



City of Fort Lupton

REGULAR MEETING AGENDA

Tuesday, August 3, 2021

7:00 PM

130 South McKinley Avenue

Zo Stieber, Mayor

Shannon Rhoda, Ward 1

Chris Ceretto, Ward 2

Mike Sanchez, Ward 3

David Crespín, Ward 1

Tommy Holton, Ward 2

Bruce Fitzgerald, Ward 3

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

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

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

Approval of Agenda

Review of Accounts Payables

- a. August 3, 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 20, 2021 City Council Meeting Minutes
- b. Second Reading Ordinance 2021-1119 An Ordinance Amending Article I of Chapter 2 of the Fort Lupton Municipal Code Regarding Municipal Campaign Finance Complaints
- c. Second Reading Ordinance 2021-1120 An Ordinance Changing Code Enforcement Officer Management by Amending Section 2-63 of the Fort Lupton Municipal Code
- d. Second Reading Ordinance 2021-1121 Adopt Ordinance 2021-1121 Annexing Land Legally Described in Exhibit "A" Known as the Fort Lupton East Annexation
- e. Second Reading Ordinance 2021-1122 Adopt Ordinance 2021-1122 Initially Zoning Land Known as the Fort Lupton East Initial Zoning, Legally Described in Exhibit A, to the "A" Agricultural Zone District
- f. AM 2021-127 Approving a Resolution Ratifying the Mayor's Appointment of Carlos Barron and James Doanes to the Public Safety Advisory Committee for a Term

Beginning August 3, 2021 and Ending December 31, 2021

- g.** AM 2021-128 Authorize Payment to the Northern Colorado Water Conservancy District for Southern Supply Water Project Operations & Maintenance for an Amount not to Exceed \$57,319.17
- h.** AM 2021-129 Accept Quotes From Rexel of Longmont of \$7,351.92 for a New Variable Frequency Drive (VFD) and Weifield Group for Installation of the VFD for not to Exceed \$10,000.00 for a Total of not to Exceed \$18,000.00
- i.** AM 2021-130 Approve a Resolution Ratifying the Appointment of Thomas Holton by the Mayor to the Planning Commission as a Regular Member for a Three-Year Term Beginning August 4, 2021 and Ending August 4, 2024
- j.** Approving Resolution 2021R048 A Resolution Approving Payment of \$7,840,768 to Northern Colorado Water Conservancy District for the Windy Gap Firming Project

Public Hearings

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

Information Memorandum

- a.** IM 2021-003 New Library Director

Staff Reports

Mayor/Council Reports

Future City Events

- a.** August 3, 2021 Upcoming Events

Adjourn



City of Fort Lupton

Check Report

By Check Number

Date Range: 07/21/2021 - 08/03/2021

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payable Amount	
Bank Code: FLURA-FLURA Fund							
002691	ROSA E GUERRERO		07/23/2021	Regular	0.00	-8,300.00	10105
002691	ROSA E GUERRERO		08/03/2021	Regular	0.00	8,300.00	10111
632021B	Invoice	07/01/2021	FLURA-GRANT REFUND ROSA E GUERRERO		0.00	8,300.00	

Bank Code FLURA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	8,300.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-8,300.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	2	0.00	0.00

Check Report

Date Range: 07/21/2021 - 08/03/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Golf Course-Golf Course						
000024	ACE HARDWARE OF FORT LUPTON	07/27/2021	Regular	0.00	28.98	84549
89775	Invoice	07/13/2021	GOLF-JANITORIAL SUPPLIES-PRD SHOP	0.00	28.98	
000028	ACUSHNET COMPANY	07/27/2021	Regular	0.00	691.22	84550
911420764	Invoice	07/13/2021	GOLF-SUPPLIES-PRD SHOP	0.00	691.22	
002781	BOOMER NATURALS	07/27/2021	Regular	0.00	153.76	84551
SHOIFY #PPE1644	Invoice	07/14/2021	GOLF-SUNSCREEN-PRD SHOP	0.00	153.76	
000160	BREAKTHRU BEVERAGE GROUP	07/27/2021	Regular	0.00	485.21	84552
340288152	Invoice	07/15/2021	GOLF-BEVERAGES-PRD SHOP	0.00	485.21	
000183	CALLAWAY GOLF SALES COMPANY	07/27/2021	Regular	0.00	444.12	84553
933434188	Invoice	07/01/2021	GOLF-SUPPLIES-PRD SHOP	0.00	222.06	
933511208	Invoice	07/06/2021	GOLF-SUPPLIES-PRD SHOP	0.00	111.03	
933546735	Invoice	07/14/2021	GOLF-SUPPLIES-PRD SHOP	0.00	111.03	
000239	CITY OF FORT LUPTON	07/27/2021	Regular	0.00	41,749.14	84554
FIN2021203	Invoice	07/16/2021	GOLF-PAYROLL EXPENSES 6/26-7/9/21, PAID...	0.00	40,717.78	
FIN2021206	Invoice	07/21/2021	GOLF-PINNACOL REIMBURSEMENT	0.00	1,031.36	
000290	COLORADO GOLF & TURF INC	07/27/2021	Regular	0.00	266.37	84555
1-117907	Invoice	07/13/2021	GOLF-PARTS-MAINT	0.00	266.37	
000307	COMCAST CABLE COMM, LLC	07/27/2021	Regular	0.00	244.39	84556
606460120790 JU...	Invoice	07/06/2021	GOLF-INTERNET/VOICE SERVICES-PRD SHOP	0.00	244.39	
000361	DBC IRRIGATION SUPPLY	07/27/2021	Regular	0.00	1,026.11	84557
S4228359.001	Invoice	07/01/2021	GOLF-PARTS-MAINT	0.00	1,026.11	
002723	EAGLE ROCK COMPANY OF COLO	07/27/2021	Regular	0.00	1,469.54	84558
8023378	Invoice	07/13/2021	GOLF-BEVERAGES-PRD SHOP	0.00	258.00	
8024963	Invoice	07/15/2021	GOLF-BEVERAGES-PRD SHOP	0.00	173.19	
8024964	Invoice	07/15/2021	GOLF-BEVERAGES-PRD SHOP	0.00	1,038.35	
000567	HIGH COUNTRY BEVERAGE CORP	07/27/2021	Regular	0.00	912.00	84559
W-6015355	Invoice	07/19/2021	GOLF-BEVERAGES-PRD SHOP	0.00	912.00	
002673	HOWARD HUGHES HOOD CLEANING	07/27/2021	Regular	0.00	400.00	84560
324	Invoice	07/20/2021	GOLF-CLEANING-PRD SHOP	0.00	400.00	
000735	LL JOHNSON DISTRIBUTING	07/27/2021	Regular	0.00	2,027.37	84561
1136961-00	Invoice	07/08/2021	GOLF-PARTS-MAINT	0.00	1,789.07	
1860594-00	Invoice	07/12/2021	GOLF-PARTS-MAINT	0.00	70.69	
4065833-00	Invoice	07/08/2021	GOLF-PARTS-MAINT	0.00	167.61	
001913	LUXOTTICA OF AMERICA, INC	07/27/2021	Regular	0.00	624.32	84562
6908966599	Invoice	07/12/2021	GOLF-APPAREL-PRD SHOP	0.00	624.32	
000768	MASEK GOLF CAR OF COLORADO	07/27/2021	Regular	0.00	123.60	84563
1-68910	Invoice	07/21/2021	GOLF-MAINTENANCE-PRD SHOP	0.00	110.52	
1-68911	Invoice	07/21/2021	GOLF-MAINTENANCE-PRD SHOP	0.00	13.08	
000865	OFFICE DEPOT	07/27/2021	Regular	0.00	71.09	84564
181834347001	Invoice	07/01/2021	GOLF-OFFICE SUPPLIES-PRD SHOP	0.00	71.09	
000913	POTESTIO BROTHERS EQUIPMENT	07/27/2021	Regular	0.00	226.39	84565
8216K	Invoice	07/14/2021	GOLF-PARTS-MAINT	0.00	192.14	
8240K	Invoice	07/16/2021	GOLF-PARTS-MAINT	0.00	34.25	
000974	SAFE SYSTEMS INC	07/27/2021	Regular	0.00	139.19	84566
870192-1055	Invoice	07/11/2021	GOLF-SECURITY SERVICE-PRD SHOP	0.00	139.19	
000999	SHAMROCK FOODS COMPANY	07/27/2021	Regular	0.00	3,804.41	84567
22997341	Invoice	07/01/2021	GOLF-FOOD-PRD SHOP	0.00	969.05	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
23351979	Invoice	07/14/2021	GOLF-FOOD-PRD SHOP	0.00	1,477.43	
23361386	Invoice	07/19/2021	GOLF-FOOD-PRD SHOP	0.00	1,357.93	
001022	SOUTHERN GLAZER'S OF CO	07/27/2021	Regular	0.00	169.27	84568
2561957	Invoice	07/14/2021	GOLF-BEVERAGES-PRD SHOP	0.00	155.97	
2561958	Invoice	07/14/2021	GOLF-BEVERAGES-PRD SHOP	0.00	13.30	
001052	SWIRE COCA-COLA, USA	07/27/2021	Regular	0.00	550.44	84569
13922206929	Invoice	07/20/2021	GOLF-BEVERAGES-PRD SHOP	0.00	351.24	
22227200134A	Invoice	07/06/2021	GOLF-BEVERAGES-PRD SHOP	0.00	199.20	
001895	TERMINIX	07/27/2021	Regular	0.00	143.00	84570
409765059	Invoice	07/07/2021	GOLF-PEST CONTROL-PRD SHOP	0.00	143.00	
001153	VALLEY FIRE EXTINGUISHER	07/27/2021	Regular	0.00	422.00	84571
146722	Invoice	07/20/2021	GOLF-ANNUAL INSPECTIONS-PRD SHOP	0.00	422.00	
001183	WAXIE SANITARY SUPPLY	07/27/2021	Regular	0.00	184.25	84572
80050183	Invoice	07/01/2021	GOLF-SUPPLIES-PRD SHOP	0.00	47.25	
80159297	Invoice	07/20/2021	GOLF-SUPPLIES-PRD SHOP	0.00	137.00	
000024	ACE HARDWARE OF FORT LUPTON	08/03/2021	Regular	0.00	9.99	84573
89943	Invoice	07/23/2021	GOLF-PARTS-PRD SHOP	0.00	9.99	
000028	ACUSHNET COMPANY	08/03/2021	Regular	0.00	690.76	84574
911474834	Invoice	07/19/2021	GOLF-SUPPLIES-PRD SHOP	0.00	690.76	
000044	AGFINITY INC	08/03/2021	Regular	0.00	4,258.73	84575
158127	Invoice	07/23/2021	GOLF-FUEL-MAINT	0.00	3,092.71	
158128	Invoice	07/23/2021	GOLF-FUEL-MAINT	0.00	97.69	
158129	Invoice	07/23/2021	GOLF-FUEL-MAINT	0.00	1,068.33	
000160	BREAKTHRU BEVERAGE GROUP	08/03/2021	Regular	0.00	586.23	84576
340374986	Invoice	07/22/2021	GOLF-BEVERAGES-PRD SHOP	0.00	486.23	
340374987	Invoice	07/22/2021	GOLF-BEVERAGES-PRD SHOP	0.00	100.00	
000163	BRIDGESTONE GOLF, INC	08/03/2021	Regular	0.00	426.00	84577
1003005150	Invoice	07/01/2021	GOLF-TIRES-PRD SHOP	0.00	426.00	
000183	CALLAWAY GOLF SALES COMPANY	08/03/2021	Regular	0.00	1,811.45	84578
933574215	Invoice	07/20/2021	GOLF-APPAREL-PRD SHOP	0.00	1,700.42	
933576443	Invoice	07/20/2021	GOLF-GOLF BALLS-PRD SHOP	0.00	111.03	
000206	CENTURYLINK	08/03/2021	Regular	0.00	56.88	84579
184B JUL21	Invoice	07/19/2021	GOLF-PHONE SRVC-MAINT	0.00	56.88	
000290	COLORADO GOLF & TURF INC	08/03/2021	Regular	0.00	276.68	84580
1-118242	Invoice	07/19/2021	GOLF-PARTS-MAINT	0.00	276.68	
000307	COMCAST CABLE COMM, LLC	08/03/2021	Regular	0.00	23.76	84581
25494 AUG21	Invoice	07/18/2021	GOLF-CABLE 8/1-8/31/21-PRD SHOP	0.00	23.76	
002823	CRABTREE BREWING COMPANY	08/03/2021	Regular	0.00	165.84	84582
9581	Invoice	07/21/2021	GOLF-BEVERAGES-PRD SHOP	0.00	165.84	
002723	EAGLE ROCK COMPANY OF COLO	08/03/2021	Regular	0.00	704.91	84583
8043029	Invoice	07/22/2021	GOLF-BEVERAGES-PRD SHOP	0.00	115.46	
8043030	Invoice	07/22/2021	GOLF-BEVERAGES-PRD SHOP	0.00	589.45	
001881	HALO BRANDED SOLUTIONS INC	08/03/2021	Regular	0.00	709.45	84584
2021000025095	Invoice	07/19/2021	GOLF-TABLE CLOTHS-PRD SHOP	0.00	709.45	
000567	HIGH COUNTRY BEVERAGE CORP	08/03/2021	Regular	0.00	698.65	84585
W-6020524	Invoice	07/26/2021	GOLF-BEVERAGES-PRD SHOP	0.00	698.65	
000735	LL JOHNSON DISTRIBUTING	08/03/2021	Regular	0.00	233.84	84586

Check Report

Date Range: 07/21/2021 - 08/03/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
1137239	Invoice	07/16/2021	GOLF-PARTS-MAINT	0.00	100.44	
1861106	Invoice	07/15/2021	GOLF-PARTS-MAINT	0.00	133.40	
000865	OFFICE DEPOT	08/03/2021	Regular	0.00	77.45	84587
181834347002	Invoice	07/13/2021	GOLF-OFFICE SUPPLIES-PRD SHOP	0.00	77.45	
000944	REPUBLIC NATIONAL DISTRIBUTING CO LLC	08/03/2021	Regular	0.00	271.75	84588
6215425	Invoice	07/21/2021	GOLF-BEVERAGES-PRD SHOP	0.00	161.90	
6215426	Invoice	07/21/2021	GOLF-BEVERAGES-PRD SHOP	0.00	109.85	
000999	SHAMROCK FOODS COMPANY	08/03/2021	Regular	0.00	1,481.03	84589
23370602	Invoice	07/22/2021	GOLF-FOOD-PRD SHOP	0.00	1,481.03	
001022	SOUTHERN GLAZER'S OF CO	08/03/2021	Regular	0.00	379.02	84590
2567940	Invoice	07/21/2021	GOLF-BEVERAGES-PRD SHOP	0.00	379.02	
001052	SWIRE COCA-COLA, USA	08/03/2021	Regular	0.00	572.88	84591
13922207007	Invoice	07/27/2021	GOLF-BEVERAGES-PRD SHOP	0.00	572.88	
001064	TAYLORMADE GOLF COMPANY INC	08/03/2021	Regular	0.00	428.30	84592
35208426	Invoice	07/17/2021	GOLF-SUPPLIES-PRD SHOP	0.00	428.30	
002812	THE HUNTINGTON NATIONAL BANK	08/03/2021	Regular	0.00	10,678.08	84593
7177379	Invoice	07/17/2021	GOLF-TORO TURF PACKAGE-MAINT	0.00	10,678.08	
001105	TOSHIBA FINANCIAL SERVICES	08/03/2021	Regular	0.00	238.57	84594
448516955	Invoice	07/16/2021	GOLF-7/10-8/10/21 COPIER LEASE-PRD SHOP	0.00	238.57	
001963	WASTE CONNECTIONS OF COLO, INC	08/03/2021	Regular	0.00	364.49	84595
5428714	Invoice	07/15/2021	GOLF-TRASH SRVC-PRD SHOP	0.00	215.41	
5428715	Invoice	07/15/2021	GOLF-TRASH SRVC-MAINT	0.00	149.08	
001224	XCEL ENERGY-GAS	08/03/2021	Regular	0.00	139.83	84596
740363886	Invoice	07/19/2021	GOLF-GAS 6/17-7/19/21-PRD SHOP	0.00	139.83	

Bank Code Golf Course Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	70	48	0.00	81,640.74
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
	70	48	0.00	81,640.74

Check Report

Date Range: 07/21/2021 - 08/03/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Pooled Cash-Pooled Cash						
000525	GEORGE T. SANDERS COMPANY	07/28/2021	Regular	0.00	-90.42	66851
002830	ABSOLUTE ELECTRIC	07/27/2021	Regular	0.00	968.00	69947
23621-FL	Invoice	07/01/2021	GF-ELECTRICAL GROUND VAULT-PARKS	0.00	968.00	
000026	ACTIVE CABLING & COMMUNICATIONS LLC	07/27/2021	Regular	0.00	1,451.29	69948
202704	Invoice	07/14/2021	Active Cabling - PD Basement Offices	0.00	1,451.29	
000031	ADAMSON POLICE PRODUCTS	07/27/2021	Regular	0.00	872.00	69949
INV356941	Invoice	07/01/2021	GF-UNIFORMS-PD	0.00	27.00	
INV357133	Invoice	07/06/2021	GF-UNIFORMS-PD	0.00	845.00	
001293	AMAZON.COM	07/27/2021	Regular	0.00	217.59	69950
1FK3-KPT4-W9Y9	Invoice	07/05/2021	GF-OFFICE SUPPLIE/EQUIPMENT-IT	0.00	217.59	
001908	CENTURA HEALTH	07/27/2021	Regular	0.00	294.84	69951
070121	Invoice	07/01/2021	GF-VENIPUNCTURE-PD	0.00	294.84	
000211	CH2M	07/27/2021	Regular	0.00	120,324.80	69952
351230-22-08	Invoice	07/06/2021	UF-OMI MONTHLY BILL	0.00	120,324.80	
000233	CIRSA/PC	07/27/2021	Regular	0.00	674.27	69953
211338	Invoice	07/19/2021	GF-ADD 3 PD TAHOE'S-MISC	0.00	674.27	
000305	COMBINED TACTICAL SYSTEMS	07/27/2021	Regular	0.00	795.00	69954
INV2102088	Invoice	07/12/2021	GF-TRAINING-PD	0.00	795.00	
000307	COMCAST CABLE COMM, LLC	07/27/2021	Regular	0.00	220.03	69955
606460164533 JU...	Invoice	07/13/2021	GF-7/23-8/22 INTERNET SRVC-PW SHOP	0.00	220.03	
000429	EMPIRE PORTABLE RESTROOMS	07/27/2021	Regular	0.00	552.80	69956
58940	Invoice	07/21/2021	CPR-RESTROOMS-COM CTR	0.00	552.80	
001089	ERGOMED	07/27/2021	Regular	0.00	385.00	69957
7159756	Invoice	07/01/2021	GF-PRE-EMPLOYMENT SCREEN-HR	0.00	385.00	
000494	FOUR STAR BASEBALL	07/27/2021	Regular	0.00	413.88	69958
071421	Invoice	07/14/2021	CPR-BASEBALL FEES-ATHL	0.00	413.88	
002193	GOULD EVANS INC	07/27/2021	Regular	0.00	4,884.00	69959
22060312	Invoice	07/01/2021	GF- Municipal Code Update- Comm Dev	0.00	4,884.00	
001881	HALO BRANDED SOLUTIONS INC	07/27/2021	Regular	0.00	390.00	69960
1000044819	Invoice	07/07/2021	GF-USB'S-LEGIS	0.00	390.00	
001930	HUMANA HEALTH PLAN INC	07/27/2021	Regular	0.00	80,391.65	69961
379450448	Invoice	08/01/2021	GF-HEALTH, DENTAL, VISION,EAP FOR AUGU...	0.00	80,391.65	
000597	INSIGHT PUBLIC SECTOR INC	07/27/2021	Regular	0.00	5,622.96	69962
1100853737	Invoice	07/14/2021	Network Equipment	0.00	5,622.96	
001292	LIFE STORIES CHILD & FAMILY ADVOCACY	07/27/2021	Regular	0.00	375.00	69963
11-656	Invoice	07/08/2021	GF-2ND QTR BILLING APR-JUN21-PD	0.00	375.00	
000735	LL JOHNSON DISTRIBUTING	07/27/2021	Regular	0.00	580.93	69964
1135643-00	Invoice	07/01/2021	GF-WEATHER STATION-PARKS	0.00	568.12	
1135780-00	Credit Memo	07/01/2021	GF-WEATHER STATION-PARKS	0.00	-265.02	
5230029-00	Invoice	07/01/2021	GF-WEATHER STATION-PARKS	0.00	277.83	
001943	PINNACOL ASSURANCE	07/27/2021	Regular	0.00	13,963.46	69965
20539626	Invoice	07/14/2021	GF-JUL21 WORKMANS COMP	0.00	13,963.46	
000927	PURIFOY CHEV CO	07/27/2021	Regular	0.00	189.70	69966
155759	Invoice	07/01/2021	GF-FLOOR MATS-STREETS	0.00	148.75	
253075	Invoice	07/10/2021	GF-FOB REPLACEMENT-PD	0.00	40.95	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
002265	QUADIENT FINANCE USA INC	07/27/2021	Regular	0.00	445.00	69967
7446 JUN21	Invoice	07/01/2021	GF-POSTAGE RECHARGES 5/1-5/31/21	0.00	445.00	
001008	SHRED-IT USA LLC	07/27/2021	Regular	0.00	30.00	69968
8182359336	Invoice	07/01/2021	GF-SHREDDING SERVICES-CITY CL	0.00	30.00	
002820	THE BRIGHTON BUZZ	07/27/2021	Regular	0.00	375.00	69969
201051	Invoice	07/01/2021	REC-JULY 4TH AD	0.00	375.00	
001075	THE CONSOLIDATED MUTUAL	07/27/2021	Regular	0.00	771.82	69970
10442702 JUN21	Invoice	07/14/2021	UF-JUN21 ELECTRICAL PERRY PIT-WELL C	0.00	31.50	
10443102 JUN21	Invoice	07/14/2021	UF-JUN21 ELECTRICAL PERRY PIT-WELL B	0.00	702.31	
17273902 JUN21	Invoice	07/14/2021	UF-JUN21 ELECTRICAL PERRY PIT-DISCHARGE..	0.00	38.01	
001105	TOSHIBA FINANCIAL SERVICES	07/27/2021	Regular	0.00	2,105.99	69971
447905654	Invoice	07/08/2021	GF-JUL21 COPIER LEASE/OVERAGE	0.00	2,105.99	
001126	TYLER TECHNOLOGIES	07/27/2021	Regular	0.00	109.40	69972
25-340419	Invoice	07/01/2021	GF-TEXT NOTIFICATION SRVC-COURT	0.00	109.40	
002132	VECTOR DISEASE CONTROL	07/27/2021	Regular	0.00	2,967.70	69973
PI-A00009394	Invoice	07/15/2021	AM2021-045 Misquito Management	0.00	2,967.70	
001183	WAXIE SANITARY SUPPLY	07/27/2021	Regular	0.00	21.04	69974
80150512	Invoice	07/15/2021	GF-TRASH BAGS-PARKS	0.00	21.04	
000040	AFLAC	08/03/2021	Regular	0.00	1,907.66	69979
513938	Invoice	07/12/2021	GF-SUPP INS FOR JULY21	0.00	1,907.66	
002785	ATP OILFIELD SERVICES	08/03/2021	Regular	0.00	487.00	69980
072721	Invoice	07/27/2021	GF-REFUND DEVELOPER ESCROW DEPOSIT(...	0.00	487.00	
002834	BARBARA PAULI	08/03/2021	Regular	0.00	800.00	69981
072721	Invoice	07/27/2021	CEM-PLOT SALE	0.00	800.00	
002752	BILL'S STUMP GRINDING LLC	08/03/2021	Regular	0.00	300.00	69982
288771	Invoice	07/22/2021	GF-STUMP GRINDING-PARKS	0.00	300.00	
002570	Brannan Sand & Gravel Company LLC	08/03/2021	Regular	0.00	2,719.55	69983
072721	Invoice	07/27/2021	GF-REFUND DEVELOPER ESCROW DEPOSIT	0.00	2,719.55	
001949	CIVIL RESOURCES LLC	08/03/2021	Regular	0.00	9,571.00	69984
11096	Invoice	07/21/2021	Survey Services for Pearson Park	0.00	6,265.00	
11181	Invoice	07/21/2021	Survey Services for Pearson Park	0.00	1,810.00	
19-305.01.13	Invoice	07/28/2021	UF-LAGOON MINING ENGINEERING WWTP	0.00	1,496.00	
000267	COLONIAL LIFE	08/03/2021	Regular	0.00	105.96	69985
7816820-0801645	Invoice	07/22/2021	COLONIAL INSURANCE PAYABLE	0.00	105.96	
000268	COLORADO ANALYTICAL LAB	08/03/2021	Regular	0.00	115.00	69986
210701002	Invoice	07/02/2021	UF-WATER TESTING-W LINES	0.00	46.00	
210701057	Invoice	07/02/2021	UF-WATER TESTING-W LINES	0.00	23.00	
210726051	Invoice	07/27/2021	UF-WATER TESTING-W LINES	0.00	46.00	
002651	COLORADO COMMUNITY MEDIA	08/03/2021	Regular	0.00	709.44	69987
31058	Invoice	07/16/2021	GF-PUBLIC NOTICES-FIN	0.00	709.44	
000306	COMCAST BUSINESS	08/03/2021	Regular	0.00	2,088.85	69988
126599845	Invoice	07/15/2021	GF-PHONE SRVC 7/15-8/15/21	0.00	2,088.85	
001517	CORE&MAIN LP	08/03/2021	Regular	0.00	2,985.85	69989
0311333	Invoice	07/01/2021	UF-PARTS-W LINES	0.00	231.81	
P044207	Invoice	07/01/2021	UF-PARTS-W LINES	0.00	165.93	
P105139	Invoice	07/01/2021	UF-PARTS-W LINES	0.00	909.46	
P141322	Invoice	07/01/2021	UF-PARTS-W LINES	0.00	596.65	

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Date Range: 07/21/2021 - 08/03/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
P182466	Invoice	07/02/2021	UF-PARTS-W LINES	0.00	1,082.00	
000361	DBC IRRIGATION SUPPLY	08/03/2021	Regular	0.00	64.50	69990
S4215126.001	Invoice	07/01/2021	CEM-SPRINKLER REPAIR	0.00	64.50	
000424	EJ USA, INC	08/03/2021	Regular	0.00	1,444.78	69991
110210047068	Invoice	07/01/2021	UF-REPAIRS-W LINES	0.00	1,444.78	
000429	EMPIRE PORTABLE RESTROOMS	08/03/2021	Regular	0.00	542.00	69992
58809	Invoice	07/20/2021	GF-RESTROOMS-PARKS	0.00	542.00	
000436	ENVIROTECH SERVICES, INC	08/03/2021	Regular	0.00	52,235.57	69993
CD202118035	Invoice	07/27/2021	SST DUST CONTROL-UNPAVED STREETS	0.00	3,553.25	
CD202118036	Invoice	07/27/2021	SST DUST CONTROL-UNPAVED STREETS	0.00	5,177.07	
CD202118037	Invoice	07/27/2021	SST DUST CONTROL-UNPAVED STREETS	0.00	5,163.76	
CD202118161	Invoice	07/27/2021	SST DUST CONTROL-UNPAVED STREETS	0.00	3,553.25	
CD202118163	Invoice	07/27/2021	SST DUST CONTROL-UNPAVED STREETS	0.00	511.83	
CD202118202	Invoice	07/27/2021	SST DUST CONTROL-UNPAVED STREETS	0.00	4,734.93	
CD202118204	Invoice	07/27/2021	SST DUST CONTROL-UNPAVED STREETS	0.00	5,164.97	
CD202118206	Invoice	07/27/2021	SST DUST CONTROL-UNPAVED STREETS	0.00	4,545.97	
CD202118245	Invoice	07/27/2021	SST DUST CONTROL-UNPAVED STREETS	0.00	4,736.14	
CD202118266	Invoice	07/27/2021	SST DUST CONTROL-UNPAVED STREETS	0.00	4,768.09	
CD202118268	Invoice	07/27/2021	SST DUST CONTROL-UNPAVED STREETS	0.00	5,163.76	
CD202118269	Invoice	07/27/2021	SST DUST CONTROL-UNPAVED STREETS	0.00	5,162.55	
000455	FASTENAL COMPANY 01COFTL	08/03/2021	Regular	0.00	131.75	69994
COFTL177521	Invoice	07/09/2021	GF-PARTS-STREETS	0.00	26.30	
COFTL177598	Invoice	07/15/2021	GF-PARTS-PW SHOP	0.00	105.45	
000491	FORT LUPTON VETERINARY	08/03/2021	Regular	0.00	2,010.00	69995
071421	Invoice	07/14/2021	GF-ANIMAL IMPOUNDS-CDM SVCS	0.00	930.00	
071921	Invoice	07/19/2021	GF-ANIMAL IMPOUNDS-CDM SVCS	0.00	1,080.00	
002011	FRONT RANGE LUMBER COMPANY	08/03/2021	Regular	0.00	279.80	69996
13193/2	Invoice	07/19/2021	UF-CONCRETE-S LINES	0.00	279.80	
002662	LAT40, INC	08/03/2021	Regular	0.00	1,060.00	69997
11170	Invoice	07/01/2021	GF-ANNEXATION MAP UPDATE-MISC	0.00	1,060.00	
000720	LEXIPOL LLC	08/03/2021	Regular	0.00	1,027.90	69998
INVLEX1497	Invoice	07/01/2021	GF-ACCREDITATION WORKBENCH-PD	0.00	1,027.90	
000745	LOUIS A GRESH	08/03/2021	Regular	0.00	1,500.00	69999
JUL2021	Invoice	07/26/2021	GF-ARRAIGNMENTS-COURT	0.00	1,500.00	
002833	MAGGIE BORSHARD	08/03/2021	Regular	0.00	40.00	70000
2006717	Invoice	07/19/2021	REC-SWIM LESSONS REFUND	0.00	40.00	
000865	OFFICE DEPOT	08/03/2021	Regular	0.00	735.52	70001
179997046001	Invoice	07/06/2021	GF-OFFICE SUPPLIES	0.00	21.35	
179999013001	Invoice	07/03/2021	GF-OFFICE SUPPLIES-COURT	0.00	25.98	
182247550001	Invoice	07/07/2021	GF-OFFICE SUPPLIES-ADMIN	0.00	35.79	
183449179001	Invoice	07/15/2021	GF-OFFICE SUPPLIES-FIN	0.00	491.01	
183451951001	Invoice	07/16/2021	GF-OFFICE SUPPLIES-FIN	0.00	52.78	
183451952001	Invoice	07/16/2021	GF-OFFICE SUPPLIES-FIN	0.00	40.59	
183451954001	Invoice	07/15/2021	GF-OFFICE SUPPLIES-FIN	0.00	31.48	
185044021001	Invoice	07/23/2021	GF-OFFICE SUPPLIES-CITY CL	0.00	36.54	
000862	O'REILLY AUTO PARTS	08/03/2021	Regular	0.00	18.61	70002
4489-303405	Invoice	07/01/2021	GF-PARTS-STREETS	0.00	18.61	
001566	PREMIER EARTHWORKS & INFRASTRUCTURE INC	08/03/2021	Regular	0.00	1,917.33	70003
072721	Invoice	07/27/2021	GF-REFUND DEVELOPER ESCROW DEPOSIT	0.00	1,917.33	
002265	QUADIENT FINANCE USA INC	08/03/2021	Regular	0.00	387.00	70004

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Date Range: 07/21/2021 - 08/03/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
7446 JUL21	Invoice	07/26/2021	GF-POSTAGE RECHARGES	0.00	387.00	
000931	R & L TIRES	08/03/2021	Regular	0.00	63.00	70005
40304	Invoice	07/08/2021	GF-TIRE REPAIR-STREETS	0.00	18.00	
40353	Invoice	07/14/2021	GF-TIRE REPAIR-STREETS	0.00	30.00	
40480	Invoice	07/23/2021	CEM-TIRE REPAIR	0.00	15.00	
000967	ROYAL-T ROOTER SERVICE, INC	08/03/2021	Regular	0.00	120.00	70006
235986	Invoice	07/16/2021	GF-SINK REPAIR-PD	0.00	120.00	
002784	SOUL DOG RESCUE	08/03/2021	Regular	0.00	1,187.17	70007
072721	Invoice	07/27/2021	GF-REFUND DEVELOPER ESCROW DEPOSIT	0.00	1,187.17	
001624	STATE OF COLORADO	08/03/2021	Regular	0.00	5,024.55	70008
26591-21	Invoice	07/01/2021	WATER/SEWER BILL PRINT FOR JUNE21	0.00	5,024.55	
002694	SYMMETRY ENERGY SOLUTIONS LLC	08/03/2021	Regular	0.00	1,702.82	70009
10741884	Invoice	07/01/2021	REC-NATURAL GAS	0.00	1,702.82	
001101	TODD HODGES DESIGN LLC	08/03/2021	Regular	0.00	10,564.58	70010
3330	Invoice	07/19/2021	GF-PLANNING SRVC 7/5-7/19/21-PLANNING	0.00	10,564.58	
001105	TOSHIBA FINANCIAL SERVICES	08/03/2021	Regular	0.00	283.52	70011
448641423	Invoice	07/20/2021	GF-BASEMENT COPIER LEASE-IT	0.00	283.52	
001120	TRUDILIGENCE LLC	08/03/2021	Regular	0.00	323.48	70012
41456	Invoice	07/01/2021	GF-BACKGROUND CHECKS-HR	0.00	323.48	
001126	TYLER TECHNOLOGIES	08/03/2021	Regular	0.00	361.90	70013
25-338802	Invoice	07/01/2021	GF-ANNUAL SCANNER FEES-PD	0.00	229.90	
25-342078	Invoice	07/28/2021	Hardware Annual Fees Topaz Signature Pad ...	0.00	132.00	
001147	USA BLUE BOOK	08/03/2021	Regular	0.00	241.60	70014
642685	Invoice	07/01/2021	UF-WIRE-S LINES	0.00	241.60	
001174	WAGNER EQUIPMENT CO.	08/03/2021	Regular	0.00	755.78	70015
P00C2367626	Invoice	07/01/2021	GF-EQUIPMENT PARTS-STREETS	0.00	401.64	
P00C2379729	Invoice	07/15/2021	GF-EQUIPMENT PARTS-STREETS	0.00	448.12	
P00C2380575	Invoice	07/17/2021	GF-EQUIPMENT PARTS-STREETS	0.00	448.12	
P00R0473478	Credit Memo	07/12/2021	GF-PARTS-STREETS	0.00	-542.10	
001963	WASTE CONNECTIONS OF COLO, INC	08/03/2021	Regular	0.00	225.98	70016
5429368	Invoice	07/15/2021	GF-AUG21 TRASH SRVC-PARKS	0.00	122.54	
5429883	Invoice	07/15/2021	CEM-AUG21 TRASH SRVC	0.00	103.44	
001224	XCEL ENERGY-GAS	08/03/2021	Regular	0.00	99.03	70017
740731294	Invoice	07/21/2021	GF-CITY HALL & GENERATOR GAS 6/17-7/19...	0.00	99.03	
001697	YVETTE ERGER	08/03/2021	Regular	0.00	50.00	70018
2006715	Invoice	07/13/2021	REC-SWIM LESSONS REFUND	0.00	50.00	
001416	VALIC_1	07/26/2021	Bank Draft	0.00	507.24	DFT0001712
INV0001009	Invoice	07/26/2021	VALIC - PD Retirement Plan Contributions	0.00	507.24	
001265	IRS	07/26/2021	Bank Draft	0.00	248.61	DFT0001713
INV0001010	Invoice	07/26/2021	Federal Withholding	0.00	248.61	
001418	CO DEPARTMENT OF REVENUE	07/26/2021	Bank Draft	0.00	100.43	DFT0001714
INV0001011	Invoice	07/26/2021	CO Withholding	0.00	100.43	
001416	VALIC_1	07/30/2021	Bank Draft	0.00	31,232.57	DFT0001715
INV0001012	Invoice	07/30/2021	VALIC - 457(b) \$ Contributions	0.00	31,232.57	
001265	IRS	07/30/2021	Bank Draft	0.00	62,523.24	DFT0001716
INV0001013	Invoice	07/30/2021	Federal Withholding	0.00	62,523.24	

Check Report

Date Range: 07/21/2021 - 08/03/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
001418	CO DEPARTMENT OF REVENUE	07/30/2021	Bank Draft	0.00	10,242.98	DFT0001717
INV0001014	Invoice	07/30/2021	CO Withholding	0.00	10,242.98	
000465	FIRE & POLICE PENSION ASC	07/28/2021	Bank Draft	0.00	1,734.92	DFT0001718
073021	Invoice	07/28/2021	FPPA PAYMENT FOR PAYROLL 7/30/21	0.00	1,734.92	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	109	68	0.00	346,581.63
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-90.42
Bank Drafts	7	7	0.00	106,589.99
EFT's	0	0	0.00	0.00
	116	76	0.00	453,081.20

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	180	117	0.00	436,522.37
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	-8,390.42
Bank Drafts	7	7	0.00	106,589.99
EFT's	0	0	0.00	0.00
	187	126	0.00	534,721.94

Fund Summary

Fund	Name	Period	Amount
600	GOLF ENTERPRISE FUND	7/2021	56,356.17
600	GOLF ENTERPRISE FUND	8/2021	25,284.57
820	FLURA	7/2021	-8,300.00
820	FLURA	8/2021	8,300.00
999	POOLED CASH/CONSOLIDATED CASH	7/2021	346,892.72
999	POOLED CASH/CONSOLIDATED CASH	8/2021	106,188.48
			534,721.94

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
July 20, 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 20, 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 7:01 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

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

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

PERSONS TO ADDRESS COUNCIL

Mary Merritt, citizen of Fort Lupton, provided the City Council with information regarding concerns with street construction involving a lack of speed limit signs and increased safety hazards. Mrs. Merritt also provided solutions for these concerns including two new three-way stops, flashing stop signs with lights and increased police officer patrol. Mrs. Merritt also provided Council with signatures from neighbors with the same concerns.

Gerri Holton, trustee of the Fort Lupton Public and School Library Board provided City Council with her opinions regarding the library bylaw agenda items that will be coming before Council based on her knowledge and experience. Mrs. Holton provided Council with supporting documents including a strategic plan for 2021, library board essentials and increased representation. She discussed her concerns of the hiring process for the new Library Director position. Mrs. Holton also mentioned the activation of the Policies and Bylaws Committee to continue research on the matter.

APPROVAL OF AGENDA

It was moved by Tommy Holton and seconded by Chris Ceretto to approve the Agenda as presented. Motion passed unanimously on a voice vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the July 20, 2021, payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

It was moved by Bruce Fitzgerald and seconded by Chris Ceretto to approve the Consent Agenda as presented with the following items: July 6, 2021 City Council Meeting Minutes, Authorize the City Administrator to Sign an Agreement with Branding By Bre to Provide Marketing

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
July 20, 2021

Services for the City of Fort Lupton for an Amount of \$2,750.00 per Month (AM 2021-119), Declaring Equipment and Vehicles as Surplus and Authorizing the Sale (AM 2021-126). Motion passed unanimously on roll call vote.

PUBLIC HEARINGS

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

Mayor Stieber opened the public hearing at 7:16 p.m. Jennifer Tanaka, Special Counsel for the City provided a presentation on the Murata Farms Residential. Both are in compliance with the City. Staff recommends the approval of the resolution.

Mayor Stieber asked if anyone from the public wished to speak for or against the proposal. Michael Davis, from Michael E. Davis law firm, spoke in favor of the Murata Farms Residential and Commercial Metropolitan Districts. Mr. Davis stated that full-disclosure is anticipated regarding mill levies and metro district information. Eric Ekberg, on behalf of the developer Coronado West, stated that the single-family homes are not likely to have an HOA, but the townhome and paired-home lots will likely have an HOA for the common areas. Mr. Ekberg clarified that an HOA is not currently planned and the residents would have some authority in the formation of an HOA.

Ms. Tanaka stated that revenues would be going toward the public improvements in the area provided by the metro district.

Mayor Stieber asked if anyone from the public wished to speak for or against the proposal. Kathleen Drice, resident of the City, asked for an explanation of a metro district and was provided examples of others by City Council, Staff, and Jennifer Tanaka.

Mayor Stieber closed the public hearing at 7:27 p.m.

It was moved by Chris Ceretto and seconded by Tommy Holton to approve Resolution 2021R045 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. Motion passed with 5 ‘yes’ votes and 1 ‘no’ vote by Shannon Rhoda.

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

Mayor Stieber opened the public hearing at 7:28 p.m. Jennifer Tanaka provided a presentation on both the Commercial Metropolitan Districts. The District is in compliance with the City’s code. Staff recommends the approval of the resolution.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
July 20, 2021**

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 7:29 p.m.

It was moved by Tommy Holton and seconded by Bruce Fitzgerald to approve Resolution 2021R046 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. Motion passed with 5 'yes' votes and 1 'no' vote by Shannon Rhoda.

