applicant will not, within one hundred years of continuous withdrawal, deplete the flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and therefore the ground water is nontributary ground water as defined in C.R.S. 37-90-103(10.5).

11. In considering whether the requested permit shall be approved the provisions of C.R.S. 37-90-137(4) and the Denver Basin Rules shall apply. Withdrawals shall be allowed on the basis of an aquifer's life of 100 years, C.R.S. 37-90-137(4)(b)(I).

12. The quantity of water in the aquifer, exclusive of artificial recharge, underlying the 16 acres of land described in Exhibit A is 492 acre-feet. This determination was based on the following as specified in the Denver Basin Rules and site specific information:

a. The average specific yield of the saturated aquifer materials underlying the land under consideration is 15 percent.

b. The average thickness of the saturated aquifer materials underlying the land under consideration is 205 feet.

Based on the above, the State Engineer finds that there is water available for withdrawal by the proposed well and no material injury to vested water rights would result from the issuance of the requested permit subject to the following conditions:

c. The allowed average annual amount of water to be withdrawn from the aquifer by the well shall not exceed 4.92 acre-feet (the quantity of water which is considered available divided by the 100 year aquifer life).

d. The total volume of water that may be withdrawn from the aquifer by the well shall not exceed 492 acre-feet.

e. The well shall be constructed no more than 200 feet from the location specified on the permit application.

f. The applicant shall submit geophysical and lithologic logs after the construction of the well. The geophysical logs shall be obtained from the hole before the casings are installed.

g. The maximum pumping rate of the well shall not exceed 50 gallons per minute.

h. A totalizing flow meter must be installed on the well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.

i. Production is limited to the Laramie-Fox Hills Aquifer. The well must be constructed with plain, non-perforated casing properly grouted so as to prevent intermingling of water between aquifers.

j. Pursuant to C.R.S. 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the applicant shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.

k. The owner shall mark the well in a conspicuous place with appropriate well permit numbers, name of the aquifer, and court case numbers. He shall take necessary means and precautions to preserve these markings.

Dated this 16th day of September, 2020.

Kevin G. Rein, P.E.
Director/State Engineer

By:

Ioana Comaniciu
Water Resource Engineer

Prepared by: idc

RCVD DWR
08/07/2020

Form no. GWS-1 (1/2020)

DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.
1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.
NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form. Type or print in black or blue ink.

1. APPLICANT INFORMATION

Name of Applicant
Sheryl A. Been

Mailing Address	City	State	Zip Code
P. O. Box 375	Fort Lupton	CO	80621

Telephone Number (include area code)	Email
(303) 902-9262	wereafrog@yahoo.com

2. AQUIFER
Laramie-Fox Hills

3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located.

Number of acres: 16 in the county of: Weld
described as follows (insert legal description).

Lot A, Recorded Exemption No. 1469-16-1 RE-4223, recorded November 23, 2005 at reception no. 3342371, being a part of the South Half of the Northeast Quarter of Section 16, Township 1 North, Range 67 West of the 6th P.M., Weld County, State of Colorado

- I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.

4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).

5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge.

Signature: Steven Janssen Date: July 28, 2020

Print name and title: Steven L. Janssen, Authorized Agent and Attorney for Sheryl A. Been

Form No.
GWS-11
08/2016

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St., Ste 821, Denver CO 80203
(303) 866-3581
dwrpermitsonline@state.co.us

For Office Use Only

RCVD DWR
08/07/2020

CHANGE IN OWNER NAME/MAILING ADDRESS

PRIOR TO COMPLETING THIS FORM, SEE INSTRUCTIONS ON REVERSE SIDE
INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED

Name, address and phone number of person claiming ownership of the well permit:

Name(s): Sheryl A. Been

Mailing Address: P. O. Box 375

City, St. Zip: Fort Lupton, CO 80621

Phone: (303) 902 - 9262 Email: wereafrog@yahoo.com

Well Permit Number: 9930 Receipt Number: 9060225 Case Number (optional):

WELL LOCATION: County: Weld Well Name or # (optional):

2647 County Road 19	Fort Lupton	CO	80621
Street Address at Well Location	City	State	Zip

☐ Check if well address is same as owner's mailing address

SE 1/4 of the NE 1/4, Sec. 16 , Township 1.0 ■ N. or ☐ S., Range 67.0 ☐ E. or ■ W., 6th P.M.

Distance from Section Lines: 1740 Ft. from ■ N. or ☐ S. Line, 1200 Ft. from ■ E. or ☐ W. Line.

Subdivision Name (if applicable): , Lot , Block , Filing/Unit

NOTE: If changing/correcting the permitted location of a well, use Form No. GWS-42.

I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143.

Signature(s) of the New Owner	Please print the Signer's Name & Title	Date
Steve Janssen	Sheryl A. Been, by Steven L. Janssen, Attorney & Authorized Agent	August 6, 2020

It is the responsibility of the new owner of this well permit to complete and sign this form. If an agent is signing or entering information, please see instructions.
Please allow 4 to 6 weeks for processing of this form. Thereafter, you can view or print the accepted document at:
https://www.dwr.state.co.us/Tools/WellPermits

Signature of DWR staff indicates acceptance as a Change in Owner Name and/or Mailing Address.

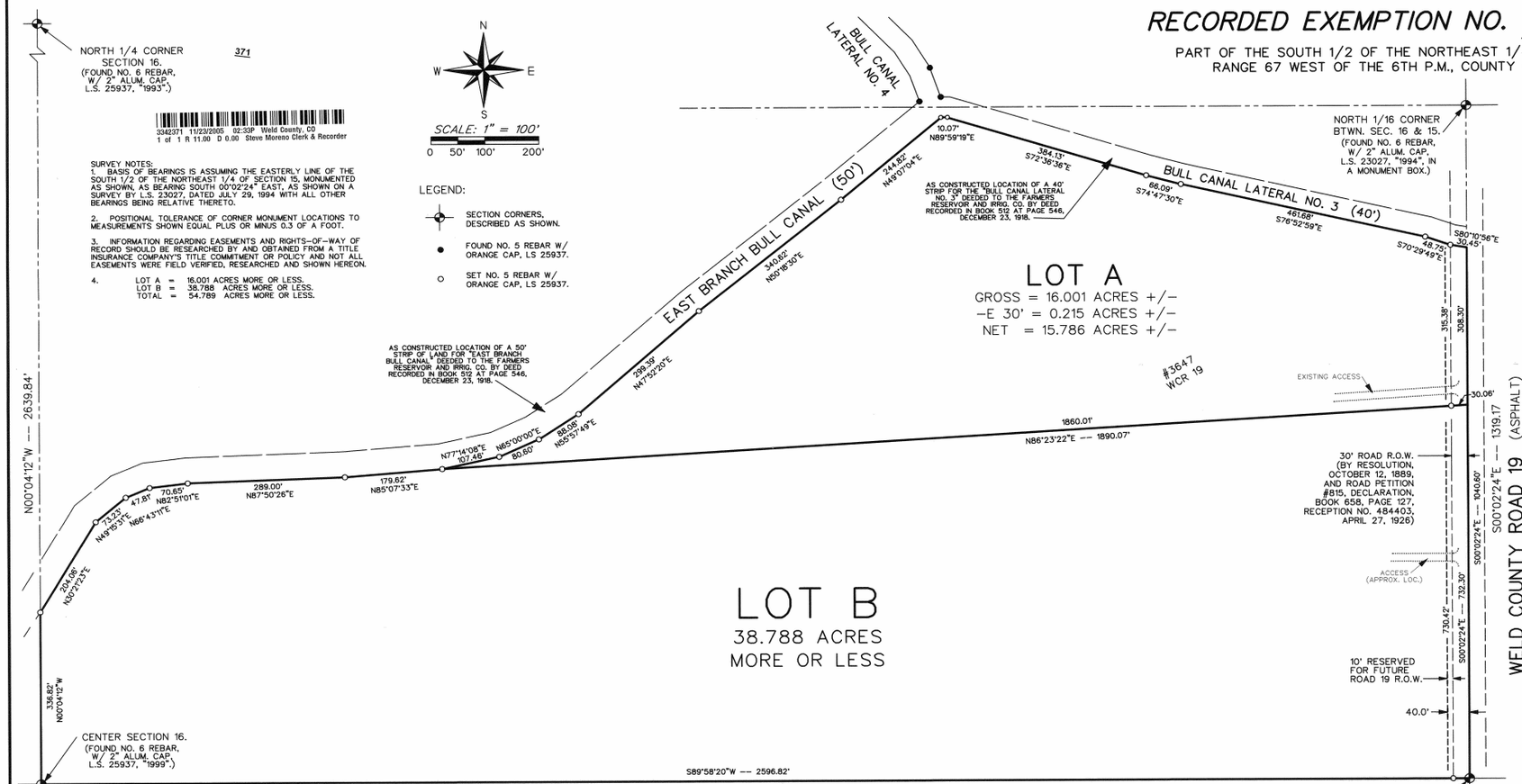
For Staff Use Only

Staff Signature

09/14/2020
Date

RECORDED EXEMPTION NO. 1469-16-1 RE-4223

PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.



APPROVAL NOTES:

1. ALL PROPOSED OR EXISTING STRUCTURES WILL OR DO MEET THE MINIMUM SETBACK AND OFFSET REQUIREMENTS FOR THE ZONE DISTRICT IN WHICH THE PROPERTY IS LOCATED. PURSUANT TO THE DEFINITION OF SETBACK IN THE WELD COUNTY CODE, THE REQUIRED SETBACK IS MEASURED FROM THE FUTURE RIGHT-OF-WAY LINE.

NO BUILDING OR STRUCTURE AS DEFINED AND LIMITED TO THOSE OCCUPANCIES LISTED AS GROUPS A, B, E, F, H, L M AND R IN SECTION 302.1 OF THE 2003 INTERNATIONAL BUILDING CODE, SHALL BE CONSTRUCTED WITHIN A 200-FOOT RADIUS OF ANY TANK BATTERY OR WITHIN A 150-FOOT RADIUS OF ANY WELLHEAD. ANY CONSTRUCTION WITHIN A 200-FOOT RADIUS OF ANY TANK BATTERY OR 150-FOOT RADIUS OF ANY WELLHEAD SHALL REQUIRE A VARIANCE FROM THE TERMS OF SECTION 23-3-10 OF THE WELD COUNTY CODE.

2. ANY FUTURE STRUCTURES OR USES ON SITE MUST OBTAIN THE APPROPRIATE ZONING AND BUILDING PERMITS.

3. LOT A IS NOT ELIGIBLE FOR A FUTURE LAND EXEMPTION IN ACCORDANCE WITH SECTION 24-6-20.C.1 OF THE WELD COUNTY CODE.

4. PRIOR TO THE RELEASE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT A RECORDED DEED DESCRIBING THE LOT UPON WHICH THE BUILDING PERMIT IS REQUESTED WITH THE BUILDING PERMIT APPLICATIONS. THE LEGAL DESCRIPTION ON SUCH DEED SHALL INCLUDE THE LOT DESIGNATION AND RECORDED EXEMPTION NUMBER.

5. PRIOR TO THE RELEASE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT EVIDENCE TO THE DEPARTMENT OF PLANNING SERVICES THAT LOT B HAS AN ADEQUATE WATER SUPPLY OF SUFFICIENT QUALITY, QUANTITY AND DEPENDABILITY.

6. POTENTIAL PURCHASERS SHOULD BE AWARE THAT LOT B MAY NOT BE ELGIBLE FOR A DOMESTIC WELL PERMIT WHICH ALLOWS FOR OUTSIDE IRRIGATION AND/OR THE WATERING OF STOCK ANIMALS. THE STATE DIVISION OF WATER RESOURCES ISSUES ALL WELL PERMITS.

7. POTENTIAL PURCHASERS SHOULD BE AWARE THAT GROUNDWATER MAY NOT MEET ALL DRINKING WATER STANDARDS AS DEFINED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. THE WELD COUNTY DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STRONGLY ENCOURAGES WELL USERS TO TEST THEIR DRINKING WATER PRIOR TO CONSUMPTION AND PERIODICALLY THEREAFTER.

8. POTENTIAL PURCHASERS SHOULD BE AWARE THAT APPROVAL OF THIS RECORDED EXEMPTION DOES NOT GUARANTEE THAT WELL PERMITS WILL BE ISSUED FOR THE LOTS. ANY LOT MAY BE DEEMED NON-BUILDABLE IF THE LOT OWNER IS UNABLE TO OBTAIN A WELL PERMIT. THE STATE DIVISION OF WATER RESOURCES ISSUES ALL WELL PERMITS.

9. SHOULD NOXIOUS WEEDS EXIST ON THE PROPERTY OR BECOME ESTABLISHED AS A RESULT OF THE PROPOSED DEVELOPMENT, THE APPLICANT/LANDOWNER SHALL BE RESPONSIBLE FOR CONTROLLING THE NOXIOUS WEEDS, PURSUANT TO CHAPTER 15, ARTICLES I AND II OF THE WELD COUNTY CODE.

10. BUILDING PERMITS SHALL BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY BUILDING. BUILDINGS THAT MEET THE DEFINITION OF AN AG EXEMPT BUILDING PER THE REQUIREMENTS OF SECTION 29-1-201 AND SECTION 29-3-20.B.13 OF THE WELD COUNTY CODE DO NOT NEED BUILDING PERMITS, HOWEVER, A CERTIFICATE OF COMPLIANCE MUST BE FILED WITH THE PLANNING DEPARTMENT AND AN ELECTRICAL AND/OR PLUMBING PERMIT IS REQUIRED FOR ANY ELECTRICAL SERVICE TO THE BUILDING OR WATER FOR WATERING OR WASHING OF LIVESTOCK OR POULTRY.

11. EFFECTIVE JANUARY 1, 2003, BUILDING PERMITS ISSUED ON THE PROPOSED LOTS WILL BE REQUIRED TO ADHERE TO THE FEE STRUCTURE OF THE WELD COUNTY ROAD IMPACT PROGRAM. (ORDINANCE 2002-11)

12. EFFECTIVE AUGUST 1, 2005, BUILDING PERMITS ISSUED ON THE SUBJECT SITE WILL BE REQUIRED TO ADHERE TO THE FEE STRUCTURE OF THE CAPITAL EXPANSION IMPACT FEE AND THE STORMWATER / DRAINAGE IMPACT FEE. (ORDINANCE 2005-8 SECTION 5-8-40)

13. IN THE EVENT WELD COUNTY OR ANY OTHER GOVERNMENTAL AUTHORITY EXERCISES ITS RIGHT TO EXPAND COUNTY ROAD 19 INTO THE RIGHTS-OF-WAY NOTED ON THIS RECORDED EXEMPTION AND SUCH EXPANSION REQUIRES THE DEMOLITION, DESTRUCTION, ALTERATION, OR TAKING OF ANY IMPROVEMENTS EXISTING ON THE SUBJECT PROPERTY AS OF THE DATE THIS RECORDED EXEMPTION IS RECORDED, THE OWNER OF THE SUBJECT PROPERTY SHALL BE ENTITLED TO JUST COMPENSATION AS DETERMINED IN AN EMINENT DOMAIN PROCEEDING FOR SUCH PROPERTY AND ITS IMPROVEMENTS. THIS REQUIREMENT SHALL BE BINDING UPON THE PARTIES REGARDLESS OF THE LEGAL EFFECT OF WHETHER THE SUBJECT RIGHTS-OF-WAY ARE "RESERVED" OR "DEDICATED".

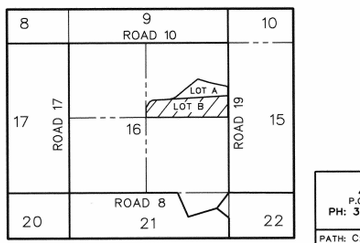
14. WELD COUNTY'S RIGHT TO FARM: WELD COUNTY IS ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE UNITED STATES, RANKING FIFTH IN TOTAL MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD. THE RURAL AREAS OF WELD COUNTY MAY BE OPEN AND SPACIOUS, BUT THEY ARE INTENSIVELY USED FOR AGRICULTURE. PERSONS MOVING INTO A RURAL AREA MUST RECOGNIZE AND ACCEPT THERE ARE DRAWBACKS, INCLUDING CONFLICTS WITH LONGSTANDING AGRICULTURAL PRACTICES AND A LOWER LEVEL OF SERVICES THAN IN TOWN. ALONG WITH THE DRAWBACKS COME THE INCENTIVES WHICH ATTRACT URBAN DWELLERS TO RELOCATE TO RURAL AREA: OPEN VIEWS, SPACIOUSNESS, WILDLIFE, LACK OF CITY NOISE AND CONGESTION, AND THE RURAL ATMOSPHERE AND WAY OF LIFE. WITHOUT NEIGHBORING FARMS, THOSE FEATURES WHICH ATTRACT URBAN DWELLERS TO RURAL WELD COUNTY WOULD QUICKLY BE GONE FOREVER.

AGRICULTURAL USERS OF THE LAND SHOULD NOT BE EXPECTED TO CHANGE THEIR LONG-ESTABLISHED AGRICULTURAL PRACTICES TO ACCOMMODATE THE INTRUSIONS OF URBAN USERS INTO A RURAL AREA. WELL RUN AGRICULTURAL ACTIVITIES WILL GENERATE OFF-SITE IMPACTS, INCLUDING NOISE FROM TRACTORS AND EQUIPMENT; SLOW MOVING FARM VEHICLES ON RURAL ROADS; DUST FROM ANIMAL PENS, FIELD WORK, HARVEST, AND GRAVEL ROADS; ODOR FROM ANIMAL CONFINEMENT, SILAGE, AND MANURE; SMOKE FROM DITCH BURNING; FLIES AND MOSQUITOES; AND THE USE OF PESTICIDES AND FERTILIZERS IN THE FIELDS, INCLUDING THE USE OF AERIAL SPRAYING. DITCHES AND RESERVOIRS CANNOT SIMPLY BE MOVED "OUT OF THE WAY" OF RESIDENTIAL DEVELOPMENT WITHOUT THREATENING THE EFFICIENT DELIVERY OF IRRIGATION TO FIELDS WHICH IS ESSENTIAL TO FARM PRODUCTION.

SECTION 35-3.5-102, C.R.S., PROVIDES THAT AN AGRICULTURAL OPERATION SHALL NOT BE FOUND TO BE A PUBLIC OR PRIVATE NUISANCE IF THE AGRICULTURAL OPERATION ALLEGED TO BE A NUISANCE EMPLOYS METHODS OR PRACTICES THAT ARE COMMONLY OR REASONABLY ASSOCIATED WITH AGRICULTURAL PRODUCTION.

WELD COUNTY COVERS A LAND AREA OF OVER 4,000 SQUARE MILES IN SIZE (TWICE THE STATE OF DELAWARE) WITH MORE THAN 3,700 MILES OF STATE AND COUNTY ROADS OUTSIDE OF MUNICIPALITIES. THE SHEER MAGNITUDE OF THE AREA TO BE SERVED STRETCHES AVAILABLE RESOURCES. LAW ENFORCEMENT IS BASED ON RESPONSES TO COMPLAINTS MORE THAN ON PATROLS OF THE COUNTY AND THE DISTANCES WHICH MUST BE TRAVELED MAY DELAY ALL EMERGENCY RESPONSES, INCLUDING LAW ENFORCEMENT, AMBULANCE, AND FIRE. FIRE PROTECTION IS USUALLY PROVIDED BY VOLUNTEERS WHO MUST LEAVE THEIR JOBS AND FAMILIES TO RESPOND TO EMERGENCIES. COUNTY GRAVEL ROADS, NO MATTER HOW OFTEN THEY ARE BLADED, WILL NOT PROVIDE THE SAME KIND OF SURFACE EXPECTED FROM A PAVED ROAD. SNOW REMOVAL PRIORITIES MEAN THAT ROADS FROM SUBDIVISIONS TO ARTERIALS MAY NOT BE CLEARED FOR SEVERAL DAYS AFTER A MAJOR SNOWSTORM. SNOW REMOVAL FOR ROADS WITHIN SUBDIVISIONS ARE OF THE LOWEST PRIORITY FOR PUBLIC WORKS OR MAY BE THE PRIVATE RESPONSIBILITY OF THE HOMEOWNERS. SERVICES IN RURAL AREAS, IN MANY CASES, WILL NOT BE EQUIVALENT TO MUNICIPAL SERVICES. RURAL DWELLERS MUST, BY NECESSITY, BE MORE SELF-SUFFICIENT THAN URBAN DWELLERS.

CHILDREN ARE EXPOSED TO DIFFERENT HAZARDS IN THE COUNTY THAN IN AN URBAN OR SUBURBAN SETTING. FARM EQUIPMENT AND OIL FIELD EQUIPMENT, PONDS AND IRRIGATION DITCHES, ELECTRICAL POWER FOR PUMPS AND CENTER PIVOT OPERATIONS, HIGH SPEED TRAFFIC, SAND BURS, PUNCTURE VINES, TERRITORIAL FARM DOGS, AND LIVESTOCK PRESENT REAL THREATS TO CHILDREN. CONTROLLING CHILDREN'S ACTIVITIES IS IMPORTANT, NOT ONLY FOR THEIR SAFETY, BUT ALSO FOR THE PROTECTION OF THE FARMER'S LIVELIHOOD. PARENTS ARE RESPONSIBLE FOR THEIR CHILDREN.



VICINITY MAP
SCALE: 1" = 2000' N

PROPERTY DESCRIPTION: (PROPERTY BEING DIVIDED)
THAT PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, LYING SOUTHERLY OF STRIPS OF LAND CONVEYED TO THE FARMERS RESERVOIR AND IRRIGATION COMPANY BY DEED RECORDED DECEMBER 23, 1918 IN BOOK 512 AT PAGE 546, COUNTY OF WELD, STATE OF COLORADO.
CONTAINS: 54.789 ACRES MORE OR LESS.

STATUTE OF LIMITATIONS:
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE:
I, JOEL B. CROWE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RESULTS OF A FIELD SURVEY COMPLETED NOVEMBER 21, 2005, UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND WELD COUNTY.

JOEL B. CROWE, L.S. NO. 25937 — DATE 11-22-05

PROPERTY OWNER'S CERTIFICATE:
THE UNDERSIGNED, BEING THE SOLE OWNERS IN FEE OF THE ABOVE DESCRIBED PROPERTY DO HEREBY SUBDIVIDE THE SAME AS SHOWN ON THE ATTACHED MAP. WE UNDERSTAND THIS PROPERTY IS LOCATED IN THE "A" (AGRICULTURAL) ZONE DISTRICT AND IS ALSO INTENDED TO PROVIDE AREAS FOR THE CONDUCT OF OTHER USES BY RIGHT, ACCESSORY USES, AND USES BY SPECIAL REVIEW.

THOMAS J. AUCH, SR.

STATE OF COLORADO)
COUNTY OF WELD) SS.
THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME
THIS 23rd DAY OF November A.D., 2005, BY THE ABOVE SIGNED.
MY COMMISSION EXPIRES: 5/29/07
NOTARY PUBLIC, WITNESS MY HAND AND SEAL.

AND
PAUL B. LARSEN

STATE OF COLORADO)
COUNTY OF WELD) SS.
THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME
THIS 23rd DAY OF November A.D., 2005, BY THE ABOVE SIGNED.
MY COMMISSION EXPIRES: 5/29/07
NOTARY PUBLIC, WITNESS MY HAND AND SEAL.

CERTIFICATE OF APPROVAL BY THE DEPARTMENT OF PLANNING SERVICES — ADMINISTRATIVE REVIEW:

THIS PLAT IS ACCEPTED AND APPROVED BY THE DEPARTMENT OF PLANNING SERVICES FOR FILING.

DIRECTOR, DEPARTMENT OF PLANNING SERVICES

STATE OF COLORADO)
COUNTY OF WELD) SS.
THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME
THIS 23rd DAY OF November A.D., 2005, BY THE ABOVE SIGNED.
MY COMMISSION EXPIRES: 4/29/08
WENDI INLOES NOTARY PUBLIC STATE OF COLORADO
NOTARY PUBLIC, WITNESS MY HAND AND SEAL.

ALPHA SURVEYING CO.
P.O. BOX 392, 1010 S. FULTON AVE., FORT LUPTON, COLORADO 80621
PH: 303-857-2308 OR 303-857-2010, CELL: 303-550-3374
E-MAIL: ALPHASURVEYING@AOL.COM, FAX: 303-857-0707

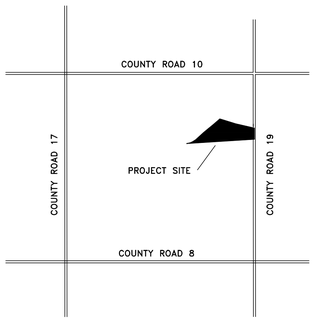
PATH: C:\161N7NE4RE4223R.VCD			CONTACT: RANDY B./TOM (RE-4223)		
REVISIONS	BY	DATE	DWG BY: RC/JC	SCALE: 1"=100'	
ADJUSTED DIVIDING LINE	JC	11-22-05	FDBK: DATA	DATE: NOV. 19, 2005	
			PG: COLL.	FILE NO. 16-1N7-37	

C:\DATA\161N7NE4RE4223R.mxd 11/23/2005

SHERRY BEEN PROPE
NEW WATER WELL LOCATION MAP

LOT A, RECORDED EXEMPTION NO. 1469-16-1 RE-4223
3647 WELD COUNTY ROAD 19
FT. LUPTON, CO 80621

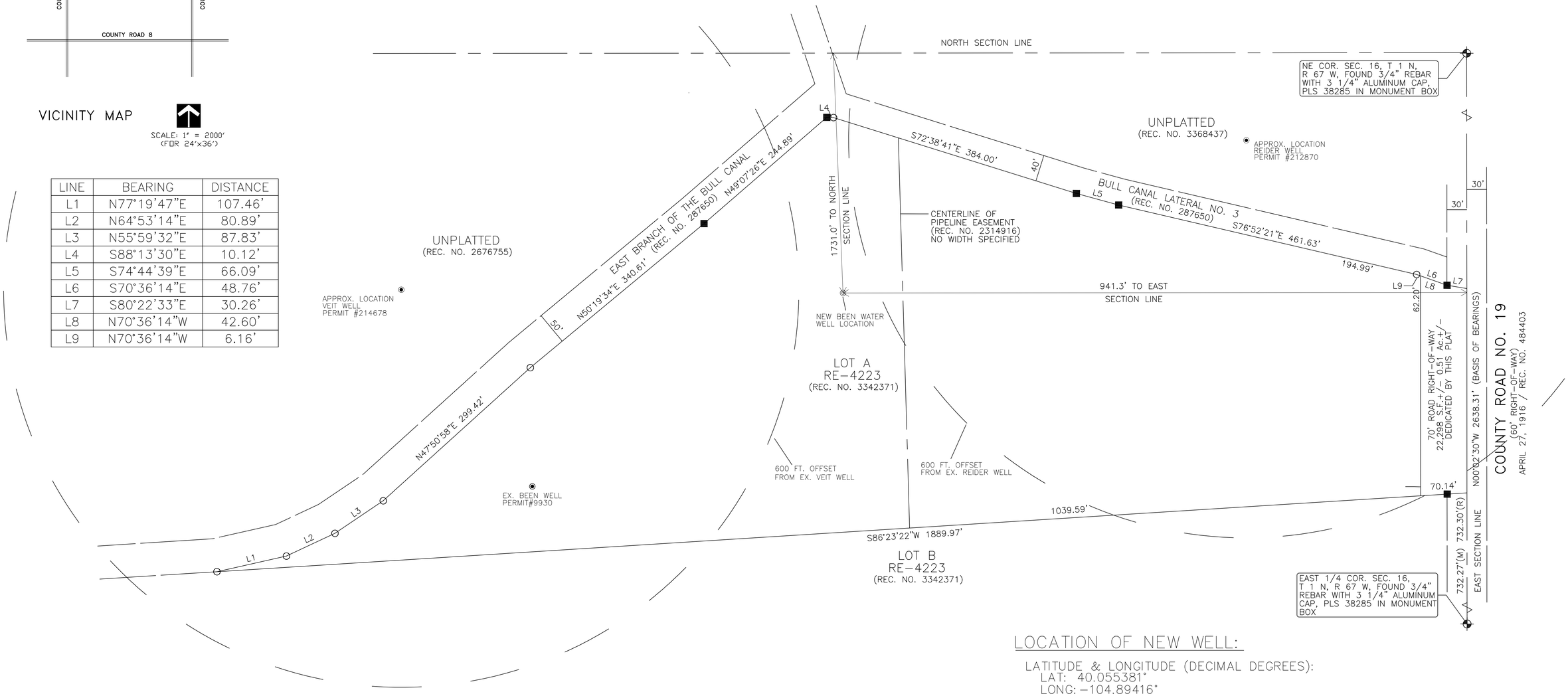
PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO.



VICINITY MAP

SCALE: 1" = 2000'
(FOR 24'x36')

LINE	BEARING	DISTANCE
L1	N77°19'47"E	107.46'
L2	N64°53'14"E	80.89'
L3	N55°59'32"E	87.83'
L4	S88°13'30"E	10.12'
L5	S74°44'39"E	66.09'
L6	S70°36'14"E	48.76'
L7	S80°22'33"E	30.26'
L8	N70°36'14"W	42.60'
L9	N70°36'14"W	6.16'



LOCATION OF NEW WELL:

LATITUDE & LONGITUDE (DECIMAL DEGREES):
LAT: 40.055381°
LONG: -104.89416°

LATITUDE & LONGITUDE (DMS):
LAT: 40°03'19"
LONG: -104°53'39"

UMT COORDINATES (ZONE 13T):
4433909.4 NORTH
509027.5 EAST

SCALE: 1" = 60'
(FOR 24'x36')

LEGEND:

- ⊕ = ALIQUOT MONUMENT, AS NOTED.
- ■ = FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, PLS 25937.
- ○ = FOUND 5/8" REBAR.
- ◉ = EXISTING WATER WELLS
- ◎ = NEW BEEN WATER WELL

CES CONSULTANTS, LLC
721 4th STREET, SUITE 1 FT. LUPTON, CO. 80621
PH. (970) 373-4480

BEEN PROPERTY
WATER WELL LOCATION MAP
LOT A - RE NO. 1469-16-1 RE-4223
3647 WELD COUNTY ROAD 19
FT. LUPTON, CO 80621

DRAWING INFO.	
DESIGNER:	KR/CD
DRAWN BY:	KR/CD
APP'D. BY:	KR/CD
SCALE:	1" = 60'
DATE:	8/5/20
JOB NO.:	19-0295.001
SHEET NO.:	1 OF 1

GWS-38 600 FOOT WELL SPACING STATEMENT

I (we) Sheryl A. Been state as follows:

1. I (we) own real property described as Lot A, Recorded Exemption No. 1469-16-1 RE-4223, Weld County, Colorado in the SE ¼ of the NE ¼, Section 16, Township 1N, Range 67W, 6th P.M., Weld County, Colorado. We own the right and easement to the following well:

Permit #	1/4	1/4	Sec.	Twp.	Rng.	Actual Distance from N/S Sec. Line	Actual Distance from E/W Sec. Line
9930	SE	NE	16	1N	67	1740 ft.	1200 ft.

2. I (we) have been apprised that Sheryl A. Been, the present owners of a parcel of land in the SE ¼ of the NE ¼, Section 16, Township 1N, Range 67W, 6th P.M., desire to drill a new well or extend the use of an existing well. I (we) also understand that the purpose of such well is set forth in the well permit application, and that I (we) have reviewed the application that was submitted to the State Engineer and receipted by him under receipt no. _____.

3. The proposed location for the subject well will be 600 feet or less from my (our) well.

4. By this statement I (we) am (are) specifically waiving any objection to the issuance of a well permit for the subject well, as set forth in the referenced application, and would request that permit issuance not be postponed or denied because of any concerns by the Division or others that the proposed well will materially affect my (our) well or water right. I (we) am (are) also specifically waiving my (our) right I (we) may have to participate in a hearing before the State Engineer pursuant to Section 37-90-137(2), C.R.S.

Dated this 6th day of August, 2020

Steven Janssen

Sheryl A. Been,
by Steven L. Janssen, Attorney & Authorized Agent

WILD COUNTRY RV PARK, 29521 WCR 398 KEENESBURG, COLORADO

Usage Period	BillDate	ChargeType	Consumption
1/2/2020-2/4/2020	43865	2" Tap Water Services	365,324
2/4/2020-3/3/2020	43893	2" Tap Water Services	340,693
3/3/2020-4/1/2020	43922	2" Tap Water Services	344,024
4/1/2020-5/1/2020	43952	2" Tap Water Services	307,904
5/1/2020-6/2/2020	43984	2" Tap Water Services	220,228
6/2/2020-6/30/2020	44012	2" Tap Water Services	257,373
6/30/2020-8/3/2020	44046	2" Tap Water Services	292,410
8/3/2020-9/1/2020	44075	2" Tap Water Services	264,700
9/1/2020-10/1/2020	44105	2" Tap Water Services	246,233
10/1/2020-11/2/2020	44137	2" Tap Water Services	243,690
11/2/2020-12/1/2020	44166	2" Tap Water Services	318,131
12/1/2020-12/29/202(	44194	2" Tap Water Services	347,267
		2020 TOTAL	3,547,977

AFFIDAVIT RE: WATER USAGE

STATE OF Florida)
) ss:
COUNTY OF Palm Beach)

I, Sheryl A. Been, being first duly sworn upon my Oath, depose and say as follows:

1. I am the owner of Lot A of Recorded Exemption No. 1469-16-1 RE-4223, recorded November 23, 2005 at Reception No. 3342371, being a part of the Northeast Quarter of Section 16, Township 1 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, also known as: 3647 County Road 19, Fort Lupton, CO 80621.

2. I purchased the Subject Property, along with my late Mother, Marleen Rosensweig, on November 29, 2005 and I am personally familiar with Water Usage upon the Subject Property.

3. The Subject Property is comprised of 16 acres of land, one 3,400 square foot residence, an 800 square foot utility building and a 300 square foot animal shelter.

4. The Subject Property includes a tributary exempt well producing 10 gallons per minute, which well was approved by the State of Colorado, Division of Water Resources, as Well Permit #9930 on October 9, 1961 and which well has been continuously used since that date.

5. I have used Well Permit #9930 for all indoor domestic water demands, outdoor irrigation of one-half acre of lawn/garden and watering of six goats and one horse.