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

Mayor Stieber opened the public hearing at 7:30 p.m. Mari Peña, City Clerk, informed Council that the property is located at 641 14th Street and the applicant has applied for a Fermented Malt Beverage License. All publication and posting requirements for 7-Eleven have been met. Kevin Coates, attorney from Dill & Dill, Genie Wolf, marketing manager, and Francis Mangold, field consultant, were present for any questions.

Mr. Coates explained that this specific 7-Eleven will begin as a corporate store, but may become a franchise at a later date. Mr. Coates explained the regulations and procedures established to ensure safety of selling fermented malt beverages. Petitions were submitted and those were presented to the Council. Mari Peña indicated that there was a measurement surveyed by the 7-Eleven to the Fort Suds, which resulted in a distance of 507 feet.

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 7:36 p.m.

It was moved by Tommy Holton and seconded by Michael Sanchez to approve the application submitted by 7-Eleven, Inc. DBA 7-Eleven Store 41743H for a Fermented Malt Beverage License at 641 14th by the Fort Lupton City Council Acting as the Local Licensing Authority. Motion passed unanimously on roll call vote.

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

Mayor Stieber opened the public hearing at 7:37 p.m. Maria Lancto, Planner, provided a presentation on the Raterink Annexation. The site consists of two parcels of land located north and adjacent to Highway 52 and about 0.07 miles west of Clubhouse Drive. Mr. and Mrs. Raterink were present to answer any questions.

There were concerns presented to Council via email prior to the meeting regarding the notices sent out to surrounding residents of the area. Maria Lancto confirmed that there is no current plan for commercial zoning.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
July 20, 2021**

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 7:41 p.m.

It was moved by Chris Ceretto and seconded by Bruce Fitzgerald to approve Ordinance 2021-1123 ANNEXING LAND LEGALLY DESCRIBED IN EXHIBIT "A" KNOWN AS THE RATERINK ANNEXATION AND APPROVING THE ANNEXATION AGREEMENT. Motion passed unanimously on roll call vote.

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

Mayor Stieber opened the public hearing at 7:42 p.m. Maria Lancto, Planner, provided a presentation on the Raterink Initial Zoning. The property is location north of Highway 52 and about 0.07 miles west of Clubhouse Drive. The proposed zoning is Agriculture. Mr. and Mrs. Raterink were present to answer any questions.

Mayor Stieber asked if anyone from the public wished to speak for or against the proposal.

Alan Cole, resident of the City, stated his concerns over potential commercial zoning in this area.

Maria Lancto confirmed that commercial zoning would have to be brought back to Council, but the proposed zoning for the public hearing was Agricultural. Kathleen Drice, resident of the City, also spoke of concerns of commercial zoning.

There being no further discussion, Mayor Stieber closed the public hearing at 7:44 p.m.

It was moved by Bruce Fitzgerald and seconded by Chris Ceretto to approve Ordinance 2021-1124 INITIALLY ZONING LAND KNOWN AS THE RATERINK INITIAL ZONING, LEGALLY DESCRIBED IN EXHIBIT A, TO THE 'A' AGRICULTURAL ZONE DISTRICT. Motion passed unanimously on roll call vote.

Mayor Stieber called for a recess at 7:45 p.m. The City Council Meeting reconvened at 7:51 p.m.

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

Councilmember Chris Ceretto recused himself from this public hearing and the following public hearing. He left the Chambers.

Mayor Stieber opened the public hearing at 7:52 p.m. Alyssa Knutson, Planner, provided a presentation on the Been Minor Subdivision.

Sheri Been, applicant, requested a Minor Subdivision on her property.

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
July 20, 2021

Chadwin Cox, representative of Western Engineering Consultants, stated the oversight of the project performed by Western Engineering Consultants and discussed the regulations and qualifications that are met for this area. Mr. Cox also discussed that there is enough water to provide for this area as a minor subdivision, but there is no established timeline for switching from well water to district water.

Vincent Forcineto, land use council from Otten Johnson, presented on applicable approval criteria for the City of Fort Lupton and how this proposed minor subdivision meets each criteria.

Mayor Stieber asked if anyone from the public wished to speak for or against the proposal.

Erin Pierce, attorney representing 26 homeowners that reside along County Road 19 from Lyons Gaddis, spoke on behalf of Thomas Pough regarding concerns of future development plans for the property.

Danielle Rainey, resident of the City, stated that the surrounding homeowners would not oppose this minor subdivision if it were developed consistent with the Agricultural zoning requirements and the municipal code. Mrs. Rainey had also provided documentation to the City Council prior to the meeting.

April Thorpe, resident of the City, spoke on concerns regarding the dependence on well water for this project. Mayor Stieber stated that the discussion for this item was only to concern the dividing of the lots on the property.

Roray Algueseva, resident of the City, stated his concerns regarding the well water and the timeline. Mr. Algueseva expressed his feeling that allowing the applicant to tap into the well water for this property was providing the applicant with free water, as well as the concern that there is not enough water to provide for the entire area including those that already reside there.

Shannon Rhoda asked if this item deals with the water or just the division of the lots. Mayor Stieber clarified the discussion will remain only regarding the division of the lots.

Eric Rainey, resident of the City, stated concerns over the miscellaneous term within the zoning.

Mayor Stieber closed the public hearing at 8:24 p.m.

It was moved by Tommy Holton and seconded by Bruce Fitzgerald to approve Resolution 2021-R046 A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE BEEN MINOR SUBDIVISION TO CREATE FOUR SEPARATE LOTS ON A PROPERTY. Motion failed with 4 'no' votes and 1 'yes' vote by Bruce Fitzgerald, with Councilmember Chris Ceretto absent from the Chambers.

Mayor Stieber called for a recess at 8:25 p.m. The City Council Meeting reconvened at 8:36 p.m.

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

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
July 20, 2021**

Todd Hodges, Planning Director, stated that after speaking with the applicants, they requested that this hearing be tabled to the August 3, 2021, City Council meeting.

It was moved by Tommy Holton and seconded by Bruce Fitzgerald to table this item to the August 3, 2021 City Council Meeting. Motion passed with 4 'yes' votes and 1 'no' vote by Shannon Rhoda. Councilmember Chris Ceretto was absent from the Chambers.

ACTION AGENDA

Councilmember Chris Ceretto returned to the Chambers.

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

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 in 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.

It was moved by Bruce Fitzgerald and seconded by Tommy Holton to approve Resolution 2021R047 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. Motion passed with 5 'yes' votes and 1 'no' vote by Shannon Rhoda.

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)

Mari Peña, City Clerk, discussed the changes made within the Ordinance including additional definitions, removal of the merit based selection and addition of the lottery selection. Laura Bauer, Circuit Clerk LLC consultant, was available by phone to answer any questions.

Tucker Aldridge, Nature Herbs and Wellness representative, spoke against the lottery selection, suggesting a hybrid system of merit and lottery based selection.

John Rotham, resident of the City, stated his concerns with inconsistencies and confusion within the Ordinance including wording, fingerprinting, and application process. Mr. Rotham stated that the City had not met with Rick Hollar, the head of Licensing within the Marijuana Enforcement Division.

Andy Ausmus, City Attorney, clarified that the City has had a meeting with Rick Hollar regarding the Ordinance.

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
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Mr. Rotham asked if they City has spoken with Kieth Grenich, the Head Supervisor of Marijuana Enforcement in Longmont.

Andy Ausmus, City Attorney, stated that he personally had not spoken with him but he was on the conference call with Mr. Hollar.

Mr. Rotham also stated that Broomfield currently has a hybrid system.

Shannon Rhoda expressed confusion among requiring similar application processes from the City and the State.

Chief Fryar agreed that he was not sure if Fort Lupton Police Department must require fingerprinting as it is also required by the State.

It was moved by Tommy Holton and seconded by Bruce Fitzgerald to table Second Reading Ordinance 2021-1114 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 ESTABLISHMENTS to August 17, 2021. Motion passed unanimously on a voice vote.

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)

It was moved by Tommy Holton and seconded by Bruce Fitzgerald to table Second Reading Ordinance 2021-1115 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 to August 17, 2021. Motion passed unanimously on a voice vote.

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

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. The 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 from the Kahil project are used for the items of construction at 6th Street.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
July 20, 2021**

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

Roy Vestal, Public Works Director, provided a presentation on the updates to the Kahil repaving project.

It was moved by Bruce Fitzgerald and seconded by Michael Sanchez to approve Change Order 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 Fun. Motion passed unanimously on roll call vote.

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

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.

Roy Vestal, Public Works Director, discussed the revision to the price due to work that was not originally included into the Change Order.

It was moved by Chris Ceretto and seconded by Bruce Fitzgerald to approve the Change Order 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. Motion passed unanimously on roll call vote.

STAFF

Roy Vestal, Public Works Director, updated Council on the service line located along 335

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
July 20, 2021**

Wagonwheel Dr. The investigation is ongoing.

Mari Peña, City Clerk, stated that the City received a \$200.00 donation from a long-time resident for the 4th of July celebration, along with a thank you.

John Fryar, Police Chief, reminded Council about National Night Out on August 3, 2021.

MAYOR/COUNCIL REPORTS

The Mayor thanked staff for organizing the Employee Appreciation event on July 17, 2021.

FUTURE CITY 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

ADJOURNMENT

Mayor Stieber adjourned the meeting at 9:21 p.m.

Submitted by,

Maricela Peña, City Clerk

Approved by City Council

Zo Stieber, Mayor

ORDINANCE NO. 2021-1119

INTRODUCED BY: DAVID CRESPIN

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, AMENDING ARTICLE I OF CHAPTER 2 OF THE FORT LUPTON MUNICIPAL CODE REGARDING MUNICIPAL CAMPAIGN FINANCE COMPLAINTS

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 6th day of July, 2021.

PUBLISHED in the Fort Lupton Press the 14th day of July 2021.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this 3rd day of August 2021.

PUBLISHED BY TITLE ONLY the 11th day of August 2021.

EFFECTIVE (after publication) the 10th day of September 2021.

CITY OF FORT LUPTON, COLORADO

Zo Stieber, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

ORDINANCE NO. 2021-1120

INTRODUCED BY: DAVID CRESPIN

**AN ORDINANCE CHANGING CODE ENFORCEMENT OFFICER MANAGEMENT BY
AMENDING SECTION 2-63 OF THE FORT LUPTON MUNICIPAL CODE**

**INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED
PUBLISHED** this 6th day of July 2021.

PUBLISHED in the Fort Lupton Press the 14th day of July 2021.

**FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE
ONLY** this 3rd day of August 2021.

PUBLISHED BY TITLE ONLY the 11th day of August 2021.

EFFECTIVE (after publication) the 10th day of September 2021.

CITY OF FORT LUPTON, COLORADO

Zo Stieber, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

ORDINANCE NO. 2021-1121

INTRODUCED BY: CHRIS CERETTO

ADOPT ORDINANCE 2021-1121 ANNEXING LAND LEGALLY DESCRIBED IN EXHIBIT “A” KNOWN AS THE FORT LUPTON EAST ANNEXATION.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 6th day of July 2021.

PUBLISHED in the Fort Lupton Press the 14th day of July 2021.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this 3rd of August 2021.

PUBLISHED BY TITLE ONLY the 11th day of August 2021.

EFFECTIVE (after publication) the 10th day of September 2021.

CITY OF FORT LUPTON, COLORADO

Zo Stieber, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF SECTION TWO (2) AND SECTION THREE (3) OF TOWNSHIP ONE NORTH (T.1N.), RANGE SIXTY-SIX WEST (R.66W.) AND A PORTION OF THE SOUTHEAST QUARTER OF SE1/4) OF SECTION THIRTY-FIVE (35) OF TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 2 AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, MONUMENTED ON THE WEST END BY A #6 REBAR WITH A 3.25 ALUMINUM CAP L.S. 27269 AND ON THE EAST END BY A #6 REBAR WITH A 2.5" ILLEGIBLE ALUMINUM CAP, AS BEARING NORTH 89°03'33" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2643.85 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE U.S. SURVEY FOOT.

THENCE SOUTH 00°28'49" EAST ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 2 A DISTANCE OF 2572.75 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 2;
THENCE SOUTH 00°24'23" EAST ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 2 A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 52;

THENCE ALONG THE SOUTH-RIGHT-OF-WAY LINE OF SAID HIGHWAY 52 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

THENCE SOUTH 89°29'11" WEST A DISTANCE OF 2643.06 FEET;

THENCE SOUTH 89°29'28" WEST A DISTANCE OF 2624.45 FEET;

THENCE SOUTH 89°19'51" WEST A DISTANCE OF 237.05 FEET TO THE EAST LINE OF PATTERSON ANNEXATION TO THE CITY OF FORT LUPTON RECORDED ON OCTOBER 10, 2017 AT RECEPTION NUMBER 4343163 WITHIN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE NORTH 00°56'53" WEST ALONG THE EAST LINE OF SAID PATTERSON ANNEXATION A DISTANCE OF 100.00 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 52;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 52 THE FOLLOWING TWO (2) COURSES AND DISTANCES;

THENCE NORTH 89°19'51" EAST A DISTANCE OF 237.67 FEET;

THENCE NORTH 89°29'28" EAST A DISTANCE OF 2624.60 FEET TO THE WEST LINE OF THE NE1/4 A DISTANCE OF 2503.04 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 2;

THENCE NORTH 00°29'38" WEST ALONG THE NORTHERLY PROLONGATION OF SAID WEST LINE A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 14;

THENCE NORTH 89°03'33" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 14 A DISTANCE OF 2643.85 FEET TO IT'S INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 2;
THENCE SOUTH 00°28'49" EAST ALONG SAID NORTHERLY PROLONGATION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING

SAID PARCEL OF LAND CONTAINS 166.96 ACRES OR 7,272,560 SQ. FT., MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

ORDINANCE NO. 2021-1122

INTRODUCED BY: DAVID CRESPIN

ADOPT ORDINANCE 2021-1122 INITIALLY ZONING LAND KNOWN AS THE FORT LUPTON EAST INITIAL ZONING, LEGALLY DESCRIBED IN EXHIBIT A, TO THE ‘A’ AGRICULTURAL ZONE DISTRICT.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 6th day of July 2021.

PUBLISHED in the Fort Lupton Press the 14th day of July 2021.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this 3rd day of August 2021.

PUBLISHED BY TITLE ONLY the 11th day of August 2021.

EFFECTIVE (after publication) the 10th day of September 2021.

CITY OF FORT LUPTON, COLORADO

Zo Stieber, Mayor

ATTEST:

Maricela Peña, City Clerk
Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF SECTION TWO (2) AND SECTION THREE (3) OF TOWNSHIP ONE NORTH (T.1N.), RANGE SIXTY-SIX WEST (R.66W.) AND A PORTION OF THE SOUTHEAST QUARTER OF SE1/4) OF SECTION THIRTY-FIVE (35) OF TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 2 AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, MONUMENTED ON THE WEST END BY A #6 REBAR WITH A 3.25 ALUMINUM CAP L.S. 27269 AND ON THE EAST END BY A #6 REBAR WITH A 2.5" ILLEGIBLE ALUMINUM CAP, AS BEARING NORTH 89°03'33" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2643.85 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE U.S. SURVEY FOOT.

THENCE SOUTH 00°28'49" EAST ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 2 A DISTANCE OF 2572.75 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 2;

THENCE SOUTH 00°24'23" EAST ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 2 A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 52;

THENCE ALONG THE SOUTH-RIGHT-OF-WAY LINE OF SAID HIGHWAY 52 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

THENCE SOUTH 89°29'11" WEST A DISTANCE OF 2643.06 FEET;

THENCE SOUTH 89°29'28" WEST A DISTANCE OF 2624.45 FEET;

THENCE SOUTH 89°19'51" WEST A DISTANCE OF 237.05 FEET TO THE EAST LINE OF PATTERSON ANNEXATION TO THE CITY OF FORT LUPTON RECORDED ON OCTOBER 10, 2017 AT RECEPTION NUMBER 4343163 WITHIN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

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THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 52 THE FOLLOWING TWO (2) COURSES AND DISTANCES;

THENCE NORTH 89°19'51" EAST A DISTANCE OF 237.67 FEET;

THENCE NORTH 89°29'28" EAST A DISTANCE OF 2624.60 FEET TO THE WEST LINE OF THE NE1/4 A DISTANCE OF 2503.04 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 2;

THENCE NORTH 00°29'38" WEST ALONG THE NORTHERLY PROLONGATION OF SAID WEST LINE A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 14;

THENCE NORTH 89°03'33" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 14 A DISTANCE OF 2643.85 FEET TO IT'S INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 2; THENCE SOUTH 00°28'49" EAST ALONG SAID NORTHERLY PROLONGATION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING

SAID PARCEL OF LAND CONTAINS 166.96 ACRES OR 7,272,560 SQ. FT., MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

— CITY OF —
Fort Lupton
EST. 1836

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

AM 2021-127

APPROVING A RESOLUTION RATIFYING THE MAYOR'S APPOINTMENT OF CARLOS BARRON AND JAMES DOANES TO THE PUBLIC SAFETY ADVISORY COMMITTEE FOR A TERM BEGINNING AUGUST 3, 2021 AND ENDING DECEMBER 31, 2021

I. **Agenda Date:** Council Meeting – August 3, 2021

- II. **Attachments:**
- a. Resolution 2021-xxx
 - b. Application

III. Summary Statement:

Carlos Barron and James Doanes have submitted an application to the Public Safety Advisory Committee. Terms of all members of all advisory/governing committees shall commence on January following every regular municipal election and continue until December 31 following the next regular municipal election. The newly elected Mayor shall appoint members to all advisory committees to be ratified by the City Council and members so appointed shall serve at the pleasure of the Mayor.

All voting members of advisory committees shall live within one of the following zones: school district, fire district, or Fort Lupton zip code.

IV. Submitted by:


Mariela Peña, City Clerk

V. Reviewed by:

Leann Perino
Finance Director

VI. Approved for Presentation:


City Administrator

VII. Attorney Review

Approved

Pending Approval

VII. Certification of Council Approval:

City Clerk

Date _____

VIII. Detail of Issue/Request:

Carlos Barron and James Doanes have submitted an application to the Public Safety Advisory Committee. Terms of all members of all advisory/governing committees shall commence on January following every regular municipal election and continue until December 31 following the next regular municipal election. The newly elected Mayor shall appoint members to all advisory committees to be ratified by the City Council and members so appointed shall serve at the pleasure of the Mayor.

All voting members of advisory committees shall live within one of the following zones: school district, fire district, or Fort Lupton zip code.

IX. Legal/Political Considerations:

None noted.

X. Alternatives/Options:

1. Approve the Resolution.
2. Don't approve the Resolution.

XI. Financial Considerations:

None noted.

XII. Staff Recommendation:

Approve the proposed resolution.

RESOLUTION 2021xxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON RATIFYING THE MAYOR'S APPOINTMENT OF CARLOS BARRON AND JAMES DOANES TO THE PUBLIC SAFETY ADVISORY COMMITTEE FOR A TERM BEGINNING AUGUST 3, 2021 AND ENDING DECEMBER 31, 2021

WHEREAS, Carlos Barron and James Doanes have expressed interested and have submitted an application to the Public Safety Advisory Committee; and

WHEREAS, terms of all members of all advisory/governing committees shall commence on January following every regular municipal election and continue until December 31 following the next regular municipal election; and

WHEREAS, The Mayor shall appoint members to all advisory committees to be ratified by the City Council and members so appointed shall serve at the pleasure of the Mayor; and

WHEREAS, all voting members of advisory committees shall live within one of the following zones: school district, fire district, or Fort Lupton zip code.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby ratifies the Mayor's appointment of Carlos Barron and James Doanes to the Public Safety Advisory Committee for a term beginning August 3, 2021 and ending December 31, 2021.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 3rd 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

Barron



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

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

Date: 07-09-21

City of Fort Lupton Resident? Yes ☒ No ☐

Name: Carlos Barron

Home Phone: _____

Address: _____

Cell Phone: _____

Ft. Lupton, CO 80621

Work Phone: _____

Occupation: General Manager / owner

e-mail: _____

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

~~Citizen Advisory Board/Commission~~ Public Safety

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

I work closely and are close acquaintances with many people in this community. I have done many jobs with people here from Excavation, Demolition and Landscaping. I also have many job contacts in the oil & Gas Industry that live in the community

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

Drivers License, Conceal Carry permit, on the planning Commission, City of Fort Lupton Job License.

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

to have a better understanding of what this city needs and wants to move forward so I may help once I am involved in higher local government positions.

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

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



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

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

Date: 7/5/2021

City of Fort Lupton Resident? Yes



No



Name:

James A. Doanes

Home Phone:

Address:

[REDACTED]

Cell Phone:

[REDACTED]

Occupation:

Fort Lupton

Work Phone:

Engineering Project Manager

e-mail:

[REDACTED]

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

Public Safety

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

I have participated in several community events, however my service at those events was not directly related to this committee.

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

Project Management Certifications: PMP, CSM, SC-PM

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

Every resident should serve their community in some capacity. My pastor is a big advocate for this and has created opportunities for us to do this, but I feel joining a committee is the next step for me.

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

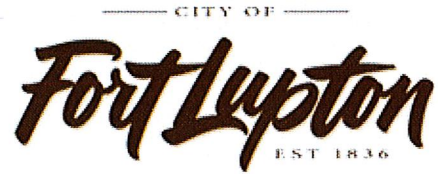
N/A

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

James A. Doanes

REC'D CITY OF FORT LUPTON
JUL 9 2021 PM 4:25

**CITY OF FORT LUPTON
CITY COUNCIL**



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

Zo Stieber, Mayor

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

AM 2021-128

AUTHORIZE PAYMENT TO THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT FOR SOUTHERN SUPPLY WATER PROJECT OPERATIONS & MAINTENANCE FOR AN AMOUNT NOT TO EXCEED \$57,319.17

I. **Agenda Date:** Council Meeting – August 3, 2021

II. **Attachments:**

- a. NCWCD Annual Assessment
- b. SWSP Annual Expenditure Report Fiscal Year 2020

III. **Summary Statement:**

Annually, the City is required to remit to Northern Colorado Water Conservation District (NCWCD) funds to cover our share of the operation and maintenance for the Southern Water Supply Project (SWSP). The City's estimated share of the costs is \$57,319.17.

IV. **Submitted by:**


Leann Perino, Finance 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 NCWCD is requiring a payment of \$37,475.95 be remitted by August 16, 2021. The 2021 Assessment has increased \$19,843.22. The 2021 assessment charges are shown below with the 2020 assessment for comparison:

	2021 Estimated Cost	2020 Actual Cost Estimate Adjustment	Reserve Adjustment	2021 Total Due	2020 Assessment
Carter Lake Outlet	\$ 4,354.00	\$ 2,069.51	-322.00	\$ 6,101.51	\$ 4,958.11
Broomfield Line	14,148.00	4,358.46	2,446.00	20,952.46	9,844.56
Fort Lupton Line	22,568.00	4,621.20	3,076.00	30,265.20	22,673.28
Net Assessment Amount Due	\$41,070.00	\$ 11,049.17	\$ 5,200.00	\$ 57,319.17	\$ 37,475.95

X. Legal/Political Considerations:

None.

XI. Alternatives/Options:

None

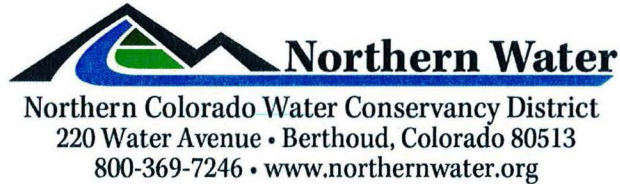
XII. Financial Considerations:

The City's 2021 Financial Plan includes \$40,000 in the Utility Fund for the assessment expenditure. There will need to be a supplemental budget resolution for the \$17,319.17 over budget amount.

XIII. Staff Recommendation:

Approve the NCWCD 2021 SWSP Operation and Maintenance Assessment of \$57,319.17

REC'D CITY OF FT LUPTON
JUL 19 2021 AM 11:37



July 14, 2021

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

Dear Mr. Cross,

Please find enclosed the Southern Water Supply Project Financial Report for fiscal year 2020. This report recaps all costs for the entire SWSP system, including detail by pipeline and pump station.

Also enclosed is your annual assessment invoice. This reflects the following:

- 1) Assessment for 2021 estimated costs
- 2) Reconciliation of the estimated to actual expenses for 2020
- 3) Reserve Adjustment

As you know, the allotment contracts require cash reserve balances for each segment to be approximately 150% of the expected operational charges for each pipeline and pump station.

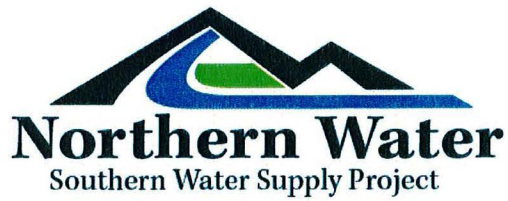
We are excited to announce that Myles Baker (mbaker@northernwater.org; 970-622-2314) is our new Financial Analyst and expect more timely reporting, invoicing, and budgeting for all SWSP I & SWSP II participants in the future.

Please do not hesitate to reach out should you have any questions.

Regards,



Kristyn J. Unrein
Financial Services Department Manager
kunrein@northernwater.org
970-622-2344



**Southern Water Supply Project Water Activity Enterprise
2021 Annual Operation Assessment**

Participant: City of Fort Lupton

Statement Date: July 14, 2021

Payment Due Date: August 16, 2021

Payment Due: \$57,319.17

Three Assessment billing components are detailed below:

Pipeline and Pump Station	2021 Estimated Cost	2020 (1) Actual Cost to Estimate (Credit) Debit Adjustment	(2) Reserve Adjustment	Total Due
Carter Lake Outlet	4,354.00	2,069.51	(322.00)	6,101.51
Broomfield Line	14,148.00	4,358.46	2,446.00	20,952.46
Ft. Lupton Line	22,568.00	4,621.20	3,076.00	30,265.20
Total	41,070.00	11,049.17	5,200.00	57,319.17

AMOUNT DUE

\$57,319.17

Billing Comments:

- (1) (Credit) or Charge adjustment for 2020 estimated cost to 2020 actual cost.
- (2) Adjustment for operating and maintenance reserve (18 months of estimated costs).

Please make your check payable to:

Northern Colorado Water Conservancy District
PO Box 913208, Denver CO 80291-3208

Please contact Ms. Bernice Rupp at (970) 622-2313 for wire and ACH payment options.

SOUTHERN WATER SUPPLY PROJECT

FINANCIAL STATEMENT FISCAL YEAR 2020
October 1, 2019 - September 30, 2020



Northern Water

220 Water Ave. | Berthoud, CO 80513
800-369-7246 | www.northernwater.org



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ABOUT THE SOUTHERN WATER SUPPLY PROJECT

The Southern Water Supply Project (SWSP) Water Activity Enterprise includes the construction, operation and maintenance of two water supply pipeline projects. The original Southern Water Supply Project (SWSP I) includes four pipelines spanning 108 miles and three related pump stations that convey Colorado-Big Thompson and Windy Gap project water to various Front Range cities and water districts within Northern Water and Municipal Subdistrict boundaries. Construction of the SWSP I was completed from 1991 to 1999 at a cost of \$74.7 million. Participants in the project include the City and County of Broomfield; Cities of Fort Lupton, Fort Morgan, Longmont and Louisville; Towns of Berthoud, Erie, Hudson and Superior; and the Central Weld County, Little Thompson and Morgan County Quality Water Districts, the Platte River Power Authority and the Tri-State Generation and Transmission Association, Inc. (Tri-State).

In 2020, construction of the SWSP II pipeline project was completed. Construction cost totaling approximately \$38 million. Total project costs, including design, permitting, administration, management and right-of-way were approximately \$44 million. The SWSP II pipeline traverses from Carter Lake south to the Boulder Reservoir Water Treatment Plant, a total distance of 20 miles. The first 12 miles parallel the SWSP I pipeline (constructed in 1995) from Carter Lake to St. Vrain Road near Longmont's Vance Brand Municipal Airport. The pipeline's last 8 miles deliver water to Left Hand Water District and the Boulder Reservoir Water Treatment Plant. SWSP II participants include the City of Boulder, Town of Berthoud and the Longs Peak and Left Hand Water Districts. SWSP II participants shared costs with SWSP I participants for Carter Lake Outlet operations and maintenance expenses.

The SWSP II pipeline started full deliveries of water in April 2020. Operational cost reviews are included in this report for both the SWSP and SWSP II operations.

Participants own contractual rights to specified capacity in the pipelines and pump stations and pay their proportionate shares of operations, maintenance and replacement costs of the Project. The projects are owned, operated and maintained on behalf of the participants by the Southern Water Supply Project Water Activity Enterprise (Enterprise), Northern Colorado Water Conservancy District.

Construction of the Eastern Pump Plant began in January 2020 and continued during the COVID-19 crises though there were difficulties as one might expect. Construction was completed in April 2021 and came within budget. However, during commissioning of the five pumps, a problem was encountered where galling occurred between the wear rings. This resulted in the need to return the pumps to the supplier for repair. While not causing a financial impact to the project budget, this has delayed the pump commissioning timeline, which is now expected to occur in September 2021. Operational testing of the pump station is to be determined and will depend on participants ability and need for increased capacity.

EXPENDITURES BY PIPELINE AND PUMP STATION

Operations and maintenance costs of the projects for fiscal year 2020 amounted to \$1,376,771, of which Energy and Northern Water labor were 72 percent. This was an increase of \$324,830 over 2019 and included a partial year of operations for the SWSP II pipeline. Labor costs of \$724,469 during 2020 were primarily for water operations, SCADA services, utility locates, and annual and periodic maintenance of the projects. Energy costs for the year were \$265,348.66 which were incurred primarily at the pump stations. Energy, incurred primarily at the pump stations, were 265,348 for the year. This was an increase of \$69,215 (35 percent) compared to 2019. With higher demand attributed to very hot temperatures in 2020. There are anecdotal reports that the increased demand may also be attributed to people staying home due to COVID-19. Also, pumping for the West Longmont Pump Station began in mid-May 2020.

Annual maintenance included checkouts on air-vac valves, pipeline inspections, regular annual shut-down for maintenance, cathodic protection, and SCADA system monitoring and maintenance. Electrical maintenance servicing was performed at the pump stations and throughout the pipeline. Service expenses not related to energy increased by \$46,360 or 64 percent more than last year. This is due to an increase in cathodic protection, insurance, and an epoxy floor coating and heavy-duty hazard tape on the floors at the West Longmont and Louisville/Superior pump stations. These were offset by a decrease of \$7,969 in SCADA and other miscellaneous expenses. Additional cost analyses and commentary for each operating area is provided in this annual financial report.

Expenditures by Pipeline

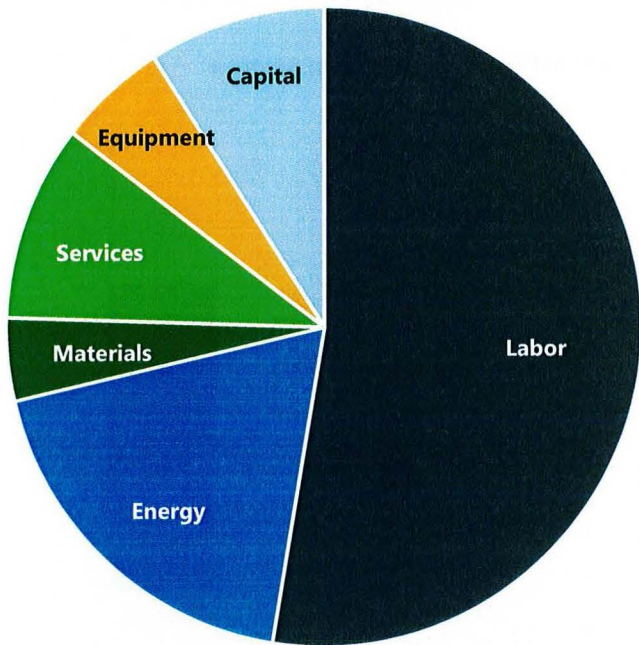
	Fiscal Year 2020
Carter Lake Outlet	\$ 157,333.98
Broomfield Pipeline	452,529.15
Louisville / Superior Pipeline	24,764.00
Fort Morgan Pipeline	137,119.75
Fort Lupton / Hudson Pipeline	123,217.65
SWSP II Pipeline	72,442.67
Total Pipeline Expenditures	<u>\$ 967,407.20</u>

Expenditures by Pump Station

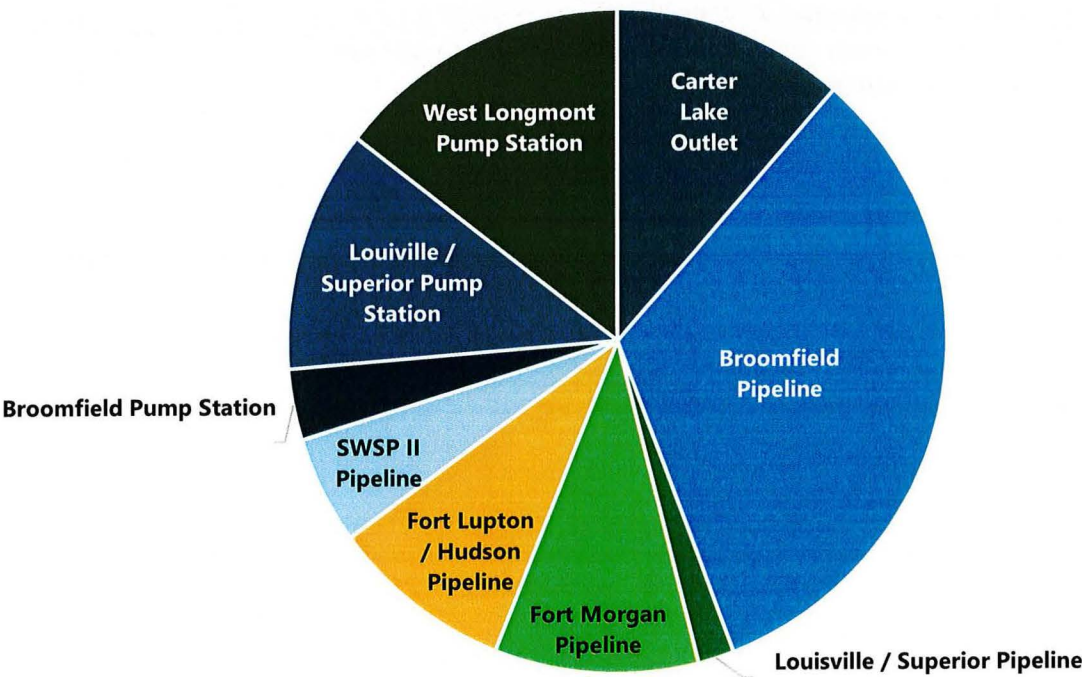
	Fiscal Year 2020
Broomfield Pump Station	\$ 47,397.06
Louisville / Superior Pump Station	162,609.79
West Longmont Pump Station	199,357.83
	<u>\$ 409,364.68</u>

Expenditures by Pipeline and Pump Station

Expenditures by Cost Category



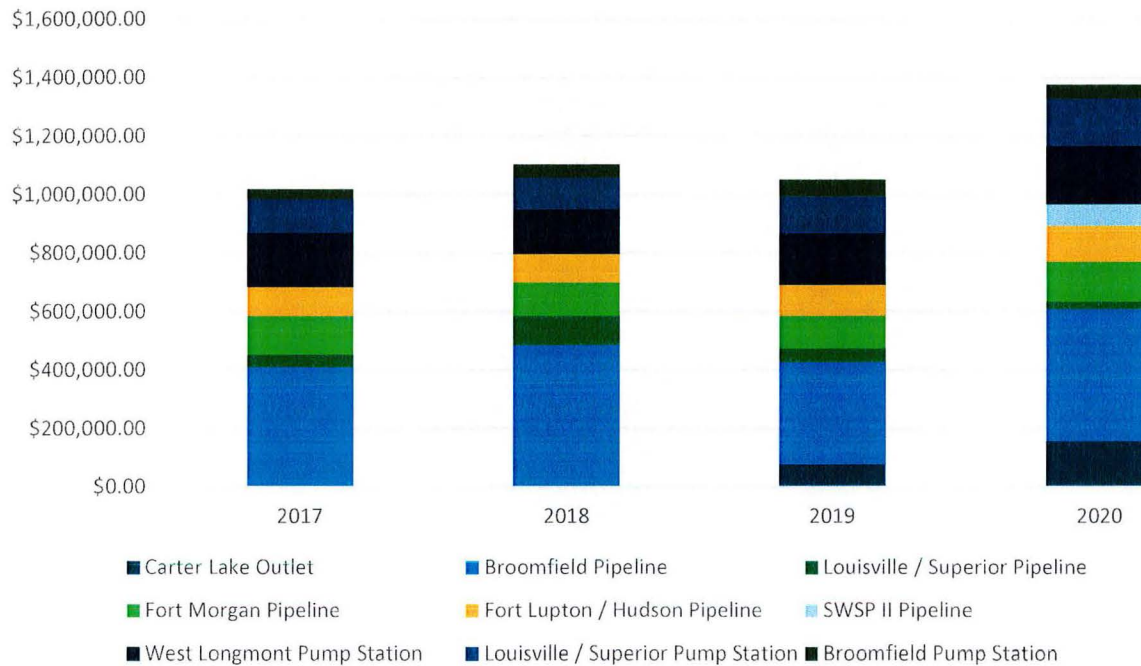
Expenditures by Pipeline/Pump Station



PREVIEW OF FISCAL YEAR 2021 PROJECTS

In fiscal year 2021, planned capital and major repair projects include line anode wells replacement on the Morgan line (\$185,000). In addition, routine maintenance expenses include a ground mat to the Superior Pipeline south of the Louisville/Superior Pump Plant, blowoff valve replacement, and by-pass valve replacement.

Four-Year Comparative Expenses by Pipeline and Pump Station

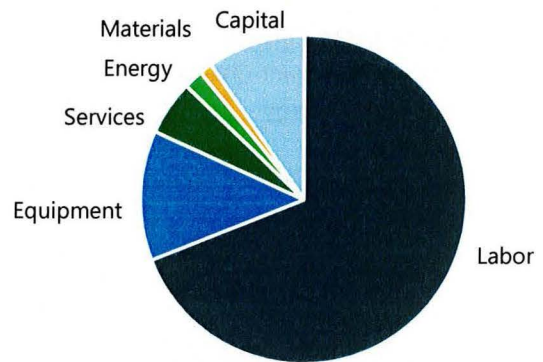


The above chart provides a comparison of total expenses incurred to maintain and operate the projects over the previous four fiscal year periods ending on September 30. With the addition of SWSP II, total expenses for the enterprise were \$1,376,772. Broomfield Pipeline expenses represent the largest expense area with average annual expenses of \$425,000. Detail comments on expenses for current operations follow.

PIPELINE EXPENDITURES

Carter Lake Outlet and Pipelines

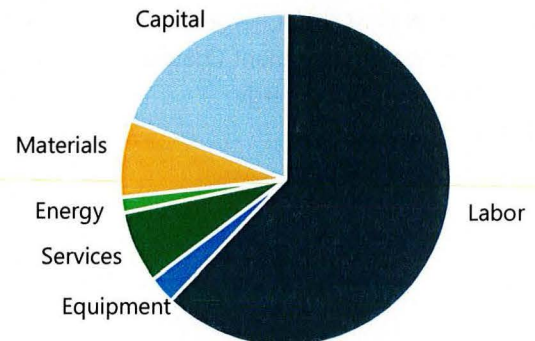
	Fiscal Year 2020	
Northern Water Labor Charges	108,545.12	69%
Northern Water Equipment Charges	20,134.92	13%
Services Other than Energy	8,405.46	5%
Energy Charges	2,997.31	2%
Materials Expenditures	1,942.17	1%
Capital - Generator	15,309.00	10%
	<u>157,333.98</u>	<u>100%</u>



Expenses for the Carter Lake Outlet increased by \$79,959. This was due to an increase in labor from \$54,862 to \$108,545. As a percentage of total costs, labor was 69 percent versus 71 percent in 2019. Also contributing to the overall cost increase was an emergency backup generator that was purchased in the amount of \$15,309.

Broomfield Pipeline

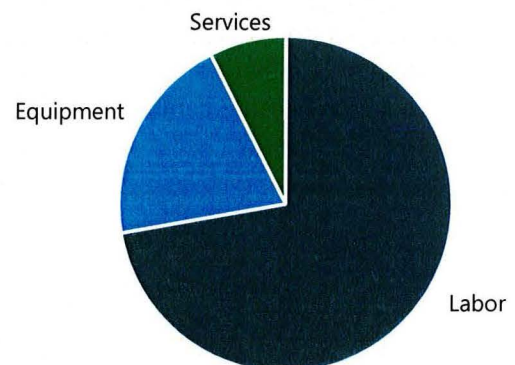
	Fiscal Year 2020	
Northern Water Labor Charges	280,800.13	62%
Northern Water Equipment Charges	12,209.29	3%
Services Other than Energy	31,496.01	7%
Energy Charges	7,106.89	2%
Materials Expenditures	34,128.95	8%
Capital - Blow Off Valves	86,787.88	19%
	<u>452,529.15</u>	<u>100%</u>



The total expenses for the 30-mile Broomfield Pipeline were \$452,529. This is \$107,817 or 31 percent higher than last year. The costs are higher mainly due to the replacement of blow off valves and manhole ring vaults over the new blow off valves. The cost for these were \$86,788. General labor and equipment charges include the cost for ongoing water operations, SCADA, right-of-way, vault maintenance, utility locates, cathodic protection and accounting services.

Louisville/Superior Pipeline

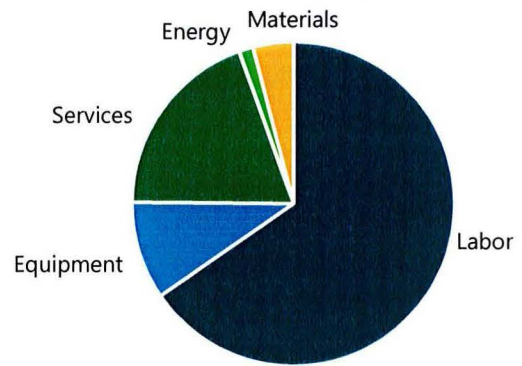
	Fiscal Year 2020	
Northern Water Labor Charges	17,888.00	72%
Northern Water Equipment Charges	5,017.00	20%
Services Other than Energy	1,854.00	7%
Materials Expenditures	5.00	0%
	<u>24,764.00</u>	<u>100%</u>



Total expense for the Louisville/Superior Pipeline of \$24,763 is \$19,902 or 45 percent lower than last year due to a reduction in the labor costs of \$14,664. In addition, there was a decrease in services in the amount of \$4,406.

Fort Morgan Pipeline

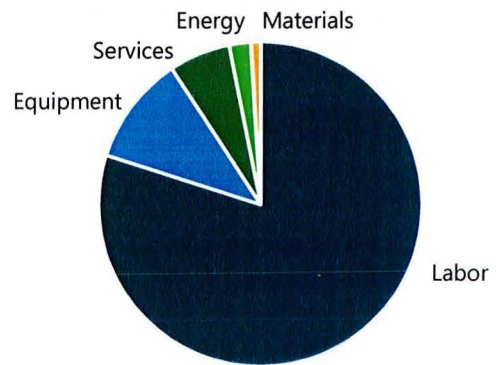
	Fiscal Year 2020	
Northern Water Labor Charges	89,630.88	65%
Northern Water Equipment Charges	13,393.90	10%
Services Other than Energy	26,515.98	19%
Energy Charges	1,941.84	1%
Materials Expenditures	5,637.15	4%
	<u>137,119.75</u>	<u>100%</u>



Total expense for the Fort Morgan Pipeline of \$137,120 is an increase of \$23,995 (21 percent) over costs in fiscal year 2019. This increase was almost entirely driven by an increase in cathodic protection of \$20,910.

Fort Lupton/Hudson Pipeline

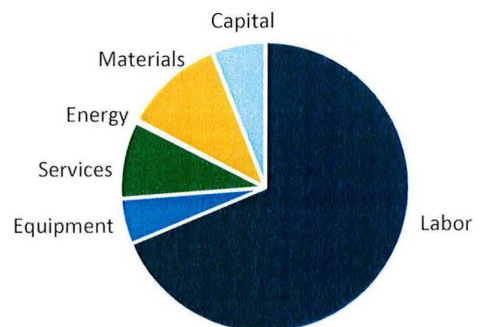
	Fiscal Year 2020	
Northern Water Labor Charges	98,456.88	80%
Northern Water Equipment Charges	13,346.17	11%
Services Other than Energy	7,489.77	6%
Energy Charges	2,710.23	2%
Materials Expenditures	1,214.60	1%
	<u>123,217.65</u>	<u>100%</u>



Total expense for the Fort Lupton/Hudson Pipeline of \$123,218 is \$18,046 or 17 percent higher than last year with higher labor expenses related to cathodic protection and locates costs. Locates expense of \$90,000 is \$25,000 higher than in fiscal year 2019 due to continued increased development in the region. Cathodic protection expense of \$13,307 is slightly less than in fiscal year 2019.

Southern Water Supply Project II Pipeline

	Fiscal Year 2020	
Northern Water Labor Charges	49,770.43	69%
Northern Water Equipment Charges	3,682.11	5%
Services Other than Energy	6,258.83	9%
Energy Charges	244.03	0%
Materials Expenditures	8,113.27	11%
Capital - Generator	4,374.00	6%
	<u>72,442.67</u>	<u>100%</u>

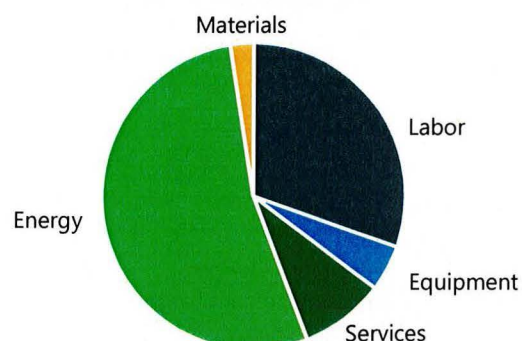


The Southern Water Supply Project II Pipeline became operational on April 20, 2020. Total cost of the pipeline was approximately \$48 million. The fiscal year 2020 operating costs reflect approximately five and a half months of activity. Consistent with other pipelines, labor comprises the majority of costs, at \$49,770.

PUMP STATIONS EXPENDITURES

Broomfield Pump Station

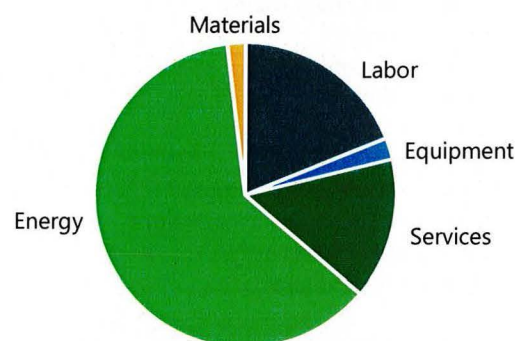
	Fiscal Year 2020	
Northern Water Labor Charges	14,388.92	30%
Northern Water Equipment Charges	2,302.43	5%
Services Other than Energy	4,237.40	9%
Energy Charges	25,270.31	53%
Materials Expenditures	1,198.00	3%
	47,397.06	100%



Total expense for the Broomfield Pump Station is \$47,397.06 or \$9,088 lower than expenses for fiscal year 2019. While energy increased by \$6,740, all other categories decreased. The largest decrease was in materials, which was \$12,847 lower than 2019. This decrease is primarily due to lower material costs for the security system purchase and SCADA PLC system in 2019. Energy costs were 53 percent of the total costs.

Louisville/Superior Pump Station

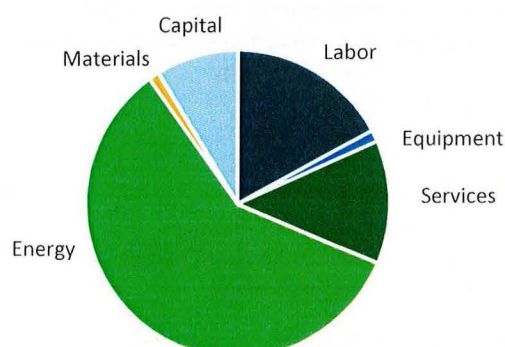
	Fiscal Year 2020	
Northern Water Labor Charges	30,808.06	19%
Northern Water Equipment Charges	3,695.82	2%
Services Other than Energy	24,331.93	15%
Energy Charges	100,611.85	62%
Materials Expenditures	3,162.13	2%
	162,609.79	100%



Total expense for the Louisville/Superior Pump Station of \$162,610 is \$40,580 or 33 percent higher than last year primarily due to higher energy and labor expenses. Labor expense of \$30,808 is \$12,000 or 64 percent higher than in fiscal year 2019. Energy expense of \$100,611 represents 62 percent of the total costs and is \$13,209 or 15 percent higher than last year.

West Longmont Pump Station

	Fiscal Year 2020	
Northern Water Labor Charges	34,181.35	17%
Northern Water Equipment Charges	2,394.53	1%
Services Other than Energy	25,869.69	13%
Energy Charges	117,181.75	59%
Materials Expenditures	2,212.51	1%
Capital - Roof Replacement	17,518.00	9%
	199,357.83	100%



Total expense for the West Longmont Pump Station of \$199,358 is \$28,496 or 17 percent higher than last year. This is due primarily to higher energy costs, Energy costs increased by \$42,291.75, but were mostly offset by lower labor and material charges. In addition, there was \$17,518.00 in roof replacement costs.

ANNUAL EXPENDITURE SUMMARY WITH CASH BALANCES

Fiscal Year Ending September 30, 2020

Pipelines

	Fiscal Year 2020	
	October 1, 2019 - September 30, 2020	(September 30, 2020)
PIPELINES		
Carter Lake Outlet		
Northern Water Labor Charges	\$ 108,545.12	
Northern Water Equipment Charges	20,134.92	
Services Other than Energy	8,405.46	
Energy Charges	2,997.31	
Materials Expenditures	1,942.17	
Capital - Generator	15,309.00	
	157,333.98	Cash Balance
		Included with Broomfield
Broomfield Pipeline		
Northern Water Labor Charges	280,800.13	
Northern Water Equipment Charges	12,209.29	
Services Other than Energy	31,496.01	
Energy Charges	7,106.89	
Materials Expenditures	34,128.95	
Capital - Blow Off Valves	86,787.88	
	452,529.15	Cash Balance
		\$ 920,911.58
Louisville/Superior Pipeline		
Northern Water Labor Charges	17,888.00	
Northern Water Equipment Charges	5,017.00	
Services Other than Energy	1,854.00	
Materials Expenditures	5.00	
	24,764.00	Cash Balance
		Included with Broomfield
Fort Morgan Pipeline		
Northern Water Labor Charges	89,630.88	
Northern Water Equipment Charges	13,393.90	
Services Other than Energy	26,515.98	
Energy Charges	1,941.84	
Materials Expenditures	5,637.15	
	137,119.75	Cash Balance
		\$ 322,250.75
Fort Lupton/Hudson Pipeline		
Northern Water Labor Charges	98,456.88	
Northern Water Equipment Charges	13,346.17	
Services Other than Energy	7,489.77	
Energy Charges	2,710.23	
Materials Expenditures	1,214.60	
	123,217.65	Cash Balance
		\$ 274,633.91
SWSP II Pipeline		
Northern Water Labor Charges	49,770.43	
Northern Water Equipment Charges	3,682.11	
Services Other than Energy	6,258.83	
Energy Charges	244.03	
Materials Expenditures	8,113.27	
Capital - Generator	4,374.00	
	72,442.67	Cash Balance *
		\$ 3,622,940.68
	* Construction Account Balance as of 09/30/20	
Total Pipeline Expenditures - Fiscal Year 2020	967,407.20	Total Cash 5,140,736.92

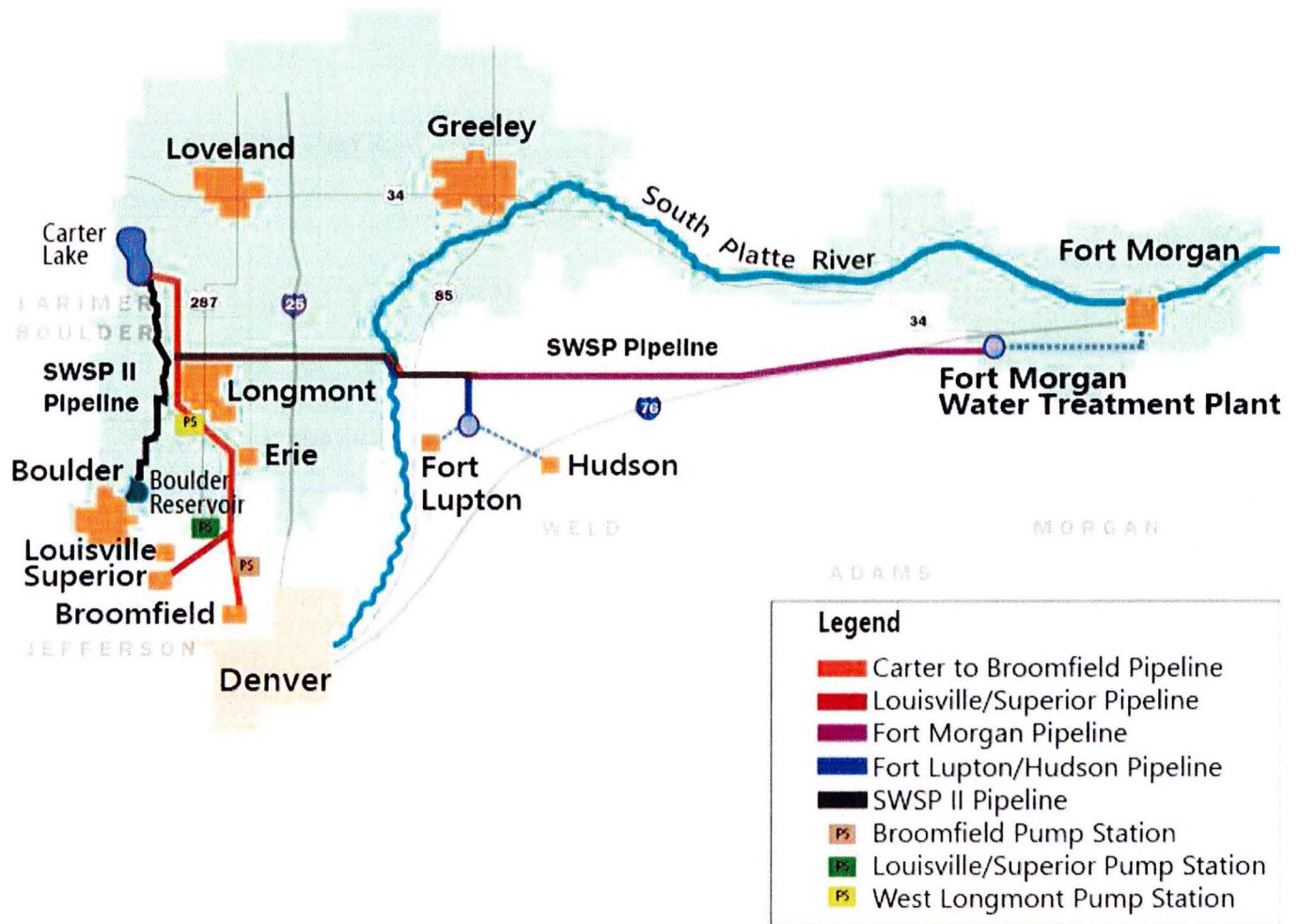
ANNUAL EXPENDITURE SUMMARY WITH CASH BALANCES

Fiscal Year Ending September 30, 2020

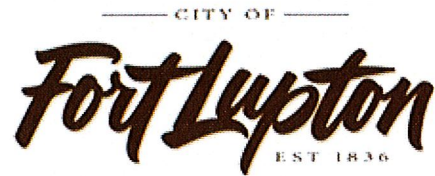
Pump Stations

	Fiscal Year 2020	
	October 1, 2019 - September 30, 2020	(September 30, 2020)
PUMP STATIONS		
Broomfield Pump Plant		
Northern Water Labor Charges	14,388.92	
Northern Water Equipment Charges	2,302.43	
Services Other than Energy	4,237.40	
Energy Charges	25,270.31	
Materials Expenditures	1,198.00	
	<u>47,397.06</u>	
	Cash Balance	<u>\$ 103,301.73</u>
Louisville / Superior Pump Plant		
Northern Water Labor Charges	30,808.06	
Northern Water Equipment Charges	3,695.82	
Services Other than Energy	24,331.93	
Energy Charges	100,611.85	
Materials Expenditures	3,162.13	
	<u>162,609.79</u>	
	Cash Balance	<u>\$ 324,206.49</u>
West Longmont Pump Plant		
Northern Water Labor Charges	34,181.35	
Northern Water Equipment Charges	2,394.53	
Services Other than Energy	25,869.69	
Energy Charges	117,181.75	
Materials Expenditures	2,212.51	
Capital - Roof Replacement	17,518.00	
	<u>199,357.83</u>	
	Cash Balance	<u>\$ 346,666.13</u>
Total Pump Station Expenditures - Fiscal Year 2020	<u>409,364.68</u>	<u>Total Cash 774,174.35</u>
Total Project Expenditures - Fiscal Year 2020	<u>1,376,771.88</u>	<u>Total Cash 5,914,911.27</u>

SOUTHERN WATER SUPPLY PROJECT MAP



**CITY OF FORT LUPTON
CITY COUNCIL**



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

Zo Stieber, Mayor

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

AM 2021-129

ACCEPT QUOTES FROM REXEL OF LONGMONT OF \$7,351.92 FOR A NEW VARIABLE FREQUENCY DRIVE (VFD) AND WEIFIELD GROUP FOR INSTALLATION OF THE VFD FOR NOT TO EXCEED \$10,000.00 FOR A TOTAL OF NOT TO EXCEED \$18,000.00

I. **Agenda Date:** Council Meeting – August 3, 2021

II. **Attachments:** a. Rexel quote
b. Weifield Group quote

III. **Summary Statement:**

The Water Treatment Plant is supplied water by four Feed Pumps. Those pumps are controlled by four VFDs. The VFD for Feed Pump 1 has failed. Staff requested quotes to replace the VFD. Quotes received were over the \$18,000.00 budgeted for in the 2021 CIP budget. Direct purchase of the VFD from the manufacturer's supplier and a time and material quote from the installer brought costs below \$18,000.00.

IV. **Submitted by:**

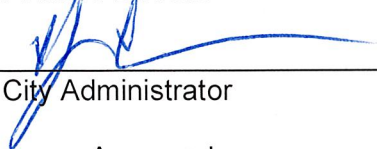
Jon Mays, Wastewater Plant Supervisor

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 VFD for Feed Pump 1 at the water treatment plant has failed. The failed drive is an original to when the plant was built. The other three VFDs have been replaced over the last 23 years the plant has been operating. These VFDs allow the plant flow to be adjusted for changing plant conditions. They continually change the speed of the pumps to provide correct flow of the water going through the plant.

Original quotes received were above the \$18,000.00 budgeted for 2021. Costs were reduced by requesting a direct quote from the VFD supplier and a time and materials quote for the installer. Staff requested a not to exceed \$18,000.00 as the manufacturer offers a factory setup for the device that will double the warranty period to two years.

X. Legal/Political Considerations:

Not Applicable.

XI. Alternatives/Options:

The plant can operate without the feed pump 1, however, if another pump has problems, then feed pump 1 is essential.

XII. Financial Considerations:

The Utility Fund has \$18,000 budgeted in the water treatment plant for repairs to variable frequency drives.

XIII. Staff Recommendation:

Staff recommends accepting the two quotations and repairing feed pump 1.



REXEL 3252 LNG LONGMONT
11 S MAIN ST
LONGMONT, CO 80501-6213
303-772-6571
Fax 303-772-1964

SOLD TO:

JACOBS ENGINEERING
707 17th Street, Suite 2400
DENVER, CO 80202-3415



Acknowledgement

ORDER DATE	ORDER NUMBER	PAGE NO.
05/24/2021	S130814441	1 of 1
CUST PO#:	FORT LUPTON WATER	
JOB/REL#:	JOHN MAYS	

SHIP TO:

JACOBS ENGINEERING
707 17th Street, Suite 2400
DENVER, CO 80202-3415

CUSTOMER NUMBER	CUSTOMER PHONE#		ORDERED BY	SALESPERSON	
376328				Gregory Wickman	
WRITER		SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
Bryan Smith		OT OUR TRUCK	Cash on Delivery	05/24/2021	No
ORDER QTY	DESCRIPTION			UNIT PRICE	EXT PRICE
1EA	AB 20F11ND065JA0NNNNN POWERFLEX AIR COOLED 753 AC DRIVE **DENVER STOCK Pn: 1139802			5937.277/EA	5937.28
1EA	AB 20-750-NEMA1-F4 POWERFLEX 750 FRAME 4 CONDUIT BOX KIT **DENVER STOCK Pn: 186355			129.532/EA	129.53
1EA	AB 20-750-ENETR POWERFLEX 750 ETHERNET-IP ADAPTER **DENVER STOCK Pn: 446929			499.774/EA	499.77
1EA	AB 20-HIM-A6 POWERFLEX ARCHITECTURE CLASS HIM **DENVER STOCK Pn: 67662			190.078/EA	190.08

All sales transactions are subject to credit approval. All transactions with Rexel are conditioned upon Rexel's Terms and Conditions of Sale located at <http://www.rexelusa.com/terms>. All amounts quoted do not include state, local or municipal taxes of any kind. Applicable sales tax will be added at the time of sale. Returns may be subject to a restocking fee particularly if returned beyond 90 days from original purchase date. Returns for special orders are subject to vendor authorization before return can be processed.

Subtotal	6756.66
S&H Charges	0.00
Tax	595.26
Amount Due	7351.92

July 1, 2021

WGC# SERCO11668

City of Fort Lupton
12285 Highway 52
Fort Lupton, CO 80621
Phone: 303.506.2654

Attn: Jon Mays

Reference: VFD replacement

Weifield Group Contracting, Inc. is pleased to provide our proposal on the referenced project.

PRICING:

Time and Materials Not to Exceed

\$ 10,000.00

CLARIFICATIONS:

1. Proposal remains valid for 30-days.
2. All work to be performed during normal business hours.
3. Cancellation charges incurred by Weifield Group Contracting, Inc. shall be the responsibility of the customer along with associated freight charges.
4. With the ongoing impacts of the COVID19 pandemic, we must exclude any and all impacts and delays caused by the Coronavirus at this time. Such delays including quarantine of individuals, infections of project personnel, Shelter in Place orders, project closures/shut-downs and, shutdown or delays of inspections services by AHJ's. As well as, Impacts on global supply chains; factories shutting down, material shortages, delays in freight and/or shipping or, any other unforeseen impact or delay related to COVID19.

INCLUSIONS:

1. Clean up of our own identifiable debris to an on-site dumpster furnished by Owner/GC.
2. Label and identify conductors.
3. Remove existing VFD.
4. Install new customer supplied VFD.
5. Aid in setup of VFD.

EXCLUSIONS:

1. Delays and/or extension of the project schedule.
2. Engineering fees.
3. Electrical Permit.
4. Builders Risk Insurance.
5. Upgrades or replacement of existing disconnects, meter housing and panels.
6. Patching and painting of walls where conduits and supports are removed.
7. Upgrades or changes in scope required by Authorities Having Jurisdiction.
8. VFD is not included.
9. Setup/ programming from outside vendor if needed is not included.
10. New wiring if needed is not included.

Equipment Warranty:

Weifield warrants products sold under this agreement for a period of twelve (12) months from date of final inspections. Weifield's obligation under this warranty is limited to repairing or replacing any part of the products sold under this agreement that we agree is defective in materials or workmanship under normal use and service during the warranty period.

This warranty is void if products have been altered or subjected to misuse, neglect, accident, damage or improper repair.

Warranty repair can be arranged by calling 303-428-2011 during normal business hours, 7:00 a.m. to 5:00 p.m. Monday through Friday.

Terms:

Payment is expected net 30 days from date of invoice. Weifield reserves all lien rights under the provisions and laws of the State of Colorado.

We thank you for the opportunity to provide a proposal on this project and look forward to working with you. If you have any questions, please feel free to contact the undersigned.

Sincerely,

WEIFIELD GROUP CONTRACTING



Adam Nunn
Account Manager
720.209.2775 Cell
anunn@weifieldgroup.com



Acceptance of Proposal

The above prices, scope of work and conditions are satisfactory and are hereby accepted. You are authorizing Weifield Group to perform the work and payment will be made as outlined per the terms stated above.

Signature of Approval _____

Date of Approval _____ **Purchase Order**

— CITY OF —
Fort Lupton
EST 1836

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

APPROVE A RESOLUTION RATIFYING THE APPOINTMENT OF THOMAS HOLTON BY THE MAYOR TO THE PLANNING COMMISSION AS A REGULAR MEMBER FOR A THREE-YEAR TERM BEGINNING AUGUST 4, 2021 AND ENDING AUGUST 4, 2024.

- ### III. Summary Statement:

IX. Detail of Issue/Request:

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

X. Legal/Political Considerations:

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

XI. Alternatives/Options:

The City Council has the following options for this request:

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

XII. Financial Considerations:

Not applicable.

XIII. Staff Recommendation:

Staff recommends approval of the Resolution appointing Carlos Barron as a regular member of the Fort Lupton Planning Commission for a three-year term beginning August 4, 2021 and ending on August 4, 2024.

RESOLUTION NO 2021R~~xxx???~~

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON RATIFYING THE APPOINTMENT OF THOMAS HOLTON BY THE MAYOR TO SERVE AS A REGULAR MEMBER ON THE PLANNING COMMISSION FOR A TERM BEGINNING AUGUST 4, 2021 AND ENDING AUGUST 4, 2024

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

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

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

THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby ratifies the Mayor's appointment of Thomas Holton to serve as a regular member to the Planning Commission beginning August 4, 2021 and ending August 4, 2024.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 3rd 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



Holton

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

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

Date: 15 July 2021

City of Fort Lupton Resident? Yes

☒

No

☐

Name: Thomas H. Holton

Home Phone:

[REDACTED]

Address:

[REDACTED]

Cell Phone:

[REDACTED]

Work Phone:

[REDACTED]

Occupation: Oilfield Manager/Analyst

e-mail:

[REDACTED]

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

PLANNING COMMISSION

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

Building and construction, and farm operations. Multiple Oilfield disciplines.

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

Construction management certificate.

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

I'd like to begin being more involved in the city in which I was raised.

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

Signature of Applicant: by signing this application

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

Electronic

Thomas H. Holton

RESOLUTION NO. 2021R048

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON APPROVING PAYMENT OF \$7,840,768 TO NORTHERN COLORADO WATER CONSERVANCY DISTRICT FOR THE WINDY GAP FIRING PROJECT

WHEREAS, the City of Fort Lupton joined the Windy Gap Firing Project in 2004 for water storage of Wind Gap water; and

WHEREAS, The City of Fort Lupton's utility enterprise will have greater flexibility to serve its customers with 1,103 acre feet of potable water storage; and

WHEREAS, the City of Fort Lupton has determined the cash funding of the Windy Gap Firing Project serves a valid public purpose for the benefit of the entire community;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO WILL FUND THE WINDY GAP FIRING PROJECT BY PROVIDING A \$7,840,768 CASH PAYMENT BY AUGUST 6, 2021.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 3rd 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

CITY OF
Fort Lupton
EST 1836

David Crespín, 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 is 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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 24, 2021**

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.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 24, 2021

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.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 24, 2021

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 pits 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.

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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 and 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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 24, 2021**

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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 24, 2021**

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	3263 CR 19, Fort Worth	(720) 371-5963	ofdanizz@gmail.com	Been RV Park 631-
DOCFVEIT	8502 CR 10 FL 10	303 659 5162	dofveit@GMAIL	Been RV Park - 635
Eric Gardner	3308 CR 19 Ft Lp	3-659-2227	eric@thedbscorp.com	Been RV Park 638
Tom Hawley	3867 Cr 19 Ft Lp	303-981-8858	river-fl@hotmail.com	Been RV Park
John Brnelli	3869 CR 19 Ft Lp	303-475-0800	TSR Ranch @LIVE.com	Been RV Park 647
Dean Felton	3434 Weld County 19	303-588-4261	feltondean@outlook.com	Been RV Park 646
Steven Cepilus	3 Left Litter:			Been RV Park
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Been Minor Subdivision

[illegible]

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.

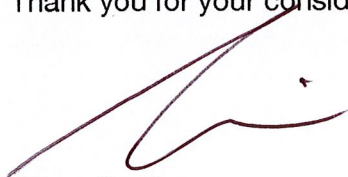
My wife and I have lived here just shy of twenty years. During that time, with the advice and a lot of help from some wonderful neighbors we've turned what was a field gone fallow with 3-foot tall koccia into a nice parcel with harvestable grass, and bounded by over three hundred trees. And, many of 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 east-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.

A handwritten signature in dark ink, appearing to read 'Steve Ceplius', with a long, sweeping horizontal stroke extending to the left.

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

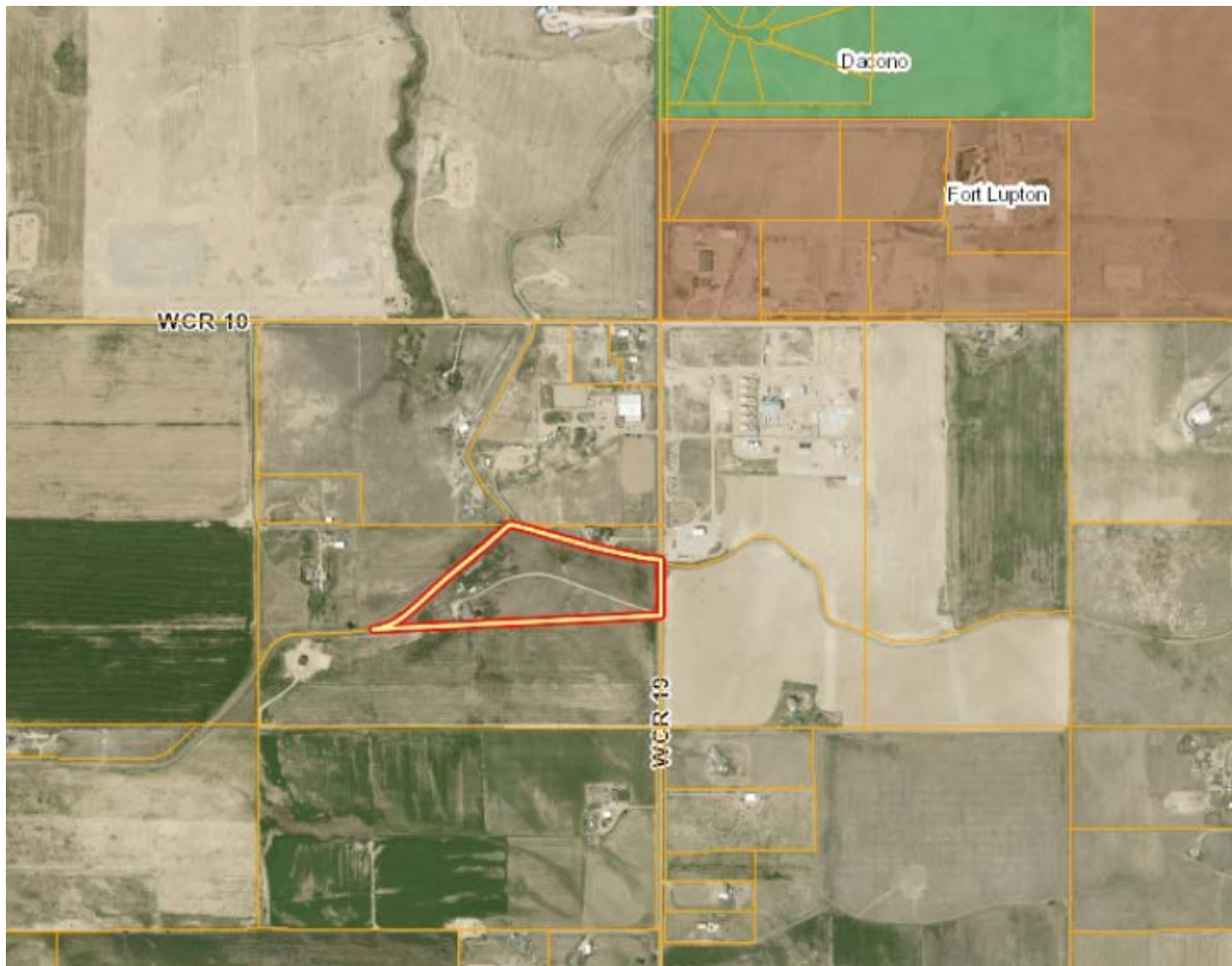
Project name: Been Minor Subdivision & Special Use Permit

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.

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. 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 is 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.***



Planning & Building

 130 S. McKinley Avenue
 Fort Lupton, CO 80621

 Phone: 303.857.6694
 Fax: 303.857.0351

www.fortluptonco.gov

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: BEEN SHERYL A
 Company: N/A
 Phone: 303-902-9262 Email: wereafrog@yahoo.com
 Address: 3647 County Road 19, Fort Lupton, CO 806218408
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: CHADWIN F. COX
 Company: Western Engineering Consultants, inc. LLC
 Phone: 720-685-9951 Email: chadwin.cox@westerneci.com
 Address: 127 South Denver Ave. Fort Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☒ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): BEEN SHERYL A.
 Billing Company: N/A
 Phone: 303-902-9262 Email: wereafrog@yahoo.com
 Address: PO BOX 375, Fort Lupton, CO 80621

B. SITE DESCRIPTION

Site Address: 3647 County Road 19, Fort Lupton, CO 806218408
 Parcel Number: 146916100006
 Existing Zone Classification: AG Proposed Zone Classification: AG
 Water Type: Municipal Name: Central Weld County Water District
 Sewage Type: Septic system District Name or Location Hauled to: N/A

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

Sketch Plat	Administrative Site Plan	PUD Plan (Preliminary & Final)
Preliminary Plat	Special Use Permit	Variance
Final Plat	Oil & Gas Permit	Administrative Variance
Minor Subdivision ☒	Annexation & Initial Zone ☒	Appeal
Amended Plat	Change of Zone	Other: <u>Special Use Permit</u>
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.

D. PROJECT DESCRIPTION

Project No. _____

Project Name: BEEN RV PARK

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

Been RV Park will be constructed over multiple phases on an approximate 10 acre site. Up to 2 (two)
employees are expected at buildout to run day to day operations. The hours of operations are intended to
be from 6:00 am to 10:00pm. Quiet hours are anticipated from 10:00pm to 6am. The number of overnight
or long term RV vehicles will be based on the sewer system capacity. Initially 120 with OWTS and a total of
161 when connection to the future City sewer line is available.

E. REQUIRED DOCUMENTS

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

F. CERTIFICATIONS

Representative Certification

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

Representative: _____

Date: 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. Barr

Date: 8/5/2020

For Office Use Only

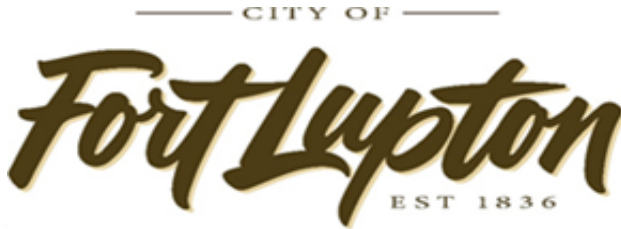
Received Date: _____

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

Deemed Complete Date: _____

Fees Submitted: _____

Escrow Submitted: _____



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

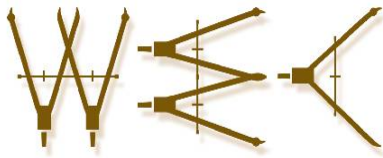
7. How many employees will work at the proposed facility?

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): Shuf Ben

Date: 4/1/2021



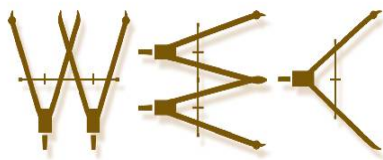
WESTERN ENGINEERING CONSULTANTS,
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
Cell. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com
Inc LLC

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,
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
Inc LLC

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 GASWATER 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

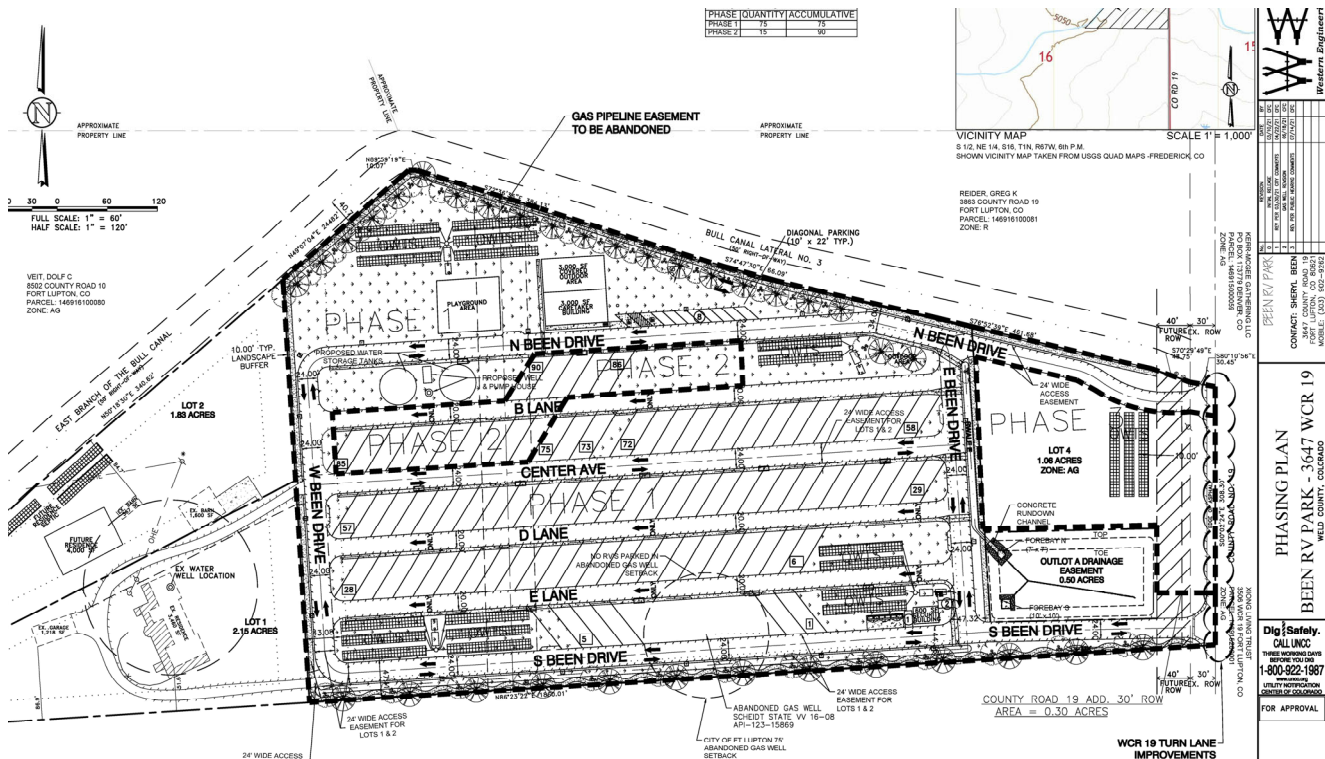
United Power electricity is immediately adjacent and available. It is unclear if natural gas exists near the Site.

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.



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.

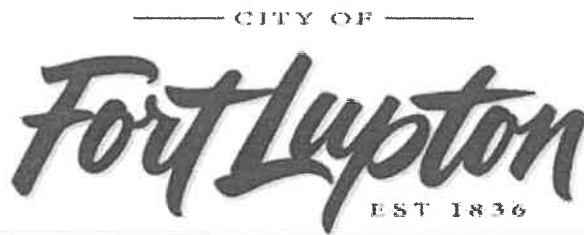
Please contact me with any questions or comments you may have on this Project Narrative.

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



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@cwcd.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@cwcd.com>
Subject: Been water update. 3647 CR 19

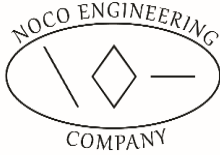
Hi Kathy,

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)

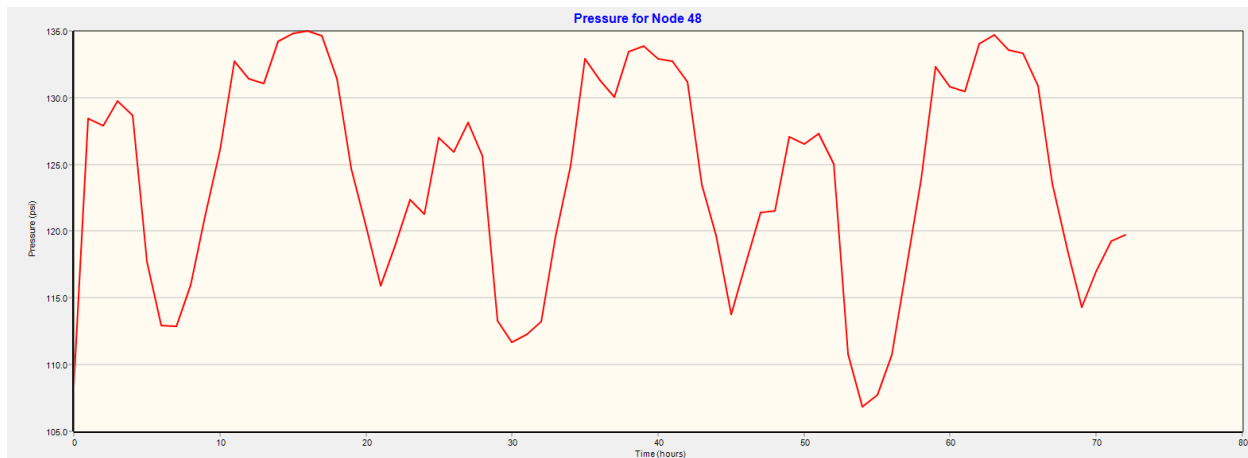
Dear Chris:

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.