6. Based upon my personal knowledge of the use of Well Permit #9930, one to two acre feet of water per year have been used during my ownership of the Subject Property.

7. I also received non-tributary Well Permit #84713-F from the State of Colorado, Division of Water Resources on September 16, 2020, which well has yet to be drilled, but which well is permitted to withdraw 4.92 acre feet per year from the Laramie-Fox Hills aquifer and may be used for all domestic, livestock watering, industrial, irrigation and commercial purposes.

8. Further I sayeth naught.

Sheryl A. Been

SUBSCRIBED AND SWORN to before me, a Notary Public, by Sheryl A. Been this 13th day of October, 2020.

Witness my hand and official seal:

CARLOS A. ROCHA
Notary Public - State of Florida
Commission # GG 283741
My Comm. Expires Dec 14, 2022

CENTRAL WELD COUNTY WATER DISTRICT

August 18, 2020

Sheryl A. Been
3647 CR 19
Fort Lupton, CO 80621

RE: Can Serve

Dear Ms. Been,
This letter is in response to a request for water service to serve the following property described as follows:

PTS2NE4 16 1 67 LOT A REC EXEMPT RE 4223 Parcel #146916100006

Water service can be made available to the above described property, located on CR 19 between CR 8 and CR 10, with a line extension and new tap purchase, provided all requirements of Central Weld County Water District, Northern Colorado Water Conservancy District, Subdistrict, and U. S. Bureau of Reclamation are satisfied. Central Weld County Water District will require that a Tap Agreement be consummated prior to the setting of a tap or this letter shall become null and void unless extended in writing by the District. Subdivisions requiring 10 or more taps will be required to purchase and transfer raw water prior to District approval. ***Please note that it is your responsibility to contact Northern Colorado Water Conservancy District at 800-369-7246 for petitioning confirmation into the Northern Colorado Water Conservancy District and Subdistrict. Central Weld cannot issue a tap until all requirements are satisfied. This is in accordance with the Rules and Regulations of Northern Colorado Water Conservancy District.*** A review of the District's system in this water service area must be completed prior to water taps being sold. **A water tap installation is for a specific parcel of property and a customer will not be permitted to extend a service line from one parcel or property to another parcel to provide additional water service.**

Due to the rapid cost increase of raw water, existing tap fees may not apply for water service to this property. The District will **not** notify, by separate letter, any prospective landowners or land purchasers of tap fee or line extension cost increases. The cost of a tap fee and/or line extension must be paid in advance to the District, by the prospective customer, in accordance with District policy within one (1) year from the date of this letter

It is your responsibility to confirm with your local Fire Protection Authority if fire flow water capacity is required for your project.

Sincerely,

CENTRAL WELD COUNTY WATER DISTRICT

Stan Linker, District Manager
SL/kn

Merchant: Central Weld County Water District

2235 2nd Avenue
Greeley, CO 80631
US

(970) 352-1284

Order Information

Description:	Been RV Park Study		
Order Number:		P.O. Number:	
Customer ID:	30120	Invoice Number:	30120

Billing Information

Sheryl Been

Shipping Information

Shipping:	0.00
Tax:	0.00
Total:	**USD 1,550.00**

Payment Information

Date/Time:	17-Aug-2020 08:08:41 MDT
Transaction ID:	42177890006
Transaction Type:	Authorization w/ Auto Capture
Transaction Status:	Captured/Pending Settlement
Authorization Code:	16053Z
Payment Method:	MasterCard XXXX2446

March 8, 2021

Western Engineering Consultants Inc., LLC
127 South Denver Avenue
Fort Lupton, Colorado 80621

Attn: Mr. Chadwin Cox (chadwin.cox@westerneci.com)

Re: OWTS Test Pit Observation Results and OWTS Schematic
Proposed Been RV Park
3647 Weld County Road 19
Weld County, Colorado
EEC Project No. 20-01-185

Mr. Cox:

As requested, Earth Engineering Company, Inc. (EEC) personnel completed the test pit observations at 3647 Weld County Road 19 for the above referenced project. To complete the site observations, EEC personnel observed two (2) excavated soil profile test pits to a depth of approximately 8 feet below present site grades at each of the four (4) proposed On-site Wastewater Treatment System (OWTS) sites to serve the proposed RV park. The logs of the 8 feet deep test pits are included with this report.

The referenced parcel is located at 3647 Weld County Road 19 in an area west of Fort Lupton in Weld County, Colorado. According to the information made available to EEC, there are no utilities or easements in conflict with the presented locations of the system components.

The purpose of this letter is to provide the results of the test pits observations completed at the site and to provide general OWTS sizing calculations and a schematic layout of the proposed OWTS systems to service the proposed RV park.

Test Pit Observations

Two (2) 8-feet deep test pits were completed in the identified area of each of the proposed on-site wastewater treatment systems. The materials encountered in the profile test pits at the OWTS sites generally consisted of brown sandy clay soils (Soil Type 4) underlain by brown sandy clay soils (Soil Type 4A) at a depth of approximately 2 to 3 feet below present site grades. The sandy clay soils (Soil Type 4A) were underlain by grey/tan and rust

sandstone/claystone and grey/rust claystone bedrock (Soil Type 5) at a depth of approximately 6 to 7½ feet below present site grades which extended to the bottom of the test pits at a depth of approximately 8 feet below present site grades. Groundwater was not observed in the test pits at the time of our observations.

Based upon the visual soil classification, the near surface site soils classify as sandy clay (Soil Type 4A) which corresponds to a percolation rate of 91 to 120 minutes per inch. Soil Type 4A classification could be used in the design along with a percolation rate of 91 to 120 minutes per inch. Weld County guidelines also require that neither groundwater nor bedrock be encountered within 4 feet of the base of the infiltrative at the location of an absorption field. The test pits completed indicates the near surface site soils do meet the separation from bedrock and groundwater criteria provided the base of the absorption beds are placed no deeper than 2 feet below present site grades. Based on the results as outlined above, it appears engineered septic absorption systems would be required for the RV park. When constructing the absorption fields, Weld County criteria concerning proximity to property lines, drainage ways and other site features should be addressed.

Wastewater Strength

We expect the wastewater disposed through the OWTS for this RV site will be within the range of properties for strong residential applications as shown in the following table:

Table 8: Typical Composition of Untreated Domestic Wastewater

Composition	Units	Concentration		
		Weak	Average	Strong
Total Suspended Solids	Mg/L	100	220	350
BOD_5 at 20°C	Mg/L	110	220	400
Nitrogen (total as N)	Mg/L	20	40	85
Phosphorus (total as P)	Mg/L	4	8	15
Fats, Oil & Grease (FOG)	Mg/L	50	100	150
Total Coliform	Mg/L	10^6-10^7	10^7-10^8	10^8-10^9

Source: Table 8, Typical Composition of Untreated Domestic Wastewater from Wastewater Engineering, Treatment, Disposal and Reuse, Metcalf & Eddy, 1991

Assumptions

It is our understanding the RV Park will accommodate a total of 90 RV sites with full hookups which will be served by the proposed OWTS systems. Based on water use records for similar sites in eastern Colorado, a design flow rate of 50 gallons per RV stall per day is assumed. The total design flow for the site is therefore 4,500 gallons per day; however, the design flow will be divided between four (4) separate OWTS. This will result in design flows of 1,500 gpd for two of the systems and 1,000 gpd for one of the systems and 500 gpd for the final system.

A Long Term Absorption Rate (LTAR) of 0.15 gpd/ft^2 was determined from Table 30-10-1 utilizing the Soil Type 4A classification. Size calculation summaries for all four (4) proposed OWTS to serve the RV park are provided below in the summary table. The calculations include size adjustment factors for pressure dosed bed systems (1.0) and use of chambers (0.7), yielding the below outlined design areas. In addition, the equivalent area for Quick4 Infiltrators of 12 ft^2 per chamber for a bed system was applied for each system.

OWTS Designation	*Design Flow Rate (gpd)*	*LTAR*	*Size Adjustment Factors*	*Required Area*	*Min. Number of Quick4 Infiltrators*	*Number of Q4 Chambers in design*
North	1,500	0.15	1.0 & 0.7	7,000ft^2	584	600
Northeast	500	0.15	1.0 & 0.7	2,333ft^2	195	200
Southeast	1,000	0.15	1.0 & 0.7	4,667ft^2	389	400
Southwest	1,500	0.15	1.0 & 0.7	7,000ft^2	584	600

The prepared design schematic includes the outlined number of chambers with each system broken up into separate beds of 100 chambers per bed, as shown on the attached exhibit.

System Component Specifications

Due to the ‘strong’ wastewater strength as expected from the RV hookups, each of the four (4) separate systems is intended to utilize its own pre-treatment system. The pre-treatment systems should consist of Orenco AdvanTex AX100 pre-treatment systems in order to

bring the effluent to TL2 or better prior to discharge into each absorption bed system. Each Orenco AdvanTex AX100 system shall be sized with the recommended number of treatment pods corresponding to each system's design flow rate. We expect a single Orenco AdvanTex AX100 pod would be sufficient for each system. In addition, each system is intended to be constructed with sufficient septic tank capacity to provide at least 48 hours of septic tank effluent detention prior to discharge into the absorption fields. The septic tanks shall comply with the structural design criteria of ASTM C1227-12 (Standard Specification for Precast Septic Tanks). 30" risers may be needed to facilitate required bury depth based on pipe elevations. Shop drawings and specifications should be furnished by the installer once a tank supplier is selected. Groundwater was not observed in the test pits at the site, therefore anchoring of the septic tanks does not appear necessary.

Installation Procedures

It appears the system could be installed using conventional excavation equipment (i.e. rubber tire backhoe or track hoe). All system components shall be installed using current state-of-practice technology by a licensed installer approved by the Weld County Department of Health and Environment.

GENERAL COMMENTS

The analysis and recommendations presented in this report are based upon the data obtained from the soil test pits performed at the indicated locations and from any other information discussed in this report. This report does not reflect any variations which may occur across the site. The nature and extent of such variations may not become evident until construction. If variations appear evident, it will be necessary to re-evaluate the recommendations of this report.

It is recommended that the geotechnical engineer be retained to review the plans and specifications so comments can be made regarding the interpretation and implementation of our geotechnical recommendations in the design and specifications. It is further recommended that the geotechnical engineer be retained for testing and observations during earthwork and foundation construction phases to help determine that the design requirements are fulfilled.

This report has been prepared for the exclusive use of Western Engineering Consultants, Inc., LLC for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranty, express or implied, is made. In the event that any changes in the nature, design or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions of this report are modified or verified in writing by the geotechnical engineer.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this report, or if we can be of further service to you in any other way, please do not hesitate to contact us.

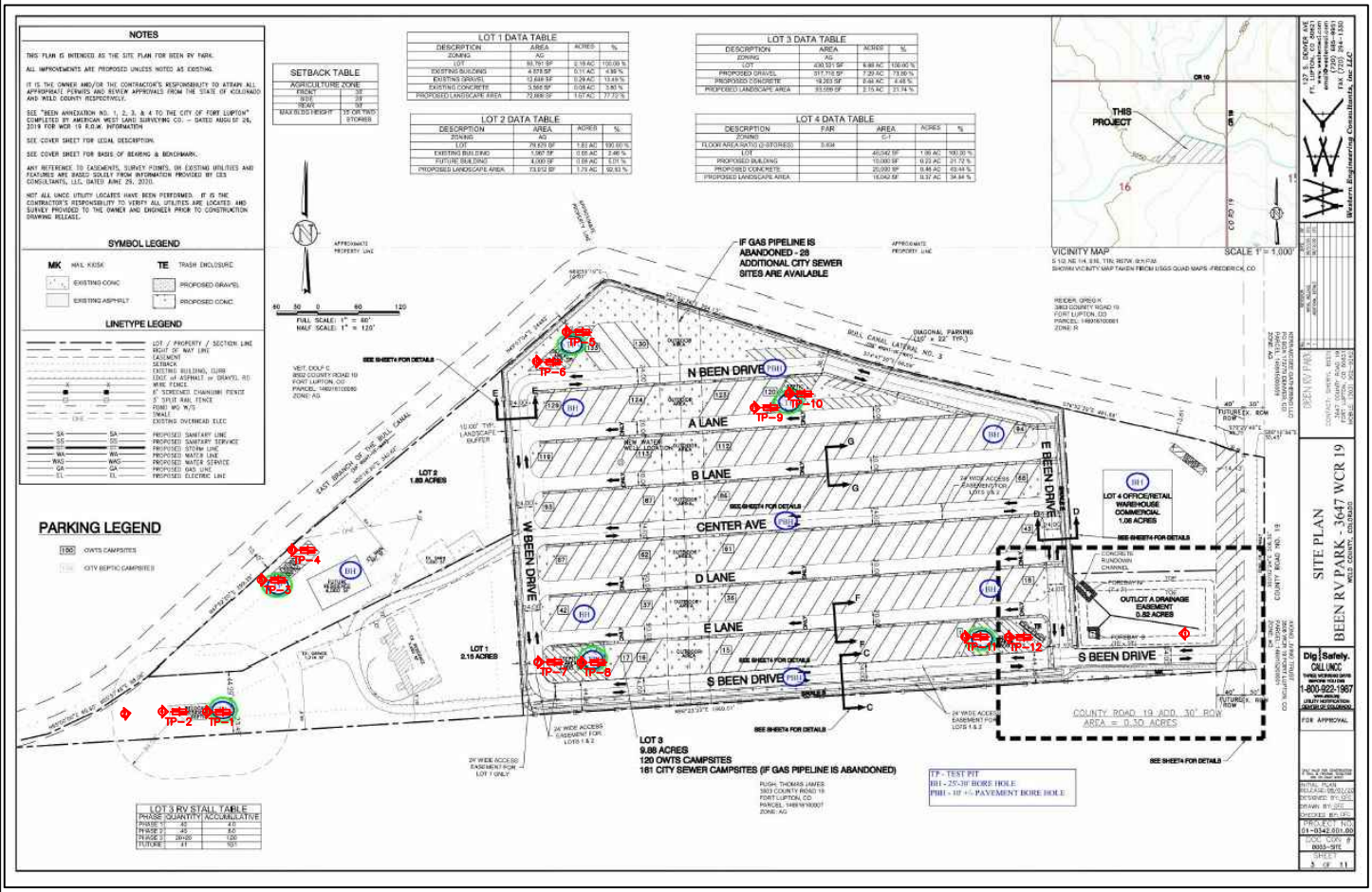
Very truly yours,
Earth Engineering Company, Inc.



Michael J. Coley, P.E.
Principal Engineer

N

Not To Scale



LEGEND

TP-1 TEST PIT LOCATION

1 SITE PHOTOS

PHOTOS TAKEN FROM APPROXIMATE SYMBOL LOCATION IN DIRECTION OF ARROW

PHOT

TEST PIT LOCATION DIAGRAM
3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO
PROJECT NUMBER: 20-01-185 DATE: NOVEMBER 2020





3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020

EARTH ENGINEERING COMPANY, INC.





3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020

EARTH ENGINEERING COMPANY, INC.





3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020

EARTH ENGINEERING COMPANY, INC.





3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020

EARTH ENGINEERING COMPANY, INC.





3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020

EARTH ENGINEERING COMPANY, INC.





3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020

EARTH ENGINEERING COMPANY, INC.





3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020

EARTH ENGINEERING COMPANY, INC.

3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #1 (LEACHFIELD SITE #1)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	9.9		36	22	88.8		
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	21.5						
structureless		5									
grey/brown/rust		6									
SANDSTONE/CLAYSTONE (SOIL TYPE 5)	BS		--	--	11.8						
grey/tan/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

Earth Engineering Company

3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #2 (LEACHFIELD SITE #1)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	12.4						
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	9.9						
structureless		5									
grey/brown/rust		6									
SANDSTONE/CLAYSTONE (SOIL TYPE 5)	BS		--	--	16.1						
grey/tan/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

Earth Engineering Company

3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #3 (LEACHFIELD SITE #2)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	12.2						
SANDY CLAY (SOIL TYPE 4A)		4									
brown to grey/brown/rust	BS		--	--	4.3		42	28	84.6		
structureless		5									
SANDSTONE/CLAYSTONE (SOIL TYPE 5)		6									
grey/tan/rust	BS		--	--	9.0						
platy		7									
with cemented sandstone lense @ 5' to 5.5'		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

Earth Engineering Company

3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #4 (LEACHFIELD SITE #2)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	9.0						
SANDY CLAY (SOIL TYPE 4A)		4									
brown to grey/brown/rust	BS	5	--	--	16.9						
structureless		6									
SANDSTONE/CLAYSTONE (SOIL TYPE 5)	BS	7	--	--	18.1						
grey/tan/rust											
platy		8									
with cemented sandstone lenses											
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

Earth Engineering Company

3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #5 (LEACHFIELD SITE #3)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	10.9		44	31	91.4		
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	20.6						
structureless		**5**									
		6									
CLAYSTONE (SOIL TYPE 5)	BS		--	--	21.9						
grey/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

Earth Engineering Company

3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #6 (LEACHFIELD SITE #3)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)											
brown		2									
moderate strong	BS		--	--	20.4						
SANDY CLAY (SOIL TYPE 4A)		3									
brown		4									
structureless	BS		--	--	20.9						
		5									
		6									
grey/brown/rust											
CLAYSTONE (SOIL TYPE 5)	BS		--	--	19.7						
grey/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

Earth Engineering Company

3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #7 (LEACHFIELD SITE #4)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS		--	--	12.2						
		3									
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	18.7						
structureless		5									
grey/brown/rust		6									
CLAYSTONE (SOIL TYPE 5)	BS		--	--	16.1		41	29	93.1		
grey/brown/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

Earth Engineering Company

3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #8 (LEACHFIELD SITE #4)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS		--	--	11.1						
		3									
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	17.4						
structureless		**5**									
grey/brown/rust		6									
CLAYSTONE (SOIL TYPE 5)	BS		--	--	22.8						
grey/brown/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

Earth Engineering Company

3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #9 (LEACHFIELD SITE #5)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	10.6						
SANDY CLAY (SOIL TYPE 4A)		4									
brown to brown/light brown	BS		--	--	12.6		390	27	84.6		
structureless		5									
		6									
SANDSTONE/CLAYSTONE (SOIL TYPE 5)	BS		--	--	7.5						
grey/tan/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

Earth Engineering Company

3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #10 (LEACHFIELD SITE #5)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS		--	--	11.2						
		3									
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	15.3						
structureless		**5**									
		6									
	BS		--	--	14.0						
		7									
		8									
SANDSTONE/CLAYSTONE (SOIL TYPE 5)											
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

Earth Engineering Company

3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #11 (LEACHFIELD SITE #6)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS	3	--	--	11.0		43	31	94.6		
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	17.3						
structureless		**5**									
calcareous deposits		6									
grey/brown/rust											
CLAYSTONE (SOIL TYPE 5)	BS		--	--	24.7						
grey/brown/rust		7									
platy		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

Earth Engineering Company

3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO

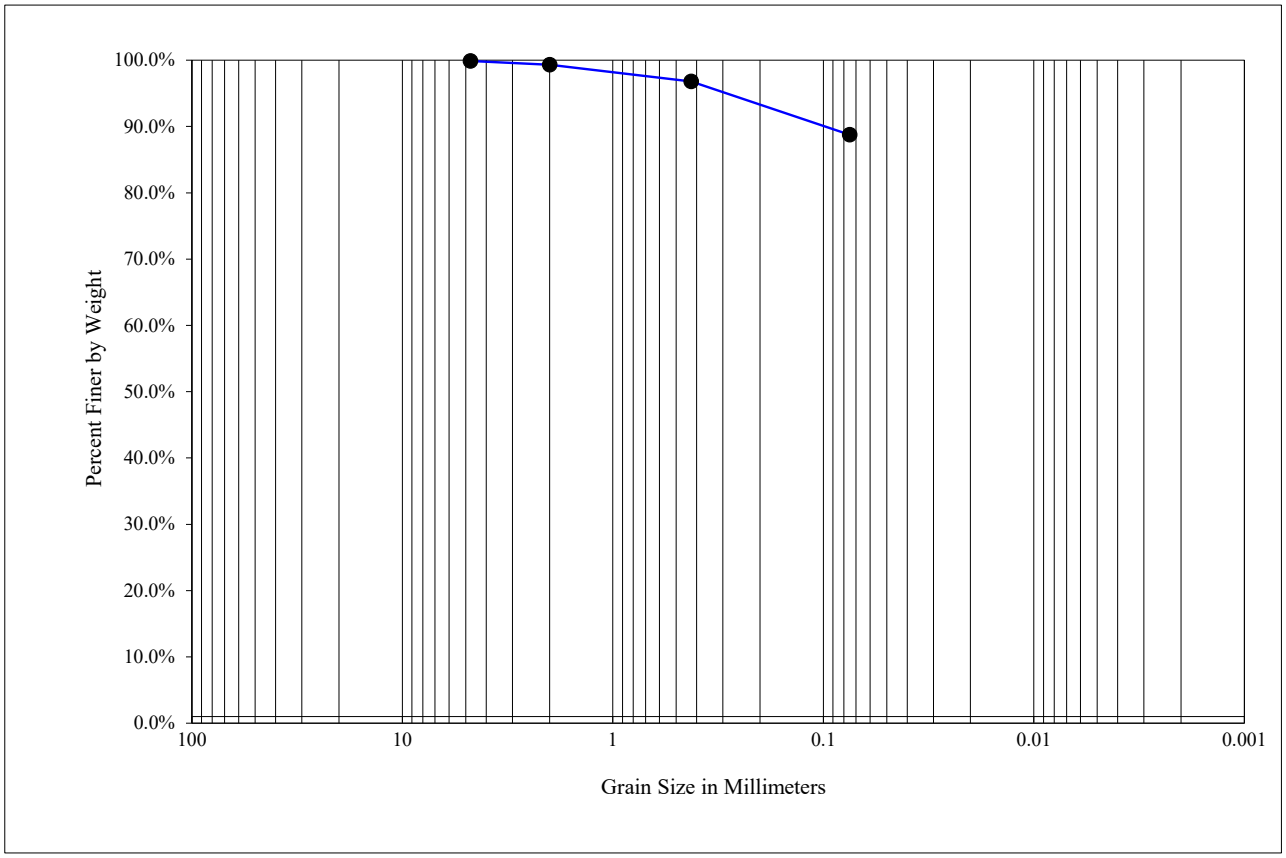
PROJECT NO: 20-01-185			**DATE: NOVEMBER 2020**
	LOG OF TEST PIT #12 (LEACHFIELD SITE #6)		
RIG TYPE: BACKHOE	**SHEET 1 OF 1**		**WATER DEPTH**
FOREMAN: SM	**START DATE**	**11/12/2020**	**WHILE EXCAVATING** **NONE**
AUGER TYPE: N/A	**FINISH DATE**	**11/12/2020**	**AFTER EXCAVATING** **NONE**
SPT HAMMER: N/A	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
6" TOPSOIL AND VEGETATION		1									
SANDY CLAY (SOIL TYPE 4)		2									
brown											
moderate strong	BS		--	--	10.3						
		3									
SANDY CLAY (SOIL TYPE 4A)		4									
brown	BS		--	--	15.3						
structureless		5									
calcareous deposits											
grey/brown/rust		6									
CLAYSTONE (SOIL TYPE 5)	BS		--	--	20.3						
grey/brown/rust		7									
platy											
		8									
8' BOTTOM OF TEST PIT		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

Earth Engineering Company

Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	99%
No. 40	97%
No. 200	89%

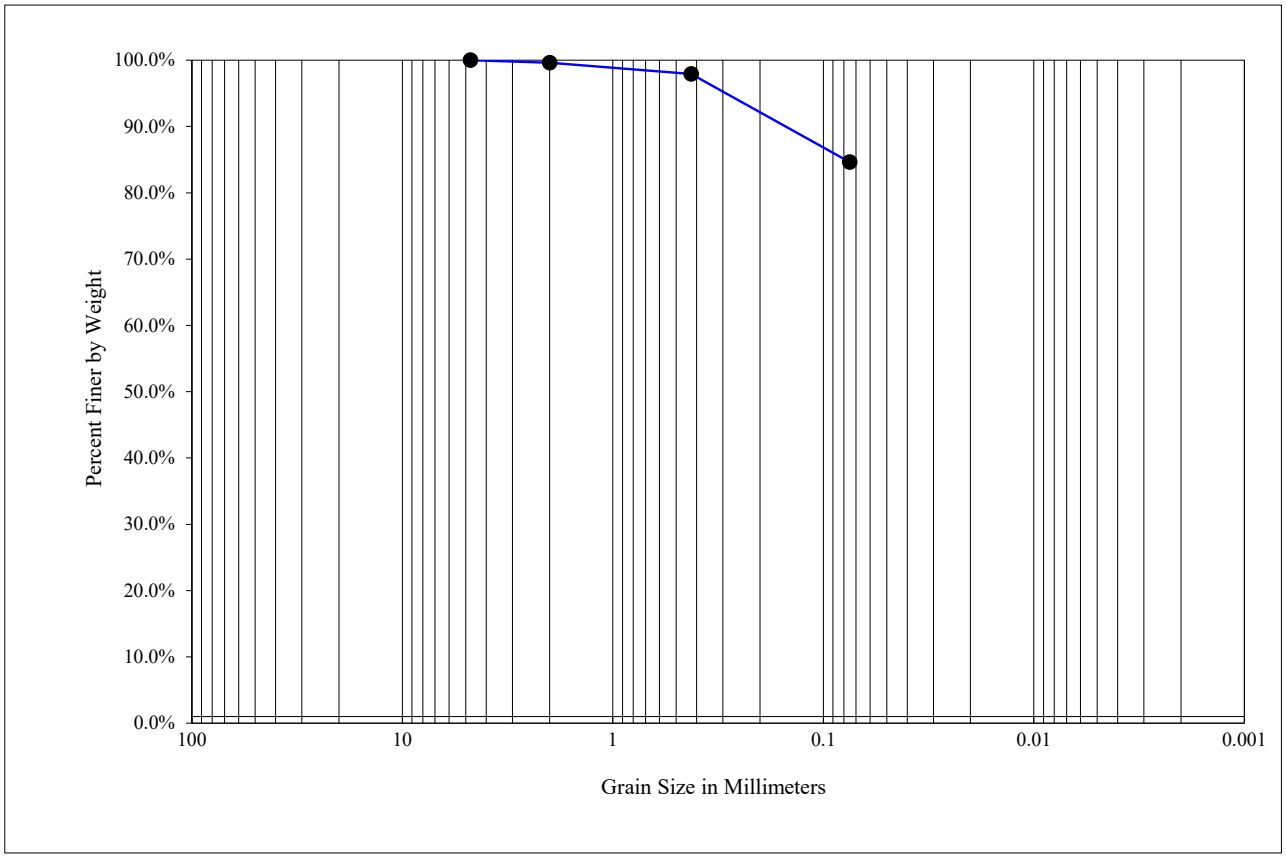
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-1, S-1 @ 2'
Description: Brown Sandy Clay

EARTH ENGINEERING COMPANY, INC.

Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	98%
No. 200	85%

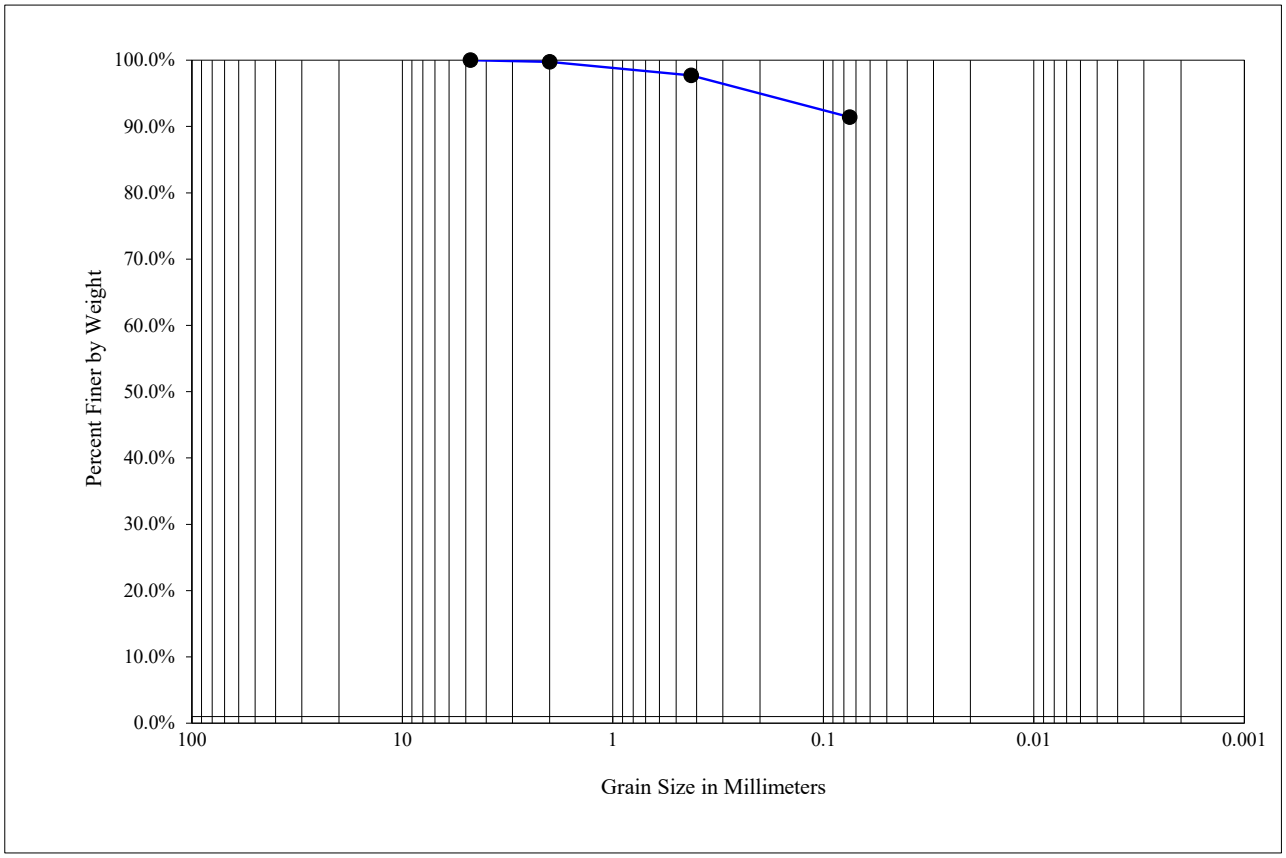
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-3, S-2 @ 4'
Description: Brown Sandy Clay

EARTH ENGINEERING COMPANY, INC.

Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	98%
No. 200	91%

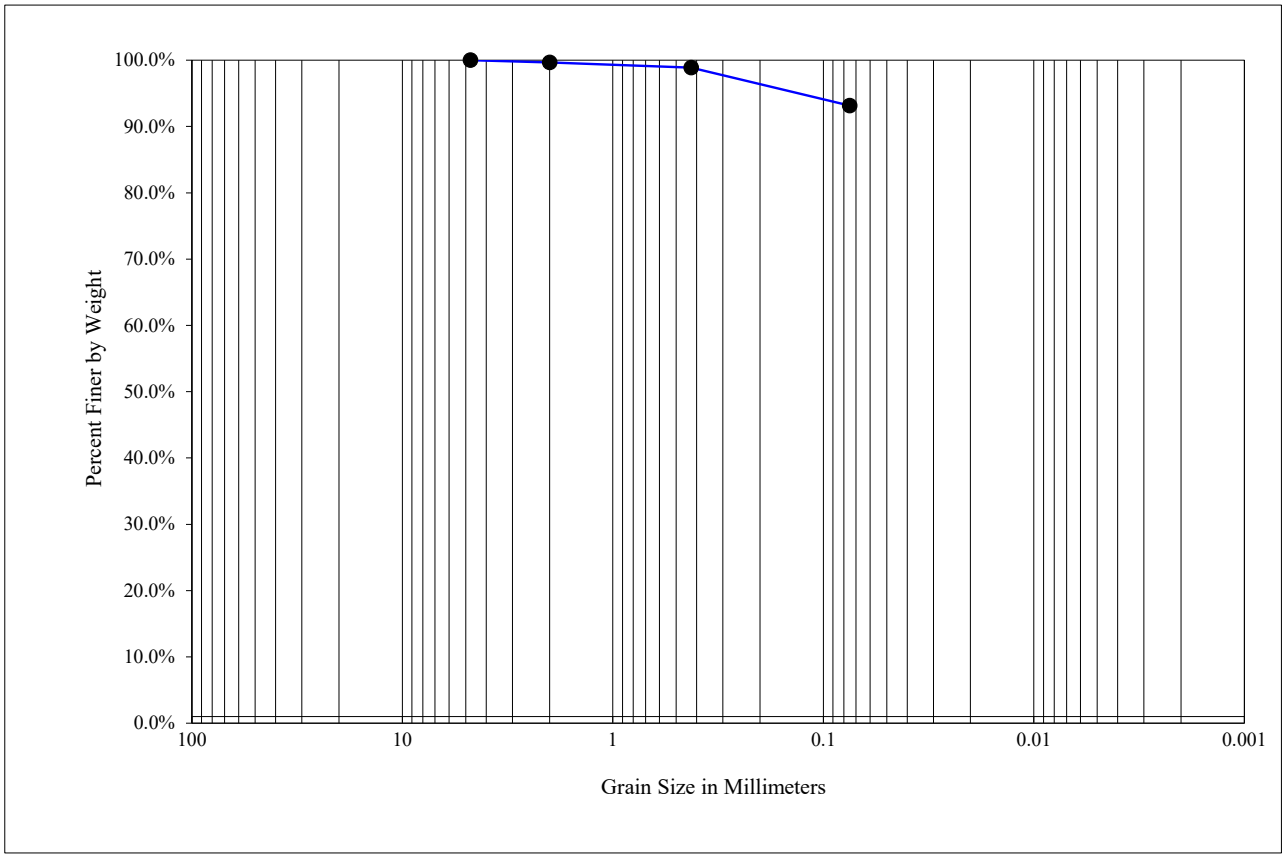
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-5, S-1 @ 2'
Description: Brown Sandy Clay

EARTH ENGINEERING COMPANY, INC.

Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	99%
No. 200	93%

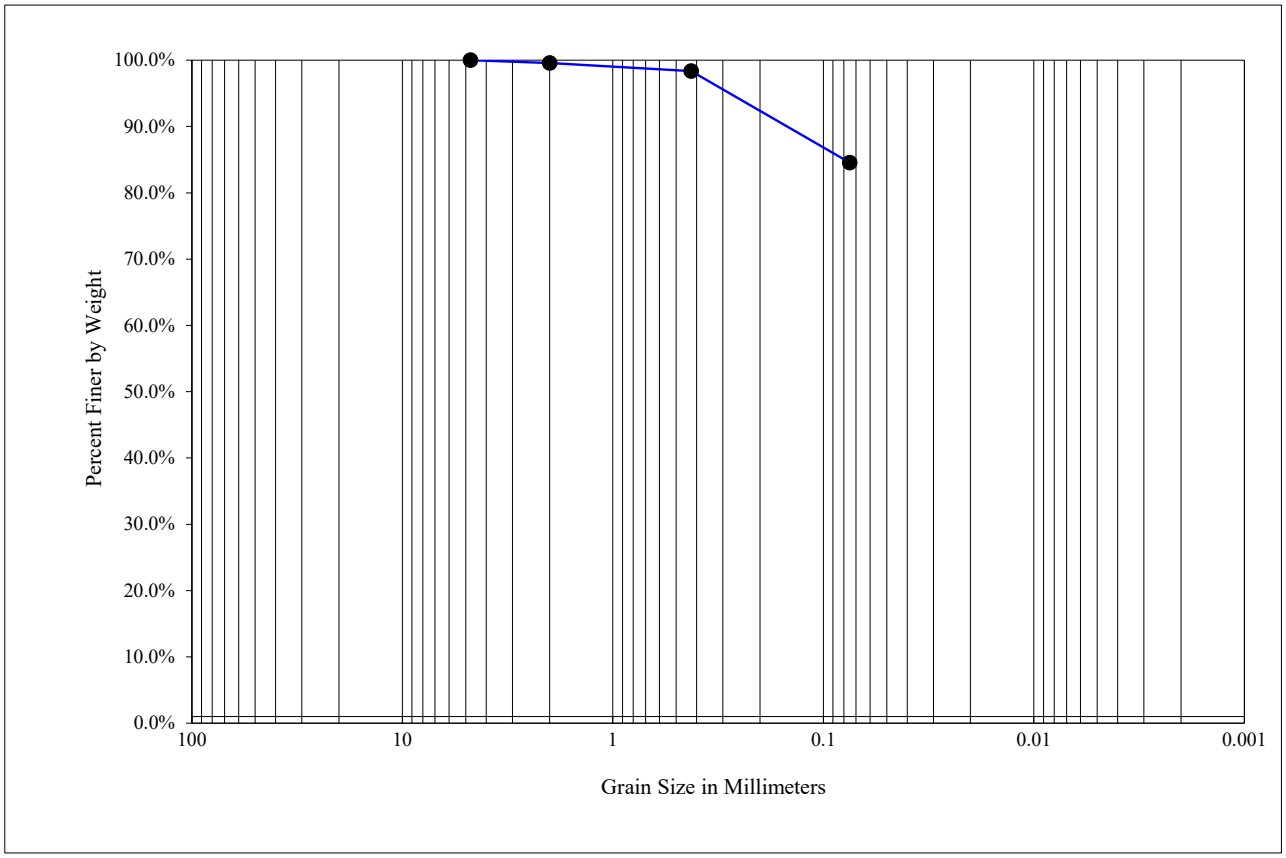
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-7, S-3 @ 6'
Description: Grey/Brown/Rust Claystone

EARTH ENGINEERING COMPANY, INC.

Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	98%
No. 200	85%

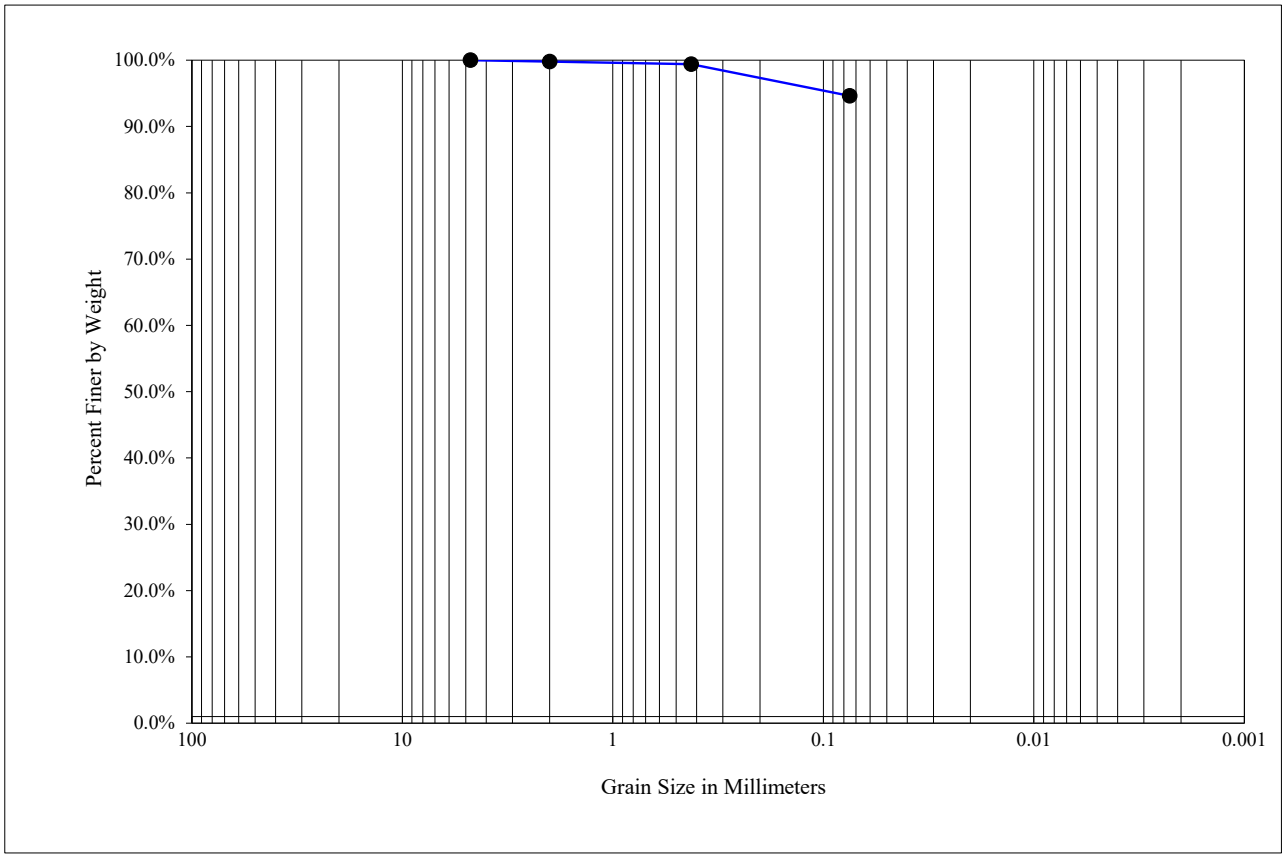
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-9, S-2 @ 4'
Description: Brown/Light Brown Sandy Clay

EARTH ENGINEERING COMPANY, INC.

Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test

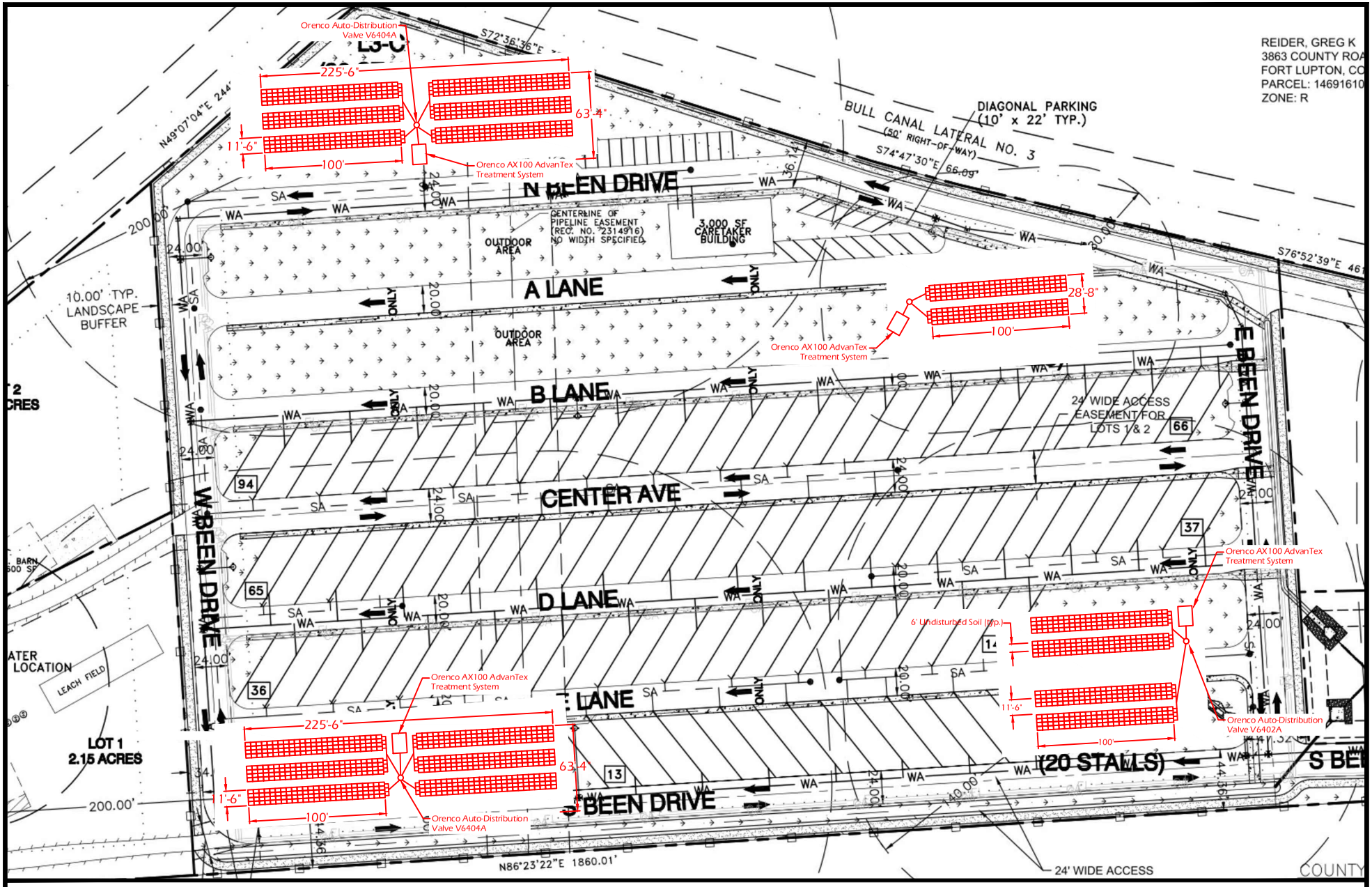


Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	99%
No. 200	95%

Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-11, S-1 @ 2'
Description: Brown Sandy Clay

EARTH ENGINEERING COMPANY, INC.



North
NTS

OWTS Location Exhibit - Been RV Park
3647 Weld County Road 19
Weld County, Colorado
Project No.: 20-01-185 Date: March 2021

EARTH ENGINEERING COMPANY

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 8th day of June, 2021, a true and correct copy of the foregoing Notice of Public Hearings and project maps for the Been Minor Subdivision & Special Use Permit was sent via U.S. Mail, postage pre-paid, to the following addresses:

ATTN: APC PROPERTY TAX
KERR MC-GEE GATHERING LLC
PO BOX 173779
DENVER, CO 80217

TBR RANCH LLC
3474 HANCOCK LN
CHEYENNE, WY 82007

JOLENE P JOHNS
HLII JOHNS
8690 COUNTRY ROAD 10
FORT LUPTON, CO 80621

GREG K REIDER
3863 COUNTY ROAD 10
FORT LUPTON, CO 80621

ATTN: WATTENBERG LAND DEPT.
NOBLE ENERGY INC
1625 BROADWAY ST
STE 2000
DENVER, CO 80202

VEGA HECTOR MARIO MADRID
3506 COUNTY ROAD 19
FORT LUPTON, CO 80621

MELESINA PUGH
THOMAS JAMES PUGH
3503 COUNTY ROAD 19
FORT LUPTON, CO 80621

SUSAN A VEIT
DOLF C VEIT
8502 COUNTY ROAD 10
FORT LUPTON, CO 80621

ATTN: DJ SURFACE LAND DEPT.
CRESTONE PEAK RESOURCES HOLDINGS LLC
1801 CALIFORNIA ST
STE 2500
DENVER, CO 80202

City Official

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

Planning & Building

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

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 Sheryl Been for a minor subdivision and special use permit for proposed RV park at a property located west and adjacent to County Road 19 and approximately 0.29 miles south from County Road 10 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, June 24, 2021, at 6:00 P.M., and before the City Council on Tuesday, July 20, 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/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: BEEN MINOR SUBDIVISION & SPECIAL USE PERMIT

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

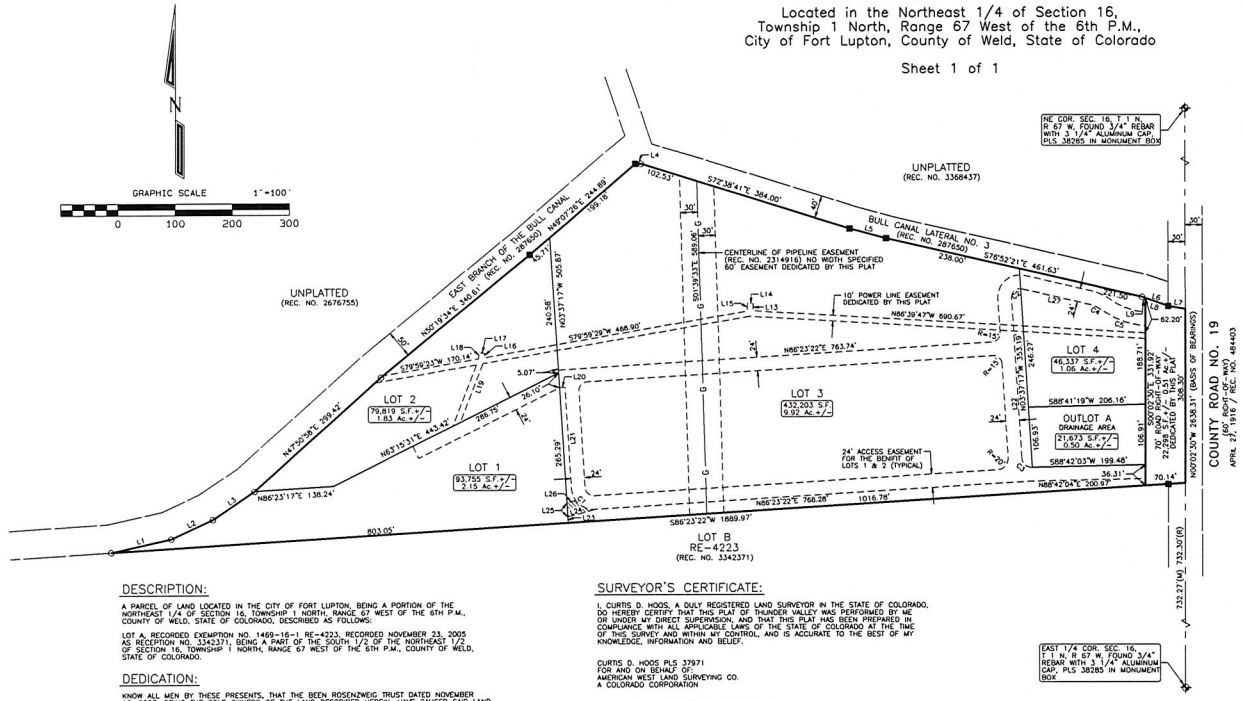
LOT A OF RECORDED EXEMPTION NO. 1469-16-1 RE-4223, ACCORDING TO THE MAP RECORDED NOVEMBER 23, 2005 AT RECEPTION NO. 3342371, BEING A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

SAID PARCEL CONTAINS 687,638 SQUARE FEET OR 15.786 ACRES MORE OR LESS

BEEN MINOR SUBDIVISION

Located in the Northeast 1/4 of Section 16,
Township 1 North, Range 67 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

Sheet 1 of 1



LINE	BEARING	DISTANCE
L1	N77°19'47"E	107.46'
L2	N64°53'14"E	80.89'
L3	N55°59'32"E	87.83'
L4	S88°13'30"E	10.12'
L5	S74°44'39"E	66.09'
L6	S70°36'14"E	48.76'
L7	S90°22'33"E	30.26'
L8	N70°36'14"W	42.60'
L9	N70°36'14"W	6.16'
L10	N60°46'39"E	55.80'
L11	N23°42'04"W	20.09'
L12	N60°46'39"E	125.48'
L13	N04°03'59"E	12.86'
L14	N85°56'01"W	10.00'
L15	S04°03'59"W	14.01'
L16	N08°06'43"E	7.55'
L17	N81°53'17"W	10.00'
L18	S08°06'43"W	10.82'
L19	N21°08'37"E	93.93'
L20	N88°22'45"E	10.00'
L21	S03°37'15"E	179.84'
L22	N03°37'17"W	285.08'
L23	N03°37'17"W	10.14'
L24	S74°49'55"W	50.00'
L25	N03°37'17"W	24.50'
L26	N74°49'55"E	16.60'
L27	S76°52'59"E	124.44'

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	39.00'	61.25'	89°58'23"	S48°36'56"E	55.15'
C2	15.00'	27.94'	106°44'18"	N49°44'52"E	27.07'
C3	17.71'	27.10'	87°40'40"	N47°27'37"W	24.53'
C4	88.91'	25.34'	16°19'39"	S62°22'38"E	25.25'
C5	146.20'	76.78'	30°52'33"	S70°33'25"E	77.64'

LEGEND:

- ⊕ = ALIQUOT MONUMENT, AS NOTED.
- ■ = FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, PLS 25937.
- ○ = FOUND 5/8" REBAR.
- ▨ = 24' ACCESS EASEMENT FOR THE BENIFIT OF LOT 1 ONLY.

NOTES:

1) BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., IS ASSUMED TO BEAR NORTH 00°02'30" WEST, BEING MONUMENTED ON THE NORTH AND SOUTH END BY A 3 1/4" ALUMINUM CAP, PLS 38265 IN MONUMENT BOX, AND WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) 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.

3) 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.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

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

DESCRIPTION:

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

LOT A, RECORDED EXEMPTION NO. 1469-16-1 RE-4223, RECORDED NOVEMBER 23, 2005 AS RECEPTION NO. 3342371, BEING A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF BEEN MINOR SUBDIVISION, 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____.

OWNERS: THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007

_____
SHERYL BEEN - TRUSTEE

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY 4 Z INVESTMENTS, LLP

ON THIS _____DAY OF_____, 20____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007, BEING THE SOLE OWNERS 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 OUTLOT A AS PUBLIC ROADWAY AS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS_____

DAY OF _____, 20____.

OWNERS: THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007

_____
SHERYL BEEN - TRUSTEE

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY 4 Z INVESTMENTS, LLP

ON THIS_____DAY OF_____, 20____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, CURTIS D. HOOS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THUNDER VALLEY 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.

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

CITY ENGINEER'S APPROVAL:

APPROVED THIS ___ DAY OF _____, 20___.

_____
CITY ENGINEER

PLANNING COMMISSION RECOMMENDATION:

RECCOMENDED THIS_____ DAY OF_____, 20_____ BY RESOLUTION NO. _____.

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY RESOLUTION NO._____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE_____ DAY OF_____, A.D. 20____, AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY RESOLUTION NO._____, ON BEHALF OF THE CITY OF FORT LUPTON HEREBY ACKNOWLEDGES AND ACCEPTS THE SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS ___ DAY OF _____, 20____.

_____ _____
ATTEST: CITY CLERK MAYOR

CITY ADMINISTRATOR'S APPROVAL:

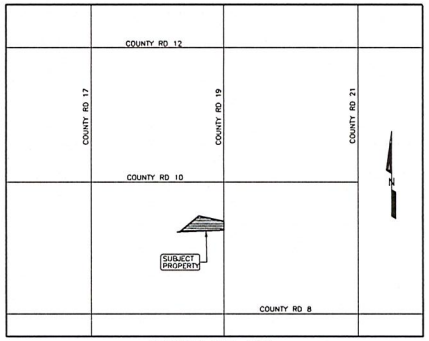
APPROVED THIS ___ DAY OF _____, 20___.

_____
CITY ADMINISTRATOR

CITY WATER AND SEWER DEPARTMENT APPROVAL:

APPROVED THIS ___ DAY OF _____, 20___.

_____
DIRECTOR OF PUBLIC WORKS

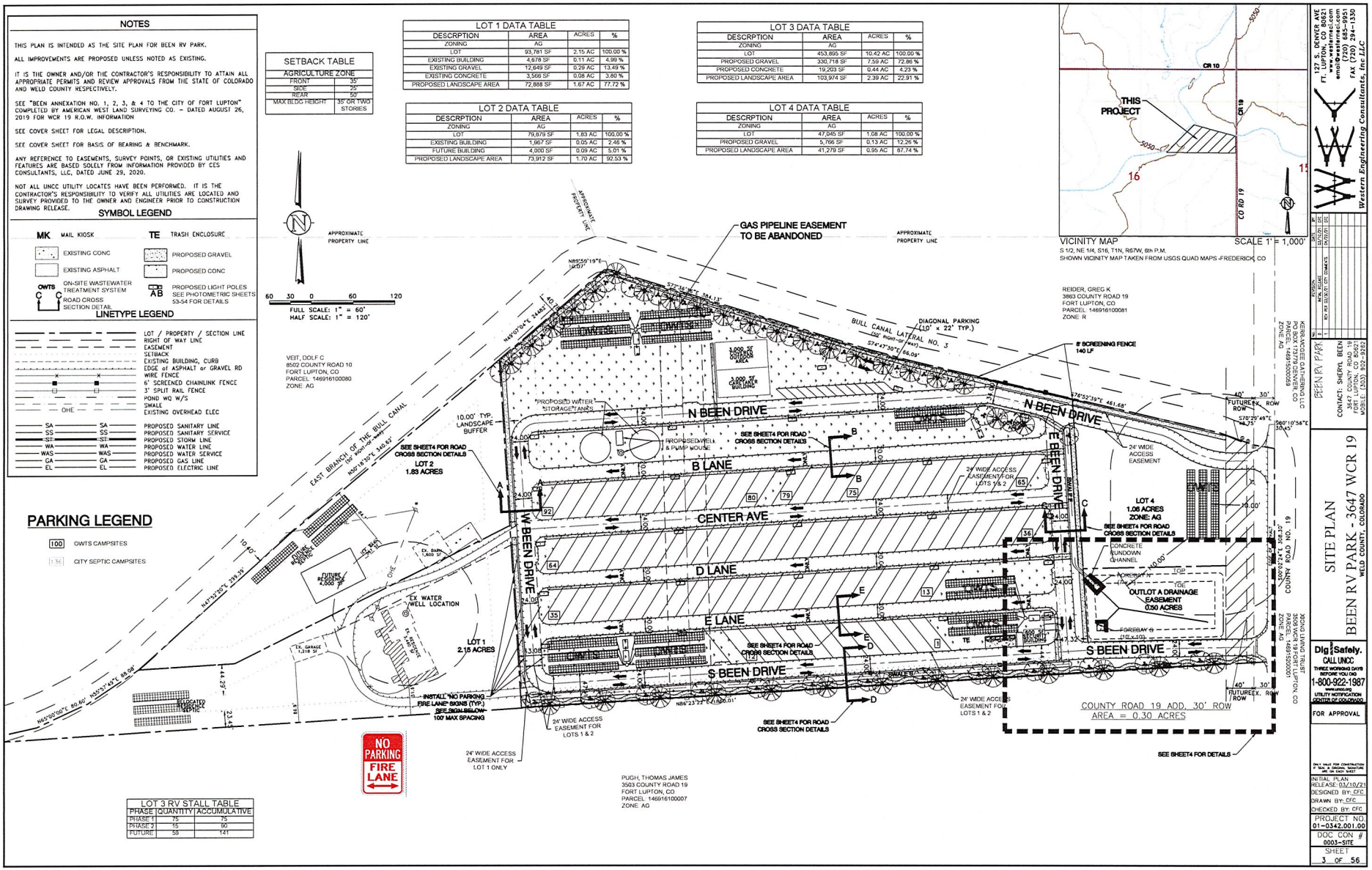


VICINITY MAP: NTS

American West Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: MARCH 19, 2021
REVISIONS:			
JOB NO: 21-	FILE: Z:\T1-2W\T1N_R67W\S16\3647_CR 19_SUB_REV10072020.pro		

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: BEEN MINOR SUBDIVISION & SPECIAL USE PERMIT



Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

City of Ft Lupton Legals(mw)
130 S McKinley Avenue
Fort Lupton CO 80621

Description: FLP222319 Pub Hear Proposed RV Park

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 6/9/2021, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

For the Fort Lupton Press

State of Colorado }
County of Weld } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 6/9/2021. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.

20004025550-000871

Carla Bethke
Notary Public
My commission ends April 11, 2022

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2022

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.

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOT A OF RECORDED EXEMPTION NO. 1469-16-1 RE-4223, ACCORDING TO THE MAP RECORDED NOVEMBER 23, 2005 AT RECEPTION NO. 3342371, BEING A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

SAID PARCEL CONTAINS 687,638 SQUARE FEET OR 15.786 ACRES MORE OR LESS

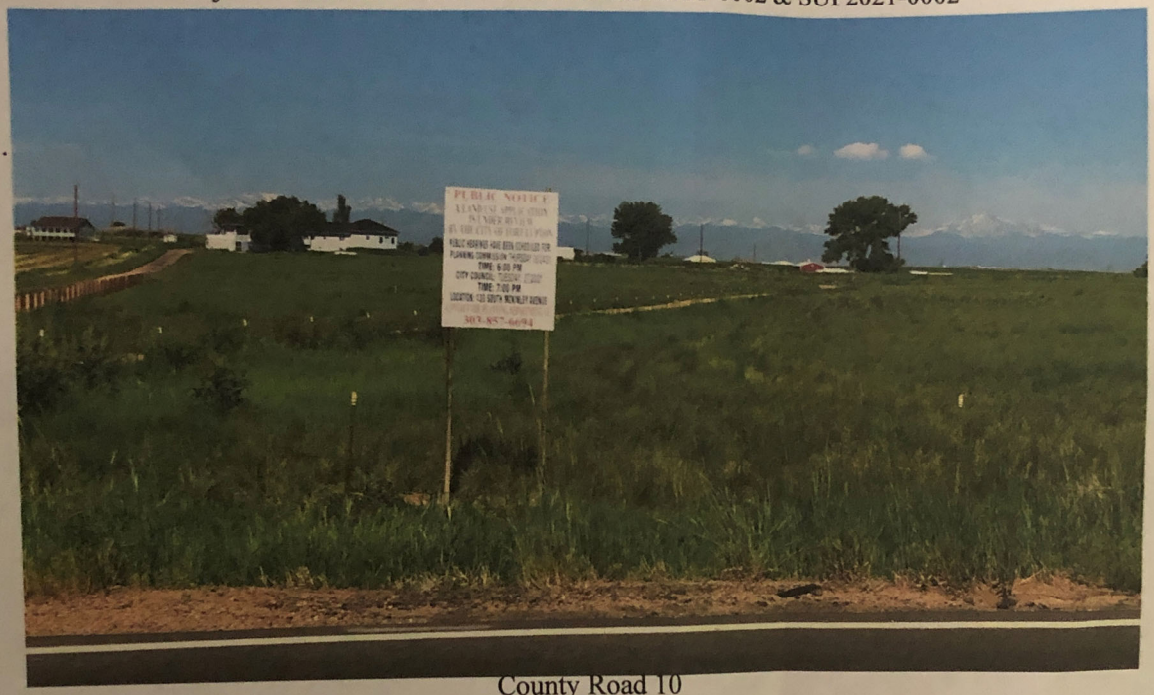
Legal Ad No.: FLP222319
First Publication: June 9, 2021
Last Publication: June 9, 2021
Published In: Fort Lupton Press

Fort Lupton
EST 18
Planning & Building
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130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

Sign Posting Affidavit
Been Minor Subdivision & Special Use Permit
Project No. LUP2021-0013 / Plan No. MSD2021-0002 & SUP2021-0002



County Road 10

I, Sheryl ann Been hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 8th day of June, 2021.

Signature of ~~Owner~~ or Owner's Representative

The foregoing instrument was acknowledged before me by Sheryl ann Been, this 8th day of June, 2021. Witness my hand and seal.

My commission expires 1/31/2023.

Notary Public

Leanne L Webster
Notary Public • State of Vermont
My Commission Expires 1/31/2023

(SEAL)

WESTERN ENGINEERING CONSULTANTS, Inc LLC
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
Cell. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com

July 3, 2021

Neighbor Property Owner
To 3647 County Road 19, Fort Lupton CO.

RE: Been RV Park – 3647 County Road 19, Fort Lupton CO,

Dear Neighbor:

Western Engineering Consultants (WEC) is providing this letter on behalf of Sheryl A. Been, who is inviting you to attend a virtual neighborhood meeting regarding her proposed Special Use Review application.

Sheryl A. Been is the owner of Parcel 146916100006 shown in the attached Minor Subdivision Plan and Site Plan. It is the applicant's desire to proceed to develop this property for an RV park (Eazy Breazy RV Park). The property is located at 3647 County Road 19, Fort Lupton CO.

In summary the existing 16 acre property with an existing residence was annexed to the City of Fort Lupton in early 2021 as an Ag property and is proposed to be subdivided into four lots remaining as an Ag zone (see attached minor subdivision plan). Lot three of the subdivision (9.92 acre) is proposed for an RV Park, in accordance with AG zoning district requirements through a Special Use Permit Process.

The meeting is to be held via Zoom on Tuesday July 13th, 2021 at 6:30 P.M. Below are the link and instructions:

Chadwin Cox is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting
https://us02web.zoom.us/j/81834875174?pwd=cTlyb2oxa20rcjZ4N0M5cis2anh4Zz09

Meeting ID: 818 3487 5174
Passcode: 287674
One tap mobile
+13462487799,,81834875174#,,,,*287674# US (Houston)
+16699009128,,81834875174#,,,,*287674# US (San Jose)

Dial by your location
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
Meeting ID: 818 3487 5174
Passcode: 287674
Find your local number: https://us02web.zoom.us/u/kccJAU6uBx

The City of Fort Lupton recommends the Development Applicant host a neighborhood meeting to inform the community and present the proposed development. In part due to Covid – a meeting was not previously scheduled. Some who attended the Planning Commission hearing also voiced they would have appreciated a meeting. We are hopeful you are able to attend.

Attached to this letter is the Overall Site Plan for the project including three updates as requested by the neighborhood at the Planning Commission hearing on June 24. Those updates include the following:

- Addition of a fence within the landscape buffer along the north adjacent to the Bull Canal
- Addition of a note that Mobile Homes are not allowed
- Addition of a note that open fires are not allowed
- Addition of a playground/area for children

We are eager to listen to any other suggestions that would enhance this project!

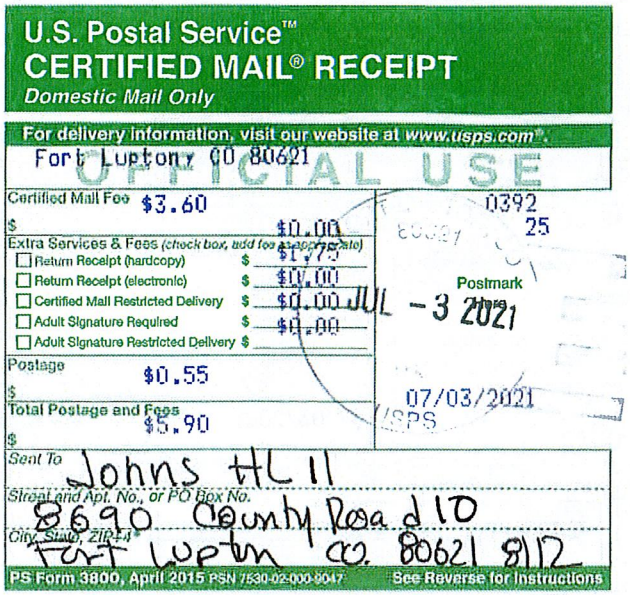
Please contact me at 303-913-7341 with any questions or comments you may have.

Sincerely,



Western Engineering Consultants Inc.
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. 3647 County Road 19 – Minor Subdivision Plan and Site Plan.