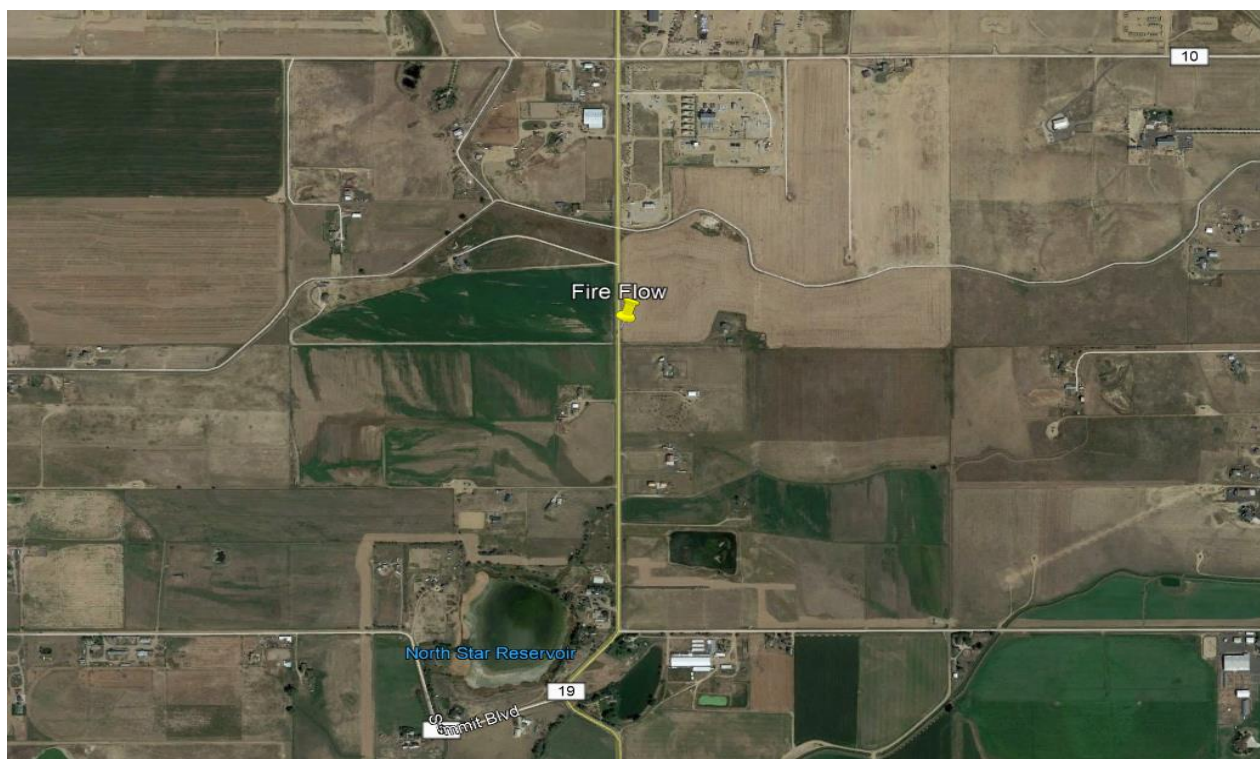
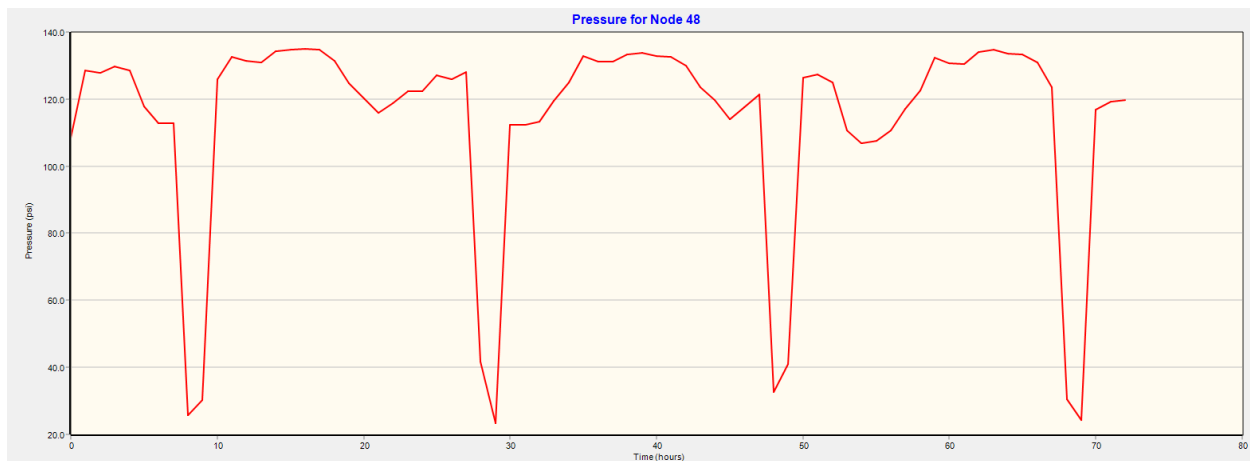


Figure 1. Approximate Fire Flow Location

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

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

AUTHORIZED AGENT

STEVEN JANSSEN

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.

- 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.

Applicant: Sheryl A. Been
Aquifer: Laramie-Fox Hills
Permit No.: 84713-F

Page 3

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. **DIVISION OF WATER RESOURCES**
GWS-1 **DEPARTMENT OF NATURAL RESOURCES**
(1/2020) **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 P. O. Box 375	City Fort Lupton	State CO	Zip Code 80621
Telephone Number (include area code) (303) 902-9262		Email 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: <u>16</u> in the county of: <u>Weld</u> described as follows (insert legal description). <u>Lot A, Recorded Exemption No. 1469-16-1 RE-4223, recorded November 23, 2005 at</u> <u>reception no. 3342371, being a part of the South Half of the Northeast Quarter of</u> <u>Section 16, Township 1 North, Range 67 West of the 6th P.M., Weld County, State of Colorado</u> _____ _____ - 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:  Date: July 28, 2020 Print name and title: Steven L. Janssen, Authorized Agent and Attorney for Sheryl A. Been			



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.

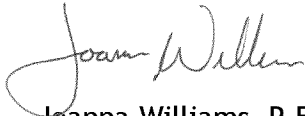
Well permit no. 84173-F was issued on September 16, 2020 pursuant to section 37-90-137(4) C.R.S., and the Findings of the State Engineer to construct a well in the Laramie-Fox Hills



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.

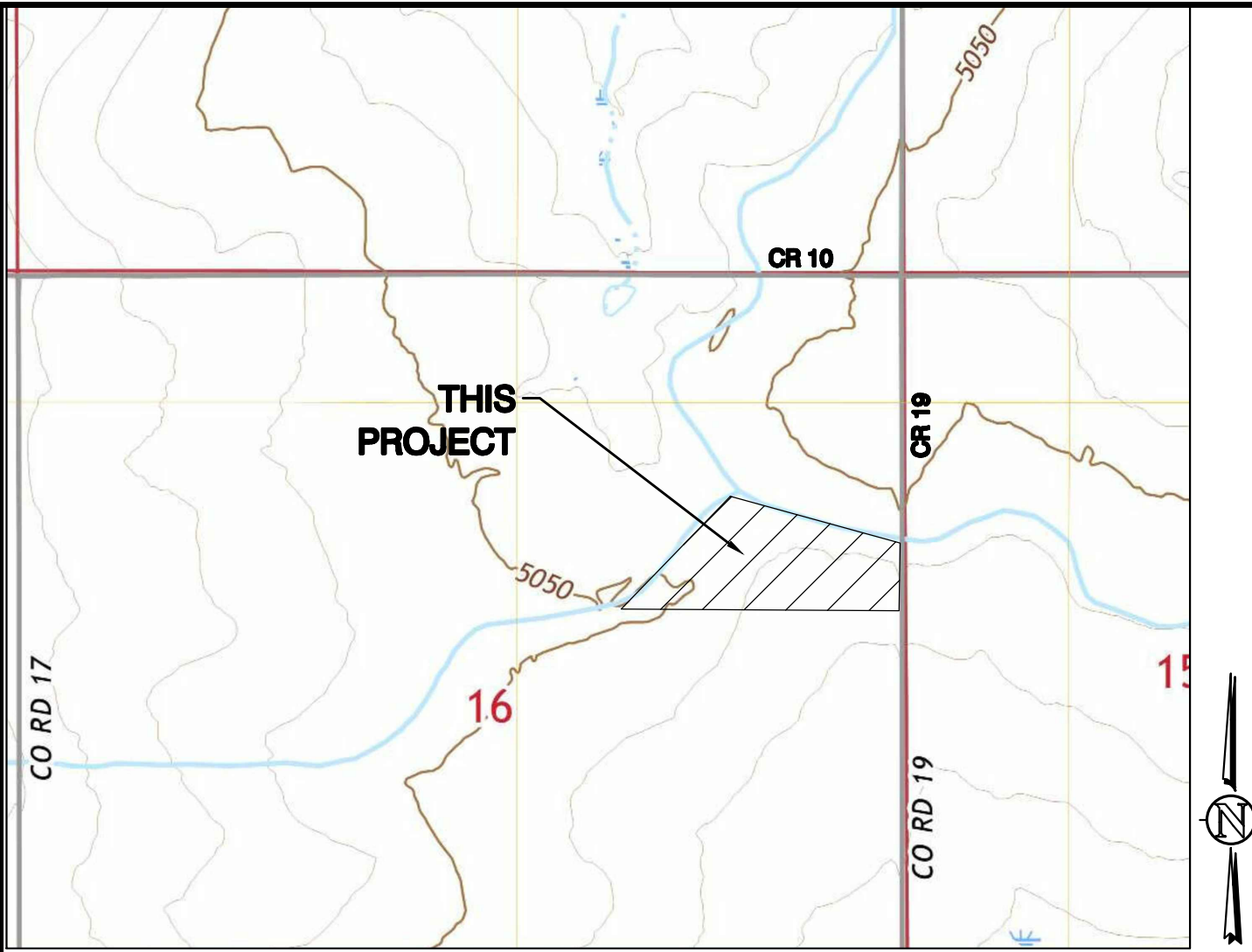
Sincerely,

A handwritten signature in cursive script, appearing to read "Joanna Williams".

Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File #27495

T:\0342_001_00-BEEN RV PARK\DWG\CD\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"x36", WEC 24"x36"



VICINITY MAP
S 1/2, NE 1/4, S16, T1N, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS -FREDERICK, CO

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,)
COUNTY OF WELD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 2021. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____, 2021.

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 2021.

CITY ADMINISTRATOR'S APPROVAL

APPROVED THIS ____ DAY OF _____, 2021.

PLANNING COMMISSION RECOMMENDATION:

RECOMMENDED THIS 24RD DAY OF JUNE, 2021 BY RESOLUTION NO. P.2021-017.

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

NOTARY PUBLIC

CITY ENGINEER

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTRATOR

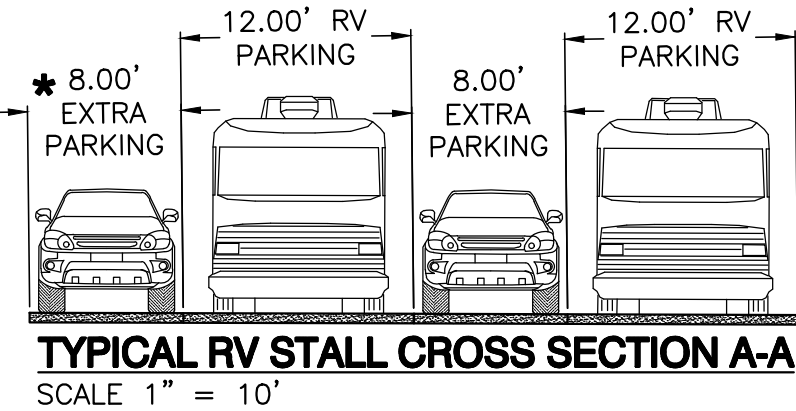
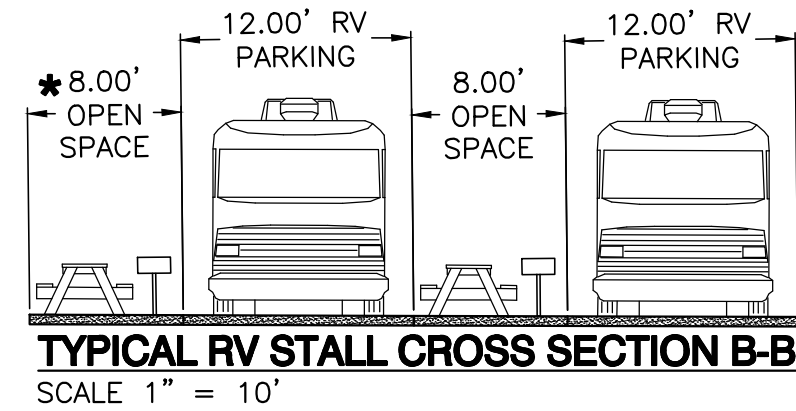
CHAIRPERSON, FORT LUPTON PLANNING

BEEN RV PARK SITE PLAN

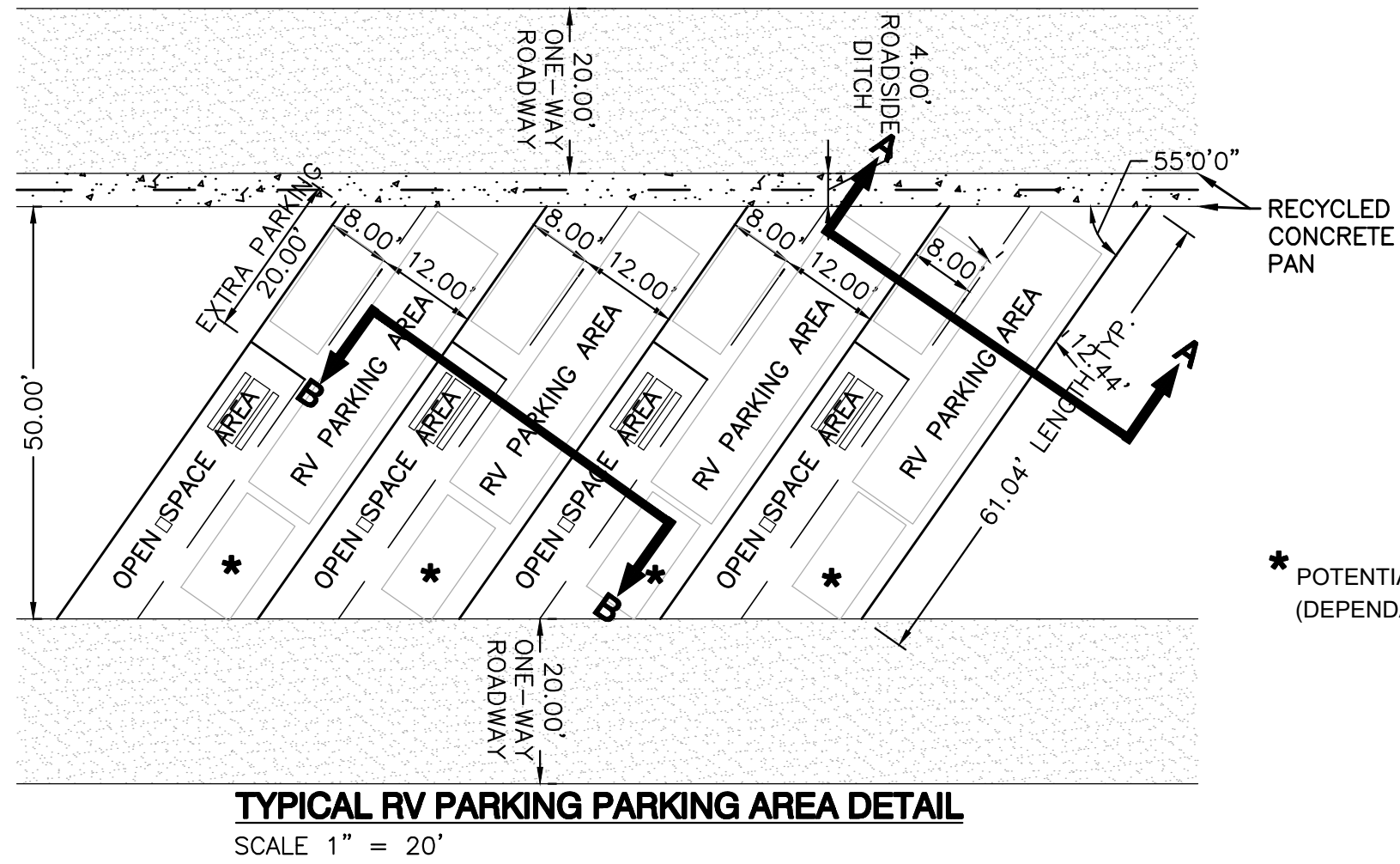
Project No. LUP2021-0013 & Plan No. SPR2021-0002
Part of the South 1/2 of the Northeast 1/4 of Section 16,
Township 1 North, Range 67 West of the 6th P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
ZONE AG

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



* EXTRA PARKING RESTRICTED TO INCOMING TRAFFIC SIDE
(ie TYPICALLY NORTH)



* POTENTIAL ADDITIONAL PARKING SPACE
(DEPENDANT ON RV SIZE)

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.

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

PREPARED BY:

Western Engineering Consultants, inc LLC
127 SOUTH DENVER AVE.
FT. LUPTON, CO 80621
www.westerneci.com
email@westerneci.com
(720)685-9951
FAX (720) 294-1330

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**

Dig Safely.
CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

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

PROPOSED GRAVEL

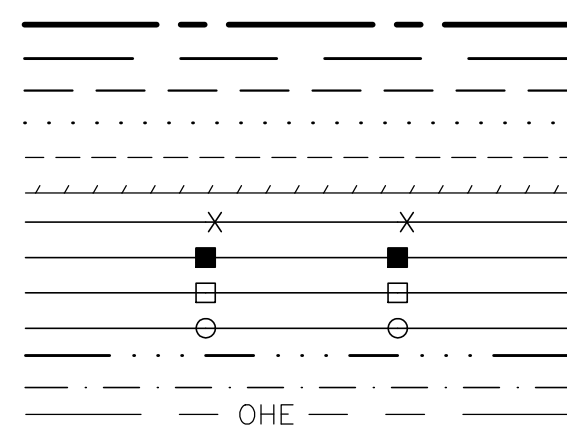
EXISTING ASPHALT

PROPOSED CONC

OWTS ON-SITE WASTEWATER TREATMENT SYSTEM 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
EXISTING OVERHEAD ELEC

SA SA
SS SS
ST ST
WA WA
WAS WAS
GA GA
EL 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

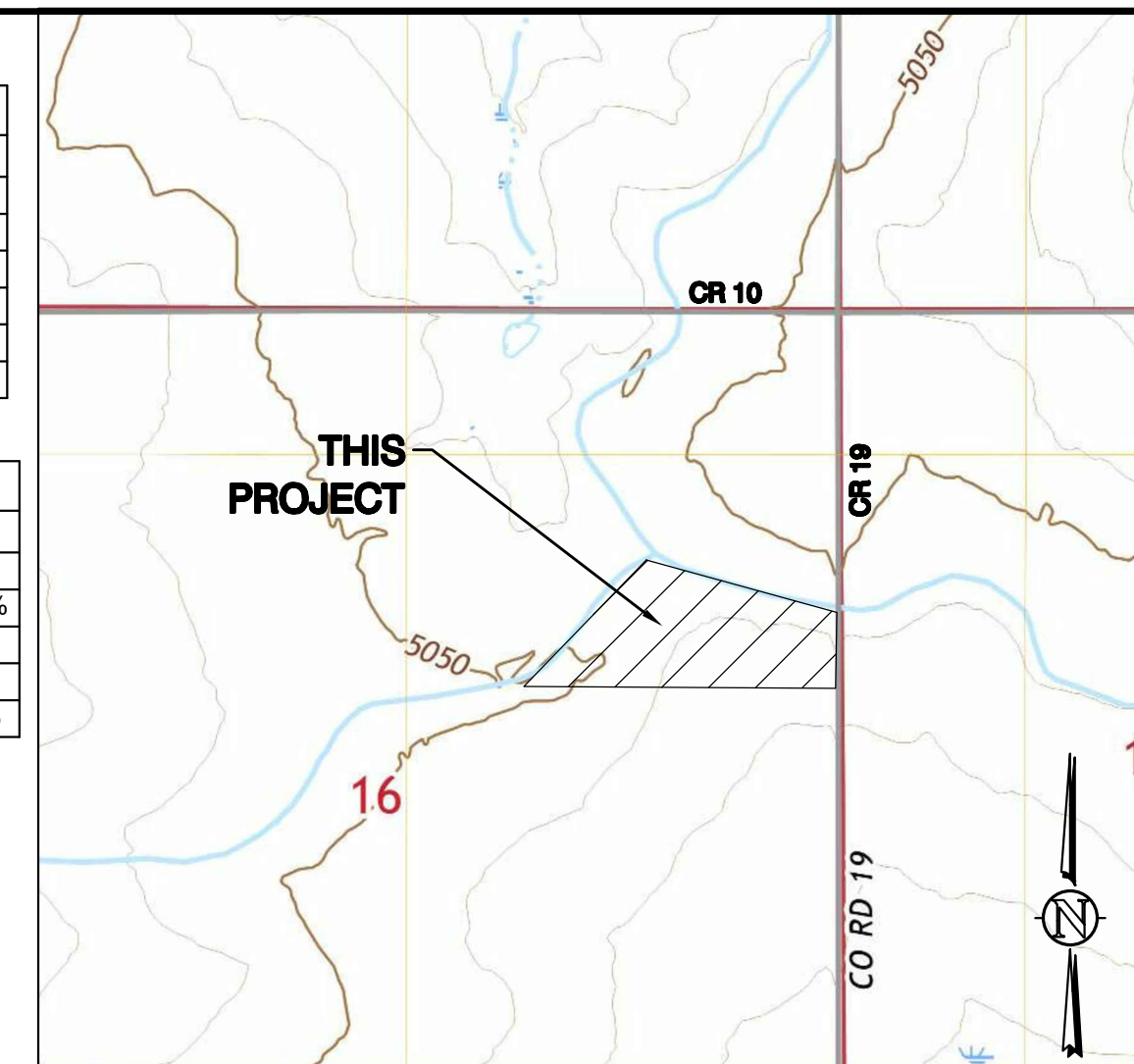
136 CITY SEPTIC CAMPSITES

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

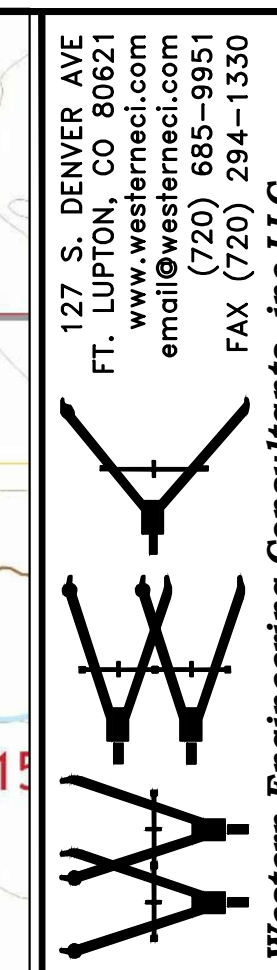
LOT 1 DATA TABLE			
DESCRIPTION	AREA	ACRES	%
ZONING	AG		
LOT	93,781 SF	2.15 AC	100.00 %
EXISTING BUILDING	4,678 SF	0.11 AC	4.99 %
EXISTING GRAVEL	12,649 SF	0.29 AC	13.49 %
EXISTING CONCRETE	3,566 SF	0.08 AC	3.80 %
PROPOSED LANDSCAPE AREA	72,888 SF	1.67 AC	77.72 %

LOT 2 DATA TABLE			
DESCRIPTION	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'
FULL SCALE: 1" = 1000'
HALF SCALE: 1" = 2000'

REIDER, GREG K
3863 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100081
ZONE: R



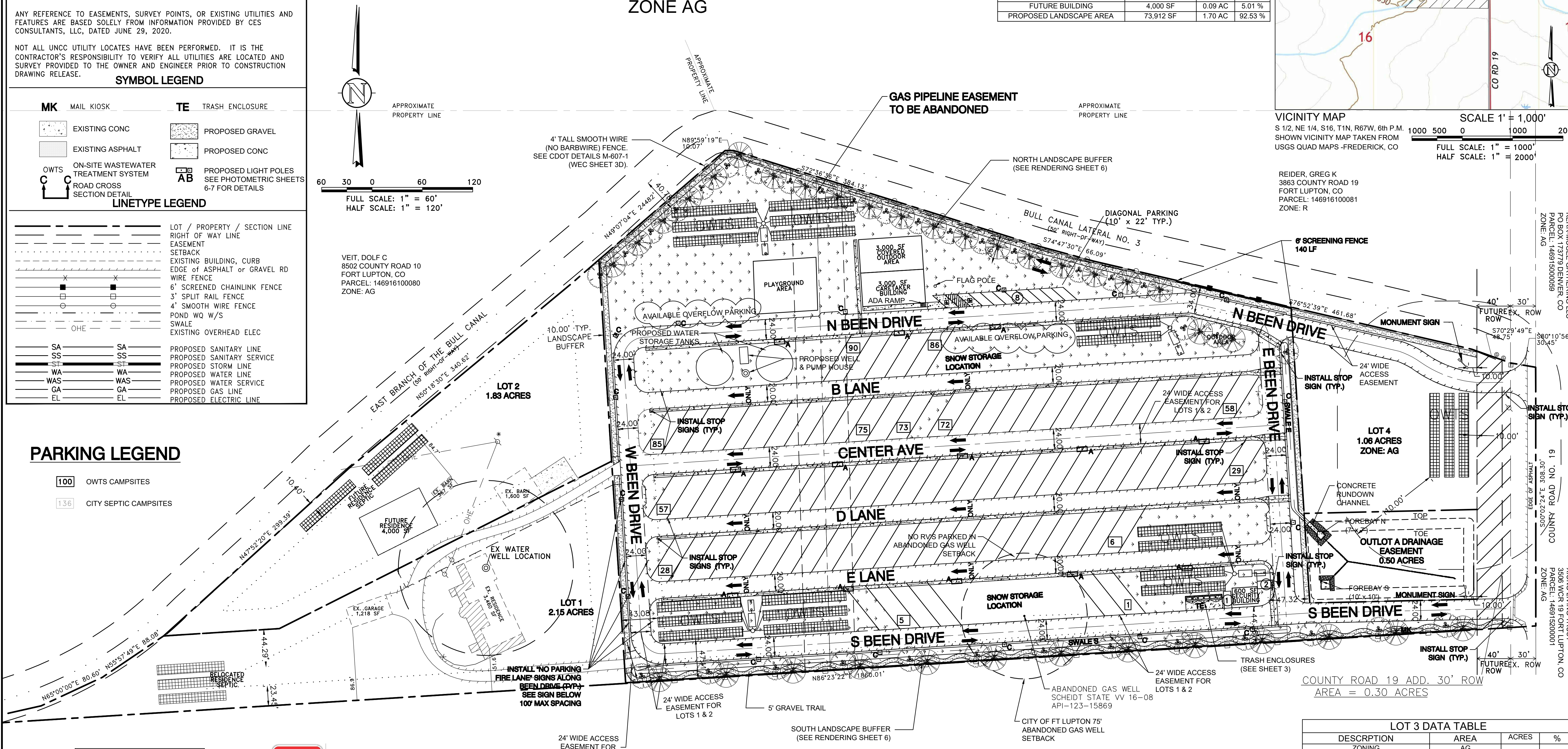
CONTACT: SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUPTON, CO 80621
MOBILE: (303) 902-9262

SITE PLAN
BEEN RV PARK - 3647 WCR 19
WELD COUNTY, COLORADO

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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 #
0002-SITE
SHEET
2 OF 8



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
PHASE 2	15



NO CAMP FIRES OR OPEN
FIRES ALLOWED

NO MOBILE HOMES
ALLOWED

NO ILLUMINATION
OFF-SITE ALLOWED

ALL LIGHTS REQUIRED TO
BE DIRECTED DOWNWARD

PUGH, THOMAS JAMES
3503 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100007
ZONE: AG

PARKING TABLE	
DESCRIPTION	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			
DESCRIPTION	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			
DESCRIPTION	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 %

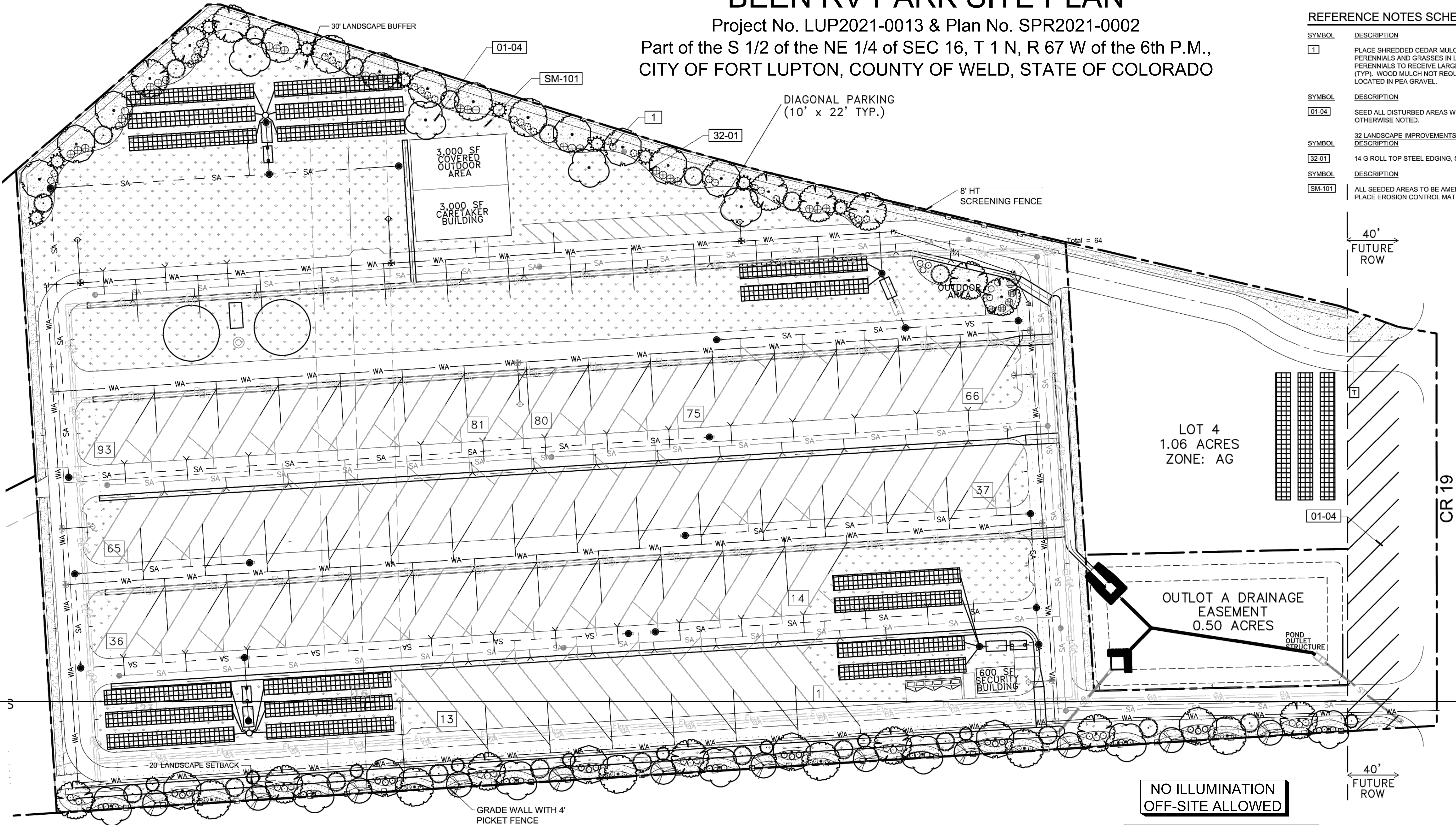
BEEN RV PARK SITE PLAN

Project No. LUP2021-0013 & Plan No. SPR2021-0002

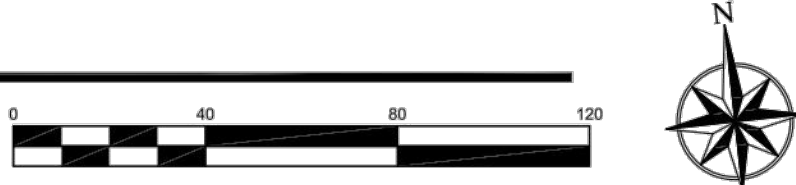
Part of the S 1/2 of the NE 1/4 of SEC 16, T 1 N, R 67 W of the 6th P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

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.
SYMBOL	DESCRIPTION
32	LANDSCAPE IMPROVEMENTS
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.



LANDSCAPE PLAN
SCALE: 1" = 40'



NO ILLUMINATION
OFF-SITE ALLOWED

ALL LIGHTS REQUIRED TO
BE DIRECTED DOWNWARD

PLANT SCHEDULE

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	

QTY FOR REFERENCE ONLY.
VERIFY ALL COUNTS PER PLAN

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

BEEN RV PARK
FORT LUPTON, CO

FINAL LANDSCAPE PLAN

PROJ. NO.:
DATE: 04.23.21
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L10

GENERAL NOTES

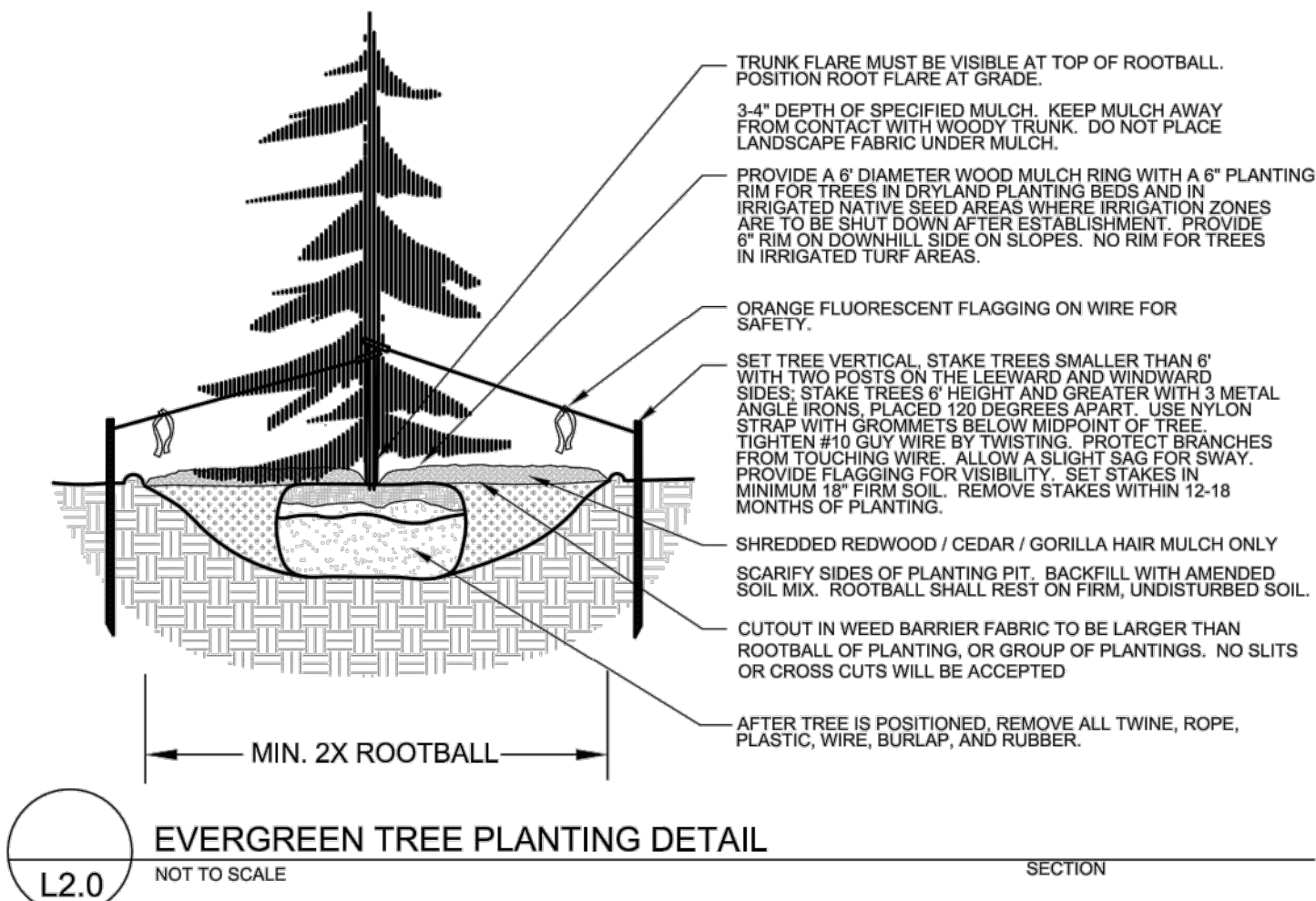
- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN 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.
 - 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.
 - 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.
 - 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.
 - CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
 - 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.
 - FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS ½" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½"AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
 - 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.
 - MULCHES: 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.

NOTES:

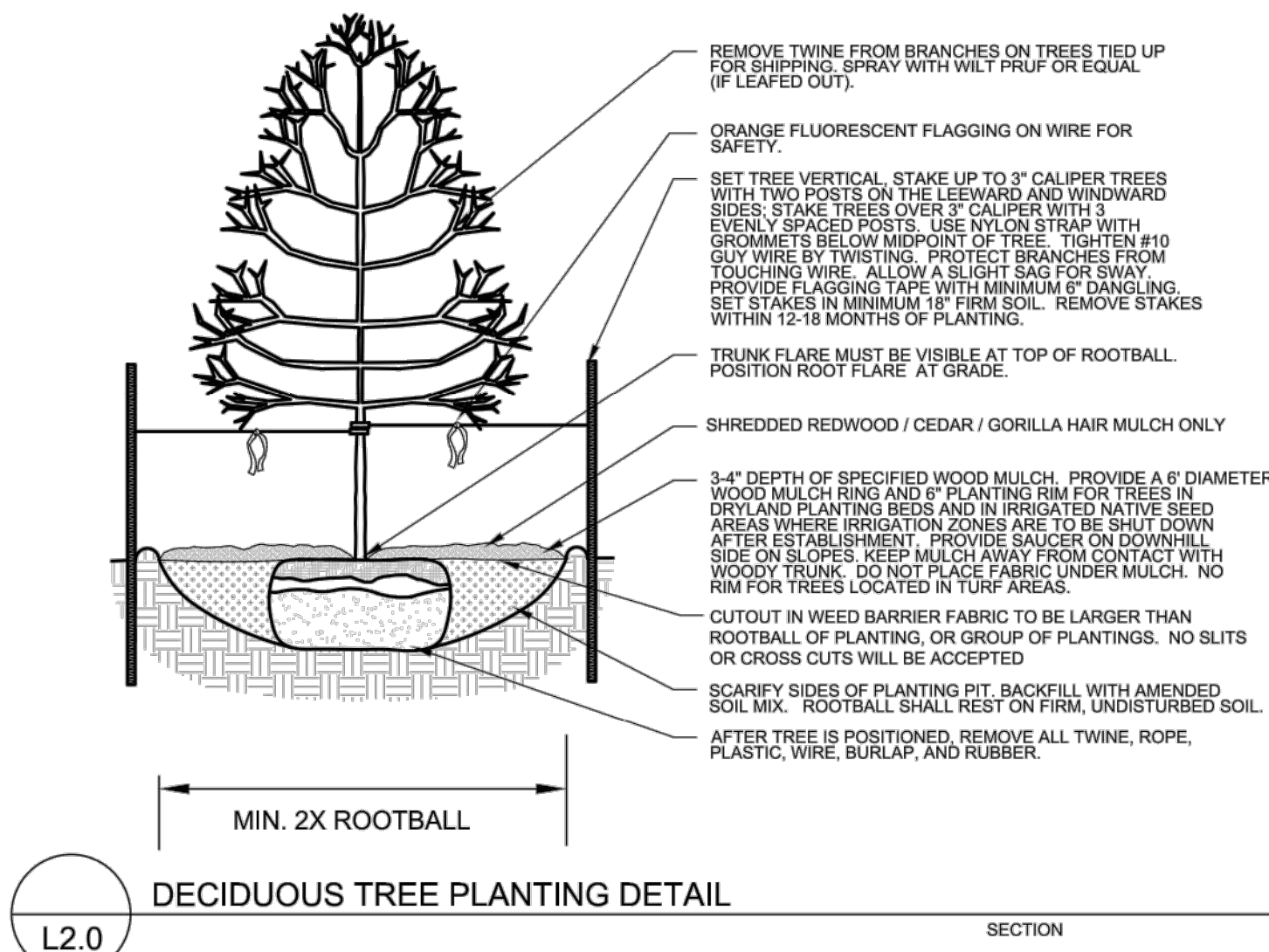
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- 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.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



- 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.
- 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.
- 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!
- 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.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- 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.