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Fort Lupton, CO 80621

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

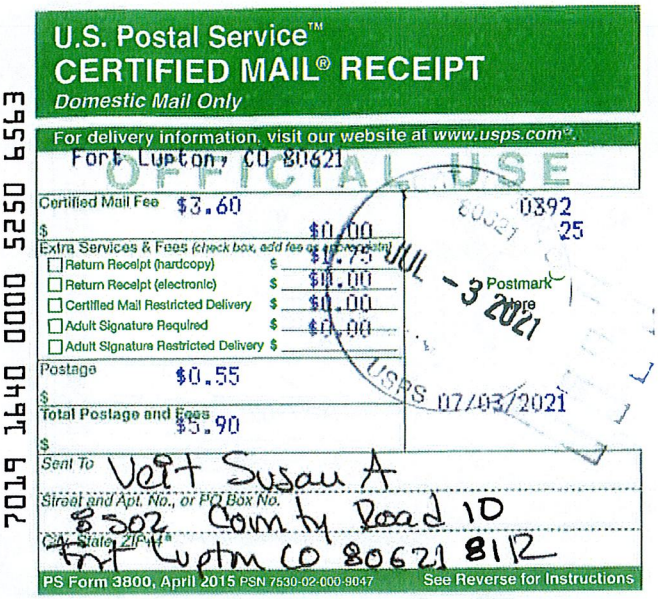
Postage $0.55
Total Postage and Fees $5.90

Postmark Here
JUL -3 2021
07/03/2021
USPS

Sent To Johns HL II
Street and Apt. No., or PO Box No. 8690 County Road 10
City, State, ZIP+4® Fort Lupton CO 80621 8112

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

7019 1640 0000 5250 6549



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Fort Lupton, CO 80621

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Certified Mail Fee $3.60
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- Return Receipt (hardcopy) $1.75
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

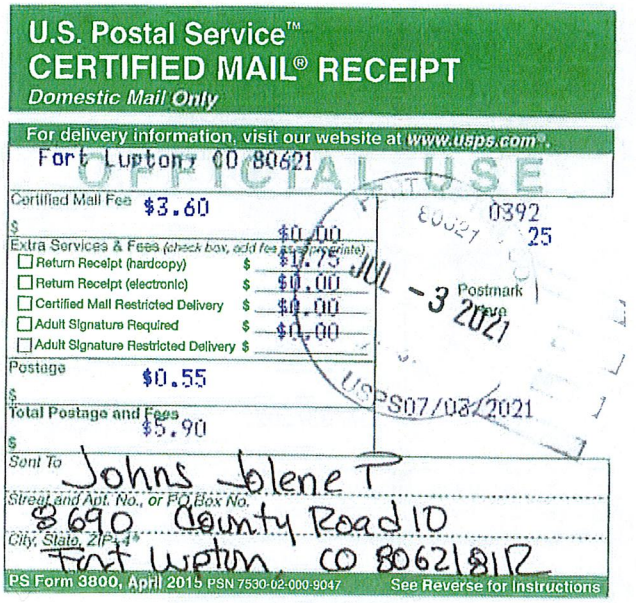
Postage $0.55
Total Postage and Fees $5.90

Postmark Here
JUL -3 2021
07/03/2021
USPS

Sent To Veit Susan A
Street and Apt. No., or PO Box No. 8502 County Road 10
City, State, ZIP+4® Fort Lupton CO 80621 8112

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

7019 1640 0000 5250 6563



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- Return Receipt (hardcopy) $1.75
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

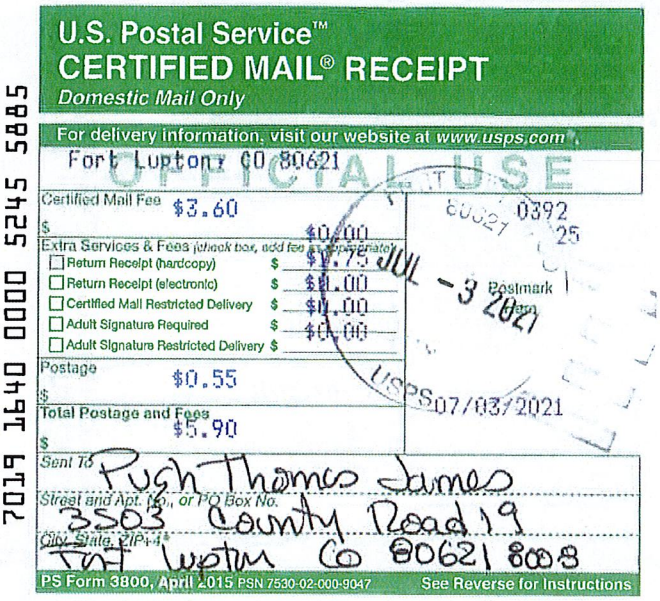
Postage $0.55
Total Postage and Fees $5.90

Postmark Here
JUL -3 2021
07/03/2021
USPS

Sent To Johns Jolene T
Street and Apt. No., or PO Box No. 8690 County Road 10
City, State, ZIP+4® Fort Lupton CO 80621 8112

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

7019 1640 0000 5250 6556



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- Return Receipt (hardcopy) $1.75
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

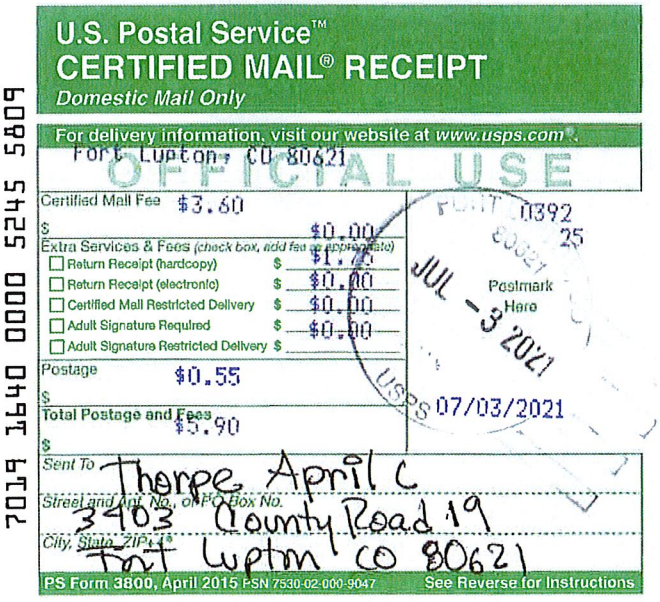
Postage $0.55
Total Postage and Fees $5.90

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Sent To Pugh Thomas James
Street and Apt. No., or PO Box No. 3503 County Road 19
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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

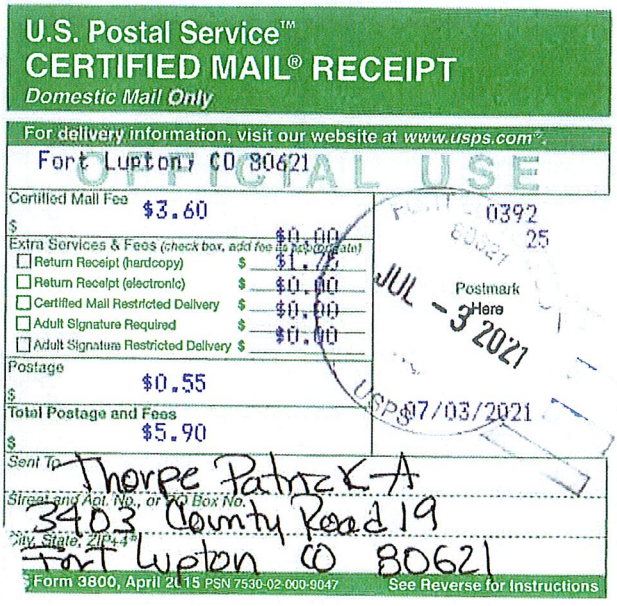
Postage $0.55
Total Postage and Fees $5.90

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Sent To Thorpe, April C
Street and Apt. No., or PO Box No. 3403 County Road 19
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Total Postage and Fees $5.90

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7019 1640 0000 5245 5762

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Street and Apt. No., or PO Box No.: 3506 County Road 19
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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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Sent To: Ceplius Steven S.
Street and Apt. No., or PO Box No.: 3944 County Road 19
City, State, ZIP+4®: Fort Lupton, CO 80621 8403

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

Postmark Here
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Sent To: McFee John L Jr ETAL
Street and Apt. No., or PO Box No.: PO BOX 743
City, State, ZIP+4®: Cheyenne, WY 82003-0743

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

Postmark Here
JUL -3 2021
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Sent To: Ceplius Sherry S
Street and Apt. No., or PO Box No.: 3944 County Road 19
City, State, ZIP+4®: Fort Lupton CO. 80621 8403

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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Sent To: Lee Hai
Street and Apt. No., or PO Box No.: 13980 Holly ST
City, State, ZIP+4®: Brighton CO 80602 7903

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $5.90

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Street and Apt. No., or PO Box No.: PO Box 479
City, State, ZIP+4®: Eastlake, CO 80614 0479

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$	$0.00
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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
$	
Total Postage and Fees	$5.90
$	

0392 25
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Sent To: Stratton Giza Dannelle M.
Street and Apt. No., or PO Box No.: 3985 County Road 19
City, State, ZIP+4®: Fort Lupton CO 80621 8908

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$	$0.00
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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
$	
Total Postage and Fees	$5.90
$	

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Sent To: Stratton Steve Williams
Street and Apt. No., or PO Box No.: 3985 County Road 19
City, State, ZIP+4®: Fort Lupton CO 80621 8908

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$	$0.00
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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
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☐ Adult Signature Restricted Delivery	$
Postage	$0.55
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Total Postage and Fees	$5.90
$	

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Sent To: Rainey Danielle
Street and Apt. No., or PO Box No.: 3863 County Road 19
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☐ Return Receipt (electronic)	$0.00
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Postage	$0.55
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Total Postage and Fees	$5.90
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Sent To: Larsen Paul B Trust
Street and Apt. No., or PO Box No.: 3503 County Road 19
City, State, ZIP+4®: Fort Lupton CO 80621 8008

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
$	
Total Postage and Fees	$5.90
$	

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Sent To: TBR Ranch LLC
Street and Apt. No., or PO Box No.: 3974 Hancock Ln
City, State, ZIP+4®: Cheyenne, WY 82007 8908

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Extra Services & Fees (check box, add fee as appropriate)	$1.75
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
$	
Total Postage and Fees	$5.90
$	

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Sent To: Kerr Mcgee Gathering LLC / APC Property Tax
Street and Apt. No., or PO Box No.: PO Box 173779
City, State, ZIP+4®: Denver CO, 80217 3779

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☐ Return Receipt (hardcopy) $ $1.75
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☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.55
$
Total Postage and Fees $5.90
$

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Sent To Vert Dolf C
Street and Apt. No., or PO Box No. 8502 County Road 10
City, State, ZIP+4® Fort Lupton CO 80621 8112

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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.55
$
Total Postage and Fees $5.90
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Sent To Lor Lee
Street and Apt. No., or PO Box No. 13980 Holly ST
City, State, ZIP+4® Brighton CO 80602 7903

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☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.55
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Total Postage and Fees $5.90
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☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.55
$
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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.55
$
Total Postage and Fees $5.90
$

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Sent To PUGH THOMAS J JR TRUST
Street and Apt. No., or PO Box No. 3503 County Road 19
City, State, ZIP+4® Fort Lupton CO 80621 8008

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Extra Services & Fees (check box, add fee as appropriate)
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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.55
$
Total Postage and Fees $5.90
$

Postmark Here
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USPS 07/03/2021

Sent To Rainey Enc
Street and Apt. No., or PO Box No. 3863 County Road 19
City, State, ZIP+4® Fort Lupton CO 80621 8908

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

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

6/25/2021
4:51:59 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, http://www.co.weld.co.us, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

_____
Signature

_____
Date

Property Owners Within 1000 Feet of Parcel # 146916100006

Account	Parcel	Owner	Mailing Address
R0291587	146915000059	KERR-MCGEE GATHERING LLC	ATTN: APC PROPERTY TAX PO BOX 173779 DENVER, CO 802173779
R1577402	146915200001	VEGA HECTOR MARIO MADRID	3506 COUNTY ROAD 19 FORT LUPTON, CO 806218403
R1648102	146915300088	CEPLIUS SHERRY S	
R1648102	146915300088	CEPLIUS STEVEN S	3444 COUNTY ROAD 19 FORT LUPTON, CO 806218403
R6043986	146916000001	MC FEE JOHN L JR ETAL	C/O RONALD W MC FEE PO BOX 743 CHEYENNE, WY 820030743
R0239993	146916000072	THORPE APRIL L	
R0239993	146916000072	THORPE PATRICK A	3403 COUNTY ROAD 19 FORT LUPTON, CO 806218431
R0580701	146916000087	LEE MAI	
R0580701	146916000087	LOR LEE	13980 HOLLY ST BRIGHTON, CO 806027903

Parcels: 17 Owner Records: 27 Page 1 of 4

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

6/25/2021
4:51:59 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, http://www.co.weld.co.us, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

_____
Signature

_____
Date

Property Owners Within 1000 Feet of Parcel # 146916100006

Account	Parcel	Owner	Mailing Address
M0273009	146916100004	TBR RANCH LLC	3474 HANCOCK LN CHEYENNE, WY 820078908
R1194396	146916100004	TBR RANCH LLC	3474 HANCOCK LN CHEYENNE, WY 820078908
R4106806	146916100006	BEEN SHERYL A	3647 COUNTY ROAD 19 FORT LUPTON, CO 806218408
M8960663	146916100007	PUGH MELESINA	
R4106906	146916100007	PUGH THOMAS J JR TRUST	
R4106906	146916100007	LARSEN PAUL B TRUST	3503 COUNTY ROAD 19 FORT LUPTON, CO 806218408
M8960663	146916100007	PUGH THOMAS JAMES	3503 COUNTY ROAD 19 FORT LUPTON, CO 806218408
R4361406	146916100008	NEW STYLE CONTRACTING	PO BOX 474 EASTLAKE, CO 806140474
R4361506	146916100009	JOHNS H L II	

Parcels: 17 Owner Records: 27 Page 2 of 4

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

6/25/2021
4:51:59 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, http://www.co.weld.co.us, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

_____
Signature

_____
Date

Property Owners Within 1000 Feet of Parcel # 146916100006

Account	Parcel	Owner	Mailing Address
R4361506	146916100009	JOHNS JOLENE P	8690 COUNTY ROAD 10 FORT LUPTON, CO 806218112
R7437697	146916100080	VEIT SUSAN A	
R7437697	146916100080	VEIT DOLF C	8502 COUNTY ROAD 10 FORT LUPTON, CO 806218112
R7438197	146916100081	RAINEY DANIELLE	
R7438197	146916100081	RAINEY ERIC	3863 COUNTY ROAD 19 FORT LUPTON, CO 806218408
M8957370	146916100091	STRATTON LIZA DANNELLE MICHELLE	
R2227603	146916100091	STRATTON LIZA DANNELLE MICHELLE	
M8957370	146916100091	STRATTON STEVE WILLIAM	3985 COUNTY ROAD 19 FORT LUPTON, CO 806218408
R2227603	146916100091	STRATTON STEVE WILLIAM	3985 COUNTY ROAD 19 FORT LUPTON, CO 806218408

Parcels: 17 Owner Records: 27 Page 3 of 4

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

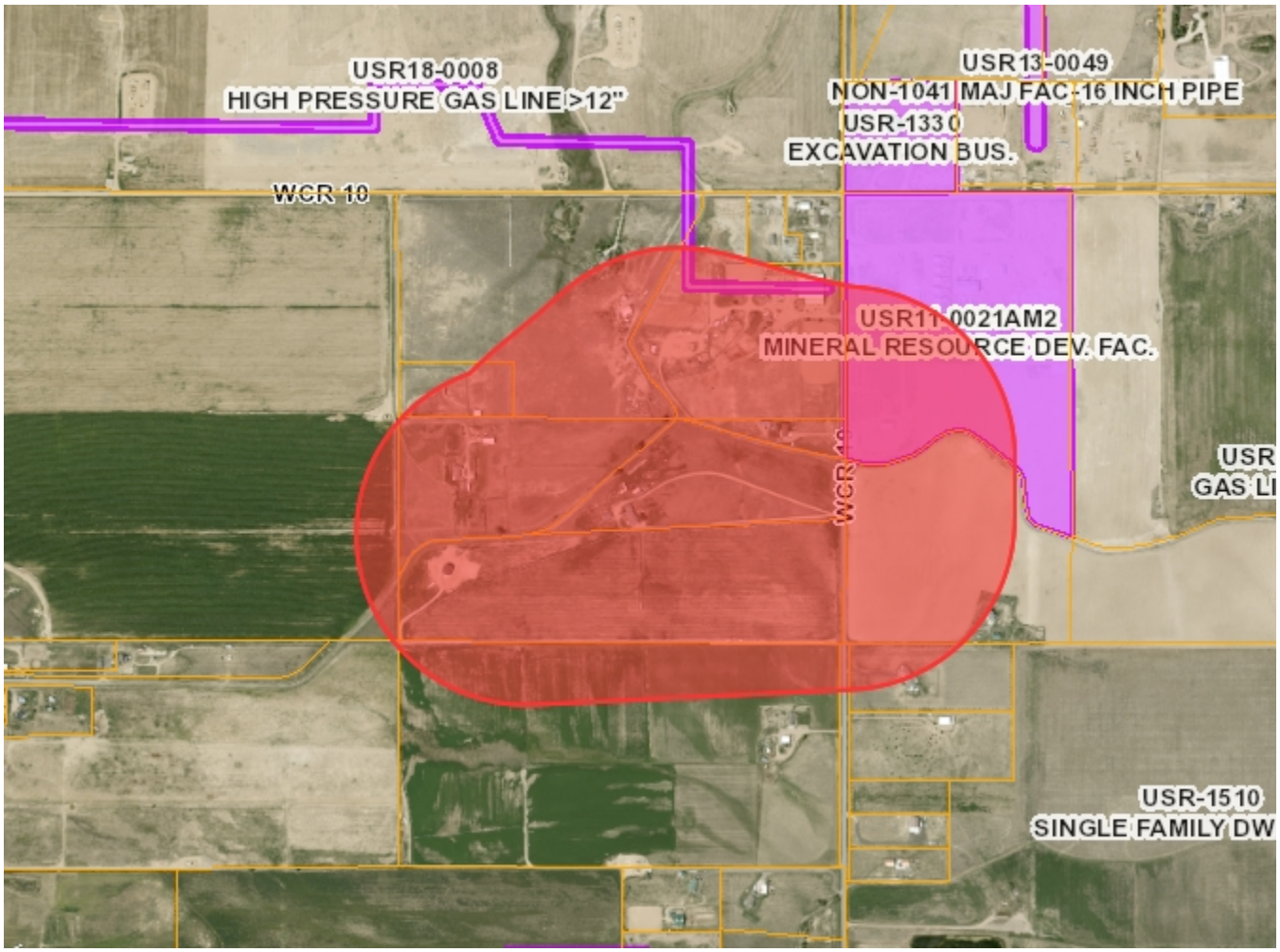
6/25/2021
4:51:59 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, http://www.co.weld.co.us, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

_____
Signature

_____
Date

Property Owners Within 1000 Feet of Parcel # 146916100006



Parcels: 17 Owner Records: 27 Page 4 of 4

Magaly Morales-Tejada

From: Jonathan Gesick
Sent: Thursday, May 20, 2021 4:11 PM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)
Attachments: Minimum submittle requirements commercial-industrial.pdf

Hi Magaly.

Please see the attached minimal submittal requirements for the construction of the new proposed structures that can be passed on to the applicant.

Thank you.

Jonathan Gesick
Certified Building Official
(970) 305-3161
www.procodeinc.net

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From: Magaly Morales-Tejada
Sent: Thursday, May 20, 2021 3:00 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a minor subdivision and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:
https://www.fortluptonco.gov/DocumentCenter/Index/595

Any comments you consider relevant to this request would be appreciated. Please reply by **June 10, 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, June 24, 2021 at 6:00 PM; and
- City Council: Tuesday, July 20, 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
Direct: 720-466-6111

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MINIMUM STANDARDS FOR CODE

SUBMISSIONS

Construction documents for most projects consist of drawings, specifications and appropriate calculations. All elements shall complement each other. Completeness and coordination of all necessary information are the responsibility of the registered architect or professional engineer. Construction documents submitted to the building official must be of sufficient nature to clearly show the project in its entirety with emphasis on the following:

1. Life safety

2. Means of egress

3. Barrier free accessibility

4. Structural integrity

5. Building code compliance

6. Definition of scope of work

The required construction documents will depend upon the size, nature and complexity of the project. The following is a suggested standard of the minimum required construction documents for review by building officials.

Cover Sheet

1. Project identification

2. Project address and a location map

3. All licensed architects and engineers identified

4. The licensed architect or engineer in responsible control (the professional responsible for project co-ordination) shall be identified. All communications should be directed through this individual.

5. Design Criteria list:

I. Occupancy group

II. Type Construction classification

III. Location of property

ProCode Inc.
39 S Parish Ave #220
Johnstown, CO 80534
(970) 305-3161

IV. Seismic risk

V. Design loads

VI. Structural systems

VII. Square Footage/Allowable floor area

VIII. Fire sprinkler systems

IX. Height and number of stories

X. Occupant load

XI. Land use zone

Site Plan

Show proposed new building or structure and any existing buildings or structures, all property lines with dimensions, all streets, easements and setbacks. Show all water, sewer, communication services, natural gas, telephone, and cable TV. Electrical points of connection, proposed utility service routes and existing utilities on the site. Show all required parking, drainage and grading information. Indicate drainage inflow and outflow locations and specify areas required to be maintained for drainage purposes. A topographical survey should be provided with a benchmark elevation. Show north arrow. Show dimensions for the location and size of components delineated on the site plan.

Geotechnical Report

Provide a geotechnical report for the proposed structure at that site.

Exterior Elevations

Show each view. Show vertical dimensions and heights. Show openings and identify materials and show lateral bracing system, where applicable. Show dimensions and schedules.

Foundation Plan

Show all foundations and footings. Indicate size, locations, thickness, materials and strengths, and reinforcing. Show all imbedded anchoring such as anchor bolts, hold-downs, post bases, etc. Show dimensions for the location and size of all components delineated on the foundation plan.

Floor Plans

Show all floors including basements. Show all rooms, with their use, overall dimensions and locations of all structural elements and openings. Show all doors and windows. Provide door and window schedules. All fire resistance rated assemblies, areas of refuge, occupancy separations, fire blocking and draft stopping shall be shown. Show dimensions for the size of all rooms and the locations of other components delineated on the floor plans.

Framing Plans and Roof Framing Plans

Show all structural members, their size, methods and details of attachment, connections, location and mate rials for floors and roofs. Show roof plan. Show dimensions for the location and size of all components delineated on the roof plan.

Schedules

Room finishes, doors, hardware, windows, plumbing, mechanical, electrical and structural.

Addenda and Changes

It shall be the responsibility of the individual identified on the cover sheet as the licensed architect or engineer in responsible control to notify the building official of any and all changes throughout the project and provide revised construction documents, calculations or other appropriate documentation prior to commencement of that portion of the construction.

Revisions

The party submitting changes shall be identified at the beginning of the approval process. For clarity, all re-visions should be identified and clouded on the construction drawings and appropriately marked in the project manual or resubmitted as a new set of construction documents.

Completeness of Documents

Construction Documents for most projects consist of drawings, specifications and appropriate calculations. All elements shall complement each other. Completeness and coordination of all necessary information is the responsibility of the registered design professional(s).

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(970) 305-3161

Building Sections Wall Sections

Show materials of construction, non-rated and fire resistance rated assemblies, and fire resistance rated penetrations. Show dimensions.

Mechanical System

Show the mechanical system. Include all units, their sizes, mounting details, all ductwork and duct sizes. Indicate all fire dampers where required. Provide equipment schedules. Submit energy conservation calculations. Show dimensions.

Plumbing System

Show all fixtures, piping, slopes, materials and sizes. Show point of connections to utilities, septic tanks, pre-treatment sewer systems and water wells. Show dimensions.

Electrical system

Show all electrical fixtures (interior, exterior and site), wiring sizes and circuiting, grounding, panel schedules, single line diagrams, load calculations and fixture schedules. Provide fault-current calculations for entire system. Show point of connection to utility. Show dimensions.

Structural Systems

Show foundation, structural members and where required provide structural calculations for the structural systems of the project. Include calculations indicating compliance with seismic, wind, snow and other design loads. Completeness of the necessary calculations is the responsibility of the registered design professional.

Specifications

Prepare specifications to further define the construction components, the quality of the materials, delineation of the materials and methods of construction, wall, floor and ceiling finishes, exterior finishes, and descriptions of all pertinent equipment. Schedules may be incorporated into the project manual in lieu of being delineated on the construction drawings.

ProCode Inc.
39 S Parish Ave #220
Johnstown, CO 80534
(970) 305-3161

COLORADO
Division of Water Resources
Department of Natural Resources

June 15, 2021

Alyssa Knutson
City of Fort Lupton
Transmitted via email:
aknutson@fortluptonco.gov

RE: Been Minor Subdivision and Special Use Permit
Project no. LUP2021-0013
Part of S ½ of the NE ¼, Sec. 16, T1N, R67W, 6th P.M.
Lot A, Recorded Exemption No. 1469-16-1 RE-4223
Water Division 1, Water District 2

Dear Ms. Knutson:

We have reviewed the information received by this office on May 20, 2021 regarding the above referenced referrals. The Applicant is proposing to subdivide 15.97 acres into four lots being two residential lots (Lots 1 and 2), a Recreational Vehicle Park lot (Lot 3) and a 1.06 acre AG lot (Lot 4); and a special use permit for an RV Park on the proposed Lot 3.

Pursuant to Section 30-28-136, C.R.S. the State Engineer's office will provide an opinion on water supply plans for new subdivisions regarding material injury to existing water rights or the adequacy of the proposed plan if a referral is submitted to this office by the board of county commissioners. This referral was submitted to this office from the City of Fort Lupton ("City") therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to the county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements.

The proposed water supply is a future water taps with Central Weld County Water District. Our office has no comments on Central Weld County Water District's ability to supply the proposed four lot subdivision and RV Park. The referral material also includes reference to well permit 84713-F, which has not been constructed, for use in the RV Park until water taps from Central Weld County Water District can be brought to the subdivision.

A review of our records found well permit no. 9930 located in the subject property. Permit no. 9930 was issued on October 9, 1961 for domestic use. Section 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. **Prior to further evaluation of the water supply plan the applicant must clarify, if the well will be used within the subdivision or if the well will be plugged and abandoned. If well will be used within the subdivision, the proposed uses must be specified and the applicant must demonstrate that a court approved augmentation plan has been obtained for the well prior to subdivision approval.**

Well permit no. 84713-F was issued on September 16, 2020 pursuant to section 37-90-137(4) C.R.S., and the Findings of the State Engineer to construct a well in the Laramie-Fox Hills aquifer underlying 16 acres (subject property). The well permit allows for the average annual withdrawal of 4.92 acre-feet per year from the nontributary Laramie-Fox Hills aquifer to be used for domestic, livestock watering, industrial, irrigation and commercial. This office has not received information that a well under permit no. 84713-F has been constructed. Well permit no. 84173-F will expire on September 16, 2021 unless this office receives information that the well was constructed and a pump was installed before the permit expired or the applicant applies for a one time one year expiration extension. Should the well be constructed, this office has no comments regarding the well being used for an RV Park; however, the well permit claims all the groundwater underlying the complete 15.97 acres of the subdivision, this can affect the issuance of well permits in the Laramie-Fox Hills aquifer on the other proposed lots of the subdivision.

The applicant should be aware that any proposed detention pond for this project, must meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, otherwise the structure may be subject to administration by this office. The applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at https://maperture.digitaldataservices.com/gvh/?viewer=cswdif, to meet the notification requirements.

Should you or the applicant have any questions, please contact Ailis Thyne at (303) 866-3581 x8216.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File #27751
File for Permit Nos. 9930 & 84713-F

Magaly Morales-Tejada

From: Maureen Welsh
Sent: Friday, May 21, 2021 1:39 PM
To: PlanningDept
Subject: LUP2021-0013 Referral Response

Good afternoon,

The Town of Frederick has no issues with this application.

Thank you,

Maureen Welsh | Planner I
Town of Frederick | 720-382-5654
MWelsh@FrederickCO.gov | FrederickCO.gov

Built On What Matters

Click here to see what matters to us!

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CITY OF

Fort Lupton

EST 1836

FROM: Alyssa Knutson
DATE: 05/20/21
PROJECT: Been Minor Subdivision & Special Use Permit
Project No. LUP2021-0013; Plan Nos. MSD2021-0002 & SUP2021-0002

INTERNAL DISTRIBUTION:

☐ Buildings/Grounds Manager	☑ City Attorney	☑ Police Chief
☐ City Administrator	☐ City Clerk	☑ Public Works Director
☑ Building Inspector	☐ Recreation Manager	☐ Golf Course Manager
☑ OMI	☑ GIS Specialist	☐ Finance Director

OUTSIDE DISTRIBUTION:

☑ Fort Lupton Fire Protection District	☑ Weld County Dept. of Public Health & Env.
☑ CDOT	☑ Weld County Public Works
☑ Colorado DRMS	☑ Weld County School District RE-8
☑ Colorado Parks and Wildlife	☑ NCWCD
☑ Division of Water Resources	☐ Fulton Ditch Company
☐ Army Corp of Engineers	☐ Platteville Ditch Company
☑ United Power	☐ City of Brighton
☑ Comcast	☑ Town of Frederick
☑ CenturyLink	☐ Town of Platteville
☑ Xcel Energy	☑ City of Dacono
☑ Postmaster	☐ Town of Firestone
☑ Weld County Department of Planning	☑ Other: Bull Canal

If you have comments, please respond by: 06/10/21

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov. A non-response to this referral may be considered a favorable response.

COMMENTS:
Property owner has filed Petitions for Inclusion with Northern Colorado Water Conservancy District + the Municipal Subdistrict, which are in process.

Magaly Morales-Tejada

From: John Fryar
Sent: Thursday, May 20, 2021 3:05 PM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

No LE concerns other than distance from normal patrol areas.

Chief John Fryar

From: Magaly Morales-Tejada
Sent: Thursday, May 20, 2021 3:00 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a minor subdivision and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:
https://www.fortluptonco.gov/DocumentCenter/Index/595

Any comments you consider relevant to this request would be appreciated. Please reply by **June 10, 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, June 24, 2021 at 6:00 PM; and
- City Council: Tuesday, July 20, 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
Direct: 720-466-6111

CITY OF
Fort Lupton
EST 1836

Public Works

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

MEMO

To: Todd Hodges
Alyssa Knutson
CC: Chadwin Cox (WEA)

From: Roy Vestal

Date: May 28, 2021

Subject: Been Minor Subdivision and Special Use Permit (LUP2021-0013)
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 and Site Plan submittal. There may be additional concerns as this design develops.

1. **Utilities**
    a. **Water - Chapter 3**
        i. Water supply is intended to by well with future connection potential to Central Weld Water District.

    b. **Sanitary Sewer - Chapter 4**
        i. Sanitary service with on-site OWTS permitting through the county.

2. **Plat**
    a. ROW dedication cannot be done with the Minor Subdivision Plat. ROW dedication needs to be by separate document (see attached template). Annotate ROW on MSP with recording information.

3. **Site Plan**
    a. The water line will require an easement dedication, 20' wide.
    b. Site Plan A-1 – Please move the gate from 14th Street entry to the property line. Need to leave adequate room for truck to park out of the street to open gate.

4. **Drainage**
    a. Final Drainage Study is approved.
    b. Detention facility will be privately owned and maintained.
    c. As-built documentation of volumes and elevations will be required following construction.

5. **Transportation**
    a. Additional ROW dedications are acceptable.

6. **Landscape / Grading** - *Chapter 2 Design Standards*
    a. A SWMP and Stormwater Discharge permit must be acquired from CDPH&E. Please submit proof of prior to receiving construction permits. Please provide copy of permit from CDPH&E.
    b. Review proposed landscape plans at street locations and evaluate for sight triangle conflicts.

7. **Roadway - Chapter 6**
    a. Both access drives will require an improved apron at CR 19.

8. **Traffic Control - Chapter 8**
    a. The Traffic letter as submitted is acceptable.

June 10, 2021

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

Re: Been Minor Subdivision & Special Use Permit Project No. LUP2021-0013; Plan Nos. MSD2021-0002 & SUP2021-0002

Dear Mr. Hodges and Ms. Knutson:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Been Minor Subdivision & Special Use Permit Project No. LUP2021-0013; Plan Nos. MSD2021-0002 & SUP2021-0002. After review of the information, we have the following comments:

- **Perimeter Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric. We will need 8' to 10' wide dry utility easements around the perimeter of all lots.

- **Streetlights** – When streetlight locations are identified, 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, RWA
ROW Agent
720.249.9315 | platreferral@unitedpower.com

Magaly Morales-Tejada

From: Lauren Light
Sent: Thursday, May 27, 2021 1:27 PM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

If this was one parcel the septic systems would qualify to be reviewed by the State. However, since they all will be on separate parcels the review will be completed by Weld County Environmental Health.

Lauren Light, M.B.S.
Program Manager/Environmental Planner, Environmental Health Services
Weld County Department of Public Health & Environment
1555 N. 17th Ave.
Greeley, CO 80631
llight@weldgov.com
970-400-2211 (office)

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From: Magaly Morales-Tejada
Sent: Thursday, May 20, 2021 3:00 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

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 Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a minor subdivision and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:
https://www.fortluptonco.gov/DocumentCenter/Index/595

Any comments you consider relevant to this request would be appreciated. Please reply by **June 10, 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, June 24, 2021 at 6:00 PM; and
- City Council: Tuesday, July 20, 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
Direct: 720-466-6111

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Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

June 10, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Been Minor Subdivision and Special Use Permit, Case # LUP2021-0013

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the documentation for **Been Minor Subdivision and Special Use Permit** and has no apparent conflict. No resubmittals necessary.

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

REC'D CITY OF FT LUPTON
JUL 13 2021 PM1:07

Steven Ceplius
3444 County Road 19
Fort Lupton, Colorado 80621
303-990-5340

8 July 2021

The Fort Lupton City Council
130 S. Mckinley Avenue
Fort Lupton, Colorado 80621

Ladies and Gentlemen:

I provided the included information to the planning commission, and I don't believe they forwarded it.

I would like to add some additional information regarding Ms. Been's request for a special use permit to build a "RV park" on her property. This is not a disagreement over the specifications. This is a land use issue, and opposition to the proposed land use.

Ms. Been has a right to add to the value of her property, just as all of us have. However, she doesn't have the right to add to the value at the expense of the other property owners' values by adding what will be low-income housing. Pretending it will be a KOA or Good Sam park is a farce. The increase in noise, light pollution, traffic and the crime associated with such a property will significantly degrade our property values and quality of life. My wife and I have spent almost two decades trying to build the equity in our property. I don't appreciate the effort to undermine all of that by someone who isn't satisfied with the income from her illegal apartment, and who doesn't even live in the state, let alone the community.

Zoning laws exist to protect the rights of area property owners and residents. I can't simply create a personal windfall by selling our property to Waste Management for a landfill, or to Amazon for a distribution center as it would negatively impact my neighbors. In the same vein, Ms. Been shouldn't be allowed to profit at the expense of all the other existing property owners. We may be a rural community, but it's not the same as being out on the plains east of Platteville where there is significant space between property owners.

The bottom line is Ms. Been's proposed use of her property is incompatible with the existing community, would seriously degrade our property values and quality of life, and should, therefore, be denied.

Respectfully,

Steven Ceplius

REC'D CITY OF FT LUPTON
JUL 13 2021 PM1:07

Ladies and Gentlemen,

My work schedule was already set when the zoning notice was posted, or I would definitely be present to vehemently object to the proposed zoning change to allow an "RV park."

Let's drop the pretense. If the zoning is allowed, what is going to be installed is not going to look like a KOA or similar type of park. The city is deluding itself if it thinks people are going to come out here to vacation when we are substantial distances from the attractions bringing most people to the Denver area: Rocky Mountain National Park, the ski areas, professional sporting events, etc. A good example of what will be located there can be found on Weld County Road 18 between roads 23 and 21. I've attached pictures. It's essentially low income housing for transient workers.

My wife and I have lived here just shy of twenty years. And, many of our neighbors have been here far longer. During that time, with the advice and a lot of help from some wonderful neighbors we've turned what was a field gone fallow with 3-foot tall kocia into a nice parcel with harvestable grass, and bounded by over three hundred trees. Now, a property owner who lives two thousand miles away in Florida wants to install what will amount to low income housing to increase her income from what very well may have been an illegal apartment building. Many of those tenants have been interesting enough. We don't need dozens more of them.

There are many reasons people choose to move to a rural environment. Some of them think because they are outside of the city limits, there aren't any rules. Anything goes! It's the wild west out here. While it may be true there are generally fewer restrictions, the basic tenant of civilized societies still applies: respect for your neighbors and your community. Asking for a change that would negatively impact the quality of life and property values of your neighbors is close to the height of disrespect for them. Even more so when you don't live in the community. That applies as well to the city of Fort Lupton. Potentially adding to the city's coffers while subtracting from ours because you're not going to have to look at it is complete chutzpah!

The property owner may have rights. But, so do those of us who have lived and worked here for decades. As it's often said, "Your right to swing your fist ends at the tip of my nose." Should someone who doesn't even live in the community be allowed to install something that will, more than likely, substantially reduce our property values? Is this the type of "RV park" you'd want to be across the street from? If it's not, then why would you suppose it's something our community would want?

How much traffic would 161 RV spots bring to what is an already busy two-lane, county road? As it is, many people think the road is their private drag strip. It was only a week ago, I was out in the evening and saw three cars racing northbound, using both lanes as they jockeyed for position. Motorcyclists do it, too, either alone or in multiples. Tractor trailers routinely enter the ess-turn by Road 8 at excess speed, coming across the centerline into oncoming traffic. Northbound, they use the slight downgrade to accelerate for the uphill grade, completely ignoring the posted 40 mph limit for the first portion. We have children, adults, pets and livestock out here. Bicyclists routinely use Road 19. I don't ride my bike out here any longer because I became tired of the tractor trailers blowing their horns at me or coming across the centerline to menace me as they felt I was slowing them down. Is Fort Lupton simply going to wash their hands of the increased traffic and potential problems as the road belongs to the county?

In closing, I request you deny the land owner's petition. It's disrespectful of the existing community, it will tax an already strained rural infrastructure; and, it will have serious negative effects on our quality of life and property values. Please don't undo the decades of hard work those of us in the community have done simply to benefit a single individual in another state. Thank you for your consideration.

Steve Ceplius
3444 County Road 19
Fort Lupton, CO 80621







City of Fort Lupton Planning and Building Dept.

Proposed Petition for Annexation to the City Fort Lupton by Sheryl Been

Response by Land Owners – Dean and Dorothy Felton 3434 Weld County Road 19, Fort Lupton, CO.

We have reviewed the documentation provided on the Fort Lupton web site regarding the annexation of the (4) lots requesting permission to build a new single family residence and a RV Park. We both strongly request that the City of Fort Lupton turn down the annexation of the subject property. This area is a rural farming area and this type of development is detrimental to the property owners adjacent or near this proposed development. The proposed project benefits only one party and this is the land owner proposing the annexation and approval of this project. We have a very difficult time understanding how this project has any value to the City of Fort Lupton. The project would add additional burden on Fort Lupton fire protection district, the police enforcement and presumably other city infrastructure departments. This project would certainly have a negative impact on the property values of residential and farming properties in the area.

This project is purported to be an RV park but in reality it nothing more than an apartment project on wheels. Allowing this project has negative impacts, noise, and additional traffic on Weld County Road 19 which has dangerous intersection with State Hwy. 52 to the north of proposed site. The annexation petition states that this property is desirable and necessary which is far from reality be located 5 miles from Fort Lupton city center. The petition also states that the property is "Urban" and will be urbanized in the near future. This statement is ridiculous, how can a 16 +/- acre parcel consisting of (4) lots and an RV park be any benefit to the City of Fort Lupton or and nearby land owners? Reality is there are no services or shopping within 4 miles of the proposed site "Dacono". Dacono mayor's response hit the nail on the head regarding this project, "projects should consistently raise the standards and expectations for development that adds value to the community", and this project certainly has none of those traits for the property owners around this proposed project. He also stated that the land usage proposed encourages transient population. This is the biggest concern allowing this type of development in a rural/ residential farm community. It appears to my wife and I that this annexation is being proposed to skirt Weld County regulations including splitting an agricultural property for commercial use and building another residential property. This is totally for the property Owners benefit.

Items of concern that I see in the documentation for this property development

- I did not see the document identifying how many students could possibly be expected if this project is approved by Fort Lupton. RV parks typically are not a concern for school districts unless the intent of this project is long term RV rental sites. How much would it cost the school district to ferry students to school for long term inhabitants.
- We rarely see law enforcement on County road 19, if this project is approved is Fort Lupton Police dept. patrolling this (1) 16 +/- property and Weld county patrol the surrounding area?

- Looking over the documentation I have seen irregularities in the number of sites proposed, 160,120 and 90 on some engineering documents. We cannot believe that Fort Lupton is considering annexation of 16 +/- with RV Park 5 miles away. How is this aligning with Fort Lupton's comprehensive zoning plan? How could this possibly complement the surrounding land owner's interest which is farm and rural?
- The documentation provided for the project says that Fort Lupton is providing the infrastructure. It certainly is not cost effective if the owner/developer had to pay the city of Ft. Lupton to run a 5 mile sewer line to this proposed project. Is it Fort Lupton's intent on providing sewer lines and lift station if the project is approved by the City? How many sites would be approved without sewer to the site if approved? We believe it is the intent of the owner developer to never pay for that type of infrastructure for this project if it is approved.
- I did not see any response from CDOT regarding this project?
- I have not seen any correspondence from Weld County regarding this project?
- Why did Weld County and the City of Fort Lupton contact and the nearby land owners that were more than 500 ft. away? Property owners around this proposed property can see this further than 500 ft.; every land owner should have been contacted.
- It appears that Sheryl is living in Boca Raton Florida; if this project is approved and built she will not have to look at the results of an RV park in the middle of a rural area.

My wife and I will be contacting all county and state officials to express our displeasure with this proposed project. Perhaps Sheryl Been and the City of Fort Lupton should team up on a project in the City of Fort Lupton existing city limits, that location would certainly be more appropriate location for an long term RV rental park. The City has all the infrastructure, stores, police and fire protection, recreation center and schools to support this type of development.

Landowner 3434 Weld County Road 19

Dean and Dorothy Felton

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LYONS GADDIS
ATTORNEYS & COUNSELORS

Erin C. Pierce
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July 12, 2021

Fort Lupton City Council
In the care of Alyssa Knutson, Staff Planner
130 South McKinley Avenue
Fort Lupton, CO 80621

VIA EMAIL
aknutson@fortluptonco.gov

Re: Request to Deny the Been Subdivision and Been Special Use Permit Applications

Dear Fort Lupton City Council:

The residents of the County Road 19 Community (the "Community") oppose the applications for the Been Minor Subdivision (the "Subdivision") and Been Special Use Permit (the "RV Park"). The Community respectfully asks the Fort Lupton City Council to DENY both applications on the bases of: (1) detrimental impact to the surrounding community and change to the character of the rural neighborhood; (2) violations of the Fort Lupton Municipal Code (F.L.M.C.); (3) incompatibility with the Fort Lupton Comprehensive Plan ("Comprehensive Plan"); (4) non-conformance with the Fort Lupton Residential Design Standards ("Design Standards"); and, (5) the negative fiscal impact of providing necessary infrastructure and services outside the urban core.

(1) Detrimental Impact on the Community and Character of the Rural Neighborhood

A. The subdivision, situated among rural residences and working agricultural operations, is incompatible with and will create a burden on existing residents due to the project's stated impacts, which include:

   i. An additional 692 vehicle trips each day on rural roads shared with local residents, farm machinery, and pedestrians.[1]

   ii. Noise from up to 161 RV campers (each with multiple occupants), guests, and all associated vehicles.

   iii. Odor, dust, and air pollution from the exhaust, campfires, and activities of up to 161 RV campers (each with multiple occupants), guests, and all associated vehicles.

[1] See the August 10, 2020 report by Sustainable Traffic Solutions, which assumes 123-155 RV spaces will be developed, with 40% of those used as long-term residences. The Community further calls this data into question, as the site is not planned with adequate amenities to attract short-term RV campers (which produce markedly fewer daily trips than long-term residents).

iv. An on-site sewage treatment system designed for only 90 RV sites, while the landowner intends on developing 121 sites for on-site septic, which may cause leaching of contaminants into the surrounding groundwater.

v. Although the subdivision has water service available from Central Weld County Water District, as stated in the subdivision application, it will rely on well water. This will negatively impact the surrounding wells used for household and irrigation purposes. The secured well water can serve 75-80 RVs, yet the plan includes 161 RVs, accessory buildings, multiple residences, and a planned future commercial building on this subdivision.

vi. A substantial population of transient individuals, moving through the property for short-term stays, will affect the safety and security of the rural community.

vii. Granting the Special Use Permit would forever change the agricultural nature of this land, paving it over and eliminating future productive agricultural use. The surrounding neighbors are residents of Weld County, which recognizes the "Right To Farm" as integral to the county's economy and the character of the rural community.

B. The City of Dacono echoed these concerns in the letter of Mayor Joe Baker, dated January 26, 2021, which stated: "This type of use encourages a transient population, adds little value to the community, and creates future land use compatibility issues. Additionally, the annexation of Weld County Road 19 creates confusion in road maintenance services for adjacent property owners."

(2) Violations of the Fort Lupton Municipal Code

A. The stated purpose of the Fort Lupton Subdivision Regulations is to promote the general health, safety and welfare of the present and future inhabitants of the City; ensure adequate and efficient transportation, water, waste disposal, schools, fire and police protection; minimize conflicts between land uses; conserve water and land resources; ensure necessary services and facilities are available and have sufficient capacity to serve residents; and minimize the burden of new development on existing residents. §17-1 F.L.M.C. The Subdivision does not comply with <u>any</u> of these stated purposes.

i. The Subdivision will add residential lots, along with commercial and high-density permanent and temporary housing, in an agricultural neighborhood, placing a heavy burden (as described is Part 1 above) on the existing residents, in violation of § 17-1(9) F.L.M.C.

ii. The Subdivision will necessarily cause adverse impacts on neighboring land uses that cannot be adequately buffered through setbacks, landscaping, and orientation, in violation of §17-1(7) F.L.M.C.

iii. The Subdivision will add well over a hundred additional occupants to the property (and arguably several hundred additional occupants), to a single City lot. Yet, it is surrounded by unincorporated Weld County. This will create confusion regarding jurisdiction (and a delay in response times) of fire, police, and emergency services, in violation of §17-1(3) F.L.M.C.

iv. The Subdivision is isolated from the necessary service providers (Schools, Fire, Police, Medical), and thus cannot ensure that services are available with sufficient capacity to serve hundreds of new residents, in violation of §17-1(8) F.L.M.C.

B. The Municipal Code describes the legally appropriate land uses in Fort Lupton's agricultural districts, where the land has economic value for agricultural uses. An RV park is not a permitted use under the Fort Lupton Municipal Code.

i. The Applicant envisions developing the RV Park for up to 161 RV spaces. Of these, they expect to have 60% of the spaces occupied by short-term "campers" and 40% of the spaces occupied by long-term "residents." This type of use, where hundreds of people will be residing on a single lot for either long-term or short-term lodging, is most closely comparable to a motel, hotel, or mobile home community.

ii. The Fort Lupton Municipal Code states that: "The list of permitted uses in each zone district is exclusive, meaning that uses not specifically described are <u>not permitted</u>." §16-7(a) F.L.M.C..

iii. The exclusive list of "Special Uses" allowed in an agricultural district does not include RV parks, hotels, motels, campgrounds, public accommodations, or any other similar high-density use. §16-32(c) F.L.M.C.

iv. Only similar or compatible uses may be permitted as special uses, as set forth in Section 16-7. The Residential Design Standards define compatible as: "The characteristics of different uses or activities or design which allow them to be located near or adjacent to each other **in harmony**. Some elements affecting compatibility include height, **scale, mass, and bulk** of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. **Other important characteristics that affect compatibility are landscaping, lighting, noise, odor, and architecture.** Compatibility refers to the sensitivity of development proposals in **maintaining the character of existing development**." §II.B.10 *Residential Design Standards.*

a. An RV park of this scale, squeezed onto a parcel that is under 10 acres in size, cannot be operated in harmony with the adjacent agricultural and rural residential use. Residents of the adjacent parcels and surrounding area have developed their own properties in a manner that is consistent with agricultural and rural residential uses. Safety, peace and quiet,

seclusion, a tight-knit community, privacy, wide-open spaces, and other intrinsic characteristics of a rural lifestyle currently define the character of the existing development along County Road 19 and would be destroyed by the proposed high-density transient housing.

b. The scale, mass, and bulk of well over 100 RVs, along with other permanent structures which would occupy the proposed Subdivision under the Special Use Permit are grossly out of proportion to any other property use in the agricultural zone, and specifically all other uses in the vicinity of this property.

c. The lighting, noise, and odors of an RV park will be disruptive to livestock and substantially alter the quiet, secluded, character of the existing development.

C. The City shall not approve a special use which does not meet the criteria enumerated in § 16-7(d) of the Fort Lupton Municipal Code. The proposed special use at issue fails to meet the required criteria in multiple ways.

i. As detailed above, it does not satisfy all applicable provisions of the Municipal Code and is inconsistent with the intent of the Comprehensive Plan, in violation of §16-7(d)(1) F.L.M.C.

ii. As described above, the use will substantially alter the character of the agricultural district and rural residential neighborhood, in violation of §16-7(d)(2) F.L.M.C.

iii. The RV park will not result in efficient off-site traffic circulation, and will have a drastic adverse impact on adjacent uses including the creation of hazardous conditions for pedestrians, vehicles, and farming machinery due to the marked increase in daily trips, specifically made by oversized vehicles on normally quiet country roads without sidewalks, turn lanes, or comfortable shoulder margins. This adverse impact is a violation of §16-7(d)(3) F.L.M.C.

iv. There are no identified conditions of approval which adequately address: traffic; activity levels; light; noise; odor; quality and scale of the high-density RV occupation; hours of operation; dust; utilities; safety; privacy; or nuisance issues as already identified through the public hearing process, a violation of §16-7(d)(4) F.L.M.C.

D. The site plan does not provide appropriate set-backs, pursuant to §16-32(e-f) F.L.M.C., which requires perimeter set-backs of 25-50 feet in the agricultural zone. Instead of an adequate landscaping buffer and appropriate set-backs, the Subdivision and RV Park will place a 2-lane road, used by oversized vehicles, around most of the perimeter of the lot.

E. The Been Subdivision Site Plan would install a 4' tall barbed wire fence along the northern property boundary.[2] This is a prohibited fence pursuant to §16-104 F.L.M.C. In an agricultural district, a barbed wire fence is only permitted for the confinement of livestock. §16-108 F.L.M.C. Here, the property owner proposes barbed wire to contain her tenants and neighbors, a violation of the Municipal Code.

(3) Incompatibility with the Fort Lupton Comprehensive Plan

A. The Been Subdivision does not comply with the Fort Lupton Comprehensive Plan, which seeks to avoid development that "leap-frogs" over agricultural land, as this stresses infrastructure and services. The Comprehensive Plan directs the City to encourage only contiguous, adjacent development within the existing urban core to preserve agriculture from being prematurely converted into higher intensity uses. *Fort Lupton Comprehensive Plan,* pg 33.

B. The Comprehensive Plan, like the Municipal Code, recommends that the City make it a **high priority** to consider impacts on police response times, infrastructure, park access, and other services as part of all new development proposals. *Fort Lupton Comprehensive Plan*, pg. 135.

C. The Comprehensive Plan states: "The City should take steps to prohibit adjacent incompatible uses." *Fort Lupton Comprehensive Plan*, pg 33. This recommendation is listed as one of the City's **highest priorities** on pg. 129 of the plan.

D. The Comprehensive Plan identifies the areas of "annexation priority", areas of future growth, and areas designated for "residential growth." *Fort Lupton Comprehensive Plan*, pgs. 30, 32, and 37. The location of the Subdivision and RV Park are well beyond the boundaries of the City's planned development. Notably, the City has 3 priority levels for future annexation, all miles away from the Been Subdivision. The City also identifies the neighborhoods intended for future residential use, which are centrally located to schools, infrastructure, services, and public facilities. All future residential growth is planned for the areas east and north of the City's core urban area, at the opposite side of the Fort Lupton Planning Area from the Been Subdivision.

(4) Non-conformance with the Fort Lupton Residential Design Standards

The Residential Design Standards apply to all development in the agricultural zone, § 16-31 (a) F.L.M.C. and it is unlawful to violate the Residential Design Standards. §16-192 F.L.M.C. Section V.A.1. of the Residential Design Standards describes the design review procedures relate to subdivisions, and states that "[t]he preliminary plat must comply with the residential site planning and site design standards."

A. The Subdivision does not comply with the Design Standards requirement that subdivisions with new multi-family development of over 50 units to supply residents with

[2] This statement is based on the Been RV Park Site Plan, with release date of 6/24/21.

at least two approved recreational amenities.[3] *Fort Lupton Residential Design Standards*, §4.H.(3)(l).

B. As noted above in Parts 2 and 3 of this opposition letter, the plat does not "evidence the availability and adequacy of public facilities and services needed to meet the demand generated by the proposed subdivision", in violation of §V.3.(a)(2) of the Design Standards.

C. The City Council must deny a preliminary subdivision plat that does not evidence compliance with the Design Standards.

(5) Negative Fiscal Impacts for the Provision of Necessary Infrastructure and Services Outside the Urban Core

A. As described herein, the impact on police and fire service access, response times, and capacity to serve this high-density residential development will be significant and inefficient due to the isolated location surrounded by unincorporated Weld County land.

B. High-density residential development is not appropriate directly across the street from the Frederick Pumping Station, where lightning or human error can cause a chemical fire or explosion, and where the Fort Lupton Fire Department cannot provide comprehensive fire protection services to the residents.

C. The impact on schools and school transportation services will not be insignificant with the development of a projected 64 new long-term residences in such a remote rural neighborhood.

D. Other services and public works, such as medical facilities, parks and recreation, and public services to support the influx of new City residents and a substantial volume of visitors are not planned for development in this area of the City.

E. The site plan does not have the adequate on-site sewer treatment capacity, nor sufficient well water available to meet the planned population of the site itself. Any subdivision of this site should, at minimum, require immediate connection of water and sewer services sufficient to meet the actual planned use, to prevent the inevitable health and environmental costs of allowing an immediate overburden on the site's utilities.

The undersigned members of the County Road 19 Community respectfully ask the City Council to deny the Been Subdivision and Been Special Use Permit applications, as they do not comply with the Fort Lupton Municipal Code, the Fort Lupton Comprehensive Plan, and the Fort Lupton Residential Design Standards. Further, we ask the City to determine that there are no conditions

[3] Based on the applicant's projections, there will eventually be 161 RV spaces, 40% (or 64.4) of which will be long-term residents.

of approval that would adequately address the detrimental impact on the surrounding agricultural community.

Sincerely,

Erin C. Pierce, Esq.

Representing the following members of the County Road 19 Community:

Eric Rainey	**Tiffany Gardner**	**Steve Ceplius**
Danielle Rainey	**Dean Felton**	**Sherry Ceplius**
Thomas Pugh	**Dorothy Felton**	**Mario Madrid**
Paul Larsen	**Frank Bushman**	**John Brunetti**
Pat Thorpe	**Lenetta Bushman**	**Tom Tinney**
April Thorpe	**Steve Lefforge**	**Dolf Veit**
Steve Stratton	**Michelle Lefforge**	**Susan Veit**
Dannelle Stratton	**Nancy Fichter**	**Steve Reynolds**
Eric Gardner	**Erin Holland**	

CC: Todd Hodges, City Planner, thodges@fortluptonco.gov; Roy Vestal, Public Works, via aphillips@fortluptonco.gov; Andy Ausmus, City Attorney, cflcourt@fortluptonco.gov; County Road 19 Community Members.

OTTENJOHNSON
ROBINSON NEFF + RAGONETTI PC

July 14, 2021

VINCENT P. FORCINITO
303 575 7515
VFORCINITO@OTTENJOHNSON.COM

VIA E-MAIL

City of Fort Lupton City Council
City of Fort Lupton
130 S. McKinley Avenue
Fort Lupton, Colorado 80621

Re: Been Minor Subdivision and Special Use Permit Applications

Dear City Council:

This firm represents Sheryl Been (the "**Applicant**") with respect to certain real property consisting of approximately 15.97 acres generally located west and adjacent to County Road ("**CR**") 19 approximately 0.29 miles south of CR 10, and more particularly identified as Weld County Assessor's Parcel No. 146916100006 (the '**Property**") in the City of Fort Lupton, Colorado (the "**City**"). This letter is submitted in support of Applicant's pending applications for the Property for (i) a minor subdivision (the "**Subdivision Application**") to subdivide the Property into four lots and one outlot (the "**Proposed Plat**"); and (ii) a special use permit (the "**SUP Application**" and collectively with the Subdivision Application, the "**Applications**") to allow a recreational vehicle park designed to accommodate up to 90 recreational vehicles on a portion of the Property (the "**Proposed Use**"). As set forth in further detail below, the Applications meet all of the approval criteria for a minor subdivision and special use permit as required pursuant to the Fort Lupton Municipal Code (the "**FLMC**"). City Council will consider the Applications at its July 20, 2021 public meeting, and we request that this letter be made a part of the record of City Council's public hearings on the Applications.

Background

The Property was approved for annexation into the City and was initially zoned within the A-Agricultural District (the "**Agricultural District**") by City Council on February 16, 2021. There is an existing single-family residence situated on Lot 1 of the Proposed Plat. A future single-family residence is contemplated to be constructed on Lot 2 of the Proposed Plat and the Proposed Use is intended to be developed on Lot 3 of the Proposed Plat. There are no immediate plans for Lot 4 of the Proposed Plat. Outlot A of the Proposed Plat will be used for drainage purposes.

The Proposed Use will sit on approximately 9.92 acres, and will be designed to accommodate up to 90 recreational vehicles, blending seamlessly with the surrounding rural and industrial areas. In connection with development of the Proposed Use, Lot 3 will landscaped in accordance with FLMC requirements, and will include various

amenities such as walking paths, a dog park and a playground. The Proposed Use will be an attractive addition to the Fort Lupton community, and adverse impacts, if any, on surrounding properties or the greater community will be mitigated as set forth in the Applications and discussed below. The Proposed Use will generate minimal noise, similar to a campground, will impose strict quiet time hours, will not allow campfires on the Property, and will not generate noxious odors.

The Property is fully bordered on the north by the Bull Canal, providing a natural buffer between the Property and surrounding properties to the north. The Proposed Use will include well-designed landscaping approved by the City, which will provide for more than 100 trees and 100 shrubs within the Property, creating a buffer, and mitigating impacts, between the Proposed Use and neighboring properties. The Applicant will utilize downward-facing lighting to eliminate light infiltration onto neighboring properties, will restrict operating hours for the Proposed Use, and will install security cameras throughout Lot 3.

The Applicant has obtained approval of Well Permit No. 9930 for the existing well on the Property, which will be sufficient to serve 63 recreational vehicle units without any adverse impacts on the water resources of neighboring properties. A water meter will be installed on the well to ensure compliance with usage requirements. The Proposed Use will operate under this well permit until the Applicant obtains water service from the Central Weld County Water District, which application for service has been submitted and is being processed by the Central Weld County Water District. Upon Central Weld County Water District approval, there will be adequate water to serve 90 recreational vehicle units. A state of the art septic system with an additional layer of sanitizing protection capable of accommodating up to 90 recreational vehicle units will serve the Property. Additionally, in accordance with the traffic study prepared in connection with the Applications, CR 19 and the other existing road infrastructure adjacent to the Property will be sufficient to serve development of up to 75 recreational vehicle units on the Property; as a condition to development of any additional units on the Property, the Applicant must construct certain improvements to CR 19 as discussed below.

Approval Criteria—Minor Subdivision

The Subdivision Application is consistent with the stated purpose of the City's subdivision regulations, as contained in FLMC § 17-1. The proposed subdivision will (i) ensure high quality land development, in a prime location for a well-designed and maintained recreational vehicle park; (ii) minimize conflicts between the Proposed Use and other land uses by providing for lots that are of an appropriate size and configuration for the site characteristics and intended uses for the Property, to include nearly 10 acres to accommodate the Proposed Use; (iii) include adequate buffering to prevent any adverse impacts of adjoining uses through lot orientation, landscaping, and other appropriate methods, as discussed throughout this letter; and (iv) ensure that the necessary services and facilities are available and have sufficient capacity to serve residents and businesses, which has been confirmed through the application process. Further, the Applicant's annexation of the Property into the City earlier this year was in contemplation of development.

FLMC § 17-30 outlines the eligibility requirements for approval of a minor subdivision within the City. The Subdivision Application meets each of these requirements as follows:

(1) There are no public rights-of-way dedicated (FLMC § 17-30(c)(1)).

As reflected on the Proposed Plat, there will be no public rights-of-way dedicated via the minor subdivision plat.

(2) The entire subdivision consists of a total of four (4) or fewer lots. This is not to be interpreted as four (4) additional lots in the case of a resubdivision of existing lots (FLMC § 17-30(c)(2)).

The entire subdivision will consist of a total of four lots and one outlot for drainage. This will be an initial subdivision of the Property.

(3) All proposed lots meet the requirements of the zoning and subdivision regulations of the City (FLMC § 17-30(c)(3)).

The proposed lots will meet all applicable requirements of Chapters 16 and 17 of the FLMC. The proposed lots will not be in violation of any such provisions of the FLMC, as more particularly discussed in this letter.

(4) There have not been other minor plats within the same subdivision that, in combination with the proposed minor plat, would circumvent the intent of this Chapter (FLMC § 17-30(c)(4)).

Again, this will be an initial subdivision of the Property. No other minor plats have been processed for the Property such that the proposed minor plat would circumvent the intent of the FLMC in any way.

Approval Criteria—Special Use Permit

Pursuant to FLMC § 16-7(a), similar or compatible uses to those permitted in a particular zone district may be permitted by the City as special uses as set forth in the FLMC. Within the Agricultural District, RV parks are not allowed as a use by right. However, the Proposed Use will be compatible and harmonious with surrounding properties, making it suitable for approval as a special use on the Property.

The Property is immediately surrounded by agricultural, rural residential, and oil and gas operations, to include an approximately 49 acre compressor station located immediately to the east of the Property. Further, other properties near the Property have been developed, and are maintained and operated as, construction companies, outdoor storage, mineral resource development facilities, large storage power plants, and recreational vehicle storage facilities. The Proposed Use will maintain a rural feel, similar to a campground, and will blend seamlessly into the community's otherwise rural and industrial landscape. The Proposed Use is well-designed and will be thoughtfully operated and maintained, to include, among other matters, a prohibition on any recreational vehicles produced prior to 2011. In addition, the development will include recreational amenities such as walking paths and a playground, and will be subject to a landscaping plan approved by the City in order to provide a buffer between the Property and adjacent properties, in addition to the natural buffer provided by the Bull Canal to the north. As mentioned above, the Property will utilize a state of the art septic system that will exceed state requirements, and the Applicant has already obtained an approved well permit sufficient to serve the Proposed Use without affecting the water supply of neighboring properties.

FLMC § 16-7(d) states that the City shall use the following criteria to evaluate the SUP Application:

(1) The special use shall satisfy all applicable provisions of the FLMC and shall be consistent with the intent of the Comprehensive Plan (FLMC § 16-7(d)(1)).

The Proposed Use will satisfy all applicable provisions of the FLMC, and the Applicant has submitted to the City all applicable submittal items as required pursuant to FLMC § 16-7(c). The Proposed Use will additionally be consistent with the intent of Picture Fort Lupton (the "**Comprehensive Plan**"). The Comprehensive Plan designates the Property within the Agriculture and Rural Residential land use type. For this land use type, the Comprehensive Plan states:

"This designation allows for agricultural and related uses as well as low density residential on the periphery of the City's planning area, intended to preserve a generally rural character. This also includes a variety of miscellaneous uses, such as isolated industrial business . . ."

The Proposed Use, a recreational vehicle park, is compatible with and will help to preserve the generally rural character of the area, even more so than an isolated industrial business, as expressly contemplated by the Comprehensive Plan, otherwise would. The Comprehensive Plan expressly contemplates miscellaneous uses of agricultural properties within the City, such as the Proposed Use—it will be a miscellaneous use on the Property and it is the intent of the Comprehensive Plan to allow for this compatible use.

(2) The special use shall not substantially alter the character of the district or the neighborhood (FLMC § 16-7(d)(2)).

As noted above, the Proposed Use will be compatible with the area and will not substantially alter the character of the district or the neighborhood. The Proposed Use will maintain a rural feel, will blend seamlessly into the community's otherwise rural and industrial landscape, and will not have any adverse effects on surrounding properties.

Again, the Proposed Use will be tastefully designed, will require that recreational vehicles parked on the Property be produced no earlier than 2011, will include recreational amenities such as walking paths and a playground, and will be subject to an approved landscaping plan in order to provide a buffer between the Property and adjacent properties, in addition to other measures to ensure that the character of the neighborhood or the district is not substantially altered. While the Property is within the Agricultural District, the surrounding property, as noted above, contains various industrial uses, to include a large gas compressor station located immediately to the east of the Property. The area is also home to various outdoor storage uses, to include outdoor recreational vehicle storage. The Proposed Use is compatible with all of such uses, and as such, will not substantially alter the character of the district or the neighborhood.

(3) The special use will result in efficient on- and off-site traffic circulation, and will not have an adverse impact on adjacent uses or present hazardous conditions for pedestrians or vehicles (FLMC § 16-7(d)(3)).

The Proposed Use will have efficient on- and off-site traffic circulation, and will not have an adverse impact on adjacent uses or present hazardous conditions for pedestrians or vehicles. Roadways and walkways within the

Property will be designed to allow for safe and efficient vehicular and pedestrian travel within the Property. Further, consistent with the traffic study prepared in connection with the Applications, the Applicant will widen and construct a turn lane into the Property from CR 19 as a condition precedent to allowing for more than 75 recreational vehicle spaces within the Property, in order to service the additional traffic contemplated to be generated by the Proposed Use and to avoid any adverse impacts on adjacent uses or hazardous conditions for pedestrians or vehicles along CR 19.

(4) Adequate conditions of approval shall address: traffic; activity levels; light; noise; odor; building type; style and scale hours of operation; dust; erosion and other performance issues identified through the public hearing process (FLMC § 16-7(d)(4)).

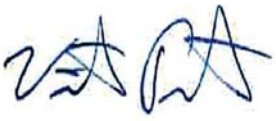
Adequate conditions of approval are contemplated to avoid any performance concerns generated by the Proposed Use. A turn lane will be required to be constructed on CR 19 prior to the number of recreational vehicle spaces on the Property exceeding 75, the hours of operation of the Proposed Use will be limited to include nighttime "quiet hours," on-site lighting will utilize downward facing bulbs to avoid any off-site light infiltration, and an approved landscaping plan will be implemented to ensure adequate screening of the Proposed Use.

(5) The term of the special use permit and any reporting and inspection requirements as might be reasonably necessary to ensure compliance with conditions of approval may also be specified by the City Council (FLMC § 16-7(d)(5)).

Pursuant to FLMC § 16-7(a), a special use permit (i) is granted to individuals or entities, and does not "run with the Property" itself; and (ii) will automatically terminate upon cessation of the approved use for a period exceeding 180 consecutive days. As a result, if the Proposed Use ceases to be operated on the Property for such period, or if the Applicant transfers the Property to another individual or entity, the special use permit would terminate, without hearing or notice. As with all properties in the City, the City has inspection and enforcement rights pursuant to the City's inherent police powers, necessary to ensure compliance with the approval and with any conditions of approval as may be specified by the City Council.

As the Applications satisfy all approval criteria therefor in accordance with the FLMC, the Applicant respectfully requests City Council approve of the Applications.

Sincerely,



Vincent P. Forcinito
for the Firm

VPF/vpf

cc: Sheryl Been (via e-mail)
Alyssa Knutson, Fort Lupton Staff Planner (via e-mail)

Magaly Morales-Tejada

From: Natalie Cummings [mailto:natalie@brightonchamber.com]
Sent: Thursday, July 15, 2021 12:50 PM
To: Todd Hodges; Alyssa Knutson
Cc: Todd Hodges
Subject: Special Use Application Letter

Dear Mr. Hodges.

I was made aware that there is a special use application requested for an RV park in the Fort Lupton Area. I was pleased to see this was being considered. During my years with the Fort Lupton Chamber, I received many calls requesting options for short term living situations for people coming in for birding, for exploring the historic nature of Fort Lupton, and certainly short term living situations for workers in the gas and oil business.

It is fortunate that we have rural space available to develop such a project, and hopefully, there will be a larger presence of high end RV parks in the community in the future. I hope you will take this perspective into consideration.

As former staff for the Chamber of Commerce in Fort Lupton, and now Brighton, I consider this to be a much needed development.

Thank you for your consideration.

Natalie Cummings

Natalie Cummings
CEO & President
Greater Brighton Chamber of Commerce and Tourism Bureau
(303) 659-0223
natalie@brightonchamber.com
www.brightonchamber.com

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

David Crespin, Ward 1
Tommy Holton, Ward 2
Michael Long, Ward 3

CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US

AM 2021-118

WAIVER OF MUNICIPAL CODE SECTION 16-45 (C)(5) PUD PLANNED UNIT DEVELOPMENT DISTRICT FOR A PROJECT CALLED THE VINCENT VILLAGE APARTMENTS

I. Agenda Date: Council Meeting – July 20, 2021

II. Attachments:
a. Proposed resolution
b. Letter of request
c. Site aerial

III. Summary Statement:

The owners and proposed developers of Vincent Village Apartments are requesting a waiver of the municipal code requirement of at least 10 acres in size for a PUD plan to be submitted. The code gives Council the ability to waive the size requirement in Section 16-45 (c)(5).