NOTES:

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- 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.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



- 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
- 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 ERRECTED 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. SMOOTHIE 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	

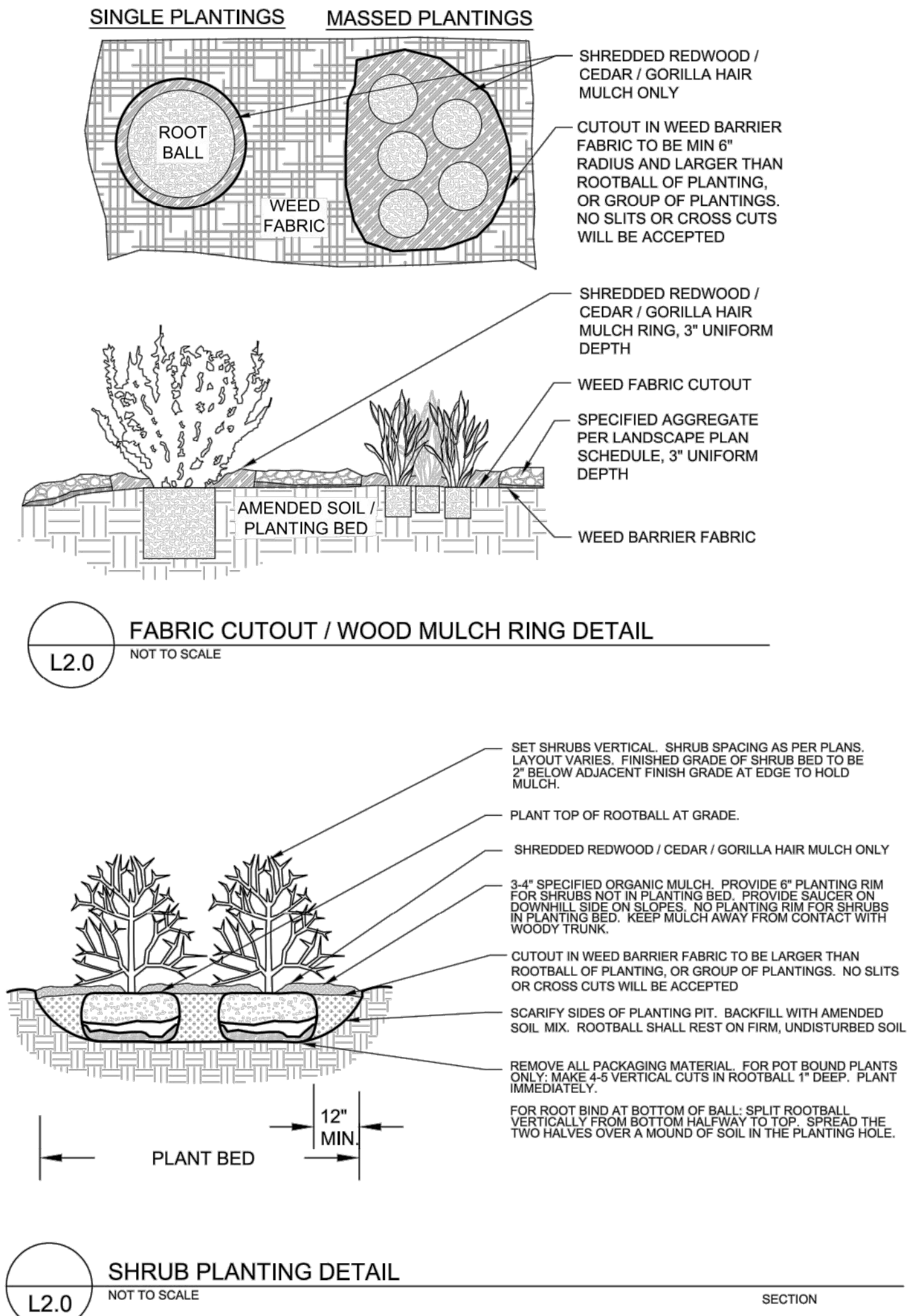
No. of Trees Req / Prov.	Shrubs Required / Provided	Percent Ground Plane Veg. Req. / Provided	Notes
10 / 10	99 If / 120 If	50% / 65%	
35 / 35	348 If / 360 If	50% / 65%	
51 / 60	535 If / 560 If	50% / 65%	

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



REVISIONS:



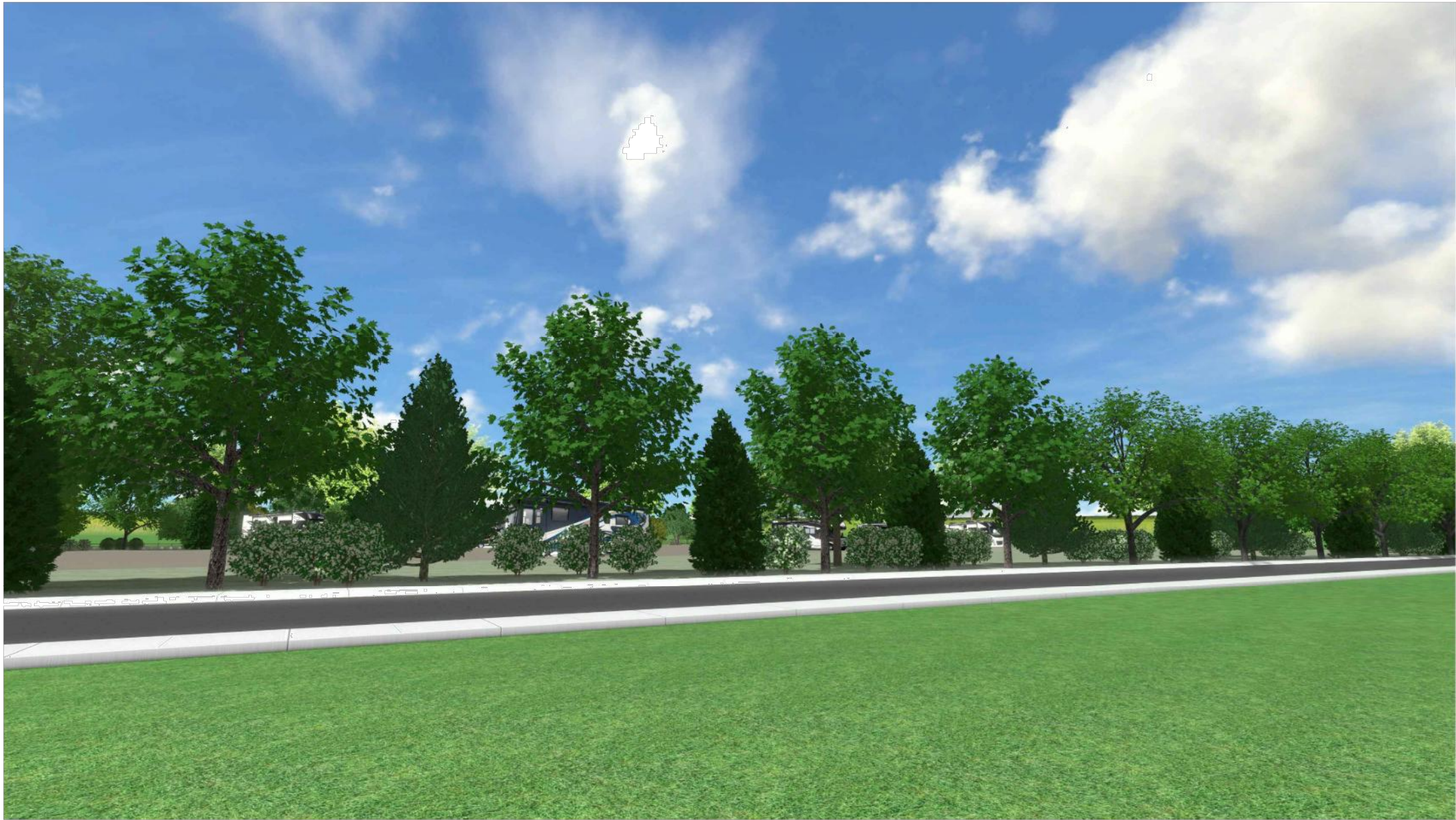
BEEN RV PARK
FORT LUPTON, CO
FINAL LANDSCAPE PLAN DETAILS

PROJ. NO.:	04.23.21
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L2.0

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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

ALL BUFFER PHOTOS ARE FOR ILLUSTRATIVE PURPOSES ONLY



NORTHERN - EXTERIOR



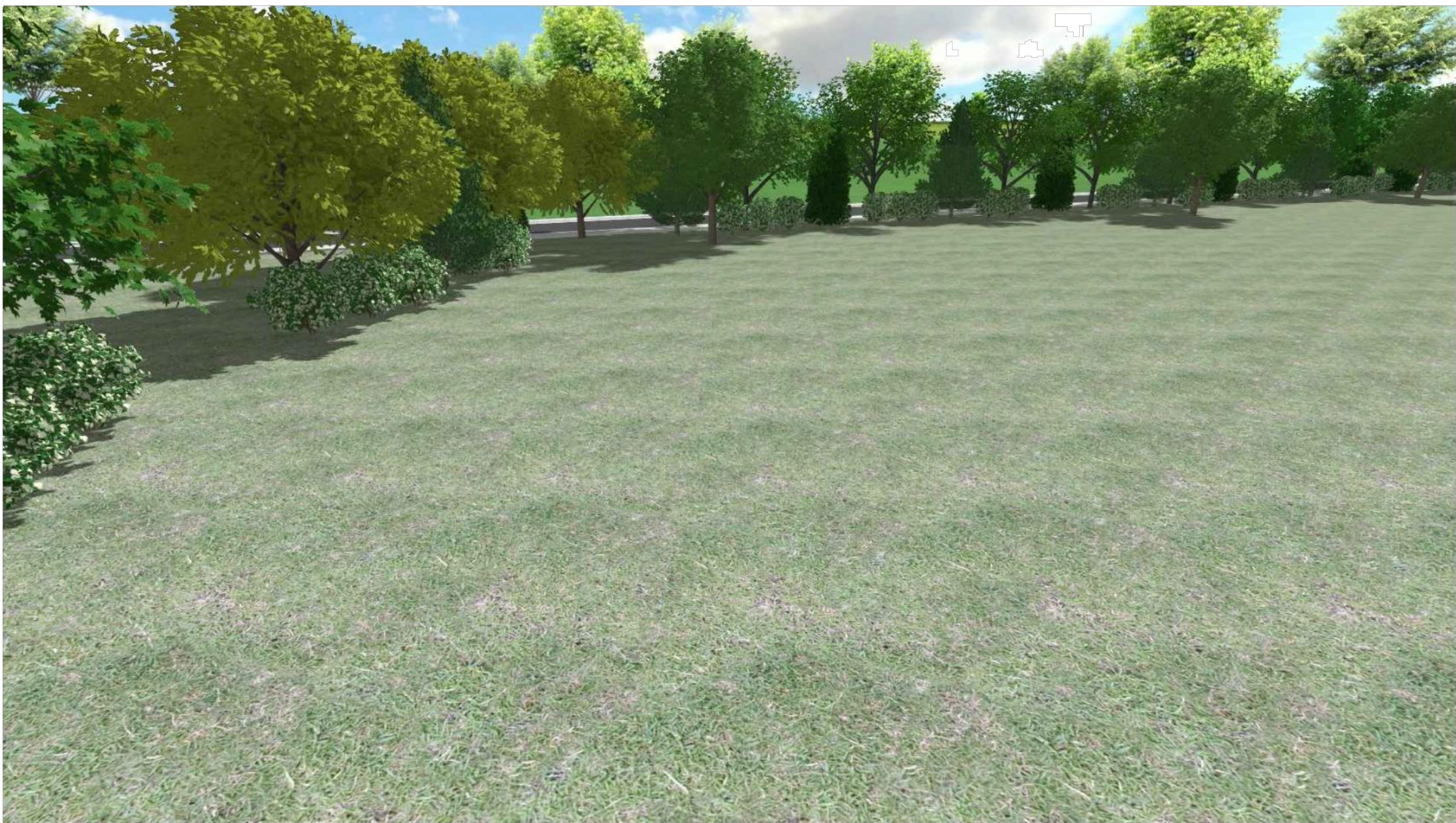
SOUTHERN - EXTERIOR



NORTHERN - EXTERIOR



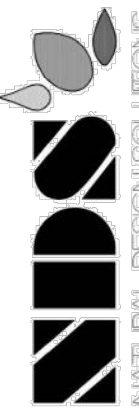
SOUTHERN - EXTERIOR



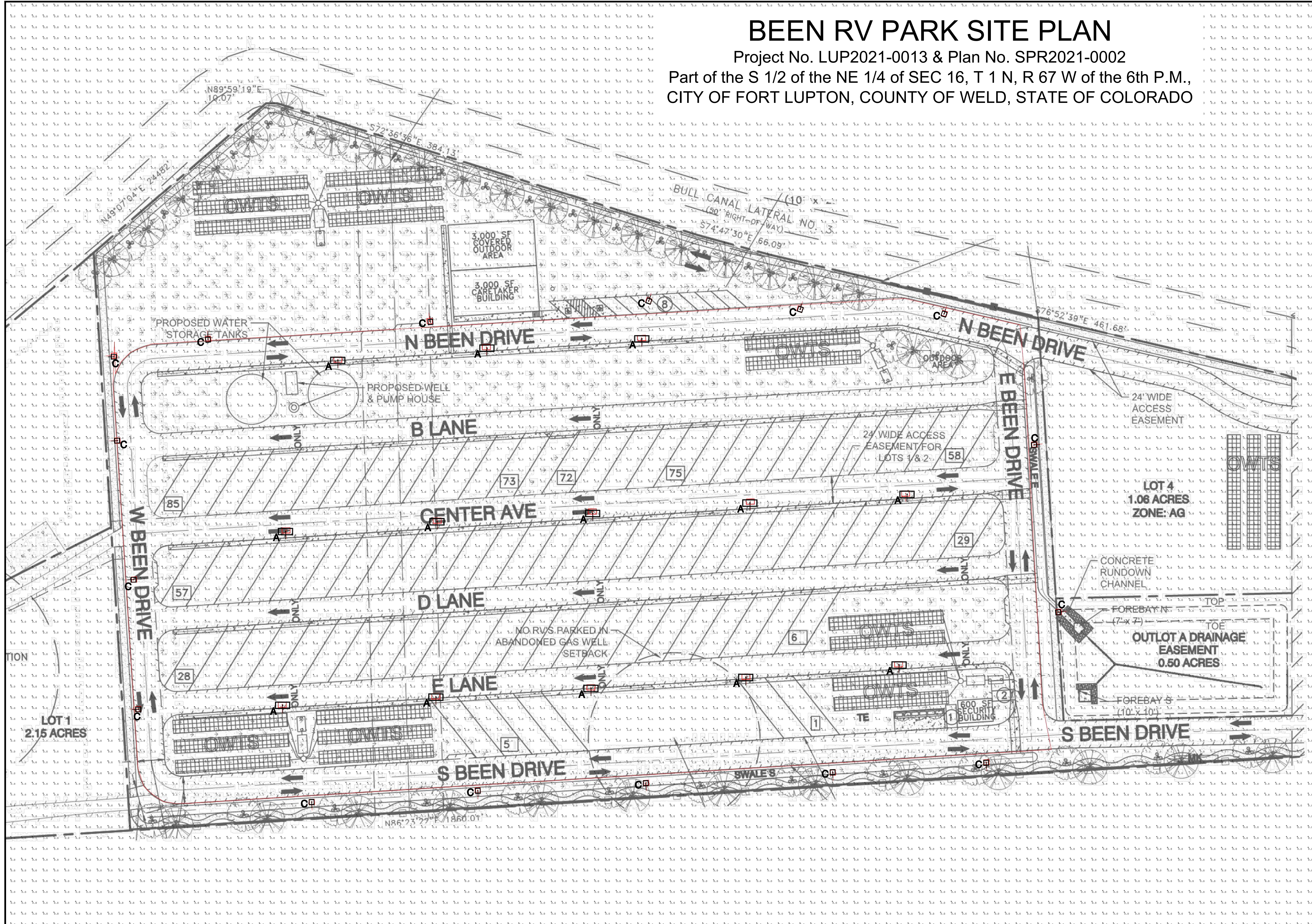
NORTHERN - INTERIOR VIEW



SOUTHERN - INTERIOR VIEW

PROJ. NO.:		DATE: 04.23.21	
SCALE: See Sheet		DRAWN: JRO	
CHKD BY: NAM		SHEET L30	
REVISIONS:			
THIS PLAN SHALL NOT BE COPIED, REPRODUCED, OR USED FOR ANY OTHER PROJECT WITHOUT THE PERMISSION OF NDS, INC.			
 NDS NATURAL DESIGN SOLUTIONS Landscape Architecture Landscape Architecture 5539 E. 17th Avenue, Suite 100 Denver, CO 80202 (303) 443-0355 • info@ndsinc.com			
BEEN RV PARK FORT LUPTON, CO PERSPECTIVE BUFFER RENDERINGS			

T:\0342_001_00-BEEN RV PARK\DWG\0342-001-WEC-SPR.dwg, 07-PHOTO, 7/14/2021 2:06:24 PM, DWG To PDF-pc3, ARCH expand D (8.00 x 24.00 Inches), WEC 2/1/38, WEC 2/1/38



LUMINAIRE SUMMARY					
SYMBOL	QTY	LABEL	LUM. WATTS	LUM. LUMENS	LLF
A	13	A	279	0.900	
C	16	C	166	11508	0.900
DESCRIPTION					
GLNA-AF-05-LED-E1-5WQ					
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.westernci.com
email@westernci.com
(720) 886-9951
FAX (720) 294-1330

Western Engineering Consultants, Inc LLC

BEEN RV PARK

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

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

PROPOSED GRAVEL

EXISTING ASPHALT

PROPOSED CONC

OWTS ON-SITE WASTEWATER TREATMENT SYSTEM
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
EXISTING OVERHEAD ELEC

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

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

THIS PROJECT

VICINITY MAP

S 1/2, NE 1/4, S16, T1N, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS -FREDERICK, CO

REIDER, GREG K
3863 COUNTY ROAD 19
FORT LUPTON, CO
PARCEL: 146916100081
ZONE: R

127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-8951
FAX (720) 294-1330
Western Engineering Consultants, Inc LLC

DATE	BY	REVISION
03/07/21	CFC	INITIAL RELEASE
06/16/21	CFC	REV PER COMMENTS
07/14/21	CFC	REV PER PUBLIC HEARING COMMENTS
07/14/21	CFC	REV PER PUBLIC HEARING COMMENTS

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

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



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.

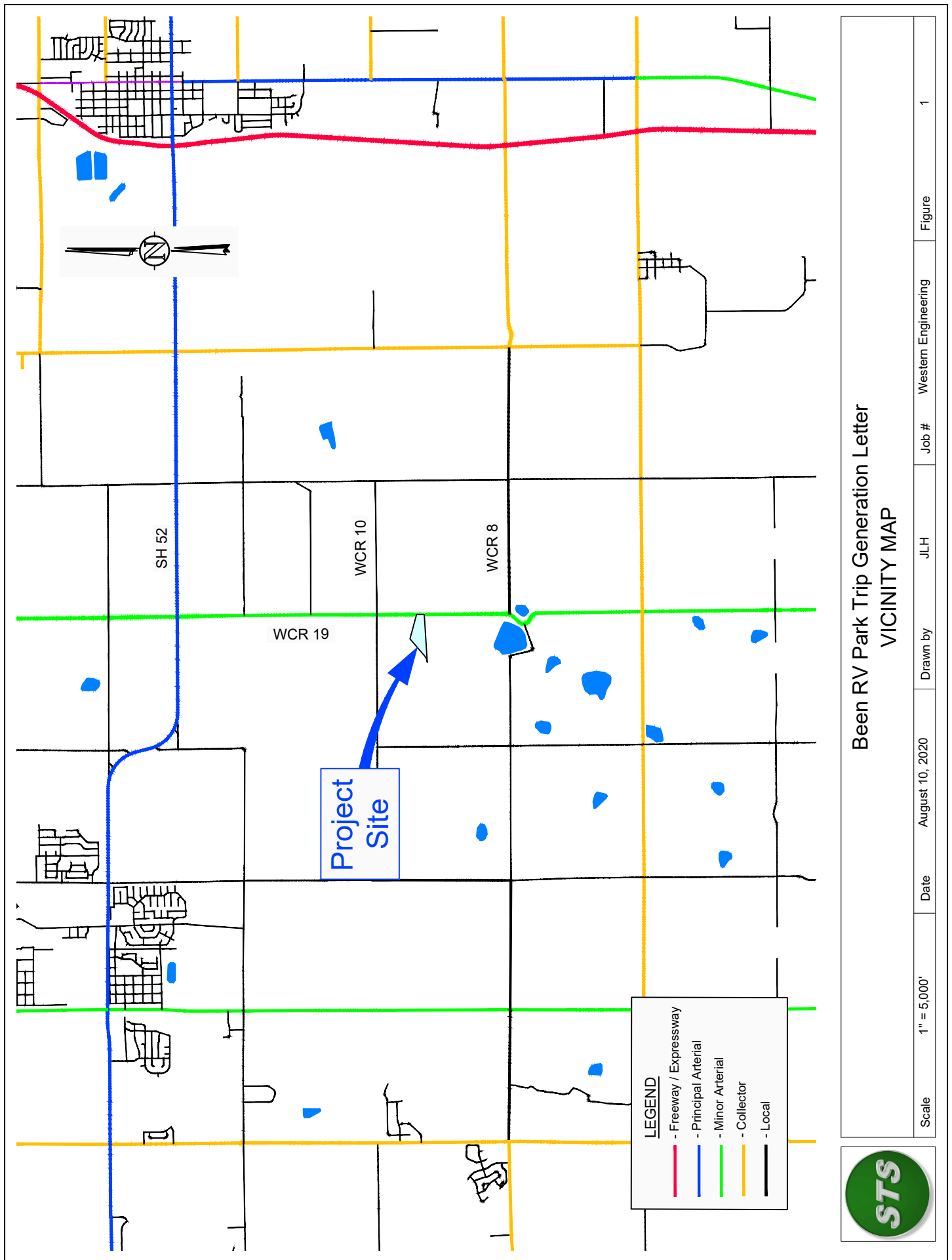
The trip generation for the development was estimated using rates that are contained in the Institute of Transportation Engineers (ITE) Trip Generation¹ manual. The development is expected to generate approximately 689 trips on an average weekday, 68 trips during the morning peak hour, and 127 trips during the evening peak hour (see Table 1).

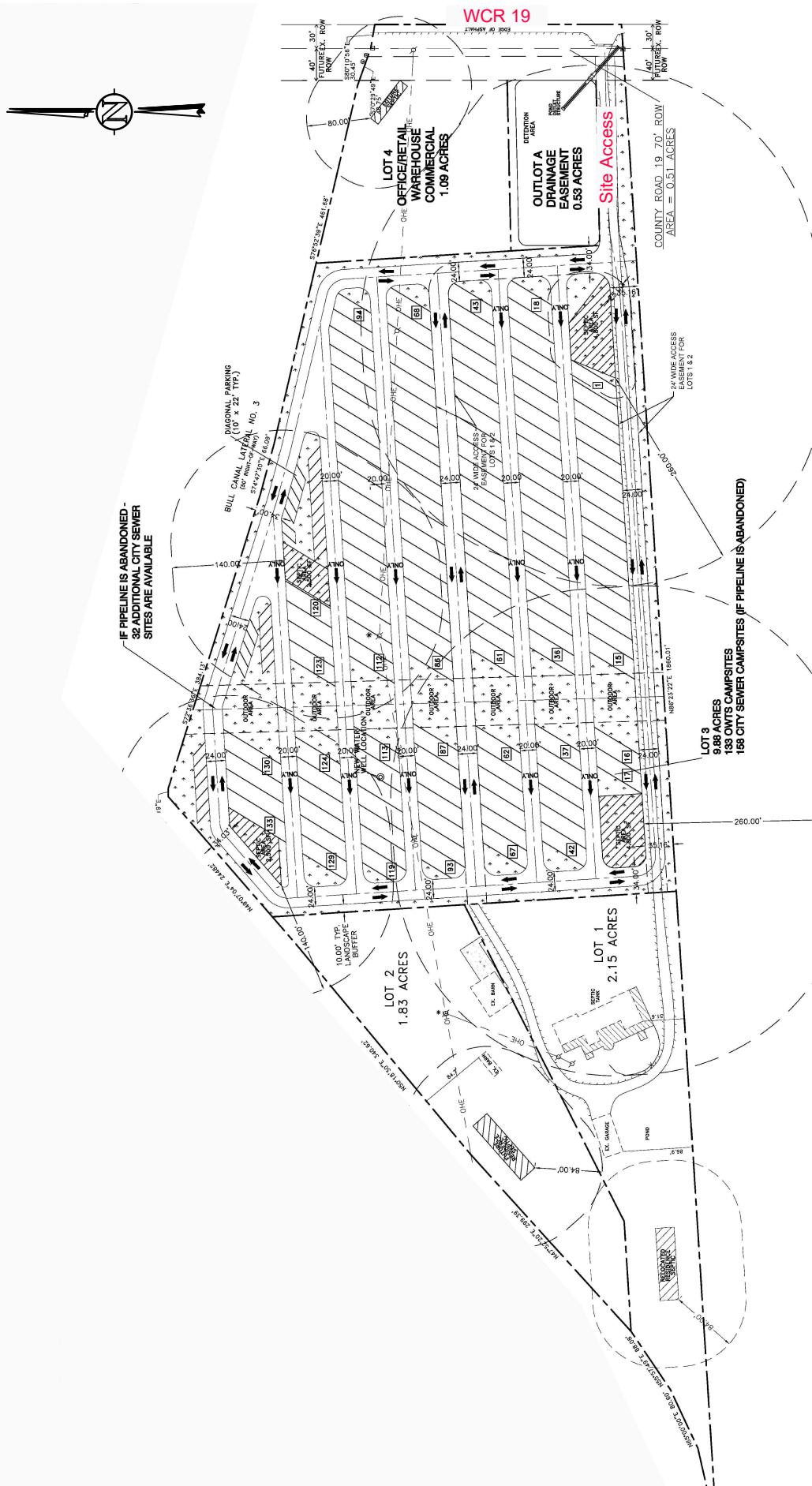
Feel free to contact me to discuss the contents of this report.

Sincerely,

Joseph L. Henderson, PE, PTOE
Project Manager / Principal
Been RV Park Trip Generation Letter

¹ Trip Generation, 10th Edition. Institute of Transportation Engineers. September 2017.





Been RV Park Trip Generation Letter

SITE PLAN

Scale	NTS	Date	August 10, 2020	Drawn by	JLH	Job #	Western Engineering	Figure	2
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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 sf² 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

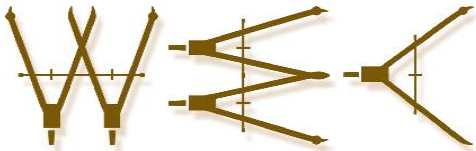
Notes:

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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APPENDICES

APPENDIX A

- Vicinity Map (USGS)
- Key Map (Google Earth)
- FEMA Firmette
- Legal Description
- Soil Survey Map & Soil Legend
- Geotechnical Study

APPENDIX B

- NOAA Atlas 14 Rainfall - Point Precipitation Frequency
- WEC Rational Method Runoff Calculations

APPENDIX C

- Detention Pond Design
- Forebay Design
- Pipe, Inlet, and Channel Capacities

APPENDIX D

- 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 $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ 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.

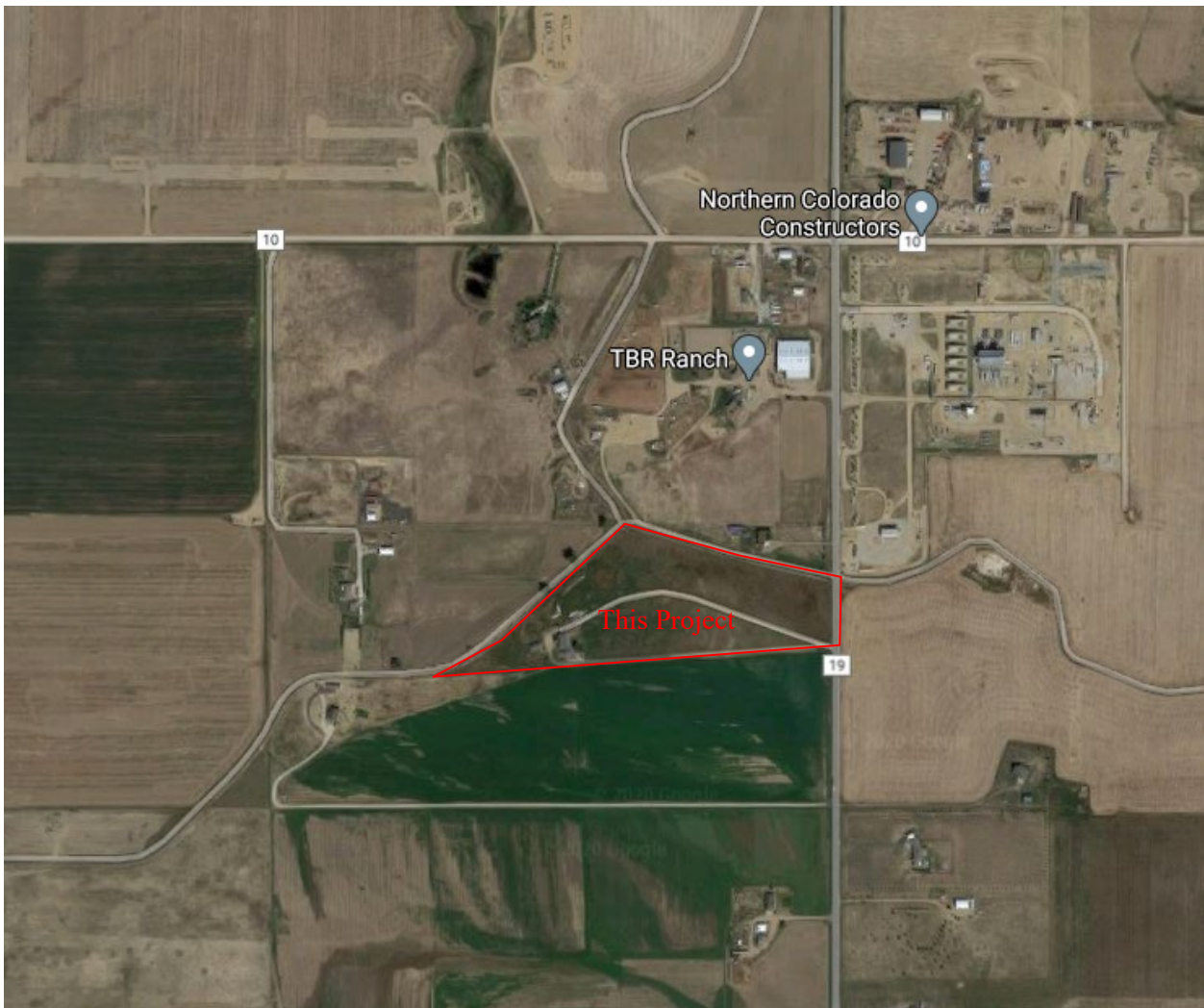
A vicinity and key map of the site are included in Appendix A of this study as well as on the following page.

The scales below are not accurate since the maps included herein are for exhibit purposes only.

*Been RV Park – Final Drainage Report
City of Fort Lupton Case # xxx*

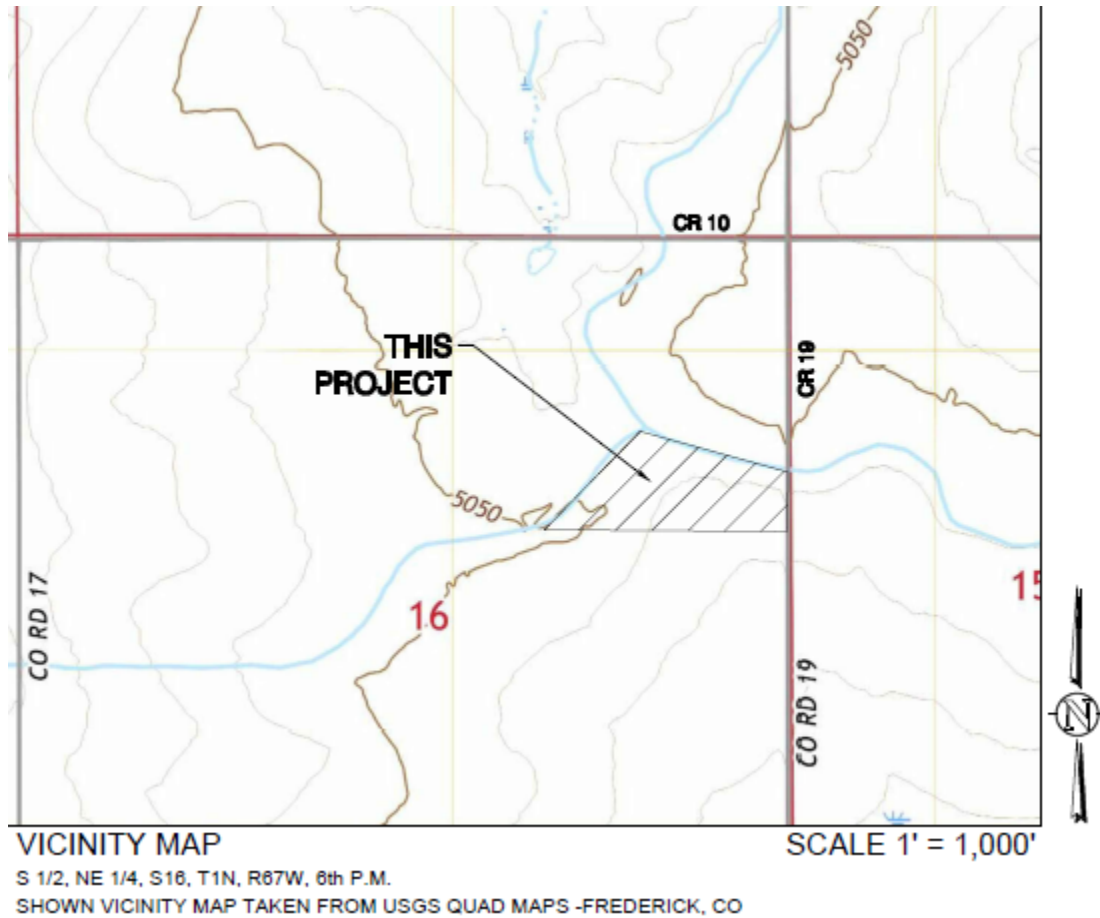
March 09, 2021

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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.



The USGS Exhibit above details the adjacent Weld County Roads and historic topography of the surrounding area.

*Been RV Park – Final Drainage Report
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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: $(26-17i) + [L_{\text{travel}} / (60 * (14i + 9) * (S_o)^{.5})]$. 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.

*Been RV Park – Final Drainage Report
City of Fort Lupton Case # xxx*

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%).

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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.

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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.

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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

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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.

\\WECSERVER1\Share\0342_001_00-BEEN RV PARK\Docs\08 Reports\Drainage\20201019 FDR\20210305 Been FDR.docx

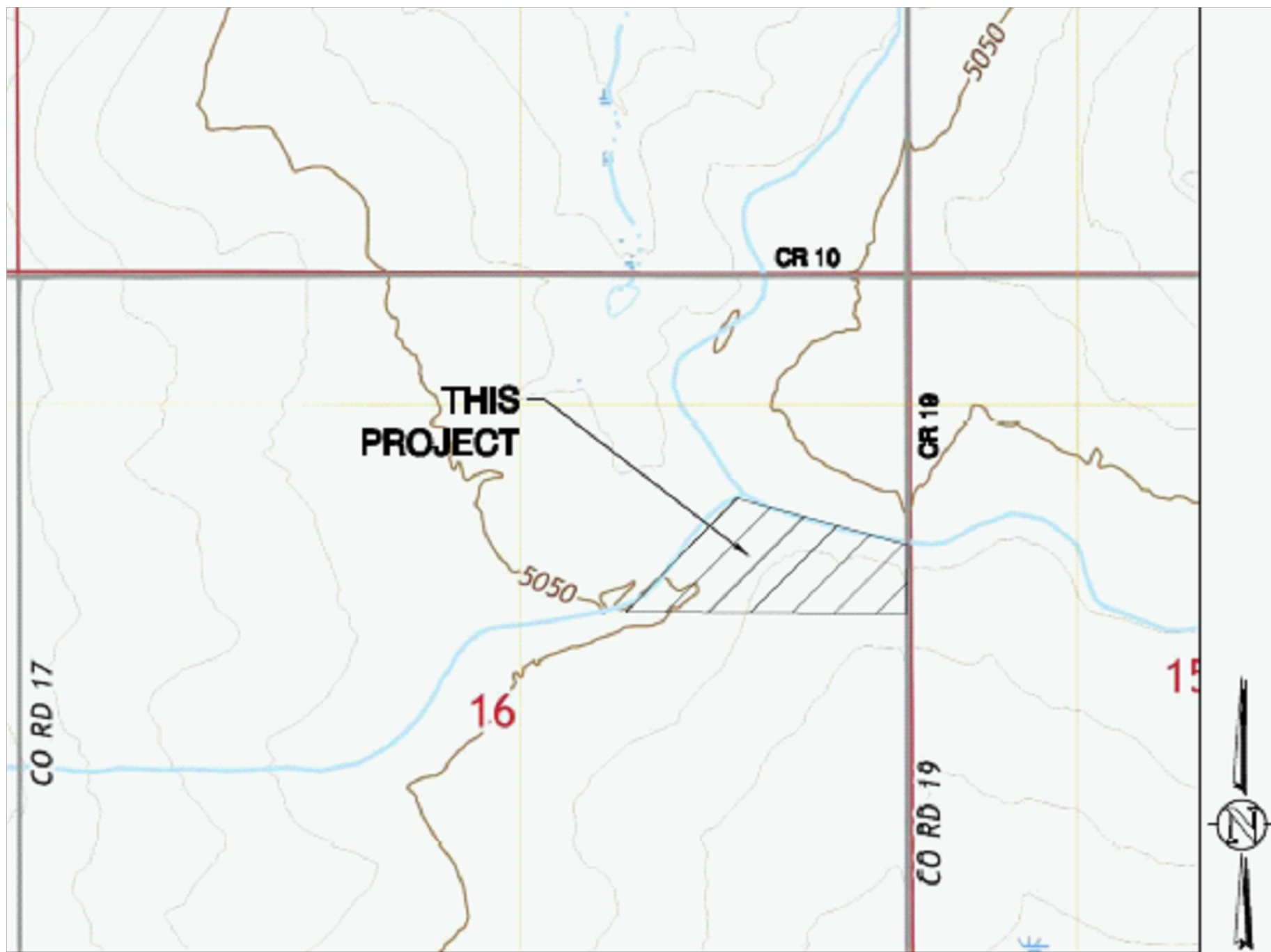
*Been RV Park – Final Drainage Report
City of Fort Lupton Case # xxx*

March 09, 2021

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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

S 1/2, NE 1/4, S16, T1N, R67W, 6th P.M.

SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS -FREDERICK, CO

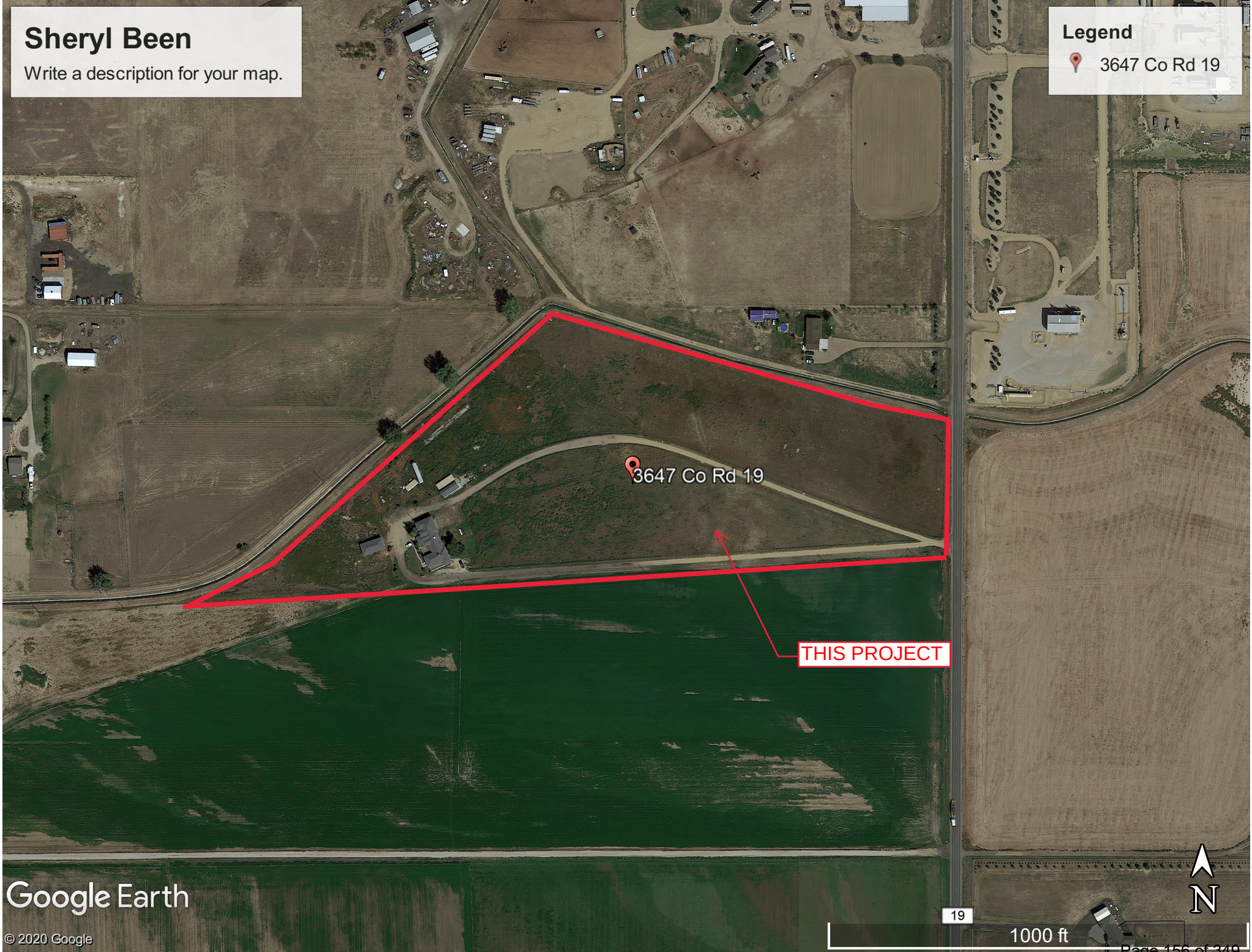
SCALE 1' = 1,000'



Sheryl Been
Write a description for your map.