IV. Submitted by: _____
Planning Director

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

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

IX. Detail of Issue/Request:

The owners and proposed developers of Vincent Village Apartments are requesting a waiver of the municipal code requirement of at least 10 acres in size for a PUD plan to be submitted. The code gives Council the ability to waive the size requirement in Section 16-45 (c)(5). The site is 2.891 acres is size and based on the proposed development will need to go through the PUD process to allow flexibility in the more restrictive standards in straight zoning of the property.

X. Legal/Political Considerations:

The code allows City Council to grant a waiver for the code requirement of the project area size.

XI. Alternatives/Options:

1. *Approve the request*
2. *Deny the request*

XII. Financial Considerations:

N/A

XIII. Staff Recommendation:

Staff recommends approval of the waiver from the Municipal Code Section 16-45(c)(5) requiring a minimum of ten acres for a PUD Plan on the project known as Vincent Village Apartments.

RESOLUTION NO. 2021R???

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE WAIVER OF MUNICIPAL CODE SECTION 16-45(C)(5) PUD PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR A PROJECT KNOWN AS THE VINCENT VILLAGE APARTMENTS

WHEREAS, the Developer, Vincent Village Associates, LLC (The Michaels Development Company) has requested that the requirement for a minimum ten (10) acres of land for a Planned Unit Development (PUD) rezoning of land be waived; and

WHEREAS, the site is 2.891 acres in size and based on the proposed development will need to go through the PUD process to allow flexibility in more restrictive standards in straight zoning of the property; and

WHEREAS, Section 16-45(c)(5) of the City of Fort Lupton Municipal Code requires that a PUD size unless specifically waived by the City Council, the area included in a PUD plan must be at least ten (10) acres in size; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the request with supporting documentation. Based upon review of the applicable policies and goals in the Fort Lupton Land Use Plan, the City hereby approves the waiver of the minimum requirement for a PUD Plan on the project knowns as "Vincent Village Apartments".

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 20th DAY OF JULY, 2021.

City of Fort Lupton, Colorado

_____

Zo Stieber, Mayor

Attest:

_____

Maricela Peña, City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

Michaels
COMMUNITIES THAT *lift* LIVES

July 13, 2021

Mr. Todd Hodges, Planning Director
City of Fort Lupton
130 S. McKinley Ave.
Fort Lupton, CO 80621

Re: Applicant Waiver Request for PUD Size Requirement

Dear Mr. Hodges:

On behalf of Vincent Village Associates, LLC ("Applicant"), I am writing to request a waiver of the 10-acre minimum size requirement for the Planned Unit Development ("PUD") rezoning approval sought by the Applicant for the Vincent Village Apartments project in Fort Lupton, CO ("Project").

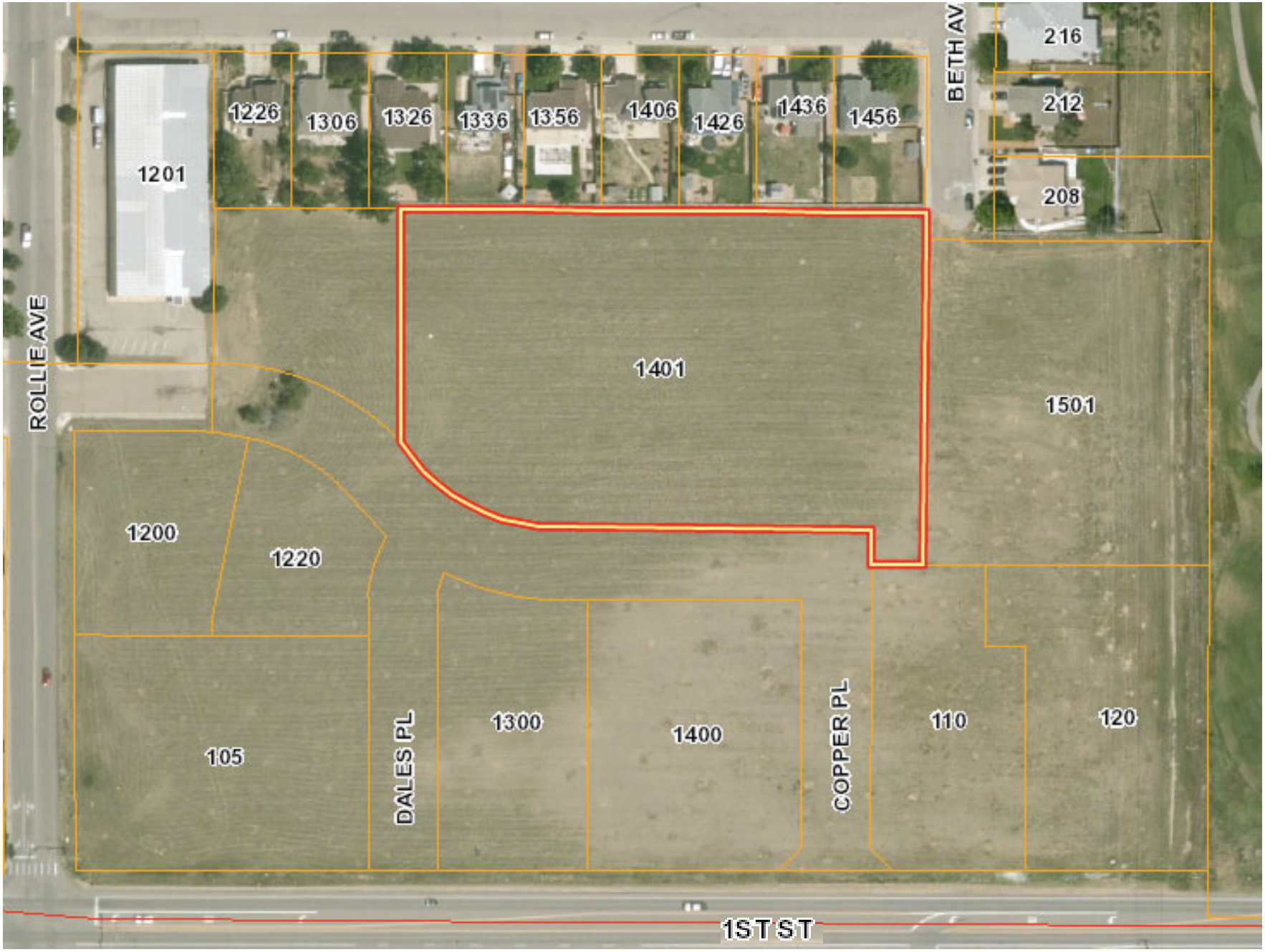
The Project will consist of two (2) 36-unit multifamily workforce housing buildings and clubhouse that will be constructed at the northeast corner of SH-52 & Rollie Avenue. The land site is currently zoned as C-1, General Commercial District. This zoning designation does not include multifamily residential as a permitted use. The City of Fort Lupton Planning Department has recommended that the development team pursue a PUD rezoning approval in lieu of a standard rezoning, since the R-3 Residential District, High Density zoning outlined in Section 16-37(c)(3) of the Fort Lupton Municipal Code would limit each multifamily building to twenty-four (24) units. The higher unit count proposed by the Applicant allows the Project to maximally leverage the available funding resources to bring more much-needed workforce housing to the City of Fort Lupton.

The land that will be specified in the Project's forthcoming PUD application is comprised of one (1) parcel, designated as "Lot 8" on the attached Vincent's East Addition 3rd Filing Second Amended Subdivision, recorded on August 13, 2019. Lot 8 consists of 2.891 acres and will be developed by the Applicant to include all 72 units, the clubhouse, and other amenities. Per Section 16-45(c)(5) of the Fort Lupton Municipal Code, "Unless specifically waived by the City Council, the area included in a PUD plan must be at least ten (10) acres in size." Since the land area that will be included in the PUD application is 2.891 acres, the Applicant requests that the City Council waive the 10-acre minimum size requirement for the Project.

Thank you for your time and consideration of this request.

Sincerely,

Ryan Zent
Vice President
Vincent Village-Michaels, LLC


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BETH AV
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DALES PL
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COPPER PL
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1ST ST

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-122

ADOPTION OF AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, ENACTING A NEW ARTICLE XII OF CHAPTER 6 OF THE FORT LUPTON MUNICIPAL CODE REGARDING THE REGULATIONS AND LICENSING OF MEDICAL MARIJUANA STORES

I. Agenda Date: Council Meeting – July 18, 2021

II. Attachments:
a. Proposed Ordinance
b. Map

III. Summary Statement:

On November 3, 2020, the registered electors of the City of Fort Lupton approved ballot initiatives permitting for the establishment and operation of medical marijuana centers and retail marijuana stores subject to the requirements of the State of Colorado medical and retail marijuana codes and regulations and the ordinances and codes to be adopted by the City of Fort Lupton. This ordinance establishes the regulations and licensing for medical marijuana centers.

On May 18, 2021, Staff presented to the City Council with Ordinance 2021-1114, which was approved and published pursuant to statutes. On June 15, 2021, during the Second Reading of the Ordinance, staff requested that Council table the Second Reading to July 20, 2021 to allow for amendments based on conversations with the consultant. Amendments to the Ordinance have been made to include additional definitions, the lottery process as well as clarification. Legal Counsel has determined that the City is able to proceed with the second reading of the ordinance to include the amendments.

IV. Submitted by: _____
Mari Peña, City Clerk

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

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

IX. Detail of Issue/Request:

On November 3, 2020, the registered electors of the City of Fort Lupton approved ballot initiatives permitting for the establishment and operation of medical marijuana centers and retail marijuana stores subject to the requirements of the State of Colorado medical and retail marijuana codes and regulations and the ordinances and codes to be adopted by the City of Fort Lupton. This ordinance established the regulations and licensing for medical marijuana.

On May 18, 2021, Staff presented to the City Council with Ordinance 2021-1114, which was approved and published pursuant to statutes. On June 15, 2021, during the Second Reading of the Ordinance, staff requested that Council table the Second Reading to July 20, 2021 to allow for amendments based on conversations with the consultant. Amendments to the Ordinance have been made to include additional definitions, the lottery process as well as clarification. Legal Counsel has determined that the City is able to proceed with the second reading of the ordinance to include the amendments.

Key Points:

- Only allowed within the same building as a Retail Marijuana Business;
- Maximum number of licensed establishments shall not exceed four (4), this includes medical and retail;
- Stores are permitted only within the following zoning districts: the C-1 General Commercial District, C-2 Heavy Commercial District, I-1 Light Industrial Zone District, I-2 Heavy Industrial Zone District and PUD Planned Unit Development District, which specifically permits retail marijuana stores, and upon obtaining all land use approvals necessary for such use;
- Not allowed within one thousand (1,000) feet of any school, any child care center, any juvenile or adult halfway house, correctional facility or substance abuse rehabilitation center;
- Not allowed within five hundred (500) feet any public park with playground equipment;
- Distance restrictions between stores based on population of the City.

The Ordinances creates: A Lottery Process for which to select the applicants, License/bond requirements, Screening and response to state license applications, Application, Co-location, Local licensing authority, Issuance of license; duration, renewal, Annual operating and administrative fees, Location, operational restrictions and requirements, retail marijuana store, Inspection of books, records, and licensed premises, Unlawful acts of licensees and persons.

X. Legal/Political Considerations:

XI. Alternatives/Options:

1. *Approve the amendment and second reading of the Ordinance.*
2. *Do not approve the Ordinance.*

XII. Financial Considerations:

XIII. Staff Recommendation:

Staff seeks approval of the amendment and second reading of the Ordinance.

ORDINANCE NO. 2021-1114

INTRODUCED BY:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, ENACTING A NEW ARTICLE XII OF CHAPTER 6 OF THE FORT LUPTON MUNICIPAL CODE REGARDING THE REGULATIONS AND LICENSING OF MEDICAL MARIJUANA STORES

WHEREAS, on November 3, 2020, the registered electors of the City of Fort Lupton approved ballot initiatives permitting for the establishment and operation of medical marijuana centers and retail marijuana stores subject to the requirements of the State of Colorado medical and retail marijuana codes and regulations and the ordinances and codes to be adopted by the City of Fort Lupton; and

WHEREAS, at the same said election, the registered voters approved an additional 3.1% sales tax on the sales of retail marijuana and retail marijuana products with the rate of tax being able to decrease or increase without further voter approval so long as the rate of taxation does not exceed 10%.

WHEREAS, the City of Fort Lupton, Colorado ("City") is authorized under Title 31 of the Colorado Revised Statutes to adopt and amend ordinances in furtherance of governmental administration and the City's police powers; and

WHEREAS, the Colorado Constitution specifically authorizes the City to prohibit or regulate medical marijuana businesses and to adopt regulations consistent with the intent of state law; and

WHEREAS, The City desires to adopt a comprehensive licensing and regulatory program concerning medical marijuana stores; and

WHEREAS, the City has determined that the comprehensive licensing scheme for medical marijuana stores will further the public health, safety, and welfare of the community.

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

Section 1. The foregoing recitals are hereby affirmed and incorporated herein by this reference as finding of the City Council.

Section 2. Enactment of Article XII of Chapter 6 of the Municipal Code. A new Article XII of Chapter 6 of the Fort Lupton Municipal Code is hereby enacted to read in full as follows:

Chapter 6

Article XII - Medical Marijuana Establishment Regulations and Licensing

Sections:

6-320	Legislative intent and authority
6-321	Relationship to other laws
6-322	Definitions
6-323	Prohibited medical marijuana license types
6-324	License requirements
6-325	Application
6-326	Co-location
6-327	Licensing process concurrent with retail marijuana store
6-328	Licensing process to co-locate with established retail marijuana store
6-329	Local licensing authority
6-330	Issuance of license; duration, renewal
6-331	Annual operating and administrative fees
6-332	Location, operational restrictions and requirements, medical marijuana stores
6-333	Inspections of books, records, and licensed premises
6-334	Unlawful acts of licensees and persons
6-335	No city liability; indemnification
6-336	Other laws remain applicable

ARTICLE XII MEDICAL MARIJUANA ESTABLISHMENT REGULATIONS AND LICENSING

Sec. 6-320 - Legislative intent and authority.

(a) Section 14 of Article XVIII of the Colorado Constitution establishes an affirmative defense from criminal prosecution by the state for certain persons who use or provide medical marijuana to treat debilitating conditions and the Colorado Marijuana Code, C.R.S. §44-10-101, et seq., as amended, authorizes a system of state and local licensing for businesses engaged in the cultivation, testing, manufacturing, and retail sale of medical marijuana (collectively "medical marijuana establishments"), which allows localities to prohibit licensing of medical marijuana establishments and to impose distance and size restrictions upon such establishments along with other requirements to ensure control of the premises and ease of enforcement.

(b) The authority of the city to regulate medical marijuana establishments is further set forth in the Colorado Marijuana Code, Article 10, and its rules (1 CCR 212-3),Title 44, C.R.S., Colorado Medical Marijuana Program (C.R.S. § 25-1.5-106), and Part 3, Article 23, Title 31, C.R.S., (municipal zoning powers), § 31-15-103, C.R.S., (making of ordinances) and § 31-15-401, C.R.S., (municipal police powers), § 31-15-501, C.R.S. (municipal authority regulate businesses).

Sec 6-321. - Relationship to other laws.

Except as otherwise specifically provided herein, this article incorporates the requirements and procedures set forth in the Colorado Marijuana Code and its rules. In the event of any conflict between the provisions of this article and the provisions of the Colorado Marijuana Code, including its rules or any other applicable state or local law, the more restrictive provision shall control.

Sec. 6-322. - Definitions.

(a) The following words and phrases shall mean as follows unless the context clearly indicates otherwise:

Applicant means any person or entity who has submitted an application for a license or renewal of a license issued pursuant to this Chapter. If the applicant is an entity and not a natural person, applicant shall include all persons who are the members, managers, officers, directors, and shareholders of such entity.

Co-located marijuana business means both a licensed retail marijuana store and a medical marijuana store operating contiguously and located within the same building, and under exclusive control of the same licensee.

Colorado Marijuana Code, ("Colorado Marijuana Code") shall mean Section 501, Title 44, Article10, Colorado Revised Statutes, and its "rules" (1 CCR 212-3) as both may be amended from time to time.

C-1 means the C-1 General Commercial District as defined by Article II of Chapter 16 of the Code.

C-2 means the C-2 Heavy Commercial District as defined in Article II of Chapter 16 of the Code.

I-1 means the Light Industrial District as defined in Article II of Chapter 16 of the Code.

I-2 means the Heavy Industrial District as defined in Article II of Chapter 16 of the Code.

Financier means any person who lends money or otherwise provides assets to any person applying for license under this Chapter. If a financier is an entity rather than an individual, the same disclosure, shall be required for each entity with an ownership interest until a managing member that is a natural person is identified. Financier shall not include a bank, savings and loan association, credit union, or industrial bank supervised and regulated by an agency of the state or federal government, or any person in the business of leasing equipment or marijuana business for which the rental amount does not include any percentage of the business or its profits.

Financial Interest means any ownership interest.

Medical marijuana means marijuana that is grown and sold pursuant to this article and the Colorado Marijuana Code for a purpose authorized by Section 14 of Article XVIII of the Colorado Constitution.

Medical marijuana business means any of the following entities licensed pursuant to the Colorado Marijuana Code: A medical marijuana store, a medical marijuana cultivation facility, a medical marijuana products manufacturer, a medical marijuana testing facility, a marijuana

research and development licensee, a medical marijuana business operator, or a medical marijuana transporter.

Medical marijuana business operator means an entity or person that is not an owner and that is licensed to provide professional operational services to a medical marijuana business for direct remuneration from the medical marijuana business. A medical marijuana business operator is not, by virtue of its status as a medical marijuana business operator, a controlling beneficial owner or a passive beneficial owner of any medical marijuana business it operates.

Medical marijuana cultivation facility means a person licensed pursuant to Title 44, Article 10 to operate a business as described in section 44-10-502.

Medical marijuana product means a product infused with medical marijuana that is intended for use or consumption other than by smoking, including but not limited to edible products, ointments, and tinctures.

Medical marijuana products manufacturer means a person licensed pursuant to 44-10-101 et. seq. to operate a business as described in section 44-10-503.

Medical marijuana store means a person licensed pursuant to the Colorado Marijuana Code to operate a business that sells medical marijuana to registered patients or primary caregivers, but is not a primary caregiver.

Medical marijuana code rules ("rules") means the permanent rules pertaining to the Colorado Marijuana Code adopted by the Colorado Department of Revenue, Marijuana Division, 1 CCR. 212-3 as may be amended from time to time.

Medical marijuana testing facility means an entity licensed to analyze and certify the safety and potency of medical marijuana.

Medical marijuana transporter means an entity or person licensed to transport medical marijuana and medical marijuana-infused products from one medical marijuana establishment to another medical marijuana establishment and to temporarily store the transported medical marijuana and medical marijuana-infused products at its licensed premises, but is not authorized to sell medical marijuana or medical marijuana-infused products under any circumstances.

Parks means any public land that has been designated or used for any *park*, open space or recreational uses or activities, including but not limited to a *park*, playground, nature trail, swimming pool, reservoir, athletic field, basketball court, tennis court, bike or pedestrian path, open space, wilderness area or similar land within the City.

PUD means the Planned Unit Development District as defined in Article II of Chapter 16 of the Code.

Residential District means the R-1, R-1A, R-2, R-3, M-H, and R-O Districts as defined in Article II of Chapter 16 of the code.

School means a public or private preschool or a public or private elementary, middle, junior high, or high school or institution of higher education.

(b) In addition to the definitions set forth herein, the terms used in this article shall have the meaning ascribed to them in Section 14 of Article XVIII of the Colorado Constitution and the Colorado Marijuana Code and its rules.

Sec. 6-323. - Prohibited medical marijuana license types.

Except as to medical marijuana stores as permitted herein by this article, it shall be unlawful for any person to operate, cause to be operated, or permit to be operated a medical marijuana cultivation facility, products manufacturer, testing facility, transporters, business operators, research and development facility, and deliveries.

Sec. 6-324. - License requirements.

(a) It shall be unlawful for any person to operate a medical marijuana store without obtaining a license to operate such business in accordance with the requirements of this article.

(b) The license requirement set forth in this article shall be in addition to, and not in lieu of, any other licensing and permitting requirements imposed by any other federal, state, or local law, rule, or regulations, including, by way of example, the Colorado Marijuana Code, its rules, and any applicable local zoning, licensing or building code.

(c) A separate license shall be required for each specific business or business entity and for each geographical location.

(d) It shall be unlawful for any person to establish to operate, cause to be operated, or permit to be operated at any location within the city, or within any area hereinafter annexed to the city a medical marijuana business other than a medical marijuana store.

Sec. 6-325. - Application.

(a) Prior to submitting an application for a local license, an applicant must obtain an approved zoning verification form from the city's community development department which, based upon an applicant's submittal of an area map drawn to scale, demonstrates that the proposed medical marijuana store is in compliance with the location restrictions set forth in this article. Applicants shall submit the approved zoning verification form to the city clerk along with the completed State Marijuana Enforcement Division forms, together with all supplemental information required by the city.

(b) The applicant shall also provide the following information to the city, which information shall be required for the applicant, and as applicable, the manager of the medical marijuana store, and all persons having any financial interest in the medical marijuana store that is the subject of the application; to the extent that any of the following information has been included with the applicant's state license application, it may provide copies of such documents to the local licensing authority.

    (1) Proof of insurance of workers' compensation insurance and public liability insurance, which at a minimum meets the current maximum liability amounts for injury to any single person, or for any injury to two (2) or more persons in any such occurrence, as set forth in the Colorado Governmental Immunity Act (C.R.S. § 24-10-114), as same may be amended.

(2) Proof of lawful possession of the premises to be licensed, which proof may include, for example, property executed deeds of trust, leases or other written documentation acceptable to the local licensing authority.

(3) If the applicant is not the owner of the proposed licensed premises, a notarized statement from the owner of such property authorizing the use of the property for a medical marijuana establishment and authorizing the City to enter the property for inspections of the proposed licensed premises on a form approved by the City.

(4) An operating plan for the proposed medical marijuana store, including the following information:

a. A description of the services to be provided by the medical marijuana store.

b. A dimensional floor plan, drawn to scale, clearly labeled, and showing:

1. The layout of the structure and the floor plan in which the medical marijuana store is to be located;

2. The principal uses of the floor area depicted on the floor plan, including, but not limited to, the areas where the public will be permitted, and all private, storage and restricted areas where medical marijuana will be located;

3. Areas where any services other than the distribution of medical marijuana are proposed to occur in the premises.

(5) A plan for disposal of any marijuana waste product that protects any portion thereof from being possessed or ingested by any person or animal.

(6) A plan for ventilation of the medical marijuana store that fully describes the ventilation systems that will ensure the odor of marijuana cannot be detected by a person with a normal sense of smell at the exterior of the medical marijuana store or at any adjoining property.

(7) Fingerprints and personal background information for all owners, and financiers employed by or under contract to provide services to the medical marijuana store, directly or as a member, partner, or officer of a corporation, partnership, association, or company.

(c) All applications must include all documents and information required by the Colorado Marijuana Code, including its rules, and any information that the city deems reasonably necessary for the investigation and review of the application.

(d) Upon receipt of a complete application, the city clerk shall notify all affected departments of the city to determine whether the application is in full compliance with all state and local laws, rules, and regulations. The city clerk, upon review of all applicable information, shall prepare a report including all applicable documents to be submitted to the local licensing authority.

(e) In the event the criminal history of an owner, member, manager, financier, or other person named on the application contains information regarding conviction of a crime or previous denial or revocation of any medical or retail marijuana or professional license, that person may include with the license application any information regarding such conviction, denial, or revocation. Such information may include, but is not limited to, evidence of rehabilitation, character references, and educational achievements, especially documentation pertaining to

the period of time between the applicant's last criminal conviction and the date of the application.

(f) Any application or renewal for a medical marijuana store license shall include, as applicable, payment of a nonrefundable application or renewal fee and payment of an annual operating fee. If a license is not granted, the operating fee is refundable in full. All such fees shall be established by resolution of city council.

(g) A license issued pursuant to this article does not eliminate the need for the licensee to obtain other required permits or licenses related to the operation of the medical marijuana store, including, without limitation, any State of Colorado license or any sales tax license, business registration, development approvals, or building permits required by the Code.

(h) *Application screening – Good Cause* "Good cause", for the purpose of refusing or denying a license renewal, reinstatement, or initial license issuance, means:

(1) The applicant or licensee has violated, does not meet, or has failed to comply with any of the terms, conditions, or provisions of this article, the Colorado Marijuana Code, its rules, or any applicable state or local law, rule, or regulation.

(2) The local licensing authority has determined that the applicant or licensee's character, record, or reputation is not satisfactory after consideration of factors that include, but are not limited to, the following:

a. The applicant or licensee has knowingly submitted a false application, made a willful misrepresentation, or knowingly committed a fraudulent act;

b. The applicant or licensee has a criminal history of crimes of moral turpitude, which may include, for example, but not be limited to, murder, burglary, robbery, arson, kidnapping, sexual assault, and illegal drugs or narcotics convictions;

c. The applicant or licensee has had any previous retail or medical marijuana license denied or revoked as a result of violations of law, rule, or regulation or a finding of bad moral character by any licensing authority;

d. The applicant or licensee has been found to be currently delinquent in the payment of any state or local taxes;

e. The applicant or licensee has an established pattern of multiple statutory violations which resulted in the revocation or denial of any professional license, leading to the finding of bad moral character by any licensing authority;

f. The licensed premises have been operated in a manner that adversely affects the public health, safety, or welfare. Evidence to support such a finding, may include, but not be limited to, a continuing pattern of disorderly conduct or drug related criminal conduct upon or in the immediate vicinity of the premises, continuing pattern of criminal conduct directly related to or arising from the operation of the medical marijuana business, or an ongoing nuisance condition emanating from or caused by the medical marijuana business;

g. When making a determination as to character, record, and reputation, the licensing authority shall also consider evidence of rehabilitation. Such evidence may include, but not be limited to, evidence of no criminal record information, educational

achievements, financial solvency, community standing, lack of additional arrests or convictions, or the lack of parole or probation violations since the date of last conviction; or

h. The applicant or licensee has failed to comply with any special terms or conditions of a license, including those terms and conditions that were established at the time of issuance of the license and those imposed as a result of any renewal or suspension proceedings held subsequent to the date of issuance of the license.

Sec. 6-326. – Co-location.

A licensee shall operate both a medical marijuana store and a retail marijuana store building as a "dual operation". It shall be unlawful to operate a medical marijuana store that is not co-located with a retail marijuana store.

Sec 6-327. – Licensing process concurrent with retail marijuana store.

(a) Applications for new medical marijuana stores filed concurrently with new retail marijuana stores pursuant to this article shall be awarded via a lottery process, comprised of an initial review designed to ensure completeness of applications and compliance with state and city requirements and then a public random lottery to select the licensee from among qualified applicants.

(b) Initial Review. Upon receipt by the city clerk of an application for a license under this article, the city clerk or designee shall

(1) Verify the application is complete, pursuant to Section 6-325; and
(2) Screen the application for automatic grounds for denial set forth in Section 6-325(h)at

(c) A public lottery will be conducted from among the qualified applicants and a single applicant shall be drawn at random to determine which applicant will be awarded the license.

(1) Public notice. The clerk shall publish notice of the public lottery not less than ten (10) days prior to the lottery and publish in the newspaper of general circulation in the City.

(2) Conduct of the lottery. The Marijuana Licensing Authority shall conduct a drawing from among the qualified applicants, in a public forum, to determine which applicant shall be awarded the available license. The Marijuana Licensing Authority shall use a process by which the names of the applicants are shielded from view, and through which each qualified applicant has an equal chance of being selected. The selected applicant shall be awarded the license.

Sec. 6-328 Licensing process to co-locate with established retail marijuana store.

Upon receipt of a complete application for a new license, the local licensing authority shall schedule the matter for hearing not less than thirty (30) days from the date the application was received by the authority. The hearing shall be open to the public and notice of such hearing

shall be posted on the property and published in a newspaper of general circulation in the city not less than ten (10) days prior to the date of the hearing. The local licensing authority shall review all applicable documentation, as well as any other facts pertinent to the license or qualifications of the licensee and issue a decision as to whether to grant, deny upon a finding of "good cause," or conditionally approve such application. The decision shall be in writing and state the reasons for the decision with a copy to be sent to the applicant at the store's address provided on the application.

Sec. 6-329. - Local licensing authority.

(a) The City Council shall serve as the local licensing authority and have and exercise all powers expressly granted and necessarily implied by the Colorado Marijuana Code, its rules, and as set forth in this article to regulate medical marijuana stores within the city. The local licensing authority shall be responsible for all local duties and responsibilities including but not limited to, the issuance, renewal, suspension, revocation, transfer of ownership, modification of premises and change of location of a medical marijuana store.

(b) The local licensing authority shall have the power to promulgate rules and regulations as are reasonable and necessary to implement and administer the requirements of this article.

(c) The local licensing authority shall have the authority to deny any application that does not meet the requirements of the Colorado Marijuana Code, its rules, this article, and any other applicable state or local law, rule, or regulation. The local licensing authority shall also have the authority to deny any application that contains any false, misleading, or incomplete information. Denial of an application for a license shall not be subject to administrative review but only to review by a court of competent jurisdiction.

(d) A local license shall only be applicable to a specifically identified business at a fixed location within an enclosed and secure premises, shall not be issued until a state license has been granted, appropriate land use process, if required has been approved and shall not be issued until the building in which the store's business is to be conducted has passed all applicable inspections and is ready for occupancy with such furniture, fixtures, and equipment in place as are necessary to comply with any applicable provisions of this Code or any state law, rule, or regulation.

(e) The local licensing authority may, after notice and hearing, suspend, revoke, or refuse to renew a license for "good cause." The local licensing authority is authorized to adopt rules and procedures governing the conduct of such hearings. No portion of any application or operating fees previously paid shall be refunded in the event of any suspension or revocation of a license.

Sec. 6-330. - Issuance of license; duration, renewal.

(a) Each license shall show the type of license, name of the licensee, and the physical address for which the license is issued. The license, along with the city sales tax license and the current contact information for the owner(s), shall be displayed continuously in a conspicuous location at the physical address indicated on the license.

(b) Each license issued pursuant to this article shall be valid for one (1) year from the date of issuance and may be renewed only as provided in this article. All renewals of a license shall

be for no more than one (1) year. The local licensing authority shall act on renewal applications in accordance with the applicable provisions of the Colorado Marijuana Code and its rules. The timely filing of a renewal application shall extend the current license until a decision is made on the renewal.

Sec. 6-331. - Annual operating and administrative fees.

In addition to the application, renewal, and annual operating fee, the city shall impose administrative fees for services, which include the transfer of ownership, background investigations, change of business manager, employee application, modification of premises, change of location, application modification, license modification, change of corporate structure, change of financier, zoning verification, duplicate license, temporary permit, change of trade name, with all such fees to be established by resolution of city council.

Sec. 6-332. - Location, operational restrictions and requirements, medical marijuana stores.

(a) Medical marijuana stores are permitted if such location is:

(1)Within the following zoning districts: the C-1 General Commercial District, C-2 Heavy Commercial District, I-1 Light Industrial Zone District, I-2 Heavy Industrial Zone District and PUD Planned Unit Development District, which specifically permits medical marijuana stores, and upon obtaining all land use approvals necessary for such use.

(2) Within the same building as a retail marijuana business.

(b) Medical marijuana stores will not be permitted if, at the time of application for such license, such location is:

(1) Within or immediately adjacent to any Residential District, which includes R-1 Residential District – Low Density, R-1A Residential District – Low Density, R-2 Residential District Medium Density, R-3 Residential District – High Density, M-H Mobile Home Community District, R-O Residential and Office District, and PUD Planned Unit Development District, which exclusively permits residential land uses;

(2) Within: Beginning at the west side of the Union Pacific Railroad right-of-way and 1st Street, thence north to 9th Street, thence west to the alley between Park Avenue and McKinley Avenue, thence south to 1st Street, thence east to the west side of the Union Pacific Railroad right-of-way;

(3) Within one thousand (1,000) feet of:

a. Any school,

b. Any child care center,

c. Any juvenile or adult halfway house, correctional facility or substance abuse rehabilitation center;

(4) Within five hundred (500) feet of:

a. Any park with playground equipment;

(5) Within three thousand (3,000) feet of another marijuana establishment if the population of the City is ten thousand (10,000) or fewer; or within one thousand five hundred (1,500) feet of another marijuana establishment if the population is greater than ten thousand (10,000);

(c) The distance restrictions described above shall be computed by direct measurement from the nearest property line of the parcel of land on which the protected use is located to the nearest portion of the building or unit in which the proposed medical marijuana store would be located.

(1) The distance regulations described above shall not be applicable to the renewal of a license once granted.

(2) A previously licensed marijuana store that seeks to change locations and applies for and receives a retail marijuana store license is subject to the location requirements above.

(d) The maximum number of licensed marijuana locations within the city shall not exceed four (4). This includes medical and retail stores.

(e) All medical marijuana stores shall affix labels to all receptacles on the licensed premise that contain medical marijuana or medical marijuana products which labels shall clearly display potency profiles and contaminant results from a licensed medical marijuana testing facility.

(f) No medical marijuana store shall be located within any building that contains a residence or within any dwelling or residentially zoned district.

(g) *Business conducted within building.* Any and all possession, storage, sales and other distribution of medical marijuana shall occur only within the medical marijuana store and shall not be visible from the exterior of the establishment.

(h) *Manager registration requirements.* Each medical marijuana store licensee shall manage or have a manager, and shall register the manager with the state and the local licensing authority. Whenever a person ceases to be a registered manager of a medical marijuana store, the medical marijuana store licensee shall notify the licensing authorities within five (5) days and shall designate a new registered manager within thirty (30) days. Either the state or the local licensing authority may refuse to accept any person as a registered manager unless the person is satisfactory to the respective licensing authorities as to character, record, and reputation. In

determining a registered manager's character, record, and reputation, the state or local licensing authority may have access to criminal history record information furnished by a criminal justice agency subject to any restrictions imposed by such agency.

(i) *Use of pesticides*. A medical marijuana store shall comply with all applicable laws regarding use of pesticides.

(j) *Ventilation required.* A medical marijuana store shall be ventilated to ensure the odor of marijuana cannot be detected by a person with a normal sense of smell at the exterior of the medical marijuana store or at any adjoining property.

(k) *Wastewater requirements.* A medical marijuana store shall be operated in such a manner as to not permit, allow, or cause to be discharged any substance or material prohibited by the city into or upon any watercourse or city conduit.