Legend

 3647 Co Rd 19



National Flood Hazard Layer FIRMette



104°53'46"W 40°3'25"N



USGS The National Map: Orthoimagery. Data refreshed April 2020

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

1:6,000

104°53'8"W 40°2'57"N

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



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



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 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

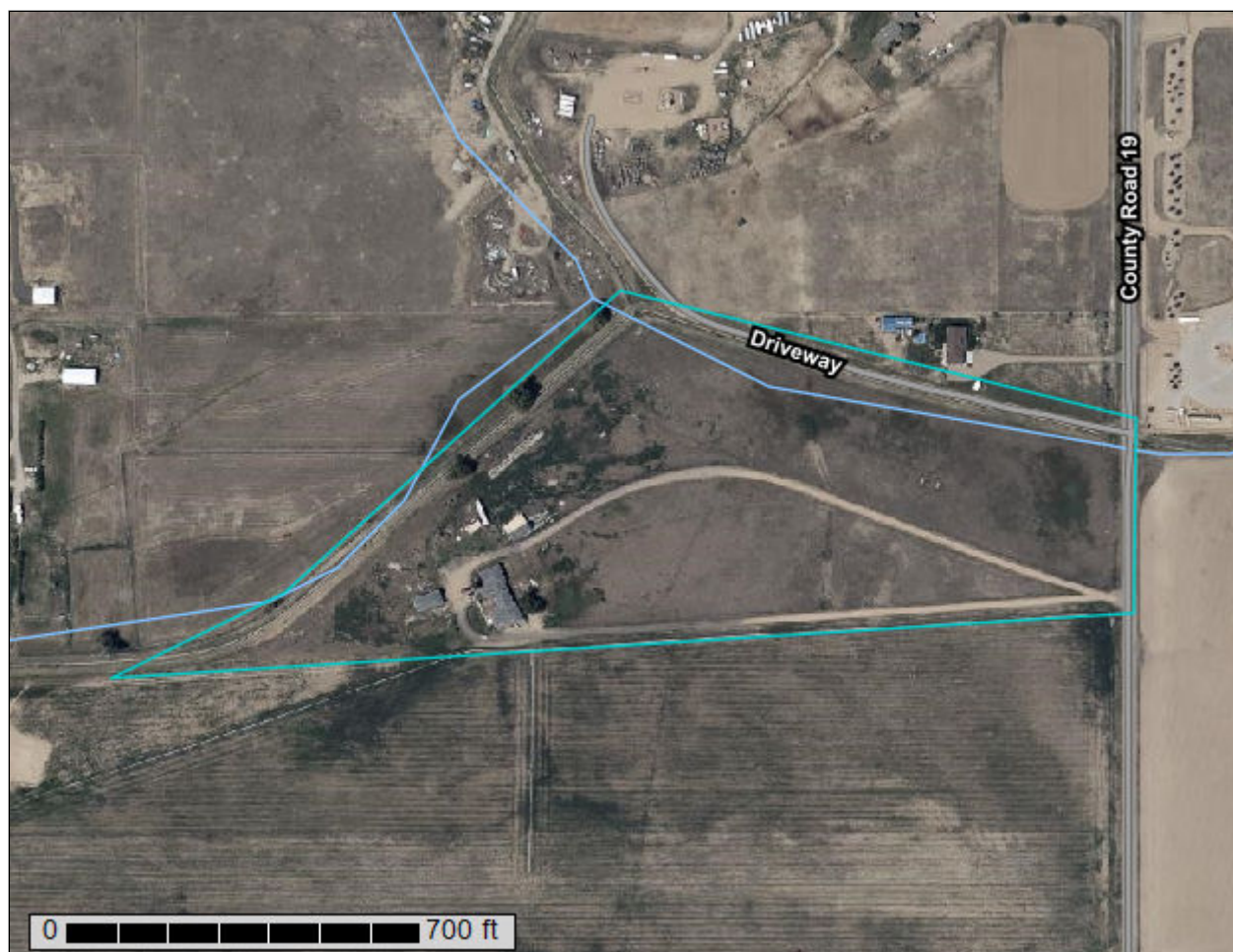
NRCS

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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82—Wiley-Colby complex, 1 to 3 percent slopes.....	13
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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

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

Soil Map

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

Custom Soil Resource Report Soil Map



MAP 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





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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EEC Project No. 1202083
December 4, 2020
Page 2

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 $\frac{1}{2}$ 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 severe 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 more 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	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	Can be scratched with fingernail.
Hard	
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	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	Silt 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	<0.75	OL	Organic clay ^{K,L,M,N}
			Liquid Limit - not dried		Organic silt ^{K,L,M,O}	
	Silt 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	<0.75	OH	Organic clay ^{K,L,M,P}
			Liquid Limit - not dried		Organic silt ^{K,L,M,O}	
Highly organic soils		Primarily organic matter, dark in color, and organic odor		PT	Peat	

^ABased on the material passing the 3-in. (75-mm) sieve

^BIf field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

^CGravels 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

^DSands 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

$$^E C_u = D_{60} / D_{10} \quad C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$$

^FIf soil contains $\geq 15\%$ sand, add "with sand" to

^GIf fines classify as CL-ML, use dual symbol GC-CM, or SC-SM.

^HIf fines are organic, add "with organic fines" to group name

^IIf soil contains $> 15\%$ gravel, add "with gravel" to group name

^JIf Atterberg limits plots shaded area, soil is a CL-ML, Silty clay

^KIf soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel", whichever is predominant.

^LIf soil contains $\geq 30\%$ plus No. 200 predominantly sand, add "sandy" to group name.

^MIf soil contains $\geq 30\%$ plus No. 200 predominantly gravel, add "gravelly" to group name.

^N $PI \geq 4$ and plots on or above "A" line.

^O $PI \leq 4$ or plots below "A" line.

^P PI plots on or above "A" line.

^Q PI plots below "A" line.

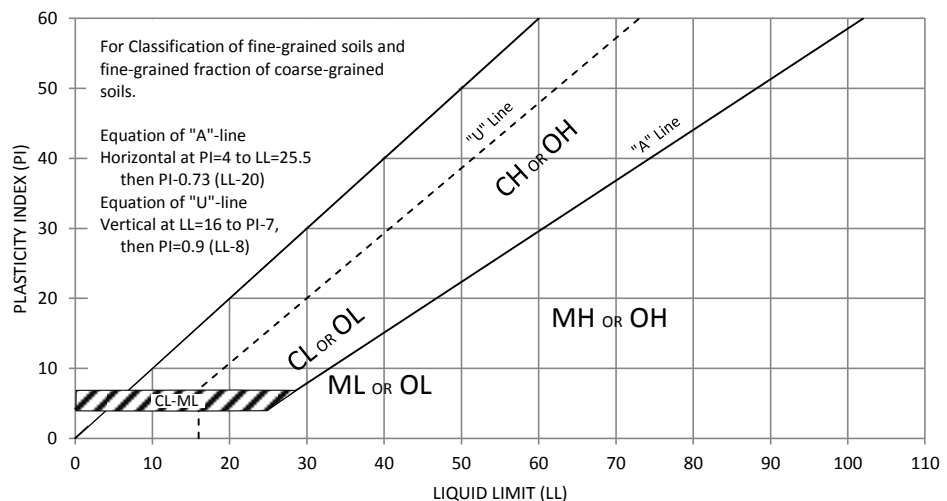




PHOTO # 1



PHOTO # 2

BEEN RV PARK
WELD COUNTY, COLORADO
EEC PROJECT No. 1202083
NOVEMBER 2020



3647 ROAD 19, WELD COUNTY, COLORADO

Continued on Sheet 2 of 2

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BEEN RV PARK												
3647 ROAD 19, WELD COUNTY, COLORADO												
PROJECT NO: 1202083		LOG OF BORING B-1 SHEET 2 OF 2					DATE: NOVEMBER 2020					
RIG TYPE: CME55							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		D	N	QU	MC	DD	A-LIMITS		-200	SWELL		
		TYPE	(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ 500 PSF
Continued from Sheet 1 of 2 CLAYSTONE gray moderately hard			26									
			--									
			27									
			--									
			28									
	--											
	29											
	--											
	30	SS	46	9000+	20.8							
BOTTOM OF BORING DEPTH 30.5'			--									
			31									
			--									
			32									
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			37									
			--									
			38									
			--									
			39									
			--									
			40									
	--											
	41											
	--											
	42											
	--											
	43											
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	44											
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	45											
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	46											
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	47											
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	48											
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	49											
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	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		D	N	QU	MC	DD	A-LIMITS		-200	SWELL				
		TYPE	(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ 500 PSF		
VEGETATION AND TOPSOIL			--											
			1											
			--											
			2											
			--											
		LEAN CLAY (CL)										(@ 150 PSF)		
		brown	CS	3	21	8000	9.2					~12000 PSF	13.7%	
		very stiff		4										
				--										
			5	10	8000	11.4								
CLAYSTONE/SANDSTONE brown/gray/rust moderately hard / poorly cemented			--											
			6											
			--											
			7											
			--											
			8											
			--											
			9											
			--											
			10	25	9000+	14.2	116.2							
CLAYSTONE gray moderately hard			--											
			11											
			--											
			12											
			--											
			13											
			--											
			14											
			--											
			15	50/6"		22.0								
BOTTOM OF BORING DEPTH 25.5'			--											
			16											
			--											
			17											
			--											
			18											
			--											
			19	water soluble sulfate content = 0.16%										
			--											
			20	50/8"	9000+	16.6	116.5					4800 PSF	5.2%	

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		D	N	QU	MC	DD	A-LIMITS		-200	SWELL		
		TYPE	(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ 500 PSF
VEGETATION AND TOPSOIL			1									
			2									
LEAN CLAY (CL)				water soluble sulfate content = 0.69%								(@ 150 PSF)
brown		CS	3	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			9									
moderately hard / poorly cemented		CS	10	50/6"	2500	13.3	111.2					
			11									
			12									
			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		D	N	QU	MC	DD	A-LIMITS		-200	SWELL		
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ 500 PSF	
VEGETATION AND TOPSOIL		--										
		1										
		--										
		2										
		SS	--									
			3	34	9000+	10.8						
		--										
		4										
CS	--											
	5	37	9000+	9.8	126.3					12.1%		
LEAN CLAY (CL) brown very stiff		--										
		6										
		--										
		7										
		--										
		8										
		--										
		9										
		SS	--									
			10	36	8500	14.3						
		--										
		11										
		--										
		12										
		--										
		13										
--												
14												
CS	--											
	15	26	9000+	22.4	104.7							
CLAYSTONE gray moderately hard with gypsum crystals		--										
		16										
		--										
		17										
		--										
		18										
		--										
		19										
		SS	--									
			20	28	9000	19.8						
BOTTOM OF BORING DEPTH 20.5'		--										
		21										
		--										
		22										
		--										
		23										
		--										
		24										
		--										
		25										
		--										
		26										

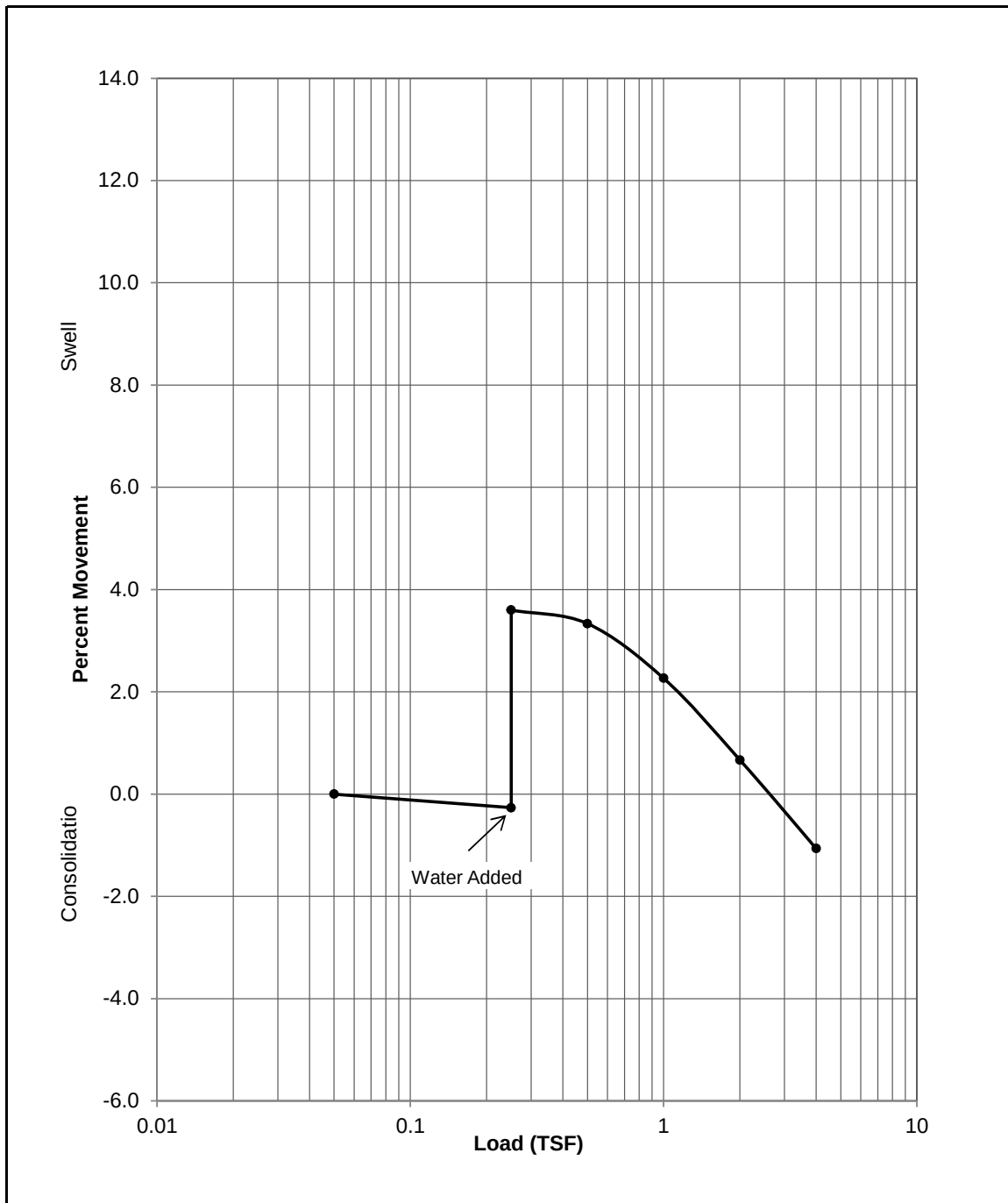
BEEN RV PARK													
3647 ROAD 19, WELD COUNTY, COLORADO													
PROJECT NO: 1202083		LOG OF BORING B-5					DATE: NOVEMBER 2020						
RIG TYPE: CME55		SHEET 1 OF 1					WATER DEPTH						
FOREMAN: DG		START DATE		11/11/2020		WHILE DRILLING		14.5'					
AUGER TYPE: 4" CFA		FINISH DATE		11/11/2020		AFTER DRILLING							
SPT HAMMER: AUTOMATIC		SURFACE ELEV		N/A									
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL			
		TYPE	(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ 500 PSF	
VEGETATION AND TOPSOIL			--										
			1										
			--										
			2										
			--										
			3	50	9000+	9.4	124.9						(@ 150 PSF) 18.5%
			4										
			--										
			5	27	9000+	11.5							
			6										
LEAN CLAY (CL) brown very stiff			--										
			7										
			--										
			8										
			--										
			9										
			--										
			10	44	9000+	12.8	119.8						11.6%
			--										
			11										
CLAYSTONE gray moderately hard			--										
			12										
			--										
			13										
			--										
			14										
			--										
			15	33	9000+	16.6							
			--										
			16										
with gypsum crystals			--										
			17										
			--										
			18										
			--										
			19										
			--										
			20	42	9000+	18.8	109.7						
			--										
			21										
BOTTOM OF BORING DEPTH 20'			--										
			22										
			--										
			23										
			--										
	24												
	--												
	25												
	--												

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		D	N	QU	MC	DD	A-LIMITS		-200	SWELL		
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ 500 PSF	
VEGETATION AND TOPSOIL		--										
		1										
		--										
		2										
		SS	--									
			3	10	7000	20.8						
		CS	--									
			4									
LEAN CLAY (CL) brown very stiff		--	water soluble sulfate content = 1.95%									
		5	11	8500	14.6	112.0	40	17	90.8	3000 PSF	3.1%	
		--										
		6										
		--										
		7										
		--										
		8										
		--										
		9										
		SS	--									
			10	50	7000	14.1						
			--									
			11									
		CS	--									
			12									
--												
13												
--												
14												
--												
15	50/8"		7500	12.9	120.1							
SS	--											
	16											
	--											
	17											
	--											
	18											
	--											
	19											
BOTTOM OF BORING DEPTH 20.5'		--										
		20	50/2"		21.0							
		--										
		21										
		--										
		22										
--												
23												
--												
24												
--												
25												
--												

BEEN RV PARK													
3647 ROAD 19, WELD COUNTY, COLORADO													
PROJECT NO: 1202083		LOG OF BORING B-7 SHEET 1 OF 1					DATE: NOVEMBER 2020						
RIG TYPE: CME55							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		D	N	QU	MC	DD	A-LIMITS		-200	SWELL			
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ 500 PSF		
VEGETATION AND TOPSOIL		--											
		1											
		--											
		2											
		SS	3	15	8500	17.4							
			4										
		CS	5	15	9000+	11.4							
			6										
CLAYSTONE gray soft to moderately hard with gypsum crystals		--											
		9											
		SS	10	18	7500	17.6							
			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							
			21										
		--											
		22											
BOTTOM OF BORING DEPTH 20.5'		--											
		23											
		--											
		24											
		--											
		25											
		--											

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%

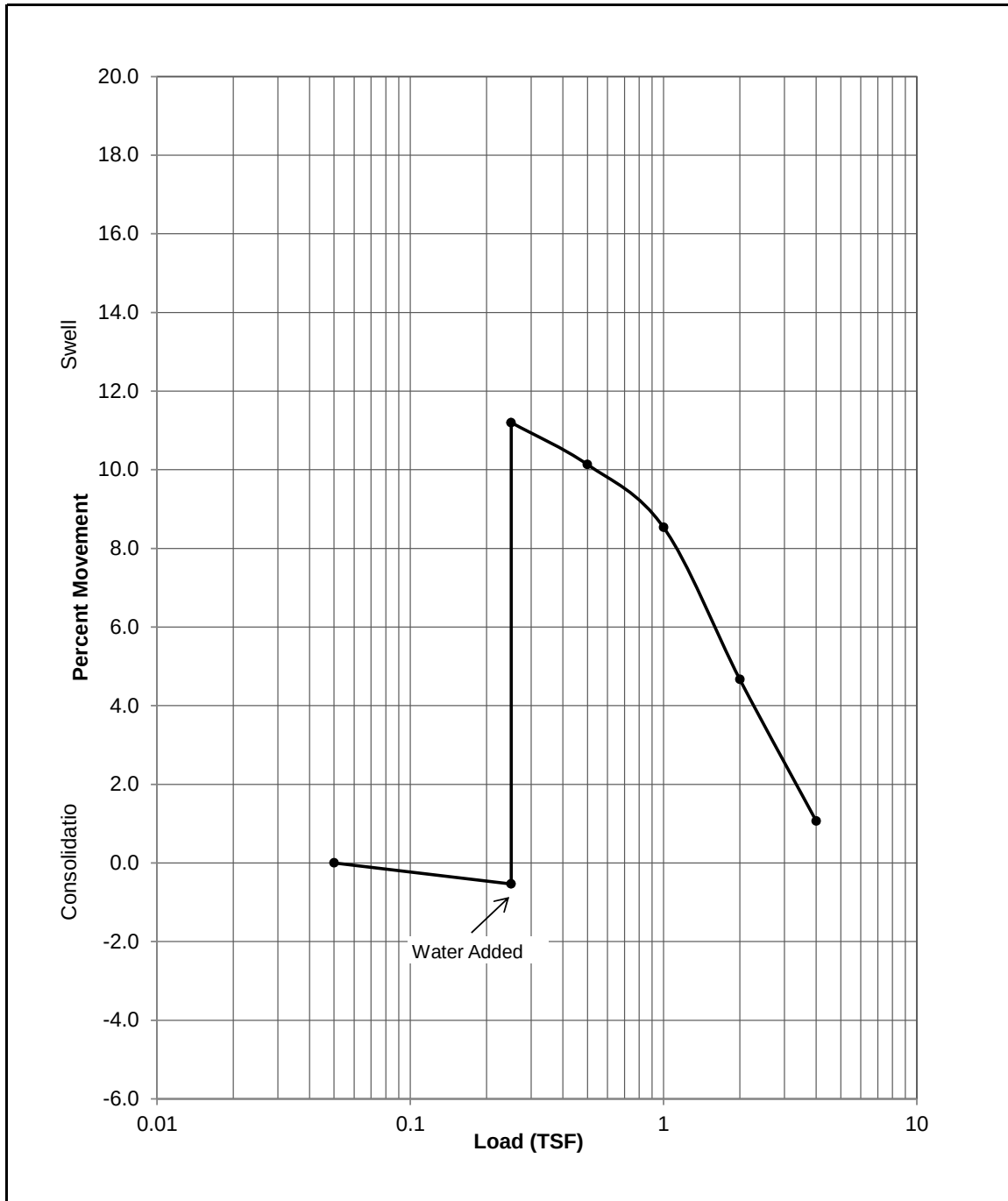


Project: Been RV Park
 Location: Weld County, Colorado
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SWELL / CONSOLIDATION TEST RESULTS

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%

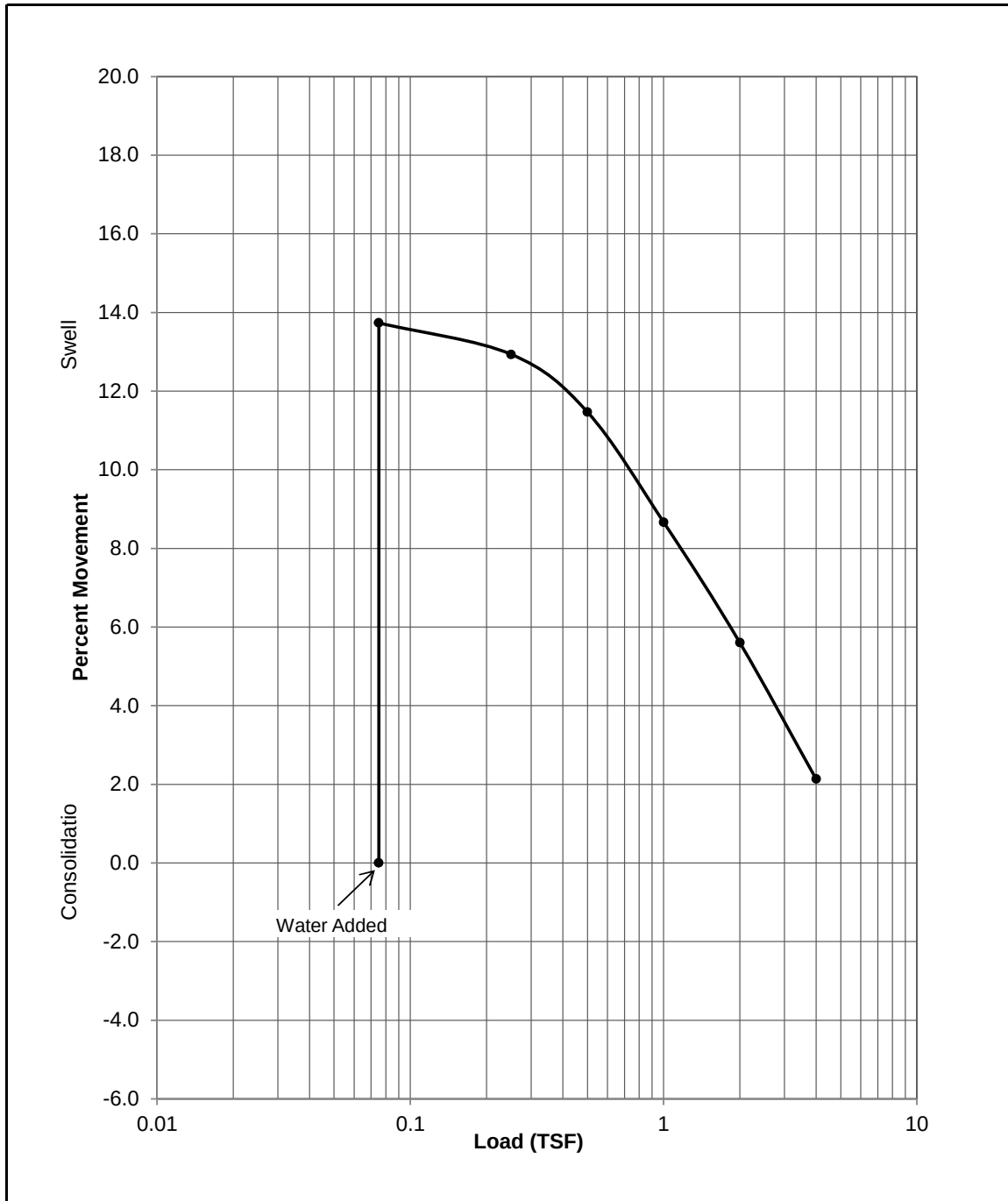


Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



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%

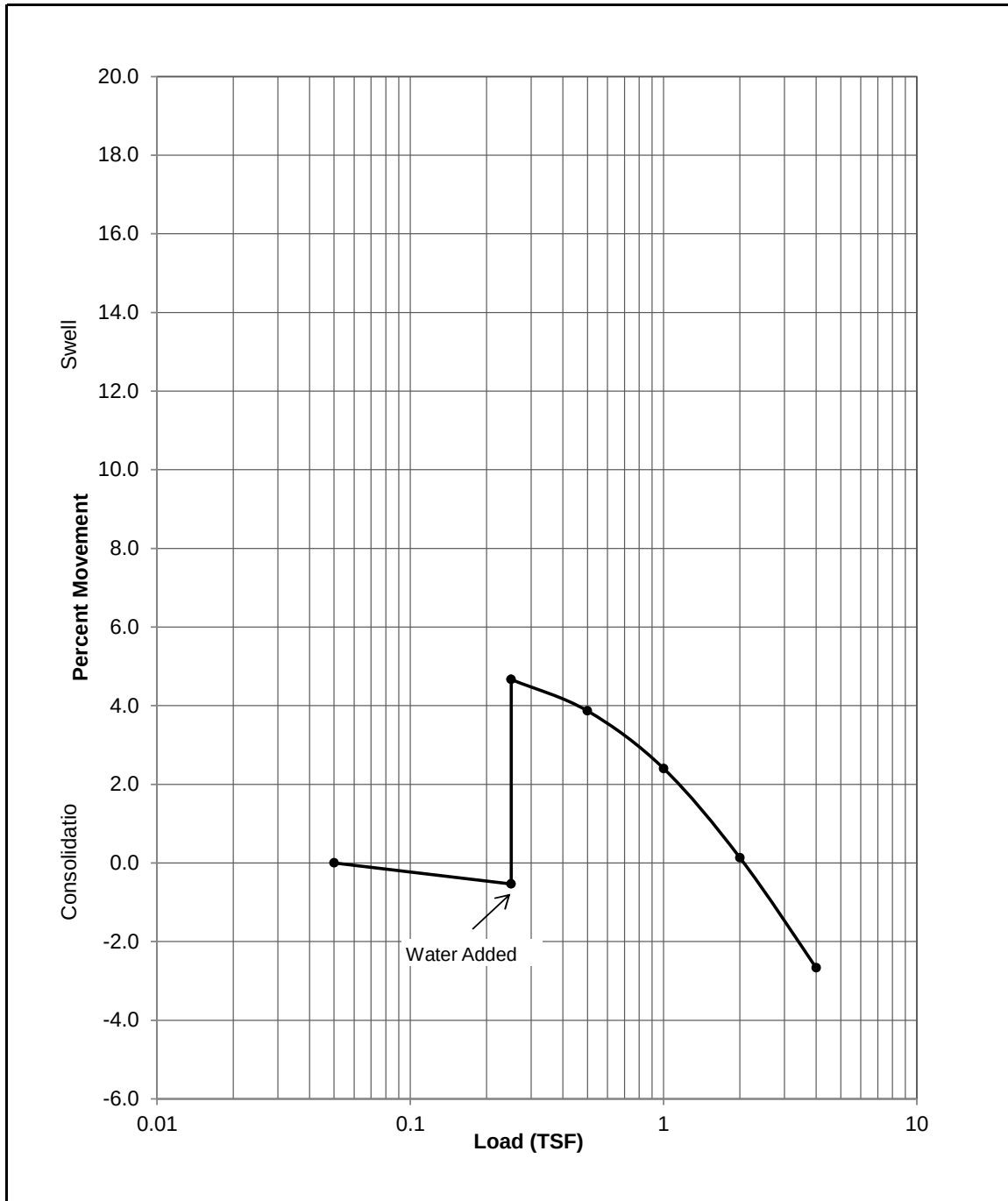


Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



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%

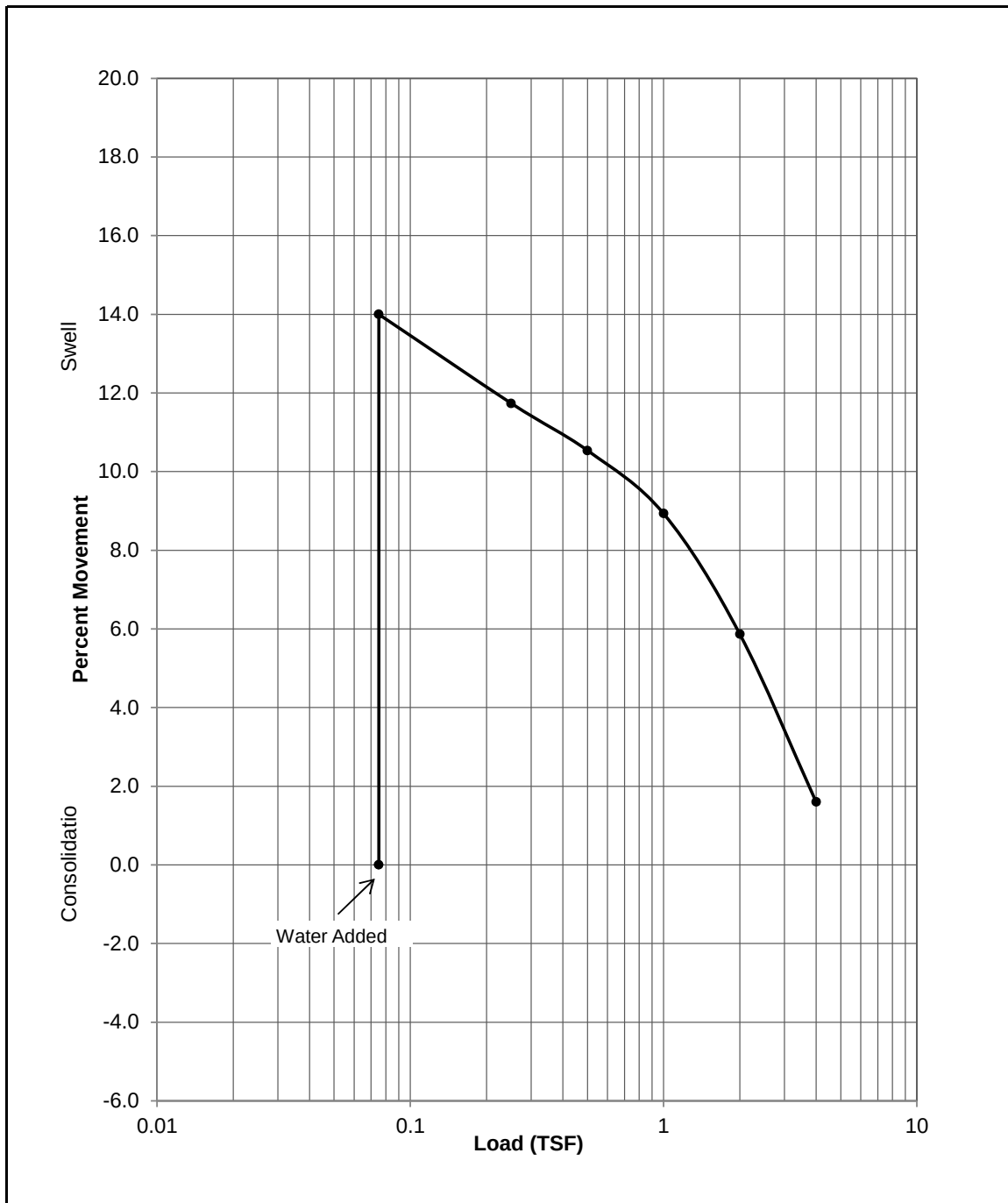


Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



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%

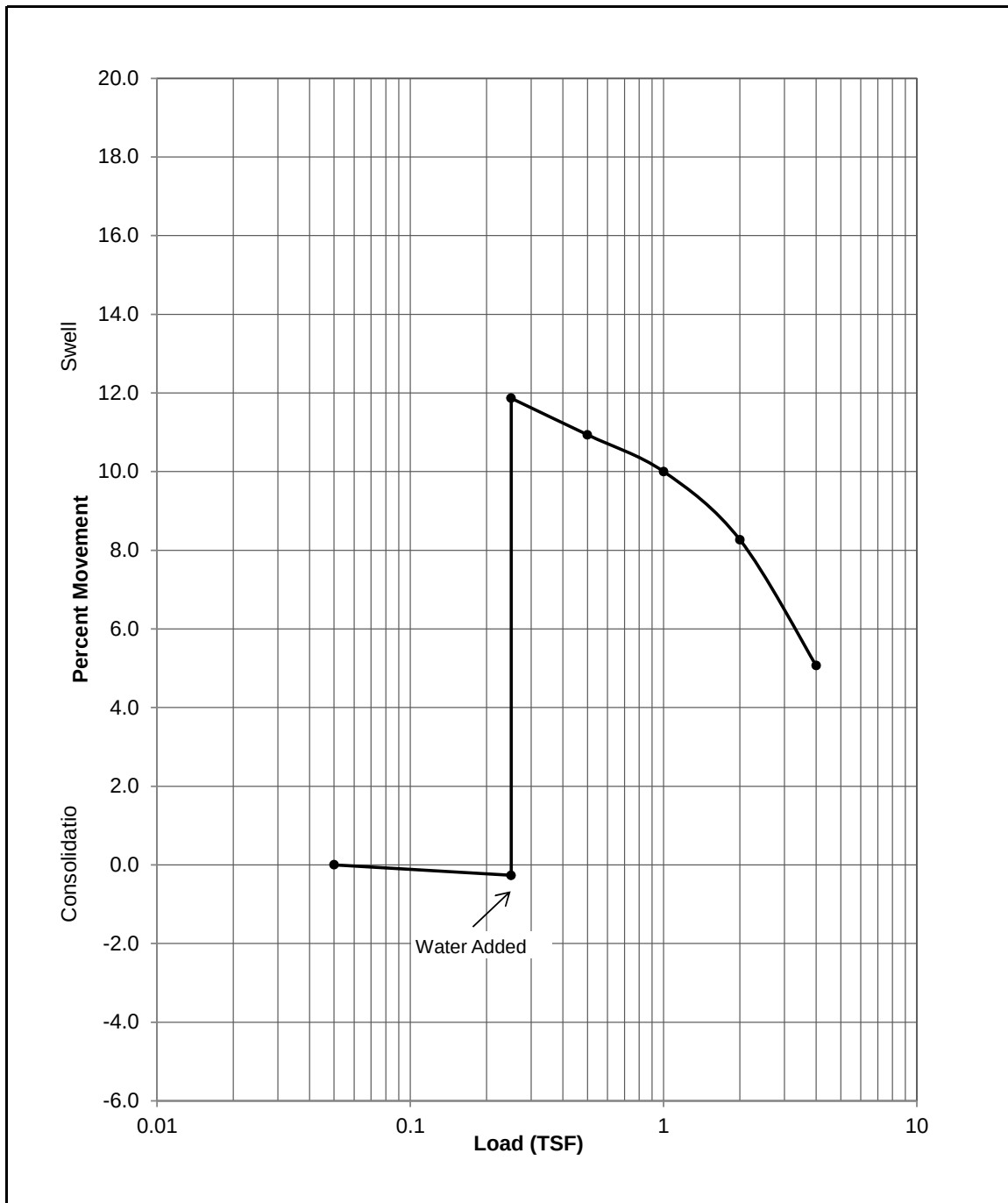


Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



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%

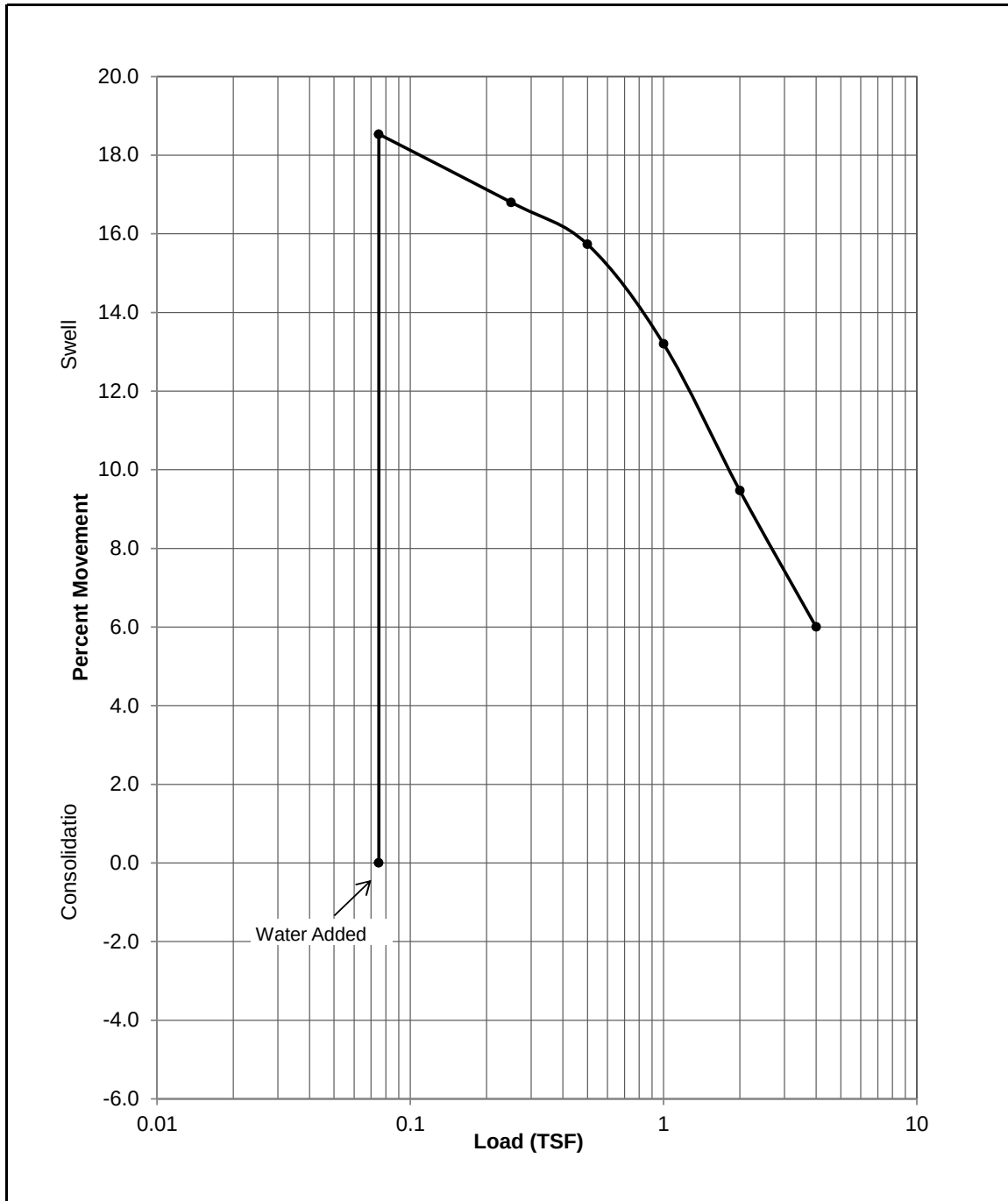


Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



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%

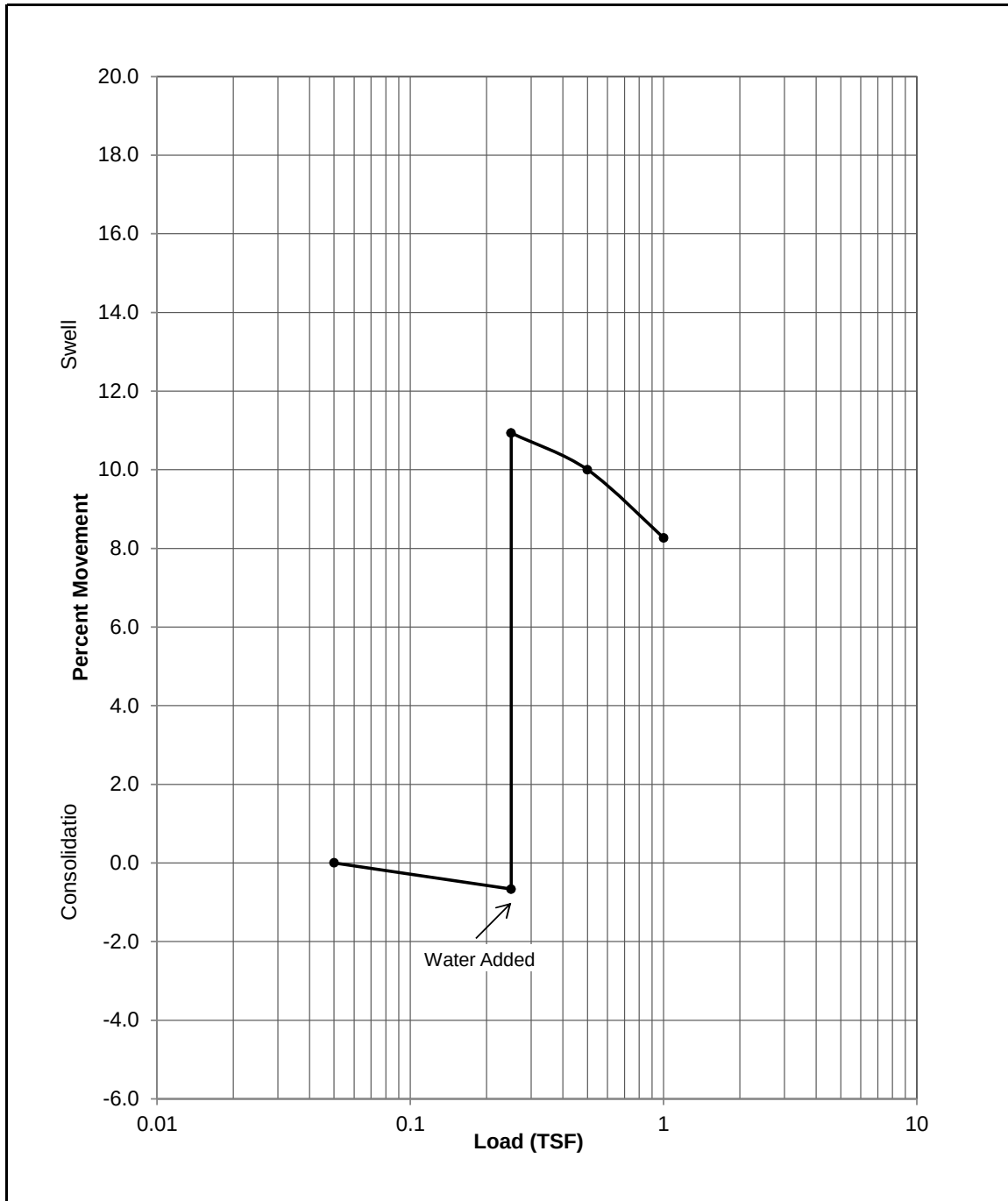


Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



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%

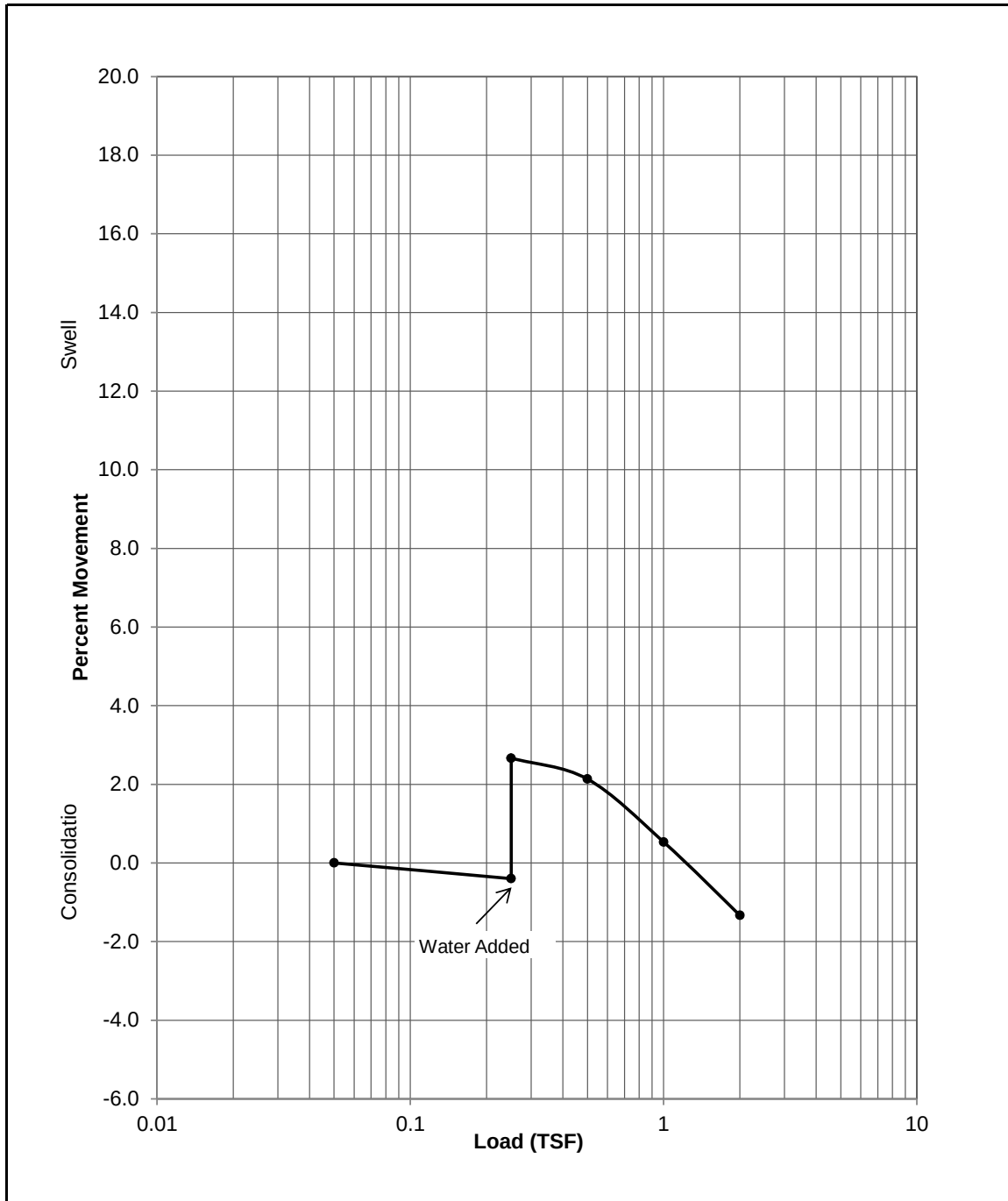


Project: Been RV Park
 Location: Weld County, Colorado
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SWELL / CONSOLIDATION TEST RESULTS

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

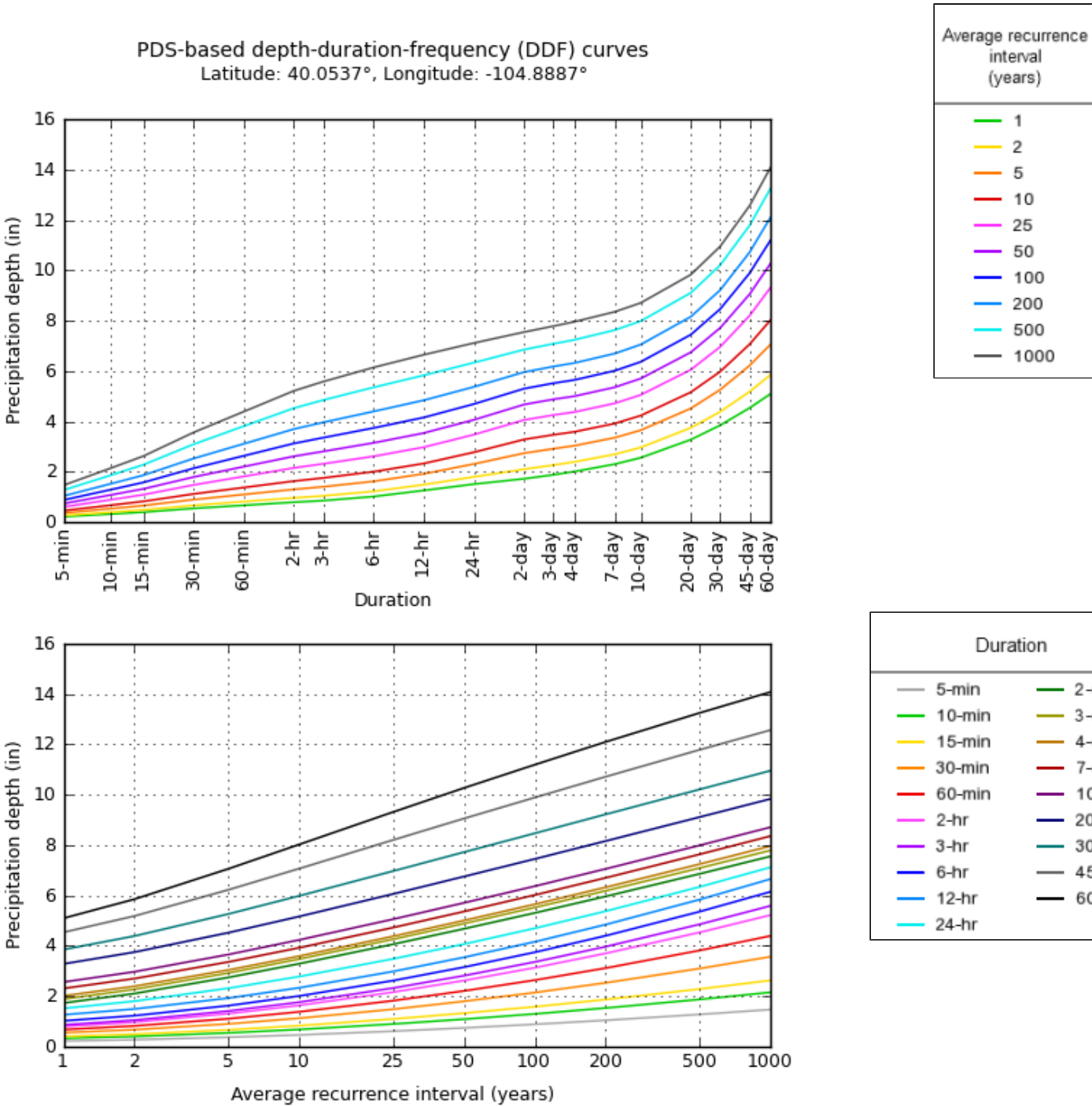
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.227 (0.175-0.295)	0.277 (0.213-0.361)	0.373 (0.286-0.487)	0.466 (0.355-0.612)	0.614 (0.463-0.862)	0.744 (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 (3.95-5.21)	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

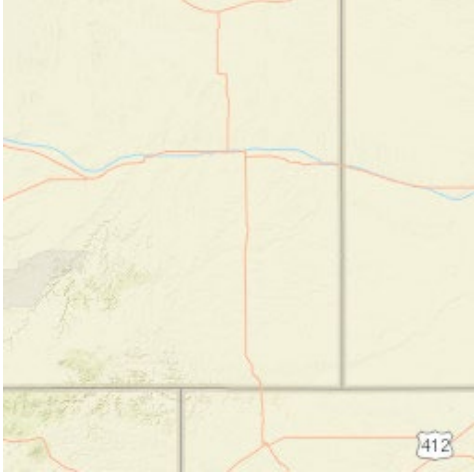
Small scale terrain



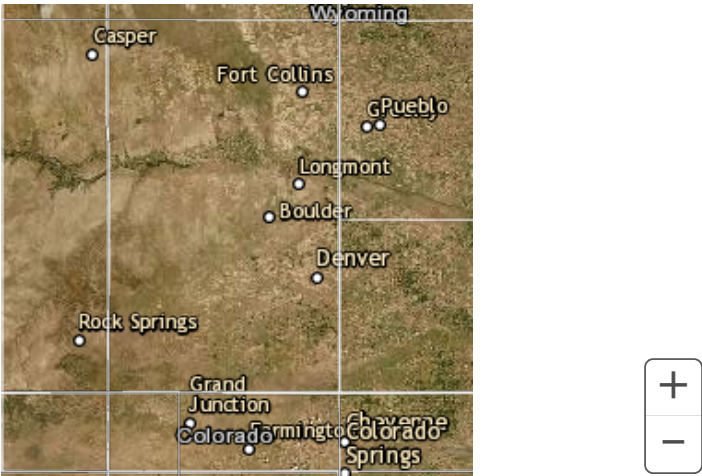
Large scale terrain



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Historic Runoff Table - Been RV Park							
BASIN	Impervious	C-YR	I	A	CIA(YR-historic)	Flow	DESIGN POINT
H							
C₂ (UDFCD 2018)	2.00	0.01	0.94	15.79	0.15	cfs	H
C₅	2.00	0.01	1.25	15.79	0.20	cfs	
C₁₀	2.00	0.07	1.56	15.79	1.72	cfs	
C₁₀₀	2.00	0.44	2.96	15.79	20.54	cfs	

Been RV Park - Historic Runoff Calcs

10/19/2020

for soils - C₂ C₅ C₁₀ C₁₀₀ --> from Table RO-5

$Ti = (.395 * (1.1 - C_{yr}) * (L^{.5})) / (S)^{.333}$
From UDFCD 2018, Equation 6-3

**for Ti calculations - only C₅ is used

	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	C _{yr} - see frequency left	T _i **	Velocity	T _t	T _c	Use T _c	I	A	CIA ₅ existing	0.15 cfs
2yr			0.01	39.89	1.18	10.92	50.81	50.81	0.94	15.79		
		Length Slope										
		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

H	15.786 acres	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	0.00	15.79

H2	0.000 acres	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	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							
C₂ (UDFCD 2018)	4.06	0.03	0.99	15.79	0.42	cfs	E1
C₅	4.06	0.03	1.33	15.79	0.57	cfs	
C₁₀	4.06	0.09	1.65	15.79	2.26	cfs	
C₁₀₀	4.06	0.45	3.14	15.79	22.24	cfs	

Been RV Park - Existing Runoff Calcs

10/19/2020

for soils - C2 C5 C10 C100 = from Table RO-5

**for Ti calculations - only C5 is used

$Ti = (.395 * (1.1 - C_{yr}) * (L^{\wedge} .5)) / (S)^{\wedge} .333$
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								
2yr	NRCS Types 100% B			C _{yr} - see frequency left		Ti**	Velocity	Ti	Tc	check	Use Tc	I	Δ C _{IA} s existing
		Length	Slope	0.03		41.32	1.05	16.18	57.50	46.44	46.44	0.99	15.79
		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
			1515										
10yr	Overland flow			0.09		41.32	1.05	16.18	57.50	46.44	46.44	1.65	15.79
	300 ft max for urban, 500 ft max for rural												
100yr	Remainder carried as travel												
		Cv=	12.5	0.45		41.32	1.05	16.18	57.50	46.44	46.44	3.14	15.79
													22.24 cfs

E	15.786 acres						E2	0.000 acres					
NRCS Types 100% B	Undeveloped	Gravel	Building	Concrete	Water/Asphalt	EFFECTIVE	NRCS Types 100% B	Undeveloped	Gravel	Building	Concrete	Water/Asphalt	EFFECTIVE
Imperviousness %	2	40.00	90.00	100.00	100.00	4.06	Imperviousness %	2	40.00	90.00	100.00	100.00	#DIV/0!
C2	0.01	0.29	0.74	0.84	0.84	0.03	C2	0.01	0.29	0.74	0.84	0.84	#DIV/0!
C5	0.01	0.32	0.76	0.86	0.86	0.03	C5	0.01	0.32	0.76	0.86	0.86	#DIV/0!
C10	0.07	0.38	0.78	0.86	0.86	0.09	C10	0.07	0.38	0.78	0.86	0.86	#DIV/0!
C100	0.44	0.61	0.84	0.89	0.89	0.45	C100	0.44	0.61	0.84	0.89	0.89	#DIV/0!
AREA	15.262	0.29	0.15	0.08	0.00	15.79	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							
C₂ (UDFCD 2018)	15.24	0.12	1.50	2.15	0.37	cfs	1
C₅	15.24	0.12	2.01	2.15	0.53	cfs	
C₁₀	15.24	0.18	2.49	2.15	0.95	cfs	
C₁₀₀	15.24	0.50	4.74	2.15	5.10	cfs	
LOT 2							
C₂ (UDFCD 2018)	8.57	0.06	1.44	1.83	0.17	cfs	2
C₅	8.57	0.07	1.93	1.83	0.23	cfs	
C₁₀	8.57	0.12	2.39	1.83	0.54	cfs	
C₁₀₀	8.57	0.47	4.54	1.83	3.92	cfs	
LOT 3							
C₂ (UDFCD 2018)	38.40	0.29	1.37	10.42	4.11	cfs	3
C₅	38.40	0.31	1.83	10.42	5.95	cfs	
C₁₀	38.40	0.37	2.28	10.42	8.70	cfs	
C₁₀₀	38.40	0.60	4.33	10.42	27.24	cfs	
LOT 4							
C₂ (UDFCD 2018)	6.64	0.04	1.62	1.08	0.08	cfs	4
C₅	6.64	0.05	2.17	1.08	0.11	cfs	
C₁₀	6.64	0.11	2.69	1.08	0.31	cfs	
C₁₀₀	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

$Ti = (.395 * (1.1 - C_{yr}) * (L^{.5})) / (S)^{.333}$
From UDFCD 2018, Equation 6-3

**for Ti calculations - only C₅ is used

	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 NRCS Types 100% B			C ₅	2.15 acres <u>Ti</u>		<u>Velocity</u>	<u>Tt</u>	<u>Tc</u>	<u>check</u>	<u>Use Tc</u>	<u>C_{yr} - see above</u>	<u>I</u>	<u>A</u>	CIA ₅ developed	
2yr				0.12	27.09		1.81	0.00	27.09	23.41	23.41	0.12	1.50	2.15	0.37 cfs	
		Length	Slope													
	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 300 ft max for urban, 500 ft max for rural Remainder carried as travel			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	
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 NRCS Types 100% B			C ₅	1.83 acres <u>Ti</u>		<u>Velocity</u>	<u>Tt</u>	<u>Tc</u>	<u>check</u>	<u>Use Tc</u>	<u>C_{yr} - see above</u>	<u>I</u>	<u>A</u>	CIA ₅ developed	
2yr				0.07	36.98		1.53	0.54	37.52	25.21	25.21	0.06	1.44	1.83	0.17 cfs	
		Length	Slope													
	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 300 ft max for urban, 500 ft max for rural Remainder carried as travel			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	
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 NRCS Types 100% B			C ₅	10.42 acres <u>Ti</u>		<u>Velocity</u>	<u>Tt</u>	<u>Tc</u>	<u>check</u>	<u>Use Tc</u>	<u>C_{yr} - see above</u>	<u>I</u>	<u>A</u>	CIA ₅ developed	
2yr				0.31	17.69		1.70	9.75	27.45	31.01	27.45	0.29	1.37	10.42	4.11 cfs	
		Length	Slope													
	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 300 ft max for urban, 500 ft max for rural Remainder carried as travel			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	
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 NRCS Types 100% B			C ₅	1.08 acres <u>Ti</u>		<u>Velocity</u>	<u>Tt</u>	<u>Tc</u>	<u>check</u>	<u>Use Tc</u>	<u>C_{yr} - see above</u>	<u>I</u>	<u>A</u>	CIA ₅ developed	
2yr				0.05	20.33		1.98	0.00	20.33	24.87	20.33	0.04	1.62	1.08	0.08 cfs	
		Length	Slope													
	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 300 ft max for urban, 500 ft max for rural Remainder carried as travel			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	
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	

TOTAL AREA		2.153 acres		Water/Asphalt		EFFECTIVE
LOT 1	Landscaping	Gravel	Building	Concrete		
NRCS Types 100% B						
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

TOTAL AREA		10.418 acres		Water/Asphalt		EFFECTIVE
LOT 3	Landscaping	Gravel	Building	Concrete		
NRCS Types 100% B						
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

TOTAL AREA		1.834 acres		Water/		EFFECTIVE
LOT 2	Landscaping	Gravel	Building	Concrete	Asphalt	
NRCS Types 100% B						
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

TOTAL AREA		1.085 acres		Water/		EFFECTIVE
LOT 4	Landscaping	Gravel	Building	Concrete	Asphalt	
NRCS Types 100% B						
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
									0.283

→ EURV
→ 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
							0.427

← 100YR VOL
← ZONE 3

FOREBAY CALCS

FOREBAY	BASINS	A acres	WQCV cubic feet	Min Req'd Vol % of WQCV	Min Req'd 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

<u>ELEV</u>	<u>AREA</u>	<u>t</u>	<u>VOL</u>	<u>ACCUM</u>	<u>ACUM (ac-ft)</u>
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				

MHFD-Detention, Version 4.03 (May 2020)

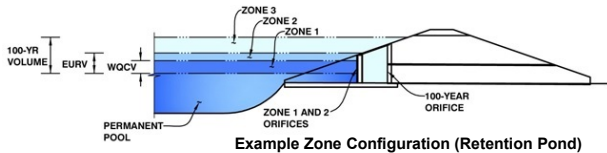
Basin ID: DETENTION POND A



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
Zone 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)

Underdrain Orifice Invert Depth = ft (distance below the filtration media surface)
Underdrain Orifice Diameter = inches

Calculated Parameters for Underdrain

Underdrain Orifice Area = ft²
Underdrain Orifice Centroid = 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 = ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Orifice Plate = ft (relative to basin bottom at Stage = 0 ft)
Orifice Plate: Orifice Vertical Spacing = inches
Orifice Plate: Orifice Area per Row = sq. inches (diameter = 1-7/16 inches)

WQ Orifice Area per Row = ft²
Elliptical Half-Width = feet
Elliptical Slot Centroid = feet
Elliptical Slot Area = ft²

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)

Calculated Parameters for Vertical Orifice

Invert of Vertical Orifice = ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Vertical Orifice = ft (relative to basin bottom at Stage = 0 ft)
Vertical Orifice Height = inches
Vertical Orifice Width = inches

Zone 2 Rectangular Not Selected
Vertical Orifice Area = ft²
Vertical Orifice Centroid = feet

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir (and No Outlet Pipe)

Calculated Parameters for Overflow Weir

Overflow Weir Front Edge Height, H_o = ft (relative to basin bottom at Stage = 0 ft)
Overflow Weir Front Edge Length = feet
Overflow Weir Grate Slope = H:V
Horiz. Length of Weir Sides = feet
Overflow Grate Open Area % = %
Debris Clogging % = %

Height of Grate Upper Edge, H_u = feet
Overflow Weir Slope Length = feet
Grate Open Area / 100-yr Orifice Area = %
Overflow Grate Open Area w/o Debris = ft²
Overflow Grate Open Area w/ Debris = ft²

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate

Depth to Invert of Outlet Pipe = ft (distance below basin bottom at Stage = 0 ft)
Outlet Pipe Diameter = inches
Restrictor Plate Height Above Pipe Invert = inches

Zone 3 Restrictor Not Selected
Outlet Orifice Area = ft²
Outlet Orifice Centroid = feet
Half-Central Angle of Restrictor Plate on Pipe = 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 Crest Length = feet
Spillway End Slopes = H:V
Freeboard above Max Water Surface = feet

Spillway Design Flow Depth = feet
Stage at Top of Freeboard = feet
Basin Area at Top of Freeboard = acres
Basin Volume at Top of Freeboard = acre-ft

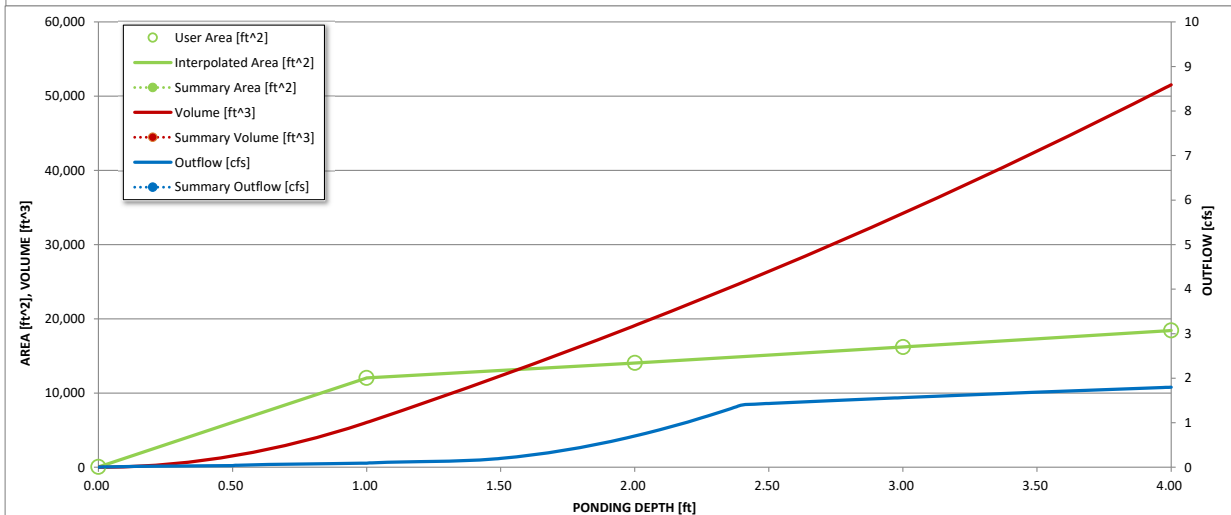
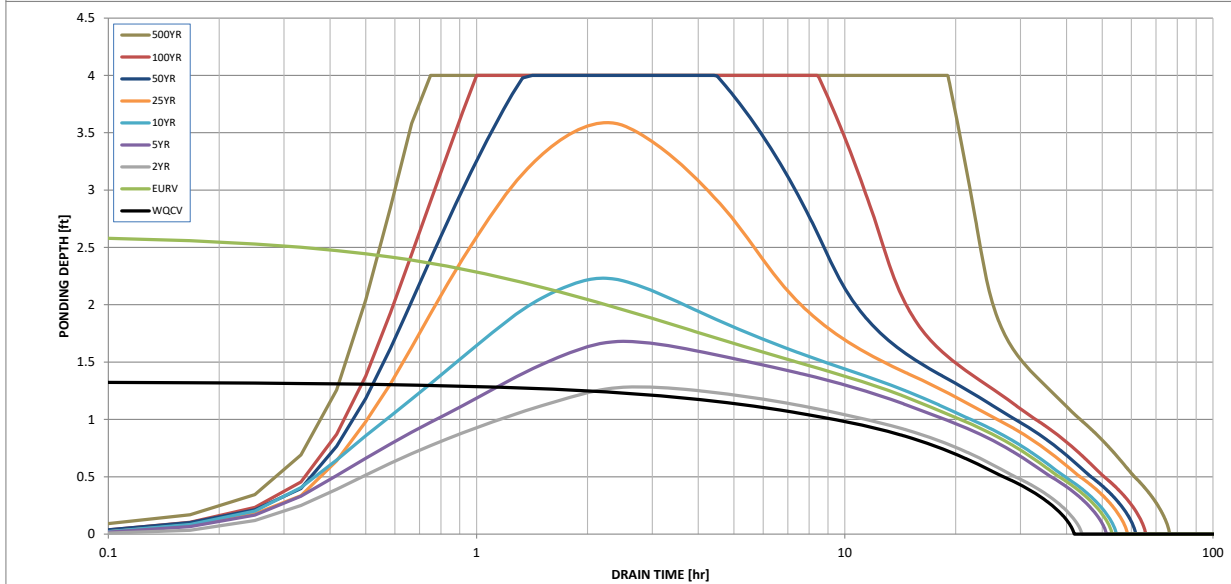
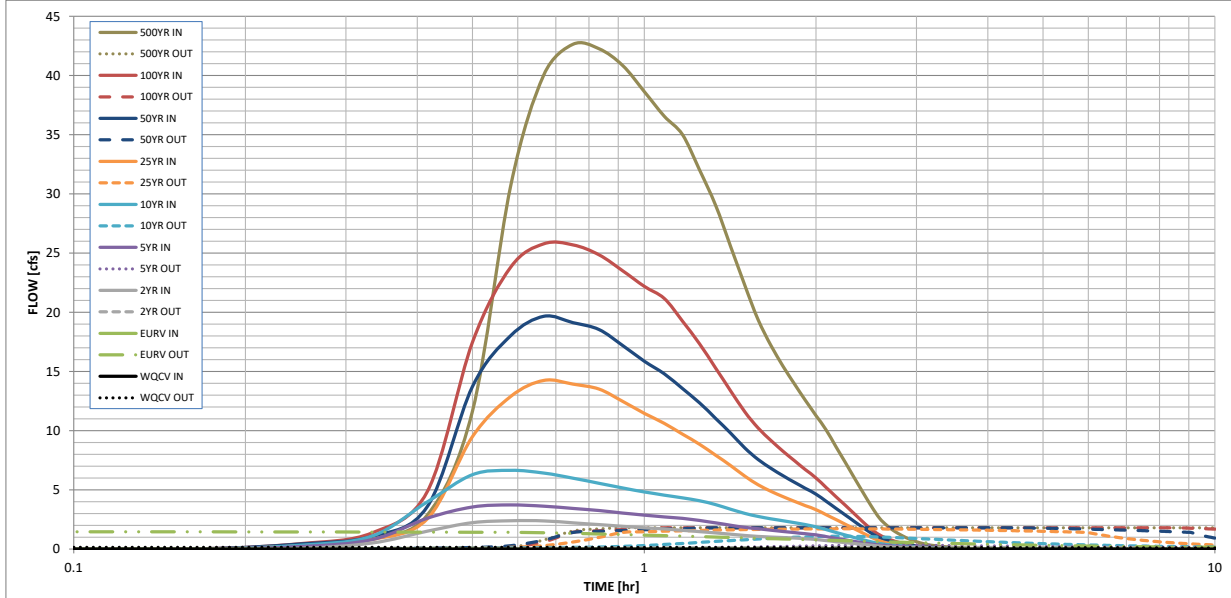
Routed Hydrograph Results

The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Design Storm Return Period =	N/A	N/A	0.83	1.11	1.38	1.82	2.21	2.62	3.82
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:

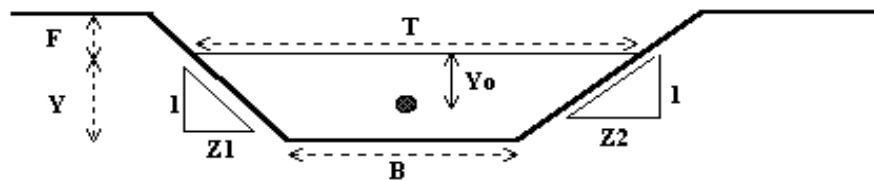
Inflow Hydrographs

The user can override the calculated inflow hydrographs from this workbook with inflow hydrographs developed in a separate program.

Time Interval	SOURCE	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP
	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)

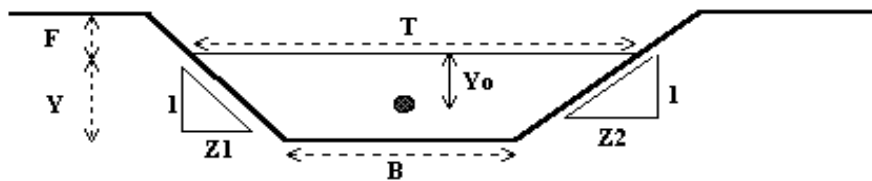
Channel Invert Slope	$S_o =$ <u>0.0100</u> ft/ft
Manning's n	$n =$ <u>0.020</u>
Bottom Width	$B =$ <u>1.00</u> ft
Left Side Slope	$Z1 =$ <u>4.00</u> ft/ft
Right Side Slope	$Z2 =$ <u>4.00</u> ft/ft
Freeboard Height	$F =$ <u>0.00</u> ft
Design Water Depth	$Y =$ <u>1.00</u> ft

Normal Flow Condition (Calculated)

Discharge	$Q =$ <u>24.72</u> cfs
Froude Number	$Fr =$ <u>1.17</u>
Flow Velocity	$V =$ <u>4.94</u> fps
Flow Area	$A =$ <u>5.00</u> sq ft
Top Width	$T =$ <u>9.00</u> ft
Wetted Perimeter	$P =$ <u>9.25</u> ft
Hydraulic Radius	$R =$ <u>0.54</u> ft
Hydraulic Depth	$D =$ <u>0.56</u> ft
Specific Energy	$E_s =$ <u>1.38</u> ft
Centroid of Flow Area	$Y_o =$ <u>0.36</u> ft
Specific Force	$F_s =$ <u>0.35</u> kip

Normal Flow Analysis - Trapezoidal Channel

Project: **Been RV Park**
Channel ID: **Swale E**



Design Information (Input)

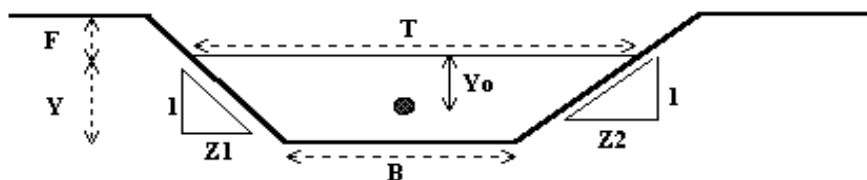
Channel Invert Slope	$S_o =$	0.0100 ft/ft
Manning's n	$n =$	0.020
Bottom Width	$B =$	1.00 ft
Left Side Slope	$Z_1 =$	4.00 ft/ft
Right Side Slope	$Z_2 =$	4.00 ft/ft
Freeboard Height	$F =$	0.00 ft
Design Water Depth	$Y =$	0.90 ft

Normal Flow Condition (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	$E_s =$	1.23 ft
Centroid of Flow Area	$Y_o =$	0.33 ft
Specific Force	$F_s =$	0.26 kip

Normal Flow Analysis - Trapezoidal Channel

Project: **Been RV Park**
Channel ID: **Roadside Pans**



Design Information (Input)

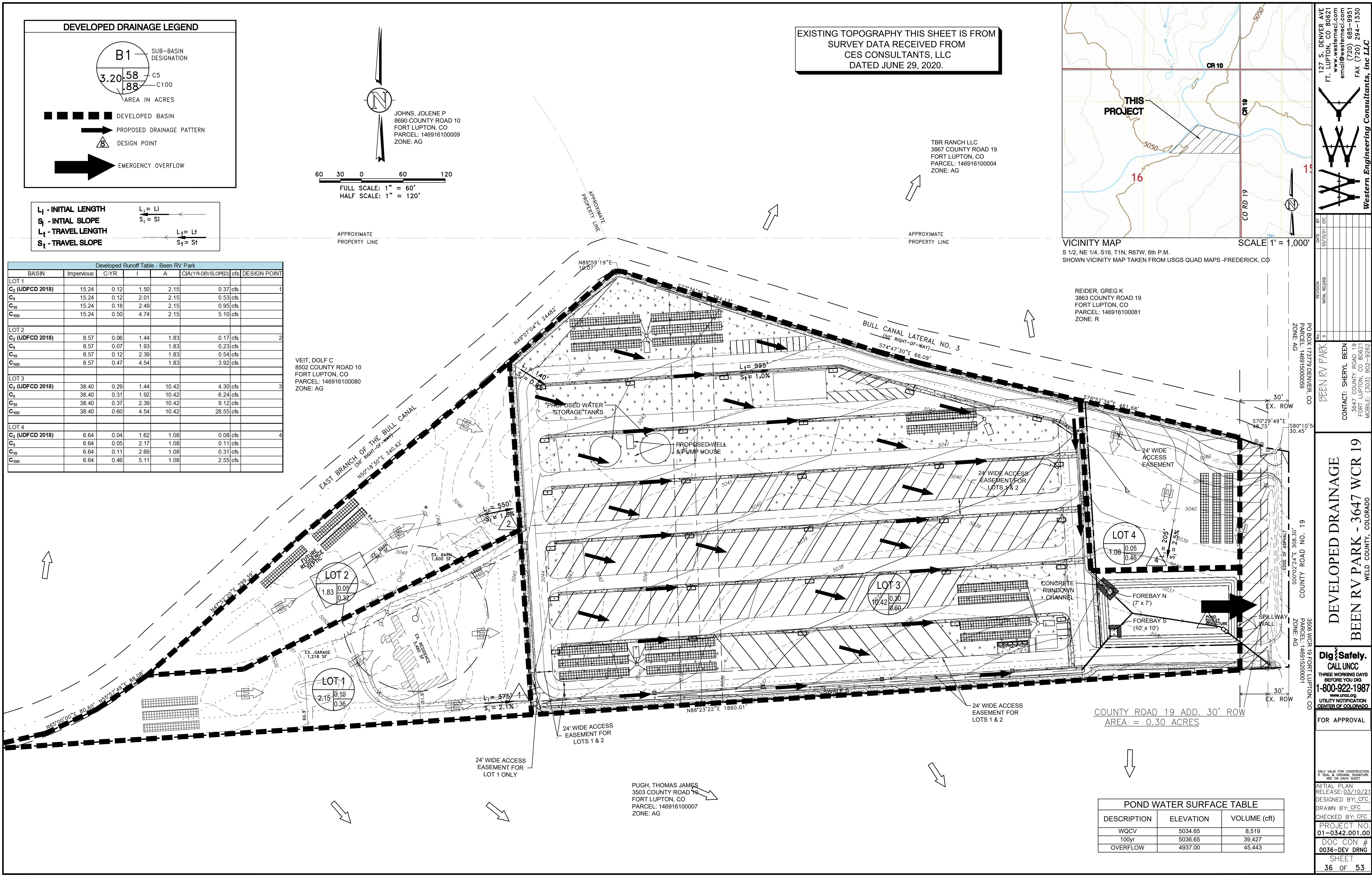
Channel Invert Slope	$S_o =$ <u>0.0060</u> ft/ft
Manning's n	$n =$ <u>0.013</u>
Bottom Width	$B =$ <u>2.00</u> ft
Left Side Slope	$Z_1 =$ <u>6.00</u> ft/ft
Right Side Slope	$Z_2 =$ <u>6.00</u> ft/ft
Freeboard Height	$F =$ <u>0.00</u> ft
Design Water Depth	$Y =$ <u>0.33</u> ft

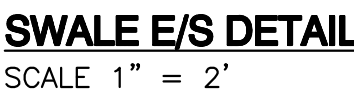
Normal Flow Condition (Calculated)

Discharge	$Q =$ <u>4.23</u> cfs
Froude Number	$Fr =$ <u>1.21</u>
Flow Velocity	$V =$ <u>3.22</u> fps
Flow Area	$A =$ <u>1.31</u> sq ft
Top Width	$T =$ <u>5.96</u> ft
Wetted Perimeter	$P =$ <u>6.01</u> ft
Hydraulic Radius	$R =$ <u>0.22</u> ft
Hydraulic Depth	$D =$ <u>0.22</u> ft
Specific Energy	$E_s =$ <u>0.49</u> ft
Centroid of Flow Area	$Y_o =$ <u>0.14</u> ft
Specific Force	$F_s =$ <u>0.04</u> kip

APPENDIX D

Drainage Plans



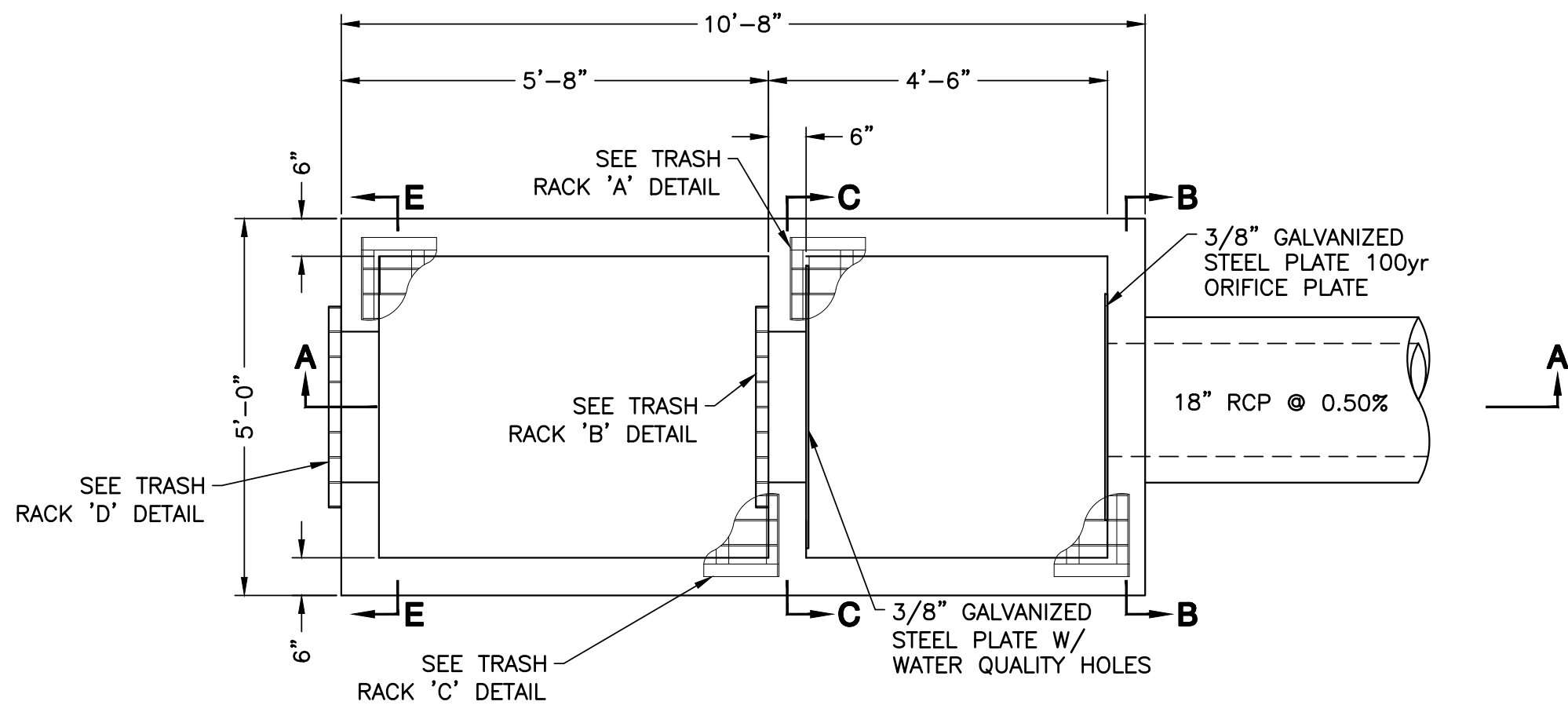


* May substitute one 12-inch layer of type II bedding. The substitution of one layer of type II bedding shall not be permitted at drop structures. The use of a combination of filter fabric and Type II bedding at drop structures is acceptable.