(l) *Off-premises storage of medical marijuana and medical marijuana-infused products prohibited.* No medical marijuana business or medical marijuana transporter may store medical marijuana or medical marijuana-infused products in any off-premises storage facility located within the city.

(m) *Reporting requirements.* A medical marijuana store shall report to the local licensing authority each of the following events within the time specified. If no time is specified, the report shall be provided within seventy-two (72) hours of the event.

(1) Transfer or change of financial interest, business manager, or financier in the license to the city at least thirty (30) days before the transfer or change.

(2) Taxable transactions and sales and use tax reports to the city monthly.

(3) A violation of any law by any licensee or applicant of a medical marijuana establishment.

(4) Each licensee shall post and keep at all times visible to the public, in a conspicuous place on the premises, a sign to be furnished by the city clerk's office, which sign shall be in the following form: "WARNING: THE FORT LUPTON POLICE DEPARTMENT MUST BE NOTIFIED IMMEDIATELY OF ALL UNLAWFUL ACTS AND DISTURBANCES IN THIS ESTABLISHMENT." Licensees shall immediately report to the police department any unlawful act, conduct, or disturbance committed upon the premises.

(n) *Respond to inquiry.* An owner or manager of a medical marijuana store is required to respond by phone or email within twenty-four (24) hours of contact by a city official concerning its medical marijuana store at the phone number or email address provided to the city as the contact for the business. Each twenty-four-hour period during which an owner or manager does not respond to the city official shall be considered a separate violation.

(o) *Signs.* All medical marijuana store licensees shall comply with all city ordinances regulating signs.

(p) *Hours of operation*. A medical marijuana store shall be closed to the public, and no sale or other distribution of marijuana shall occur upon the premises between the hours of 10:00 p.m., thru and including 8:00 a.m.

Sec. 6-333. - Inspection of books, records, and licensed premises.

(a) Each licensee shall keep a complete set of all records necessary to show fully the business transactions of the licensee, all of which shall be open at all times during business hours for the inspection and examination by the local licensing authority, its duly authorized representatives, and the city police department for the purposes of investigating and determining compliance with the provisions of this article and any other applicable state and local laws or regulations. The local licensing authority may require any licensee to furnish such information as it considers necessary for the proper administration of this article. It may also require an audit to be made of the books of accounts and records on such occasions as it may consider necessary by an auditor to be selected by the local licensing authority, who shall likewise have access to all books and records of the licensee.

(b) The licensed premises, including any places of storage where medical marijuana or medical marijuana-infused products are stored, shall be subject to inspection by the local licensing authority, its duly authorized representatives, and the city police department during all business hours and other times of apparent activity, for the purpose of inspection or investigation. For examination of any inventory or books and records required to be kept by the licensees, access shall be required during business hours. Where any part of the licensed premises consists of a locked area, upon demand to the licensee, by the local licensing authority or any other authorized city personnel, such area shall be made available for inspection without delay.

(c) Each licensee shall retain all books and records necessary to show fully the business transactions of the licensee for a period of the current tax year and the three (3) immediately prior tax years.

Sec.6-334. - Unlawful acts of licensees and persons.

(a) It shall be unlawful for any medical marijuana store licensee to:

(1) Violate or fail to comply with any provision, term, condition, or requirement of the Colorado Marijuana Code, including its rules.

(2) Allow marijuana or marijuana products to be consumed upon its licensed premises.

(3) Refuse to allow inspection of a medical marijuana store upon request of an authorized city employee. Any licensee, owner, business manager, operator of a medical marijuana store, or owner of the property where a medical marijuana store is located may be charged with this violation.

(4) Violate any provision of this article or any condition of an approval granted pursuant to this article, or any law, rule, or regulation applicable to the use of medical marijuana or the operation of a medical marijuana store.

(b) It shall be unlawful for any person to engage in any form of business or commerce involving the cultivation, processing, manufacturing, storage, sale, distribution, or consumption of medical marijuana other than those forms of business and commerce that are expressly permitted by Section 14 of Article XVIII of the Colorado Constitution, the Colorado Marijuana Code, including its rules, Medical Marijuana Program (C.R.S. § 25-1.5-106), and this article, which only permits, medical marijuana stores.

Sec. 6-335. - No city liability; indemnification.

(a) By accepting a license issued pursuant to this article, the licensee waives and releases the city, its officers, elected and appointed officials, employees, attorneys, agents, and authorized volunteers from any liability for injuries, damages, or liabilities of any kind that result from any arrest or prosecution of the owners, operators, employees, clients, or customers of the medical marijuana store for a violation of state or federal laws, rules, and regulations.

(b) By accepting a license issued pursuant to this article, all licensees, jointly and severally, if more than one (1), agree to indemnify, defend, and hold harmless the city, its officers, elected and appointed officials, employees, attorneys, agents, authorized volunteers, insurers, and self-insurance pool against all liability, claims, and demands on account of any injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever arising out of or are in any manner connected with the operation of the medical marijuana store that is the subject of the license.

Sec. 6-336 - Other laws remain applicable.

(a) Except as specifically provided herein, to the extent the state adopts any additional or stricter law, rule, or regulation, governing the sale, testing, transportation, manufacture, cultivation, processing, packaging, displaying, or distribution of medical marijuana or medical marijuana-infused products, the additional or stricter regulation shall control the operation of any medical marijuana store in the city. Compliance with any applicable state law, rule or regulation shall be deemed an additional requirement for issuance, renewal or denial of any license or operation of any establishment under this article, and noncompliance with any applicable state law or regulation shall be grounds for non-renewal, revocation, or suspension of any license issued hereunder.

(b) Any licensee may be required to demonstrate, upon demand by the local licensing authority, its authorized representative, or law enforcement officers, that the source and quantity of any marijuana upon the licensed premises are in full compliance with any applicable state law or regulation.

(c) If the state or federal government prohibits the testing of marijuana through the use of medical marijuana stores, any license issued hereunder shall be deemed immediately revoked by operation of law, with no ground for appeal or other redress available, on behalf of the licensee.

(d) The issuance of any license pursuant to this article shall not be deemed to create an exception, defense, or immunity to any person in regard to any potential criminal liability the person may have for the transportation, packaging, manufacturing, cultivation, possession, sale, distribution, testing, or use of marijuana.

Section 3. Codification Amendments. The codifier of Fort Lupton's Municipal Code is hereby authorized to make such numerical, technical, and formatting changes as may be necessary to incorporate the provisions of this ordinance within the Fort Lupton Code.

Section 4. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The city council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 5. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 6. The repeal or modification of any provision of the Municipal Code of the City of Fort Lupton by this ordinance shall not release, extinguish, alter, modify or change in whole or in part any penalty, forfeiture or liability, either civil or criminal, which shall have been incurred under such provision. Each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings and prosecutions for enforcement of the penalty, forfeiture or liability, as well as for the purpose of sustaining any judgment, decree or order which can or may be rendered, entered or made in such actions, suits, proceedings or prosecutions.

Section 7. This ordinance is deemed necessary for the preservation of the public property, health, welfare, peace and safety.

Section 8. Violations of this ordinance shall be punishable in accordance with the provisions of Section 1-72 and Section 10-289 of the Fort Lupton Municipal Code.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 18th day of May 2021.

PUBLISHED in the Fort Lupton Press the 26th day of May 2021.

FINALLY READ PASSED AND ORDERED PUBLISHED IN ITS ENTIRETY this 20th day of July 2021.

PUBLISHED IN ITS ENTIRETY the 28th day of July 2021.

EFFECTIVE (after publication) the 27th day of August 2021.

CITY OF FORT LUPTON, COLORADO

_____

Zo Stieber, Mayor

ATTEST:

_____

Maricela Peña, City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

Areas Excluded from Marijuana Retail Facilities

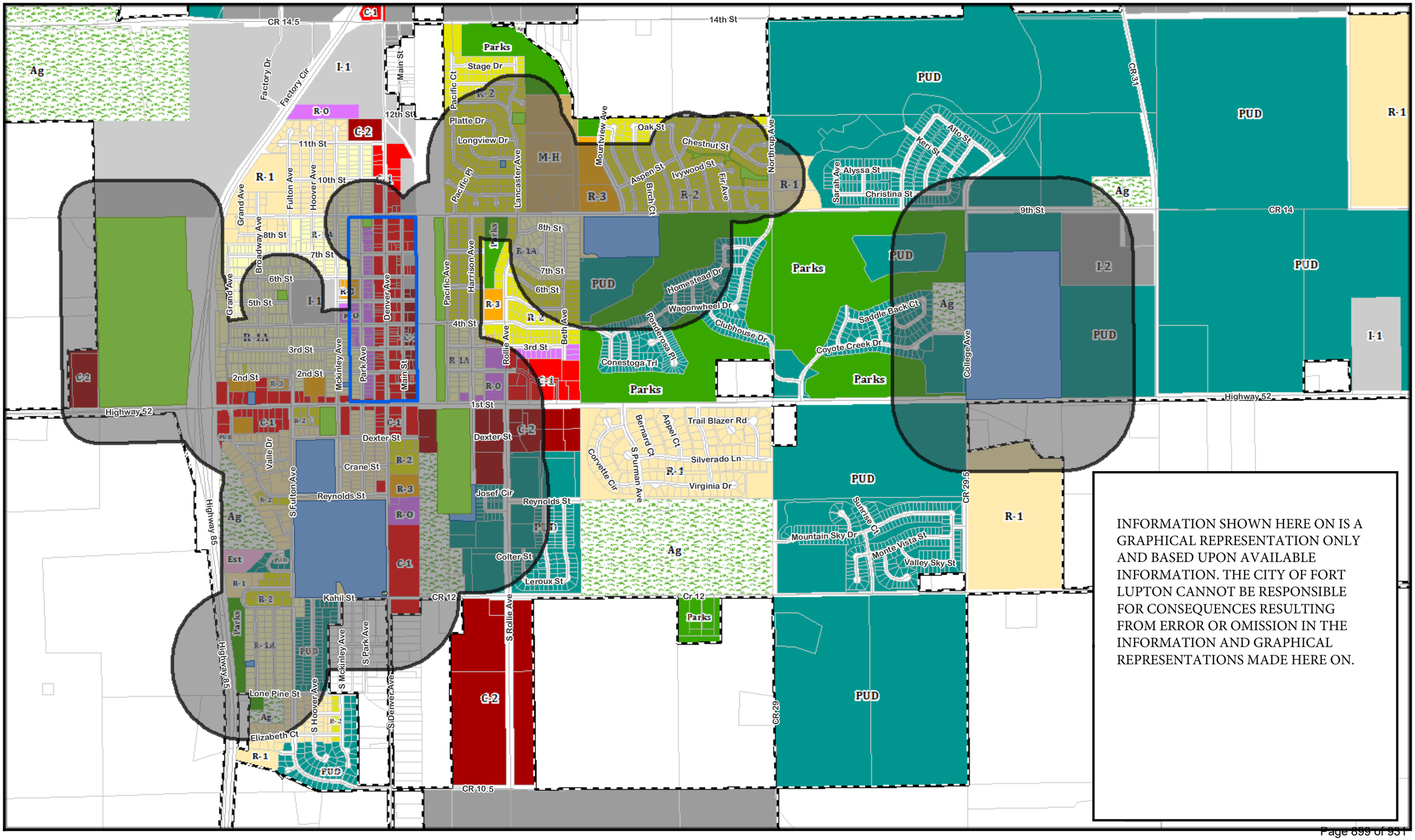
Exclusion Areas
Downtown
Facilities
Parks with Playgrounds

N
W E
S

Scale = 1:14,000

Fort Lupton

July 9, 2021



INFORMATION SHOWN HERE ON IS A GRAPHICAL REPRESENTATION ONLY AND BASED UPON AVAILABLE INFORMATION. THE CITY OF FORT LUPTON CANNOT BE RESPONSIBLE FOR CONSEQUENCES RESULTING FROM ERROR OR OMISSION IN THE INFORMATION AND GRAPHICAL REPRESENTATIONS MADE HERE ON.

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-123

ADOPTION OF AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, ENACTING A NEW ARTICLE XII OF CHAPTER 6 OF THE FORT LUPTON MUNICIPAL CODE REGARDING THE REGULATIONS AND LICENSING OF RETAIL MARIJUANA STORES

I. Agenda Date: Council Meeting – July 18, 2021

II. Attachments:
a. Proposed Ordinance
b. Map

III. Summary Statement:

On November 3, 2020, the registered electors of the City of Fort Lupton approved ballot initiatives permitting for the establishment and operation of medical marijuana centers and retail marijuana stores subject to the requirements of the State of Colorado medical and retail marijuana codes and regulations and the ordinances and codes to be adopted by the City of Fort Lupton. This ordinance establishes the regulations and licensing for medical marijuana centers.

On May 18, 2021, Staff presented to the City Council with Ordinance 2021-1114, which was approved and published pursuant to statutes. On June 15, 2021, during the Second Reading of the Ordinance, staff requested that Council table the Second Reading to July 20, 2021 to allow for amendments based on conversations with the consultant. Amendments to the Ordinance have been made to include additional definitions, the lottery process as well as clarification. Legal Counsel has determined that the City is able to proceed with the second reading of the ordinance to include the amendments.

IV. Submitted by: _____
Mari Peña, City Clerk

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

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

IX. Detail of Issue/Request:

On November 3, 2020, the registered electors of the City of Fort Lupton approved ballot initiatives permitting for the establishment and operation of medical marijuana centers and retail marijuana stores subject to the requirements of the State of Colorado medical and retail marijuana codes and regulations and the ordinances and codes to be adopted by the City of Fort Lupton. This ordinance established the regulations and licensing for medical marijuana.

On May 18, 2021, Staff presented to the City Council with Ordinance 2021-1114, which was approved and published pursuant to statutes. On June 15, 2021, during the Second Reading of the Ordinance, staff requested that Council table the Second Reading to July 20, 2021 to allow for amendments based on conversations with the consultant. Amendments to the Ordinance have been made to include additional definitions, the lottery process as well as clarification. Legal Counsel has determined that the City is able to proceed with the second reading of the ordinance to include the amendments.

Key Points:

- Maximum number of licensed establishments shall not exceed four (4), this includes medical and retail;
- Stores are permitted only within the following zoning districts: the C-1 General Commercial District, C-2 Heavy Commercial District, I-1 Light Industrial Zone District, I-2 Heavy Industrial Zone District and PUD Planned Unit Development District, which specifically permits retail marijuana stores, and upon obtaining all land use approvals necessary for such use;
- Not allowed within one thousand (1,000) feet of any school, any child care center, any juvenile or adult halfway house, correctional facility or substance abuse rehabilitation center;
- Not allowed within five hundred (500) feet any public park with playground equipment;
- Distance restrictions between stores based on population of the City.

The Ordinances creates: A Lottery Process for which to select the applicants, License/bond requirements, Screening and response to state license applications, Application, Co-location, Local licensing authority, Issuance of license; duration, renewal, Annual operating and administrative fees, Location, operational restrictions and requirements, retail marijuana store, Inspection of books, records, and licensed premises, Unlawful acts of licensees and persons.

X. Legal/Political Considerations:

XI. Alternatives/Options:

1. *Approve the amendment and second reading of the Ordinance.*
2. *Do not approve the Ordinance.*

XII. Financial Considerations:

XIII. Staff Recommendation:

Staff seeks approval of the amendment and second reading of the Ordinance.

ORDINANCE NO. 2021-1115

INTRODUCED BY:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, ENACTING A NEW ARTICLE XIII OF CHAPTER 6 OF THE FORT LUPTON MUNICIPAL CODE REGARDING THE REGULATIONS AND LICENSING OF RETAIL MARIJUANA STORES

WHEREAS, on November 3, 2020, the registered electors of the City of Fort Lupton approved ballot initiatives permitting for the establishment and operation of medical marijuana stores and retail marijuana stores subject to the requirements of the State of Colorado medical and retail marijuana codes and regulations and the ordinances and codes to be adopted by the City of Fort Lupton; and

WHEREAS, at the same election, the registered voters approved an additional 3.1% sales tax on the sales of retail marijuana and retail marijuana products with the rate of tax being able to decrease or increase without further voter approval so long as the rate of taxation does not exceed 10%.

WHEREAS, the City of Fort Lupton, Colorado ("City") is authorized under Title 31 of the Colorado Revised Statutes to adopt and amend ordinances in furtherance of governmental administration and the Town's police powers; and

WHEREAS, the Colorado Constitution specifically authorizes the City to prohibit or regulate retail marijuana stores and to adopt regulations consistent with the intent of state law; and

WHEREAS, The City desires to adopt a comprehensive licensing and regulatory program concerning retail marijuana stores; and

WHEREAS, the City has determined that the comprehensive licensing scheme for retail marijuana establishments will further the public health, safety, and welfare of the community.

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

Section 1. The foregoing recitals are hereby affirmed and incorporated herein by this reference as finding of the City Council.

Section 2. **Enactment of Article XII of Chapter 6 of the Municipal Code.** A new Article XIII of Chapter 6 of the Fort Lupton Municipal Code is hereby enacted to read in full as follows:

Article XIII – Retail Marijuana Establishment Regulations and Licensing
Sections:
6-350 Legislative intent and authority

6-351 Relationship to other laws
6-352 Definitions
6-353 Prohibited retail marijuana license types
6-354 License/bond requirements
6-355 Application
6-356 Co-location
6-357 Licensing process
6-358 Local licensing authority
6-359 Issuance of license; duration, renewal
6-360 Annual operating and administrative fees
6-361 Location, operational restrictions and requirements, retail marijuana store
6-362 Inspection of books, records, and licensed premises
6-363 Unlawful acts of licensees and persons
6-364 No city liability; indemnification
6-365 Other laws remain applicable

Sec. 6-350. - Legislative intent and authority.

(a) Section 16 of Article XVIII of the Colorado Constitution ("Amendment 64") authorizes a system of state licensing for businesses engaged in the cultivation, testing, manufacturing, and retail sale of marijuana (collectively "retail marijuana establishments"). Subsection 16(5) (f) of Article XVIII allows localities to prohibit retail marijuana establishments and to license them subject to the time, place, and manner in which such establishments may operate and to limit the total number of such establishments.

(b) The authority of the city to regulate retail marijuana establishments is further set forth in the Colorado Marijuana Code, Article10, Title 44, C.R.S., including its rules and regulations (1-CCR 212-3) and Part 3, Article 23, Title 31, C.R.S., (municipal zoning powers), § 31-15-103, C.R.S., (making of ordinances) and § 31-15-401, C.R.S., (municipal police powers), § 31-15-501, C.R.S. (municipal authority to regulate businesses).

Sec. 6-351. - Relationship to other laws.

Except as otherwise specifically provided herein, this article incorporates the requirements and procedures set forth in the Colorado Marijuana Code and its rules. In the event of any conflict between the provisions of this article and the provisions of the Colorado Marijuana Code, including its rules, or any other applicable state or local law, the more restrictive provision shall control.

Sec. 6-352. - Definitions.

(a) The following words and phrases shall mean as follows unless the context clearly indicates otherwise:

Applicant means any person or entity who has submitted an application for a license or renewal of a license issued pursuant to this Chapter. If the applicant is an entity and not a natural person, applicant shall include all persons who are the members, managers, officers, directors, and shareholders of such entity.

Co-located marijuana business means both a licensed retail marijuana store and a medical marijuana store operating contiguously and located within the same building, and under exclusive control of the same licensee.

Colorado Marijuana Code ("Colorado Marijuana Code") shall mean Title 44, Article10, Colorado Revised Statutes ("C.R.S."), as the same may be amended.

C-1 means the C-1 General Commercial District as defined by Article II of Chapter 16 of the Code.

C-2 means the C-2 Heavy Commercial District as defined in Article II of Chapter 16 of the Code.

I-1 means the Light Industrial District as defined in Article II of Chapter 16 of the Code.

I-2 means the Heavy Industrial District as defined in Article II of Chapter 16 of the Code.

Financier means any person who lends money or otherwise provides assets to any person applying for license under this Chapter. If a financier is an entity rather than an individual, the same disclosure, shall be required for each entity with an ownership interest until a managing member that is a natural person is identified. Financier shall not include a bank, savings and loan association, credit union, or industrial bank supervised and regulated by an agency of the state or federal government, or any person in the business of leasing equipment or marijuana business for which the rental amount does not include any percentage of the business or its profits.

Financial Interest means any ownership interest

Local Licensing Authority the City of Fort Lupton City Council

PUD means the Planned Unit Development District as defined in Article II of Chapter 16 of the Code.

Residential District means the R-1, R-1A, R-2, R-3, M-H, and R-O Districts as defined in Article II of Chapter 16 of the code.

Retail marijuana means marijuana that is cultivated, manufactured, distributed, or sold by a licensed retail marijuana establishment.

Retail marijuana accelerator cultivator means a social equity licensee who exercises the privileges of a retail marijuana cultivation facility license on the premises of an accelerator-endorsed retail marijuana cultivation facility. They may receive technical assistance and financial support from the retail marijuana cultivation facility licensee with an accelerator endorsement.

Retail marijuana accelerator manufacturer means a social equity licensee who exercises the privileges of a retail marijuana products manufacturer license on the premises of an accelerator-endorsed retail marijuana products manufacturer. They may receive technical assistance and financial support from the retail marijuana products manufacturer licensee with an accelerator endorsement.

Retail marijuana accelerator store means a social equity licensee who exercises the privileges of a retail marijuana store license on the premises of an accelerator-endorsed retail marijuana store. They may receive technical assistance and financial support from the retail marijuana store licensee with an accelerator endorsement.

Retail marijuana business operator means a person who is licensed to operate a licensed retail marijuana business for an owner and who may receive a portion of the profits as compensation.

Retail marijuana code rules ("rules") shall mean the permanent rules pertaining to the Colorado Marijuana Code adopted by the Colorado Department of Revenue, Marijuana Enforcement Division, 1 CCR. 212-3, as the same may be amended from time to time.

Retail marijuana cultivation facility means an entity licensed to cultivate, prepare, and package marijuana and sell marijuana to retail marijuana stores, to retail marijuana product manufacturing facilities, and to other retail marijuana cultivation facilities, but not to consumers.

Retail marijuana establishment means a retail marijuana business that has a license from the State of Colorado and the city to operate.

Retail marijuana hospitality means a business license authorizing the licensee to operate a licensed premise in which marijuana may be consumed.

Retail marijuana hospitality and sales means a licensee authorized to operate a licensed premise in which marijuana may be sold and consumed.

Retail marijuana products means concentrated marijuana products and marijuana products that are comprised of marijuana and other ingredients and are intended for use or consumption, such as, but not limited to, edible products, ointments, and tinctures.

Retail marijuana products manufacturing facility means an entity licensed to purchase marijuana, manufacture, prepare, and package retail marijuana products, and sell marijuana and retail marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.

Retail marijuana store means an entity licensed to purchase marijuana from marijuana cultivation facilities and marijuana and marijuana products from marijuana product manufacturing facilities and sell marijuana and marijuana products to consumers.

Retail marijuana testing facility means an entity licensed to analyze and certify the safety and potency of retail marijuana.

Retail marijuana transporter means an entity or a person that is licensed to transport retail marijuana and retail marijuana products from one retail marijuana establishment to another retail marijuana establishment and to temporarily store the transported retail marijuana and retail marijuana products at its licensed premises, but is not authorized to sell, give away, buy, or receive complimentary retail marijuana and retail marijuana products under any circumstances. A retail marijuana transporter does not include a licensee that transports and distributes its own retail marijuana or retail marijuana products.

School means a public or private preschool or a public or private elementary, middle, junior high or high school or institution of higher education.

(b) In addition to the definitions set forth herein, the terms used in this article shall have the meaning ascribed to them in Article XVIII, Section 16 of the Colorado Constitution, the Colorado Marijuana Code, including its rules.

Sec. 6-353. – Prohibited retail marijuana license types

Except as to retail marijuana stores as permitted herein by this article, it shall be unlawful for any person to operate, cause to be operated, or permit to be operated a retail marijuana cultivation facility, products manufacturer, testing facility, transporter, business operator, research and development facility, and deliveries

Sec. 6-354. - License/bond requirements.

(a) It shall be unlawful for any person to operate a retail marijuana store without obtaining a license to operate such business in accordance with the requirements of this article.

(b) The license requirement set forth in this article shall be in addition to, and not in lieu of, any other licensing and permitting requirements imposed by any other federal, state, or local law, rules or regulations, including, by way of example, the Colorado Marijuana Code, its rules, and any applicable local licensing, zoning or building code.

(c) All retail marijuana stores which sell at retail, in addition to being required to obtain a city sales tax license, must as a condition of licensing, procure, maintain, and file with the city's finance department evidence of a good and sufficient bond in the amount of five thousand dollars ($5,000.00) with a corporate surety duly licensed to do business in the State of Colorado, approved as to form by the city and conditioned upon the applicant's reporting and payment of all city sales and use taxes required by law. In lieu of a surety bond an applicant may submit a letter of credit in a form acceptable to the city or a cash bond.

(d) A separate license shall be required for each specific business or business entity and for each geographical location.

Sec. 6-355. - Application.

(a) Prior to submitting an application for a local license, an applicant must obtain an approved zoning verification form from the city’s planning department which, based upon an applicant's submittal of an area map drawn to scale, demonstrates that the proposed retail marijuana establishment is in compliance with the location restrictions set forth in this article. Applicants shall submit the approved zoning verification form to the city clerk along with completed State Marijuana Enforcement Division forms, and all supplemental information required by the city.

(b) The applicant shall also provide the following information to the city, which information shall be required for the applicant and, as applicable, the proposed manager of the retail marijuana store, and all persons having any financial interest in the retail marijuana store. To the extent that any of the following information has been included with the applicant's state license application, it may provide copies of such documents to the local licensing authority.

    (1) Proof of insurance of workers' compensation insurance and public liability insurance, which at a minimum meets the current maximum liability amounts for injury to any single person, or for any injury to two (2) or more persons in any such occurrence, as set forth in the Colorado Governmental Immunity Act (C.R.S. § 24-10-114), as same may be amended.

    (2) Proof of lawful possession of the premises to be licensed, which proof may include, for example, properly executed deeds of trust, leases or other written documentation acceptable to the licensing authority.

(3) An operating plan for the proposed retail marijuana store, including the following information:

a. A description of the products and services to be provided by the retail marijuana store.

b. A dimensional floor plan, drawn to scale, clearly labeled, and showing:

1. The layout of the structure and the floor plan in which the retail marijuana store is to be located;

2. The principal uses of the floor area depicted on the floor plan, including, but not limited to, the areas where the public will be permitted and all private, storage, retail, and restricted areas where retail marijuana will be located;

3. Areas where any services other than the distribution of retail marijuana are proposed to occur in the premises.

(4) A plan for disposal of any retail marijuana or retail marijuana product that is not sold in a manner that protects any portion thereof from being possessed or ingested by any person or animal.

(5) A plan for ventilation of the retail marijuana store that fully describes the ventilation systems that will ensure the odor of marijuana cannot be detected by a person with a normal sense of smell at the exterior of the retail marijuana store or at any adjoining property.

(6) Fingerprints and personal background information for all owners, managers, and financiers employed by or under contract to provide services to the retail marijuana store, directly, or as a member, partner, or officer of a corporation, partnership, association, or company.

(7) All applications must include all documents and information required by the Colorado Marijuana Code, including its rules and any information that the city deems reasonably necessary for the investigation and review of the application.

(c) No application shall be considered which is not complete in every detail in the opinion of the city clerk. Incomplete applications may be returned to the applicant for completion or correction without any further action. It is the applicant's responsibility to ensure the application and all supplemental materials are submitted in a timely manner.

(d) Upon receipt of a complete application, the city clerk shall notify all affected departments of the city to determine whether the application is in full compliance with all state and local laws, rules and regulations. The city clerk, upon review of all applicable information, shall prepare a report including all applicable documents to be submitted to the local licensing authority.

(e) In the event the criminal history of an owner, member, manager, financier, or other person named on the application contains information regarding conviction of a crime or previous denial or revocation of any medical or retail marijuana or professional license, that person may include with the license application any information regarding such conviction, denial, or revocation. Such information may include, but is not limited to, evidence of rehabilitation, character references, and educational achievements, especially documentation pertaining to

the period of time between the applicant's last criminal conviction and the date of the application.

(f) Any application or renewal for a retail marijuana store license shall include, as applicable, payment of a nonrefundable application, or renewal fee, and payment of an annual operating fee. If a license is not granted, the operating fee is refundable in full. All such fees shall be established by resolution of city council.

(g) A license issued pursuant to this article does not eliminate the need for the licensee to obtain other required permits or licenses related to the operation of the retail marijuana store, including, without limitation, any State of Colorado license or any sales tax license, business registration, development approvals, or building permits required by the code.

(h) *Application screening – Good Cause* "Good cause", for the purpose of refusing or denying a license renewal, reinstatement, or initial license issuance, means:

(1) The applicant or licensee has violated, does not meet, or has failed to comply with any of the terms, conditions, or provisions of this article, the Colorado Marijuana Code, its rules, or any applicable state or local law, rule, or regulation.

(2) The local licensing authority has determined that the applicant or licensee's character, record, or reputation is not satisfactory after consideration of factors that include, but are not limited to the following:

a. The applicant or licensee has knowingly submitted a false application, made a willful misrepresentation, or knowingly committed a fraudulent act;

b. The applicant or licensee has a criminal history of crimes of moral turpitude, which may include, for example, but not be limited to, murder, burglary, robbery, arson, kidnapping, sexual assault, and illegal drugs or narcotics convictions;

c. The applicant or licensee has had any previous retail or medical marijuana license denied or revoked as a result of violations of law, rule, or regulation or a finding of bad moral character by any licensing authority;

d. The applicant or licensee has been found to be currently delinquent in the payment of any state or local taxes;

e. The applicant or licensee has an established pattern of multiple statutory violations which resulted in the revocation or denial of any professional license, leading to the finding of bad moral character by any licensing authority;

f. The licensed premises have been operated in a manner that adversely affects the public health, safety, or welfare. Evidence to support such a finding, may include, but not be limited to, a continuing pattern of disorderly conduct or drug related criminal conduct upon or in the immediate vicinity of the premises, continuing pattern of criminal conduct directly related to or arising from the operation of the medical marijuana business, or an ongoing nuisance condition emanating from or caused by the medical marijuana business;

g. When making a determination as to character, record, and reputation, the licensing authority shall also consider evidence of rehabilitation. Such evidence may include, but not be limited to, evidence of no criminal record information, educational

achievements, financial solvency, community standing, lack of additional arrests or convictions, or the lack of parole or probation violations since the date of last conviction; or

h. The applicant or licensee has failed to comply with any special terms or conditions of a license, including those terms and conditions that were established at the time of issuance of the license and those imposed as a result of any renewal or suspension proceedings held subsequent to the date of issuance of the license.

Sec. 6-356 Co-location.

A licensee may operate both a medical marijuana store and a retail marijuana store as a "dual operation" provided they meet the requirements of the Colorado Marijuana Code and this Code.

Sec. 6-357 Licensing process

(a) Applications for new retail marijuana stores filed alone or concurrently with a new retail marijuana store pursuant to this article shall be awarded via a lottery process, comprised of an initial review designed to ensure completeness of application and compliance with state and city requirements and then a public random lottery to select the licensee from among qualified applicants.

(b) Initial Review. Upon receipt by the city clerk of an application for a license under this article, the city clerk or designee shall

(1) Verify the application is complete, pursuant to Section 6-355; and

(2) Screen the application for automatic grounds for denial set forth in Section 6-355(h)

(c) A public lottery will be conducted from among the qualified applicants and a single applicant shall be drawn at random to determine which applicant will be awarded the license.

(1) Public notice. The clerk shall publish notice of the public lottery not less than ten (10) days prior to the lottery and publish in the newspaper of general circulation in the City.

(2) Conduct of the lottery. The Marijuana Licensing Authority shall conduct a drawing from among the qualified applicants, in a public forum, to determine which applicant shall be awarded the available license. The Marijuana Licensing Authority shall use a process by which the names of the applicants are shielded from view, and through which each qualified applicant has an equal chance of being selected. The selected applicant shall be awarded the license.

Sec. 6-358. - Local licensing authority.

(a) The City Council shall serve as the local licensing authority and have and exercise all powers expressly granted and necessarily implied by the Colorado Marijuana Code, its rules, and as set forth in this article to regulate retail marijuana stores within the city. The local licensing authority shall be responsible for all local duties and responsibilities, including but

not limited to, the issuance, renewal, suspension, revocation, transfer of ownership, and change of location of a retail marijuana store.

(b) The local licensing authority shall have the power to promulgate rules and regulations as are reasonable and necessary to implement and administer the requirements of this article.

(c) The local licensing authority may, after notice and hearing, suspend, revoke, or refuse to renew a license for "good cause." The local licensing authority is authorized to adopt rules and procedures governing the conduct of such hearings. No portion of any application or operating fees previously paid shall be refunded in the event of any suspension or revocation of a license.

Sec. 6-359. - Issuance of license; duration, renewal.

(a) Each license shall show the name of the licensee, the physical address for which the license is issued, and the type of retail marijuana establishment for which it is issued. The license, along with the city sales tax license and the current contact information for the owner(s), shall be displayed continuously in a conspicuous location at the physical address indicated on the license.

(b) Each license issued pursuant to this article shall be valid for one (1) year from the date of issuance and may be renewed only as provided in this article. All renewals of a license shall be for no more than one (1) year. The local licensing authority shall act on renewal applications in accordance with the applicable provisions of the Colorado Marijuana Code and its rules. The timely filing of a renewal application shall extend the current license until a decision is made on the renewal.

(c) A local license, which shall only be applicable to a specifically identified business at a fixed location within an enclosed and secure premises, shall not be issued until a state license has been granted, appropriate land use process, if required has been approved and the building in which the store’s business is to be conducted has passed all applicable inspections and is ready for occupancy with such furniture, fixtures, and equipment in place as are necessary to comply with any applicable provisions of the code or any state law, rule, or regulation.

Sec. 6-360. - Annual operating and administrative fees.

In addition to application, renewal and an annual operating fee, the city shall impose administrative fees for services, which include the transfer of ownership, background investigations, change of business manager, employee application, modification of premises, change of location, application modification, license modification, change of corporate structure, change of financier, zoning verification, duplicate license, temporary permit, change of trade name, change of class of license, with all such fees to be established by resolution of city council.

Sec. 6-361. - Location, operational restrictions and requirements, retail marijuana store.

(a) Retail marijuana stores are permitted only within the following zoning districts: the C-1 General Commercial District, C-2 Heavy Commercial District, I-1 Light Industrial Zone District, I-2 Heavy Industrial Zone District and PUD Planned Unit Development District, which specifically permits retail marijuana stores, and upon obtaining all land use approvals necessary for such use.

(b) Retail marijuana stores will not be permitted if, at the time of application for such license, such location is:

(1) Within or immediately adjacent to any Residential District, which includes R-1 Residential District – Low Density, R-1A Residential District – Low Density, R-2 Residential District Medium Density, R-3 Residential District – High Density, M-H Mobile Home Community District, R-O Residential and Office District, and PUD Planned Unit Development District, which exclusively permits residential land uses;

(2) Within: Beginning at the west side of the Union Pacific Railroad right-of-way and 1st Street, thence north to 9th Street, thence west to the alley between Park Avenue and McKinley Avenue, thence south to 1st Street, thence east to the west side of the Union Pacific Railroad right-of-way;

(3) Within one thousand (1,000) feet of:

a. Any school,

b. Any child care center,

c. Any juvenile or adult halfway house, correctional facility or substance abuse rehabilitation center;

(4) Within five hundred (500) feet of:

a. Any park with playground equipment;

(5) Within three thousand (3,000) feet of another marijuana establishment if the population of the City is ten thousand (10,000) or fewer; or within one thousand five hundred (1,500) feet of another marijuana establishment if the population is greater than ten thousand (10,000);

(c) The distance restrictions described above shall be computed by direct measurement from the nearest property line of the parcel of land on which the protected use is located to the nearest portion of the building or unit in which the proposed retail marijuana store would be located.

(1) The distance regulations described above shall not be applicable to the renewal of a license once granted.

(2) A previously licensed marijuana store that seeks to change locations and applies for and receives a retail marijuana store license is subject to the location requirements above.

(d) The maximum number of licensed marijuana locations within the city shall not exceed four (4). This includes both medical and retail stores.

(e) All Retail marijuana stores shall affix labels to all receptacles on the licensed premise that contain retail marijuana or retail marijuana products which labels shall clearly display potency profiles and contaminant results from a licensed retail marijuana testing facility.

(f) Business conducted within building. Any and all distribution, possession, storage, display, sales, or other distribution of marijuana shall occur only within the restricted area of a retail marijuana store and shall not be visible from the exterior of the store.

(g) *Manager registration requirements*. The manager of a retail marijuana store shall register with the state and the local licensing authority. Whenever a person ceases to be a registered

manager of a retail marijuana store, the retail marijuana licensee shall notify the licensing authorities within five (5) days and shall designate a new registered manager within thirty (30) days. Either the state or the local licensing authority may refuse to accept any person as a registered manager unless the person is satisfactory to the respective licensing authorities as to character, record, and reputation. In determining a registered manager's character, record, and reputation, the state or local licensing authority may have access to criminal history record information furnished by a criminal justice agency subject to any restrictions imposed by such agency.

(h) *Hours of operation*. A retail marijuana store shall be closed to the public, and no sale or other distribution of marijuana shall occur upon the premises between the hours of 10:00 p.m., thru and including 8:00 a.m.

(I) *Use of pesticides*. No pesticides or insecticides that are prohibited by applicable law for fertilization or production of edible produce shall be used on any marijuana produced or distributed by a retail marijuana store. A retail marijuana store shall comply with all applicable laws regarding use of pesticides.

(j) *Ventilation required*. A retail marijuana store shall be ventilated to ensure the odor of marijuana cannot be detected by a person with a normal sense of smell at the exterior of the retail marijuana store or at any adjoining property.

(k) *Wastewater requirements*. All retail marijuana stores shall be operated in such a manner as to not permit, allow, or cause to be discharged any substance or material prohibited by the city into or upon any watercourse or city reclamation conduit, facility, or plant.

(l) *Storage prohibitions of retail marijuana and retail marijuana product prohibited*. No retail marijuana establishment may store retail marijuana or any retail marijuana product in any off-premises storage facility located within the city nor may any retail marijuana transporter store any retail marijuana or retail marijuana product within the city.

(m) *Reporting requirements*. A retail marijuana store shall report to the local licensing authority each of the following events within the time specified. If no time is specified, the report shall be provided within seventy-two (72) hours of the event.

(1) Transfer or change of financial interest, business manager, or financier in the license to the city at least thirty (30) days before the transfer or change.

(2) Taxable transactions and sales and use tax reports and remits to the city monthly.

(3) A violation of any law by any licensee or applicant of a retail marijuana business.

(4) Each licensee shall post and keep at all times visible to the public, in a conspicuous place on the premises, a sign to be furnished by the city clerk's office, which sign shall be in the following form: "WARNING: THE FORT LUPTON POLICE DEPARTMENT MUST BE NOTIFIED IMMEDIATELY OF ALL UNLAWFUL ACTS AND DISTURBANCES IN THIS ESTABLISHMENT." Licensees' shall immediately report to the police department any unlawful act, conduct, or disturbance committed upon the premises.

(n) *Respond to inquiry*. An owner or manager of a retail marijuana store is required to respond by phone or email within twenty-four (24) hours of contact by a city official

concerning its retail marijuana store at the phone number or email address provided to the city as the contact for the business. Each twenty-four-hour period during which an owner or manager does not respond to the city official shall be considered a separate violation.

(o) *Signs and advertising*.

(1) Any person or premises licensed as a retail marijuana store shall comply with all city ordinances regulating signs and advertising. In addition, no licensed retail marijuana store shall use any advertising material that is misleading, deceptive, false, or that, as evidenced either by the content of the advertising material or the medium or the manner in which the advertising is disseminated, is designed to appeal to persons under twenty-one (21) years of age.

(2) Except as otherwise provided in this subsection (2), it shall be unlawful for any person licensed under this article or any other person to advertise any retail marijuana or retail marijuana product anywhere in the city where the advertisement is visible to members of the public from any street, sidewalk, park, or other public place, including advertising utilizing any of the following media: any billboard or other outdoor general advertising device as defined by the zoning code; any sign mounted on a vehicle, any hand-held or other portable sign; or any handbill, leaflet or flier directly handed to any person in a public place, left upon a motor vehicle, or posted upon any public or private property without the consent of the property owner. The prohibition set forth in this section shall not apply to:

a. Any sign located on the same zone lot as a retail marijuana store which exists solely for the purpose of identifying the location of the retail marijuana store and which otherwise complies with the city's zoning requirements and any other applicable city laws and regulations; or

b. Any advertisement contained within a newspaper, magazine, or other periodical of general circulation within the city; or

c. Advertising which is purely incidental to sponsorship of a charitable event by a retail marijuana establishment.

(3) For purposes of this subsection(s), the terms "advertise," "advertising," or "advertisement," means the act of drawing the public's attention to a retail marijuana establishment in order to promote the sale of retail marijuana goods or products by the establishment.

Sec. 6-362. - Inspection of books, records, and licensed premises.

(a) Each licensee shall keep a complete set of all records necessary to show fully the business transactions of the licensee, all of which shall be open at all times during business hours for the inspection and examination by the local licensing authority, its duly authorized representatives, and the city police department for the purposes of investigating and determining compliance with the provisions of this article and any other applicable state and local laws or regulations. The local licensing authority may require any licensee to furnish such information as it considers necessary for the proper administration of this article. It may also require an audit to be made of the books of accounts and records on such occasions

as it may consider necessary by an auditor to be selected by the local licensing authority, who shall likewise have access to all books and records of the licensee.

(b) The licensed premises, including any places of storage where retail marijuana or retail marijuana products are stored, manufactured, packaged, cultivated, processed, displayed, sold, or dispensed, shall be subject to inspection by the local licensing authority, its duly authorized representatives, and the city police department during all business hours and other times of apparent activity, for the purpose of inspection or investigation. For examination of any inventory or books and records required to be kept by the licensees, access shall be required during business hours. Where any part of the licensed premises consists of a locked area, upon demand to the licensee by the local licensing authority or any other authorized city personnel, such area shall be made available for inspection without delay.

(c) Each licensee shall retain all books and records necessary to show fully the business transactions of the licensee for a period of the current tax year and the three (3) immediately prior tax years.

Sec. 6-363. - Unlawful acts of licensees and persons.

(a) It shall be unlawful for any licensee to:

(1) Violate or fail to comply with any provision, term, condition, or requirement of the Retail Marijuana Code, including its rules.

(2) Allow marijuana or marijuana products to be consumed upon its licensed premises.

(3) Use advertising material that is misleading, deceptive, false, or designed to appeal to persons under twenty-one (21) years of age.

(4) Sell retail marijuana or retail marijuana products to a person under twenty-one (21) years of age or to a person who does not present a government-issued identification at the time of purchase.

(5) Refuse to allow inspection of a retail marijuana store upon request of an authorized city employee. Any licensee, owner, business manager, operator of a retail marijuana store, or owner of the property where a retail marijuana store is located may be charged with violation of this requirement.

(6) Advertise or publish materials or display signs that are in violation of this article.

(7) Violate any provision of this article or any condition of an approval granted pursuant to this article, or any law, rule, or regulation applicable to the use of retail marijuana or the operation of a retail marijuana store.

(8) Distribute marijuana or retail marijuana product within a retail marijuana store to any person who shows visible signs of intoxication from alcohol, marijuana, or other drugs.

(b) It shall be unlawful for any person to engage in any form of business or commerce involving the cultivation, processing, manufacturing, storage, sale, distribution, testing, or consumption of marijuana other than those forms of business and commerce that are expressly permitted by Section 16 of Article XVIII of the Colorado Constitution, the

Colorado Marijuana Code including its rules, and this article, which permits only retail marijuana stores.

Sec. 6-364. - No city liability; indemnification.

(a) By accepting a license issued pursuant to this article, the licensee waives and releases the city, its officers, elected and appointed officials, employees, attorneys, agents, and authorized volunteers from any liability for injuries, damages, or liabilities of any kind that result from any arrest or prosecution of the owners, operators, employees, clients, or customers of the retail marijuana store for a violation of state or federal laws, rules, and regulations.

(b) By accepting a license issued pursuant to this article, all licensees, jointly and severally, if more than one, agree to indemnify, defend, and hold harmless the city, its officers, elected and appointed officials, employees, attorneys, agents, authorized volunteers, insurers, and self-insurance pool, against all liability, claims, and demands on account of any injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever arising out of or in any manner connected with the operation of the retail marijuana store that is the subject of the license.

Sec. 6-365. - Other laws remain applicable.

(a) Except as specifically provided herein, to the extent the state adopts any additional or stricter law, rule or regulation, governing the sale, transportation, manufacture, cultivation, processing, packaging, displaying, testing, or distribution of retail marijuana or retail marijuana products, the additional or stricter regulation shall control the operation of any retail marijuana establishment in the city. Compliance with any applicable state law, rule or regulation shall be deemed an additional requirement for issuance, renewal or denial of any license or operation of any establishment under this article, and noncompliance with any applicable state law or regulation shall be grounds for non-renewal, revocation, or suspension of any license issued hereunder.

(b) Any licensee may be required to demonstrate, upon demand by the local licensing authority, its authorized representative, or by law enforcement officers, that the source and quantity of any marijuana sold upon the licensed premises are in full compliance with any applicable state law or regulation.

(c) If the state or federal government prohibits the sale, transportation, manufacture, cultivation, processing, packaging, testing, or distribution of marijuana through retail marijuana establishments, any license issued hereunder shall be deemed immediately revoked by operation of law, with no ground for appeal, or other redress available, on behalf of the licensee.

(d) The issuance of any license pursuant to this article shall not be deemed to create an exception, defense, or immunity to any person in regard to any potential criminal liability the person may have for the transportation, packaging, manufacturing, cultivation, possession, sale, distribution, testing, or use of marijuana.

Section 3. Codification Amendments. The codifier of Fort Lupton's Municipal Code is hereby authorized to make such numerical, technical, and formatting changes as may be necessary to incorporate the provisions of this ordinance within the Fort Lupton Code.

Section 4. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The city council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 5. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 6. The repeal or modification of any provision of the Municipal Code of the City of Fort Lupton by this ordinance shall not release, extinguish, alter, modify or change in whole or in part any penalty, forfeiture or liability, either civil or criminal, which shall have been incurred under such provision. Each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings and prosecutions for enforcement of the penalty, forfeiture or liability, as well as for the purpose of sustaining any judgment, decree or order which can or may be rendered, entered or made in such actions, suits, proceedings or prosecutions.

Section 7. This ordinance is deemed necessary for the preservation of the public property, health, welfare, peace and safety.

Section 8. Violations of this ordinance shall be punishable in accordance with the provisions of Section 1-72 and Section 10-289 of the Fort Lupton Municipal Code.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 18th day of May 2021.

PUBLISHED in the Fort Lupton Press the 26th day of May 2021.

FINALLY READ PASSED AND ORDERED PUBLISHED IN ITS ENTIRETY this 20th day of July 2021.

PUBLISHED IN ITS ENTIRETY the 28th day of July 2021.

EFFECTIVE (after publication) the 27th day of August 2021.

CITY OF FORT LUPTON, COLORADO

_____

Zo Stieber, Mayor

ATTEST:

_____

Maricela Peña, City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

Areas Excluded from Marijuana Retail Facilities

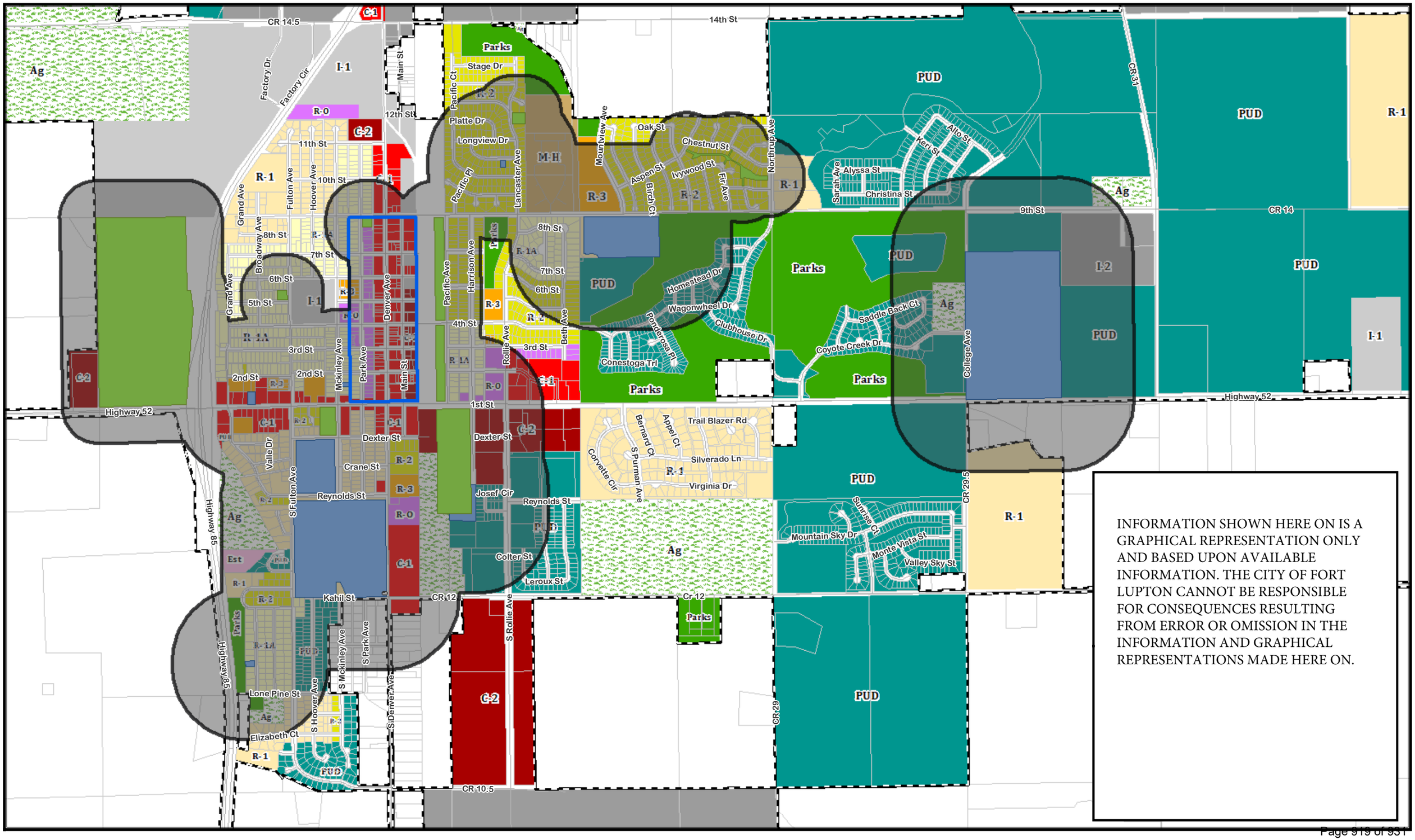
Exclusion Areas
Downtown
Facilities
Parks with Playgrounds

N
W E
S

Scale = 1:14,000

Fort Lupton

July 9, 2021



INFORMATION SHOWN HERE ON IS A GRAPHICAL REPRESENTATION ONLY AND BASED UPON AVAILABLE INFORMATION. THE CITY OF FORT LUPTON CANNOT BE RESPONSIBLE FOR CONSEQUENCES RESULTING FROM ERROR OR OMISSION IN THE INFORMATION AND GRAPHICAL REPRESENTATIONS MADE HERE ON.

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-124

APPROVE CHANGE ORDER NUMBER 2 TO COLORADO PAVING INC CONTRACT AGREEMENT FOR KAHIL REPAVING PROJECT FOR NOT TO EXCEED $194,872.25 FROM STREET SALES TAX FUND, UTILITY FUND AND STORM DRAINAGE FUND

I. Agenda Date: Council Meeting – July 20, 2021

II. Attachments: a. Change Order No. 2 – Colorado Paving Inc.

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III. Summary Statement:

Approve Change Order No. 2 to Agreement with Colorado Paving Inc. for Kahil Repaving Project for not to exceed $194,872.25.00 from Street Sales Tax Fund, Utility Fund and Storm Drainage 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:

Council approved the engineering services agreement with Colorado Paving, Inc. with AM 2021-037 On March 2, 2021 for repaving Kahil Street, Fulton Ave and Kahil Pl.

Change Order #1 provided an additional $20,000 to repair the driveway 615 S Grand Avenue.

This change order is to add the 6th Street repaving project to their contract. Kahil project is complete and the contractor is transitioning to the 9th Street project this month. There is adequate time for the contractor to complete the 6th Street project while preparatory utility work is occurring on 9th Street.

Unit costs form the Kahil project are used for the items of construction at 6th Street.

Original contract agreement is not to exceed $844,492.20. This change order will increase the construction budget to $1,108,538.45.

Street Sales Tax Fund	*= $117,136.25*
Utility Fund	*= $ 53,720.00*
Storm Drainage Fund	*= $ 24,016.00*

X. Legal/Political Considerations:

"Not Applicable"

XI. Alternatives/Options:

- *Approve Change Order with Colorado Paving, Inc.*
- *Contract work with another company*
- *Do not approve the Change Order*

XII. Financial Considerations:

The Street Sales Tax Fund has budgeted $175,000.000 for this project
The Storm Drainage Fund has $367,362.00 remaining in project budgets not committed.
The Utility Fund will require reappropriation of $53,720.00.

XIII. Staff Recommendation:

Staff recommends approving Change Order to Colorado Paving Inc. agreement for not to exceed $194,872.25 for the 6th Street Repaving Project.

City of Fort Lupton, Colorado
Public Works Department

Change Order

No. 2

Date of Issuance: **July 20, 2021** Effective Date: **July 14, 2021**

Project: **Kahil Repaving Project**	Owner: **City of Fort Lupton**	Owner's Contract No.: **FTL202101**
Contractor: **Colorado Paving, Inc.**		Date of Contract: **March 2, 2021**

The Contract Documents are modified as follows upon execution of this Change Order:

Add 6th Street repaving project drawings to scope of work

Attachments (list documents supporting change): 6th Street Drawings / Scope of Work

CHANGE IN CONTRACT PRICE:	**CHANGE IN CONTRACT TIME:**
Original Contract Price: $ **903,538.45**	Original Contract ☐ Working ☒ Calendar Substantial completion (days or date): **06/14/2021** Ready for final payment (days or date): **06/28/2021**
Increase from previously approved Change Orders No. **1** to No. _____: **$ 20,000.00**	[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____: Substantial completion (days): _____ Ready for final payment (days): _____
Contract Price prior to this Change Order: $ **923,538.45**	Contract Times prior to this Change Order: Substantial completion or date: **06/14/2021** Ready for final payment or date: **06/28/2021**
Increase of this Change Order: $ **194,872.25**	Increase of this Change Order: Substantial completion days: _____ Ready for final payment date: _____
Contract Price incorporating this Change $ **1,118,410.70**	Contract Times with all approved Change Orders: Substantial completion (days or date): **08/11/2021** Ready for final payment (days or date): **08/25/2021**

RECOMMENDED:	**AUTHORIZED:**	**ACCEPTED:**
By: _____	By: _____	By: _____
Engineer (Authorized)	Owner (Authorized)	Contractor (Authorized)
Date: _____	Date: _____	Date: _____

City of Fort Lupton, Colorado
Public Works Department
6th Street Reconstruction
Change Order

Contractor: Colorado Pavomg Onc.

Payment Item No.	Specification Reference	Description	Unit	Qty	Rate	Amount
Project Total						**$ 194,872.25**
Division 100 - General Provisions						
1	TS 16-101	Mobilizaton	LS	1	$ 6,000.00	$ 6,000.00
2	TS 16-102	Traffic Control	LS	1		$ -
3	TS 16-103	Construction Surveying	LS	1	$ 4,000.00	$ 4,000.00
4	TS 16-104	Material Testing / QC	LS	1	$ 2,000.00	$ 2,000.00
Subtotal, Division 100						$ 12,000.00
Division 200 - Earthwork, Erosion Control, And Seeding						
5	TS 16-201	Remove Existing Asphalt - Full Depth	SY	735	$ 4.50	$ 3,307.50
6	TS 16-201	Remove Existing Brick (Give to Resident if desired, otherwise discard)	SF	50	$ 2.00	$ 100.00
7	TS 16-201	Remove Existing Concrete Sidewalk/C&G	SY	175	$ 11.25	$ 1,968.75
8	TS 16-201	Remove Existing 12" PVC Storm Pipe (12 ft in Length); Close hole in Existing 18" RCP	EA	1	$ 1,000.00	$ 1,000.00
9	TS 16-201	Remove Existing 12" PVC Storm Pipe (8 ft in Length); Close hole in Existing Manhole	EA	1	$ 800.00	$ 800.00
10	TS 16-201	Remove Existing Storm Inlet	EA	2	$ 1,000.00	$ 2,000.00
11	TS 16-202	Unclassified Excavation of Soils (1 ft depth * Length * 45' Avg Width/27)	CY	350	$ 8.00	$ 2,800.00
11a		Unsatisfactory Subgrade remediation	LS	1		$ 10,000.00
12	TS 16-202	Subgrade Preparation (Under Sidewalk, Curb & Gutter, Asphalt, Patch-Back)	SY	1,000	$ 1.88	$ 1,880.00
13	TS 16-202	Select Borrow Fill (If Needed)	CY	75	$ 20.00	$ 1,500.00
14	TS 16-204	Relocate Existing Stop Sign	EA	1	$ 300.00	$ 300.00
15	TS 16-204	Relocate Existing Shrubbery Behind New Sidewalk	EA	4	$ 1,000.00	$ 4,000.00
16	TS 16-208	Inlet Protection	EA	2	$ 50.00	$ 100.00
Subtotal, Division 200						$ 29,756.25
Division 300 - Aggregate Base Courses						
17	TS 16-301	Furnish and Place Aggregate Base Course, (6" Depth) Class 6 (Under Sidewalk, Curb & Gutter, Asphalt, Patch-Back)	SY	1,000	$ 8.00	$ 8,000.00
Subtotal, Division 300						$ 8,000.00
Division 400 - Pavements						
18	TS 16-401	Furnish and Place Hot Mix Asphalt, 2.5", Mix Grade S, Asphalt Grade PG64-22 (with max 20% RAP), Complete in Place	TON	110	$ 90.00	$ 9,900.00
19	TS 16-401	Furnish and Place Hot Mix Asphalt, 4", Mix Grade S, Asphalt Grade PG64-22 (with max 20% RAP), Complete in Place (For Patch-Back)	TON	25	$ 150.00	$ 3,750.00
20	TS 16-401	Furnish and Place Hot Mix Asphalt, 1.5", Mix Grade SX, Asphalt Grade PG64-28, Top lift Grade, Virgin Mix. Complete in Place	TON	65	$ 94.00	$ 6,110.00
21	TS 16-412	Install Concrete 6" Vertical Curb & Gutter Catch, 4" Sidewalk 4' Wide	LF	158	$ 48.00	$ 7,584.00
22	TS 16-412	Install Concrete 6" Vertical Curb & Gutter Catch	LF	169	$ 24.00	$ 4,056.00
23	TS 16-412	Replace Concrete Sidewalk (Private Residence Sidewalk; High Early PCC	SF	80	$ 6.00	$ 480.00
24	TS 16-412	6" Vertical Curb and Gutter w/ Transitionary Sidewalk (5' width to 4' width) in Type R Inlet Area	EA	2	$ 1,750.00	$ 3,500.00
25	TS 16-412	Install Curb Ramp Type R9c (10' Radius)	EA	1	$ 3,500.00	$ 3,500.00
26	TS 16-412	Install Curb Ramp Type R9 (10' Radius)	EA	1	$ 3,500.00	$ 3,500.00
Subtotal, Division 400						$ 42,380.00
Division 500 - Piping						
27	TS 16-503	Furnish and Install 8 inch PVC C900 Waterline	LF	228	$ 90.00	$ 20,520.00
28	TS 16-503	Furnish and Install 8" x 8" Cross	EA	1	$ 6,000.00	$ 6,000.00
29	TS 16-503	Furnish and Install 8" x 4" Reducer	EA	2	$ 1,500.00	$ 3,000.00
30	TS 16-503	Furnish and Install 8" Plug & Cap	EA	2	$ 850.00	$ 1,700.00
31	TS 16-503	Furnish and Install 8"Gate Valve w/ Valve Box	EA	2	$ 2,500.00	$ 5,000.00
32	TS 16-503	Furnish and Install 4" Plug on Existing 4" x 4" Cross (Disconnect 4" Water Line from 4" x 4" Cross; Abandon 4" Waterline in-place)	EA	1	$ 2,500.00	$ 2,500.00

City of Fort Lupton, Colorado
Public Works Department
6th Street Reconstruction
Change Order

Contractor: Colorado Pavomg Onc.						
Payment Item No.	**Specification Reference**	**Description**	**Unit**	**Qty**	**Rate**	**Amount**
33	TS 16-503	Furnish and Install Fire Hydrant Assembly	EA	1	$ 15,000.00	$ 15,000.00
34	TS 16-505	Furnish and Install 15 inch RCP	LF	45	$ 64.00	$ 2,880.00
35	TS 16-505	Furnish and Install 18 inch RCP	LF	24	$ 64.00	$ 1,536.00
36	TS 16-505	Furnish and Install Type R Single Box Inlet	EA	2	$ 4,800.00	$ 9,600.00
37	TS 16-505	Furnish and Install Approx. 6 ft Tall Manhole Cone/Barrel (MH-1)	EA	1	$ 5,000.00	$ 5,000.00
38	TS 16-505	Furnish and Install Approx. 6 ft Tall Manhole Cone/Barrel (MH-2)	EA	1	$ 5,000.00	$ 5,000.00
Subtotal, Division 500						$ 77,736.00

Contingency						
		Contingency	EA	1	$ 25,000.00	$ 25,000.00
Subtotal, Contingency						$ 25,000.00

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-125

APPROVE REVISION TO CHANGE ORDER NUMBER 1 TO CIVIL RESOURCES, LLC FOR NOT TO EXCEED $8,075.00 FOR WWTP LAGOONS MINING ENGINEERING SERVICES PROJECT FROM UTILITY FUND

I. Agenda Date: Council Meeting – July 20, 2021

II. Attachments:
a. Change Order Proposal – LAT 40 Professional Land Surveyors.
b. Invoice0

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III. Summary Statement:

Approve revision to Change Order No. 1 to Agreement with Civil Resources, LLC for not to exceed $8,075.00 (from $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.

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. The error made with the original Change Order amount, was not knowing there are 3 distinct parcel that make up the Pierson Park City property. The original $6,815.00 amount was based on title work for one parcel.

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 the revision to Change Order #1 to Civil Resources, LLC professional services agreement for not to exceed $8,075.00 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.

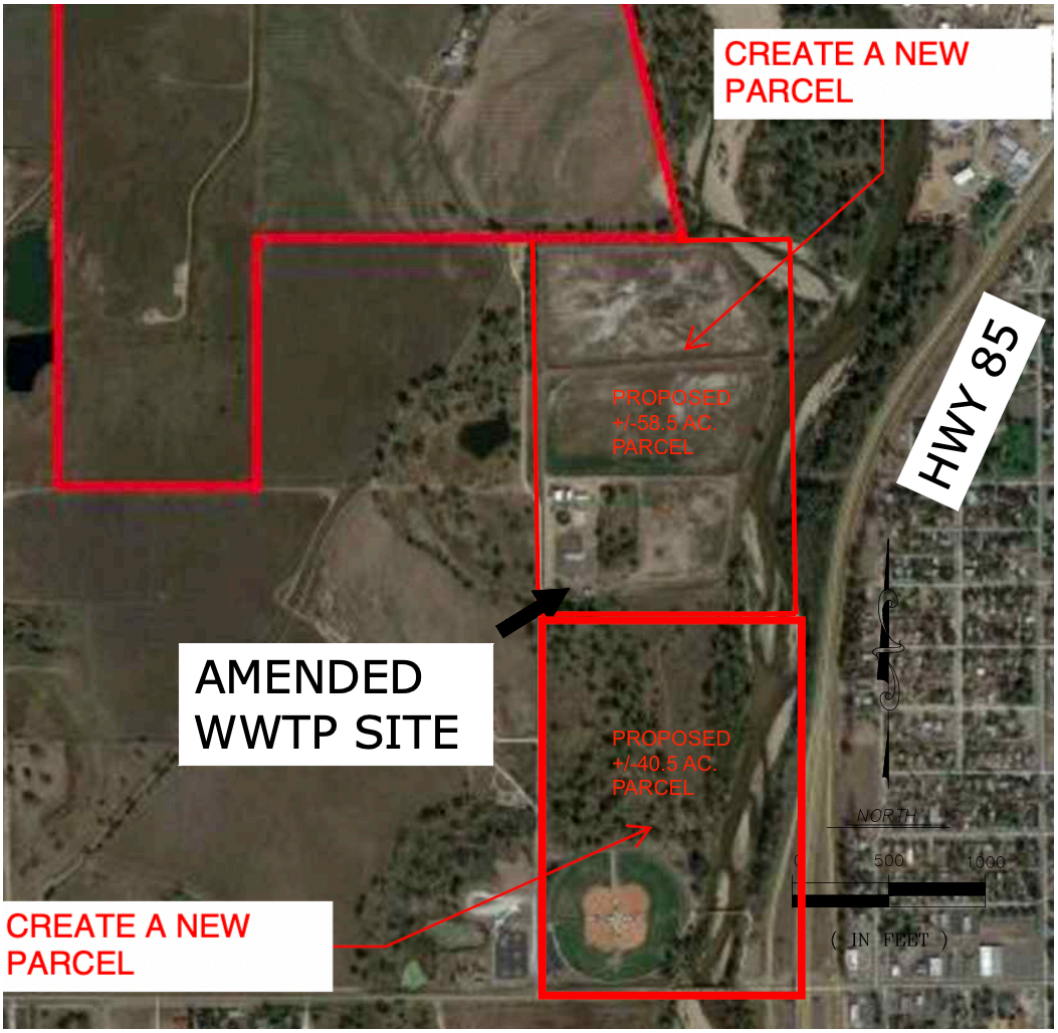
Thank you,
Lat40, Inc.

Authorization to proceed by:

_____

I agree to pay the above amount for the services described above within 30 days of project completion.

SUBJECT PROPERTY



Invoice

Lat40, Inc.
Professional Land Surveyors
6250 W. 10th Street, Suite 2
Greeley CO 80634

Date	Invoice #
6/11/2021	11181

Bill To

Civil Resources, LLC
8308 Colorado Blvd., Ste. 200
Firestone, CO 80504

Land Man
Andy Rodriguez

Project Name	Project No.
Fort Lupton WWTP	2021104

Item	Quantity	Description	Rate	Amount
Land Survey Plat	1	LAND SURVEY PLAT - BALANCE OF BUDGET	1,450.00	1,450.00
Office - Hourly	3	Survey/CAD Technician-Office SUBDIVISION PLAT CONVERSION	85.00	255.00
PLS - Hourly	1	Professional Land Surveyor REVIEW SUBDIVISION PLAT CONVERSION Project: FORT LUPTON WWTP	105.00	105.00

A Phone Convenience Fee of 3% will be assessed to payments made by credit card over the phone.

Total $1,810.00

Invoice

Lat40, Inc.
Professional Land Surveyors
6250 W. 10th Street, Suite 2
Greeley CO 80634

Date	Invoice #
5/12/2021	11096

Bill To

Civil Resources, LLC
8308 Colorado Blvd., Ste. 200
Firestone, CO 80504

Land Man
Andy Rodriguez

Project Name	Project No.
Fort Lupton WWTP	2021104

Item	Quantity	Description	Rate	Amount
Land Survey Plat	1	LAND SURVEY PLAT PARTIAL BILLING: April 1 - 30, 2021	4,765.00	4,765.00
Expenses	1	Unified Title Company of Northern Colorado Inv#'s 34387, 34393, 34394 Project: FORT LUPTON WWTP	1,500.00	1,500.00

A Phone Convenience Fee of 3% will be assessed to payments made by credit card over the phone.

Total $6,265.00

Upcoming Events

July 20, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
July 27, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
August 3, 2021	National Night Out, 1st Street & McKinley Avenue, 5-8:00 p.m.
August 3, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
August 10, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
August 17, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
August 20, 2021	Jacobs Golf Tournament, Coyote Creek Golf Course