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

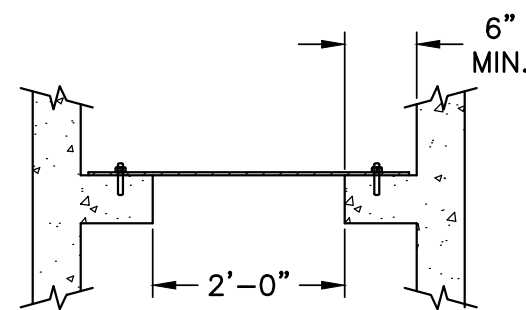
127 S. DENVER AVE. FT. LUPTON, CO 80621 www.westernmed.com email@westernmed.com (720) 685-9951 FAX (720) 294-1350				Western Engineering Consultants, Inc. LLC	
No.	Revised	Date	By		
0		03/08/21	CFC		
BEEN RV PARK CONTACT: SHERYL BEEN 3647 COUNTY ROAD 19 FORT LUPTON, CO 80621 MOBILE: (303) 902-9262					
DRAINAGE DETAILS BEEN RV PARK - 3647 WCR 19 WELD COUNTY, COLORADO					
Dig² 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 #					
0037-DRNG DTLs					
SHEET					
37 OF 42					



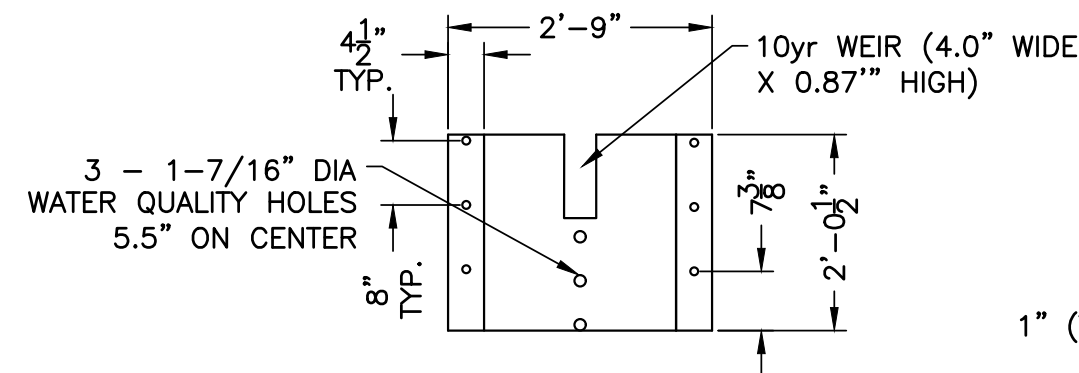
PLAN VIEW
SCALE 1" = 2'

STRUCTURAL NOTES:

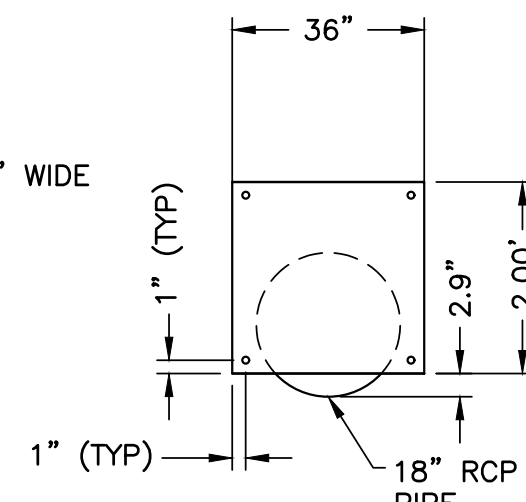
1. ALL CONCRETE SHALL BE C.D.O.T. CLASS B CAST IN PLACE.
2. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFER 3/4".
3. ALL REINFORCING BARS SHALL HAVE A MINIMUM 2" CLEARANCE.
4. ALL REINFORCING BARS SHALL BE EPOXY COATED.
5. ALL STEPS SHALL BE IN ACCORDANCE WITH AASHTO M199.



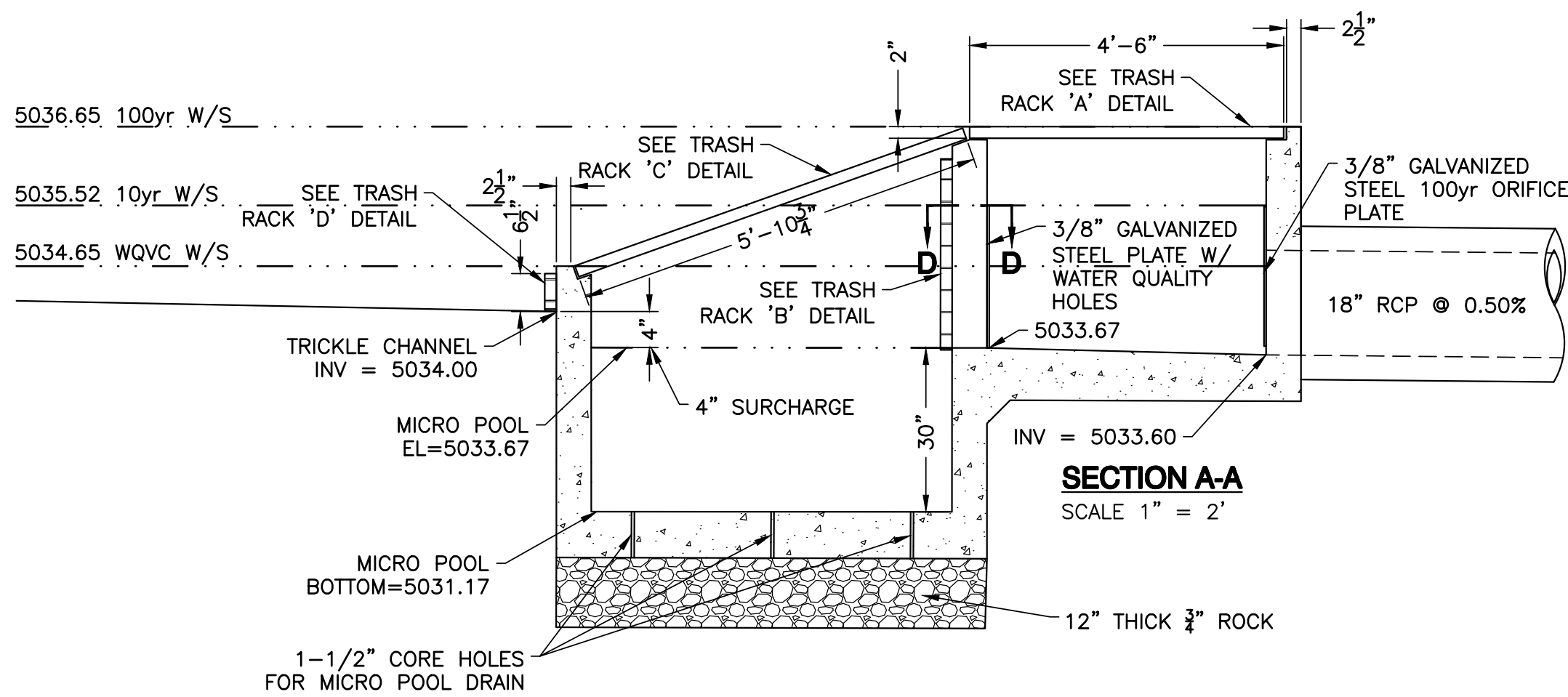
SECTION D-D
SCALE 1" = 2'



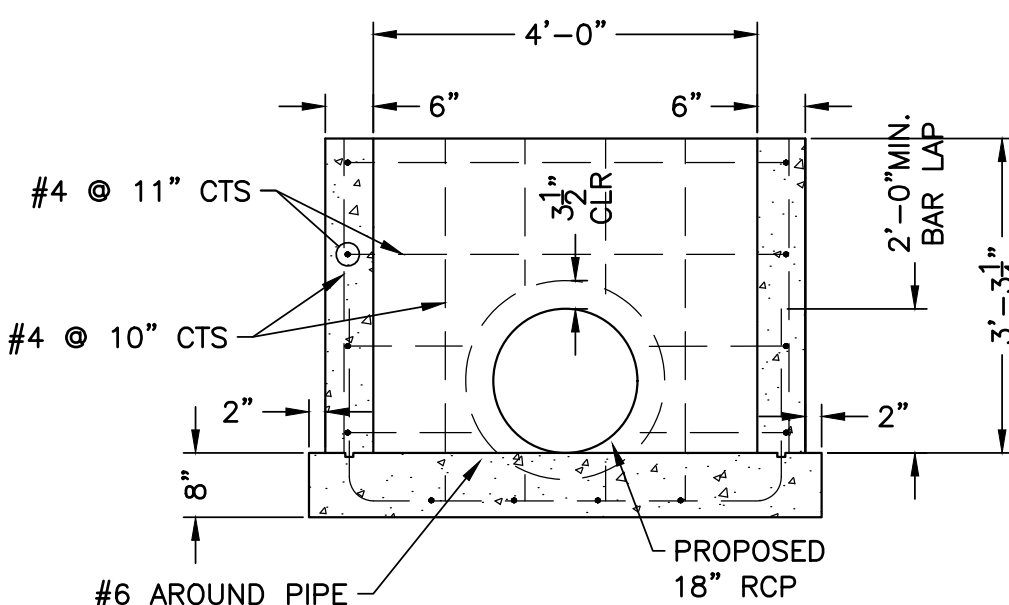
**3/8" GALVANIZED STEEL PLATE
W/ WATER QUALITY HOLES**
SCALE 1" = 2'



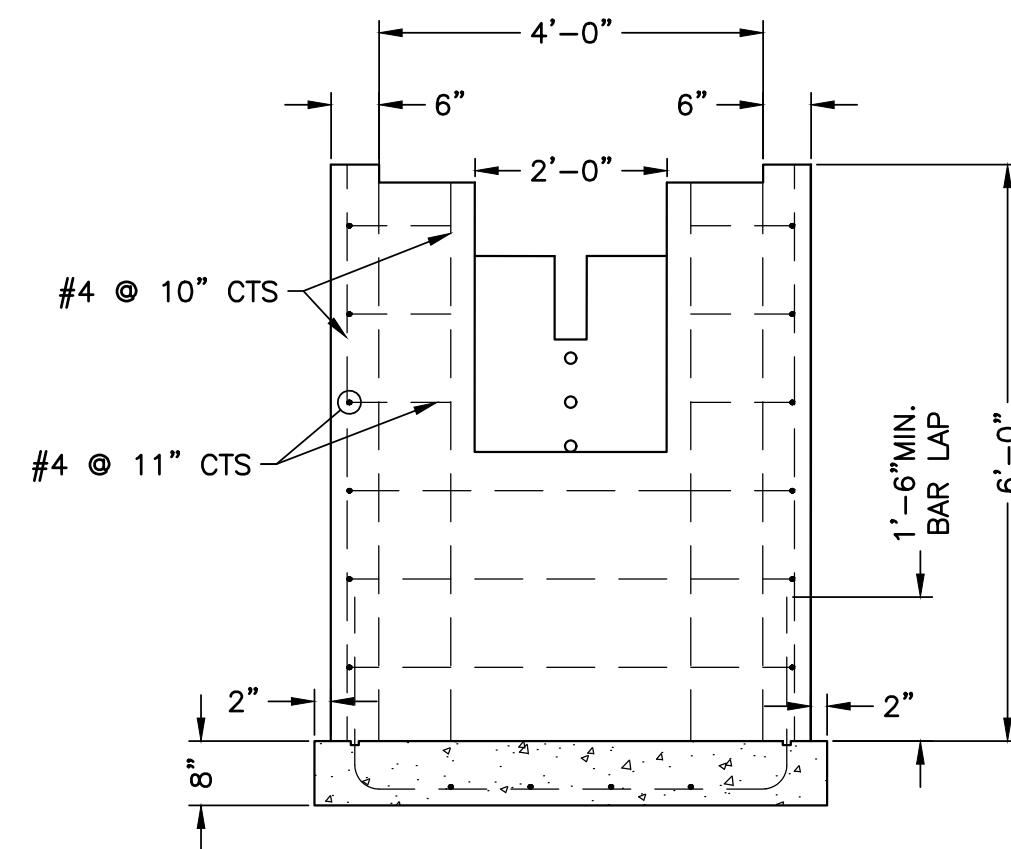
**3/8" GALVANIZED STEEL PLATE
100yr ORIFICE PLATE**
SCALE 1" = 2'



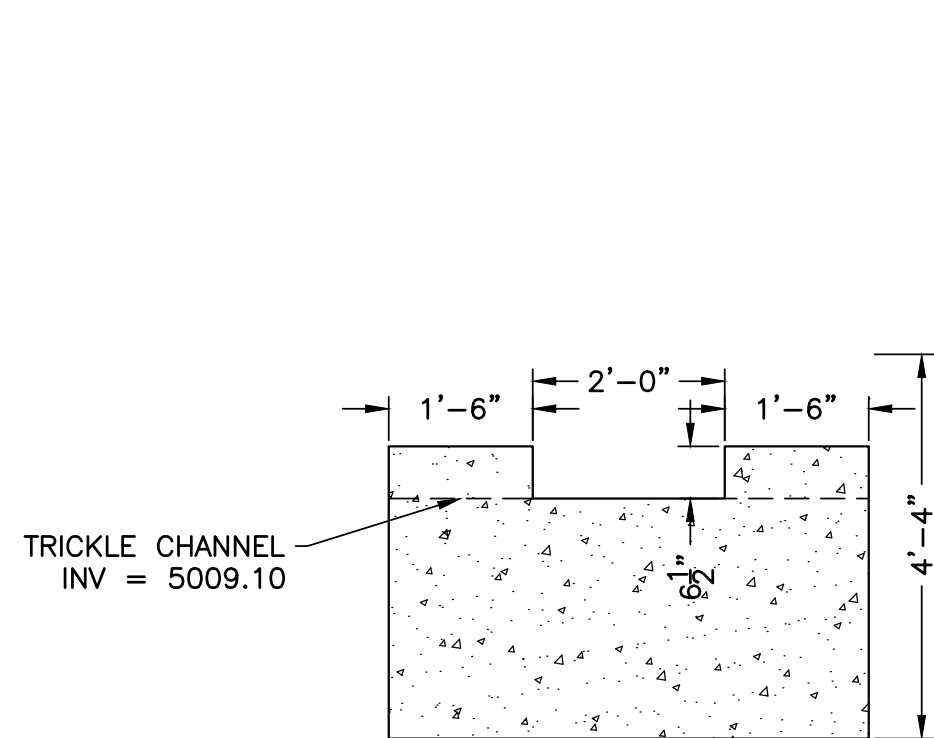
SECTION A-A
SCALE 1" = 2'



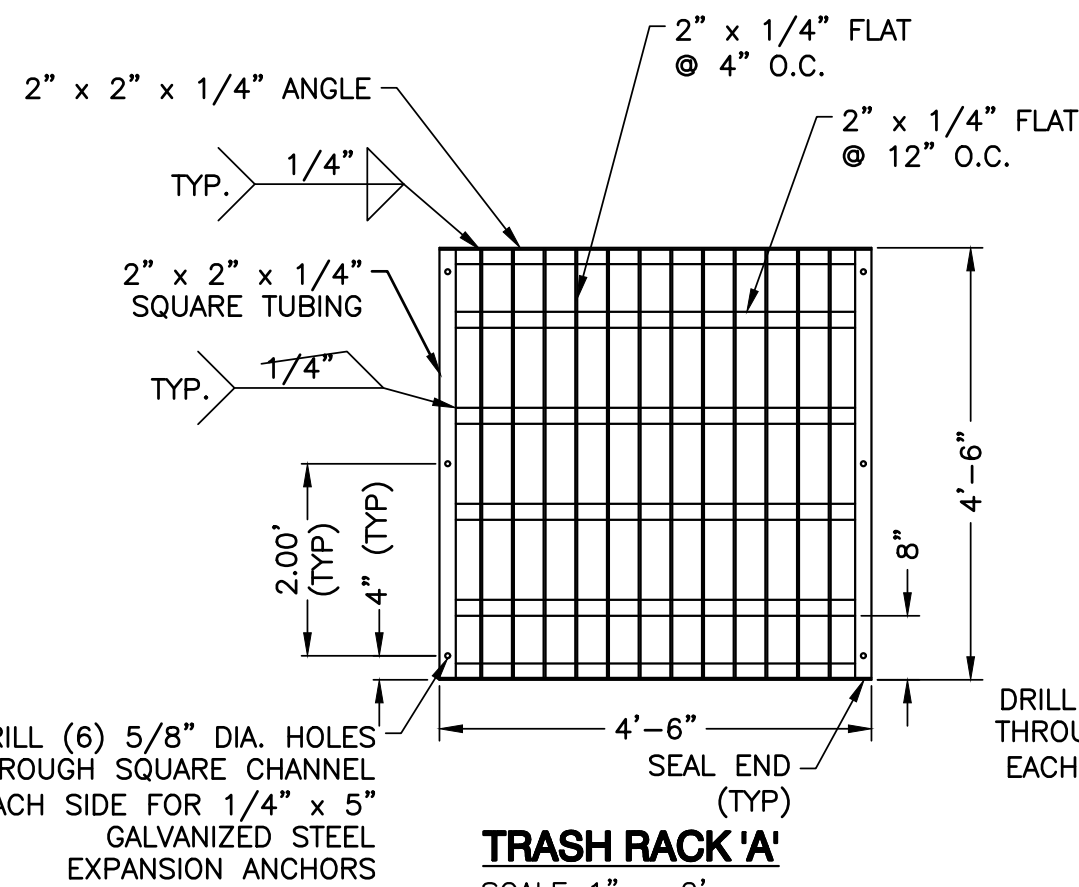
SECTION B-B
SCALE 1" = 2'



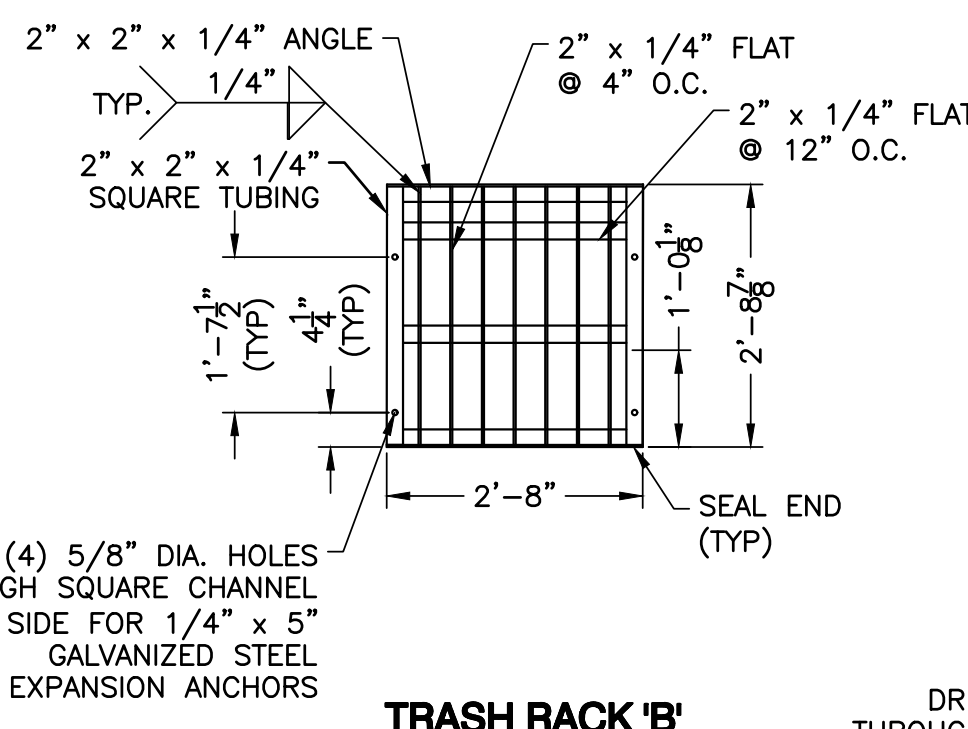
SECTION C-C
SCALE 1" = 2'



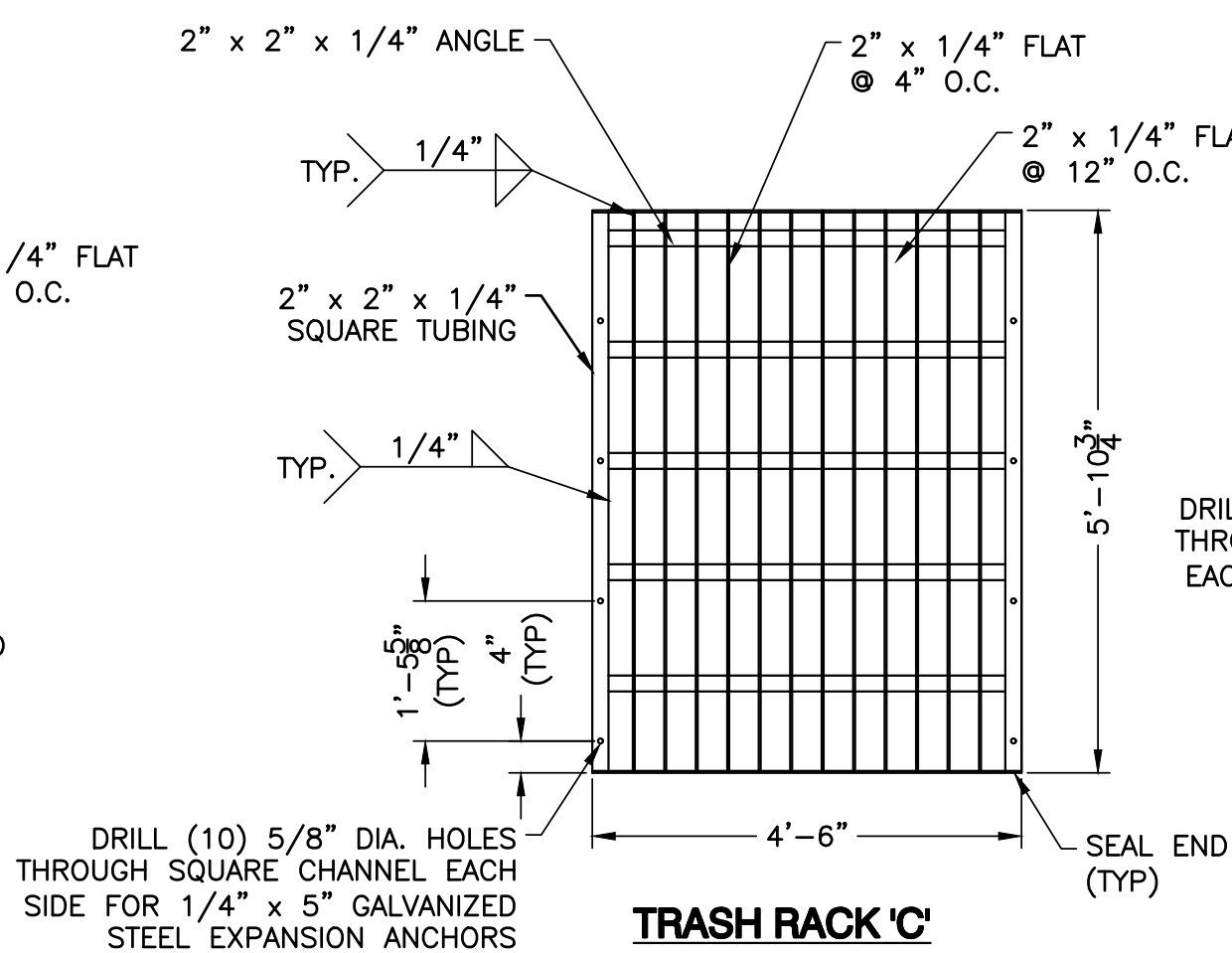
SECTION E-E
SCALE 1" = 2'



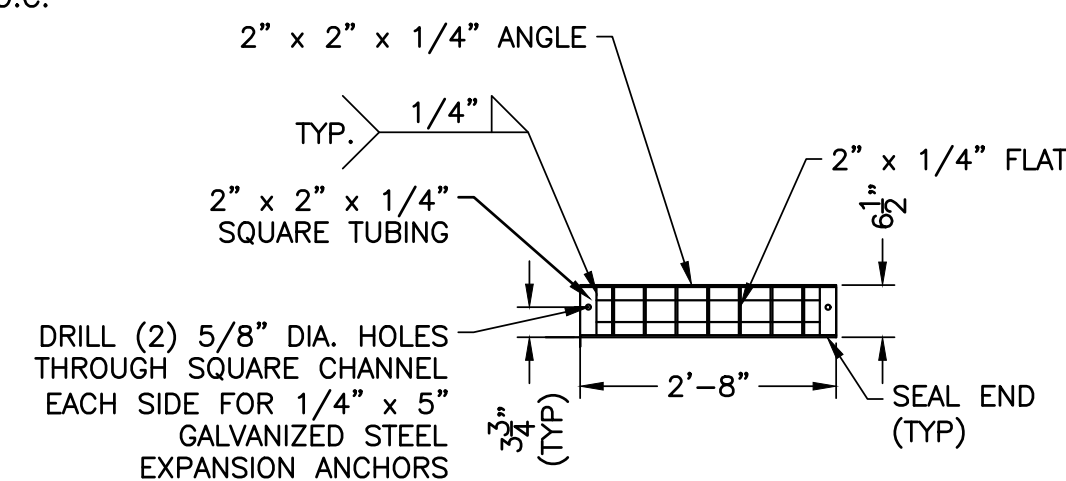
TRASH RACK 'A'
SCALE 1" = 2'



TRASH RACK 'B'
SCALE 1" = 2'



TRASH RACK 'C'
SCALE 1" = 2'



TRASH RACK 'D'
SCALE 1" = 2'

DRAINAGE DETAILS

BEEN RV PARK - 3647 WCR 19
WELD COUNTY, COLORADO

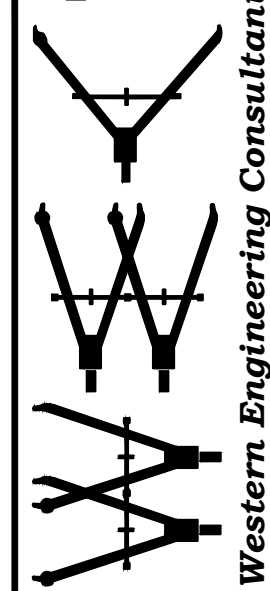
Dig Safely.
CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

FOR APPROVAL

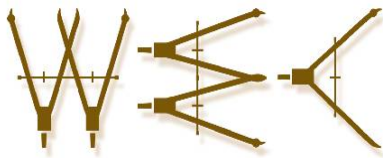
ONLY VALID FOR CONSTRUCTION
IF SEAL & ORIGINAL SIGNATURE
ARE ON EACH SHEET

INITIAL PLAN
RELEASE: 03/08/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO.
01-0342.001.00
DOC CON #
0038-DRNG DTLS
SHEET
38 OF 42

127 S. DENVER AVE
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FAX (720) 294-1330



Western Engineering Consultants, Inc. LLC



WESTERN ENGINEERING CONSULTANTS,
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
Inc LLC

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

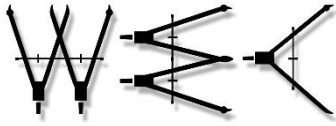
The Applicant is excited to bring this project to the City of Fort Lupton!

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,

A handwritten signature in black ink, appearing to be "Chadwin F. Cox", written over a faint horizontal line.

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):

<u>PHASE</u>	<u>Average Daily Estimated Flow, gpd</u>	<u>Cumulative Average Daily Estimated Flow, gpd (gpm)</u>
1 and 2	5,150	5,150 (3.6)
3	3,150	8,300 (5.8)
4	<u>3,200</u>	11,500 (8.0)
TOTAL	11,500	

Revision Draft 202X

Revision 1 202x xxxx

--End of Text

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 units)	(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	1.06944			
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	13.7		9	24.6	3.288528
10	14.6	1.951728	10	27.0	3.60936
11	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	5.61356
35	24.9	3.328632	35	44.0	5.88192
40	26.3	3.515784	40	46.0	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	100	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	11.42964
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)

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	105.0	14.0364	400	127.0	16.97736
472	119				
500	124.0	16.57632	500	143.0	19.11624
713	163				
750	170.0	22.7256	750	177.0	23.66136
959	202				
1,000	208.0	27.80544	1,000	208.0	27.80544
1,250	239.0	31.94952	1,250	239.0	31.94952
1,500	269.0	35.95992	1,500	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 SI: 1 inch = 25.4 mm, 1 gallon per minute = 3.785 L/m, 1 cubic foot per minute 0.28 m³ per minute.

August 18, 2020

Been RV Park, refer to report.

August 20, 2020

Revision 0

Askeland

WATER METER AND SERVICE LINE SIZE

BEEN RV PARK

3647 WCR 19, Ft Lupton, Colorado

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		PHASE 3		PHASE 4	
		Q	WSFU	Q	WSFU	Q	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
% of Buildout			49%		25%		26%
CUMULATIVE TOTAL WSFU			472		713		959
For use in Table E103.3(3)							
CUMULATIVE PEAK FLOW RATE, gpm			119		163		202
IPC, Table E103.3(3)			gpm		gpm		gpm
USED AS DESIGN FLOW RATE							
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

---- END OF PAGE -----

August 20, 2020

Revision 0

Askeland

SANITARY SEWER DEMANDS

BEEN RV PARK

3647 WCR 19, Ft Lupton, Colorado

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		PHASE 3		PHASE 4		
		Q	gpd	Q	gpd	Q	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
LINE SIZE MINIMUM, INCHES (See note 6)			4		4		4	Total Site
gravity pipe capacity, gpd (half full, s=0.005, n=0.013)			43,000		43,000		43,000	6
								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 -----



ORIGINAL PERMIT APPLICANT(S)

SHERYL A BEEN

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

AUTHORIZED AGENT

STEVEN JANSSEN

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.

- 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.

Applicant: Sheryl A. Been
Aquifer: Laramie-Fox Hills
Permit No.: 84713-F

Page 3

Dated this 16th day of September, 2020.



Kevin G. Rein, P.E.
Director/State Engineer

By: 

Ioana Comaniciu
Water Resource Engineer

Prepared by: idc

Form no. **DIVISION OF WATER RESOURCES**
GWS-1 **DEPARTMENT OF NATURAL RESOURCES**
(1/2020) **1313 Sherman St, Room 821, Denver, CO 80203**
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

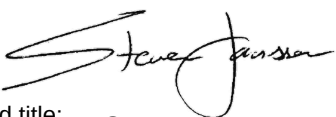
NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.

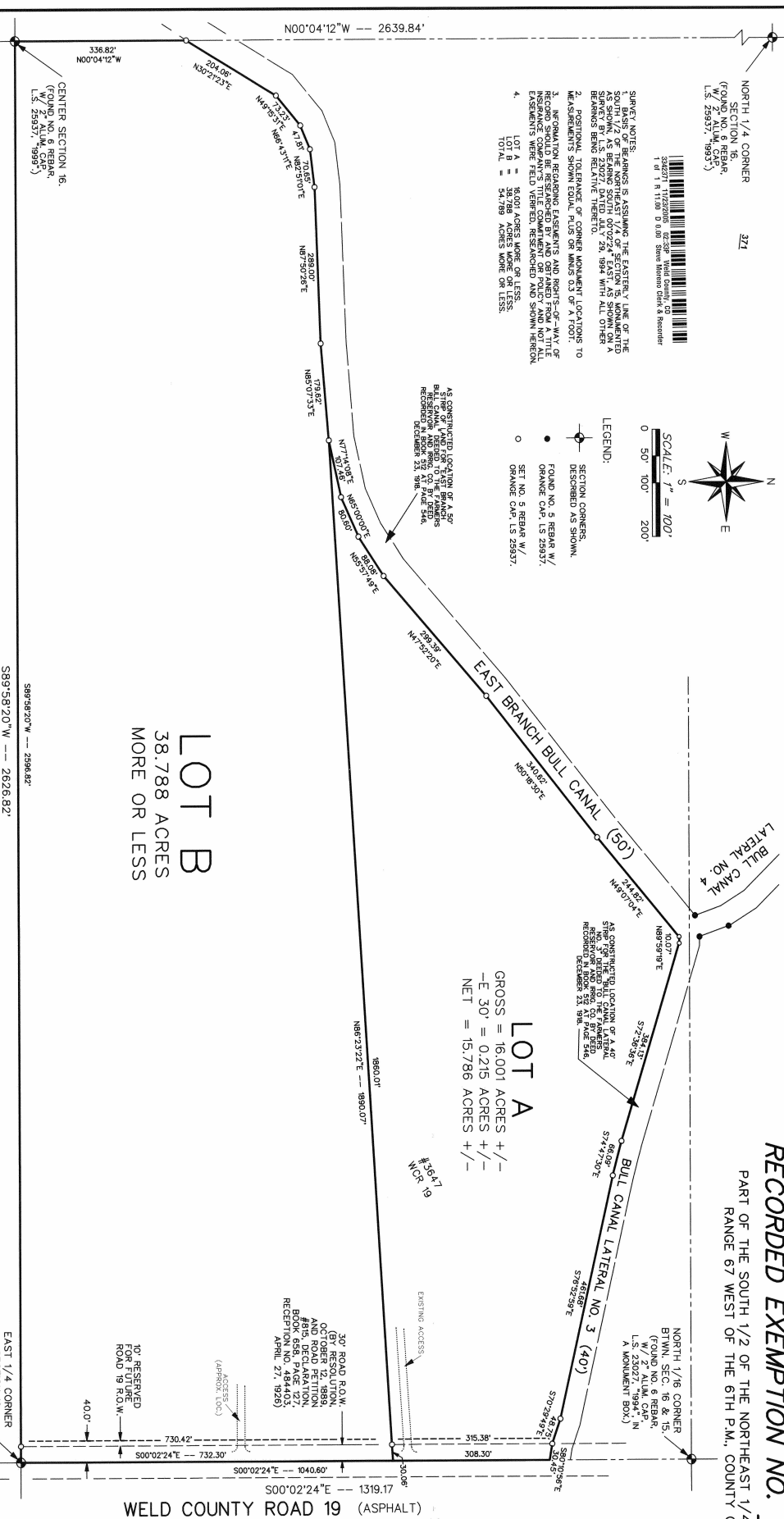
1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater 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 P. O. Box 375	City Fort Lupton	State CO	Zip Code 80621
Telephone Number (include area code) (303) 902-9262		Email 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: <u>16</u> in the county of: <u>Weld</u> described as follows (insert legal description). <u>Lot A, Recorded Exemption No. 1469-16-1 RE-4223, recorded November 23, 2005 at</u> <u>reception no. 3342371, being a part of the South Half of the Northeast Quarter of</u> <u>Section 16, Township 1 North, Range 67 West of the 6th P.M., Weld County, State of Colorado</u> _____ _____ - 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:  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): <u>Sheryl A. Been</u>		
Mailing Address: <u>P. O. Box 375</u>		
City, St. Zip: <u>Fort Lupton, CO 80621</u>		
Phone: (<u>303</u>) <u>902</u> - <u>9262</u> Email: <u>wereafrog@yahoo.com</u>		
Well Permit Number: <u>9930</u> Receipt Number: <u>9060225</u> Case Number (optional): _____		
WELL LOCATION: County: <u>Weld</u> Well Name or # (optional): _____		
<u>2647 County Road 19</u> Street Address at Well Location	<u>Fort Lupton</u> City	<u>CO</u> <u>80621</u> State Zip
☐ Check if well address is same as owner's mailing address		
<u>SE</u> 1/4 of the <u>NE</u> 1/4, Sec. <u>16</u> , Township <u>1.0</u> ☒ N. or ☐ S., Range <u>67.0</u> ☐ E. or ☒ W., <u>6th</u> _____ P.M.		
Distance from Section Lines: <u>1740</u> Ft. from ☒ N. or ☐ S. Line, <u>1200</u> 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 <u>Sheryl A. Been, by Steven L. Janssen, Attorney & Authorized Agent</u>	Date <u>August 6, 2020</u>
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		
		<u>09/14/2020</u> Date



8	9	10
17	16	15
ROAD 17	ROAD 10	ROAD 19
20	21	22
	ROAD 8	

ALPHA SURVEYING CO.
P.O. BOX 982, 2100 S. FLITTON AVE., FORT LUDLOW, CO. 80450 66621
PH: 303-857-2308 OR 303-857-2010, CELL: 303-857-0030-3374
E-MAIL: ALPHASURV@AOL.COM, FAX: 303-857-0070
PMT# C-1: 6167N422536 VCD CONTACT: RANDY B./TOM (PR-4223)

REVISONS	BY	DATE	DWG BY:	RD/ JC	SCALE: 1"=100'
ADJUSTED DIVIDING LINE	JC	11-22-05	FORB. DATA		
			FILE NO. 16-IN-127-37		

[illegible]

JOEL B. CROWTHER
L.S. NO. 25937
DATE 11-22-05
25937
RECEIVED LBS BOSTON

PROPERTY OWNER'S CERTIFICATE:
THE UNDERSIGNED, BEING THE SOLE OWNERS IN FEE OF THE ABOVE DESCRIBED PROPERTY DO HEREBY SUBDUCE 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.

STATE OF COLORADO)
COUNTY OF WELD) SS,
THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME
THIS 23rd DAY OF December, A.D., 2005, BY
THE ABOVE SIGNED.

NOTARY PUBLIC, WITNESS MY HAND AND SEAL.

Paul B. Larson
PAUL B. LARSON

THIS 23rd DAY OF December, A.D., 2005, BY

NOTARY PUBLIC, WITNESS MY HAND AND SEAL.

CERTIFICATE OF APPROVAL BY THE DEPARTMENT OF PLANNING SERVICES
ADMINISTRATIVE REVIEW:
THIS PLAN IS ACCEPTED AND APPROVED BY THE DEPARTMENT OF PLANNING
SERVICES FOR FLING.

STATE OF COLORADO)
COUNTY OF WELD) SS.
RECORDED CERTIFICATE WAS ACQUIRED FROM RECORD OF

THIS 22 DAY OF November, A.D., 2005, BY
THE ABOVE SIGNED.

WENDI INLOES
NOTARY PUBLIC
STATE OF COLORADO

PHA SURVEYING CO.

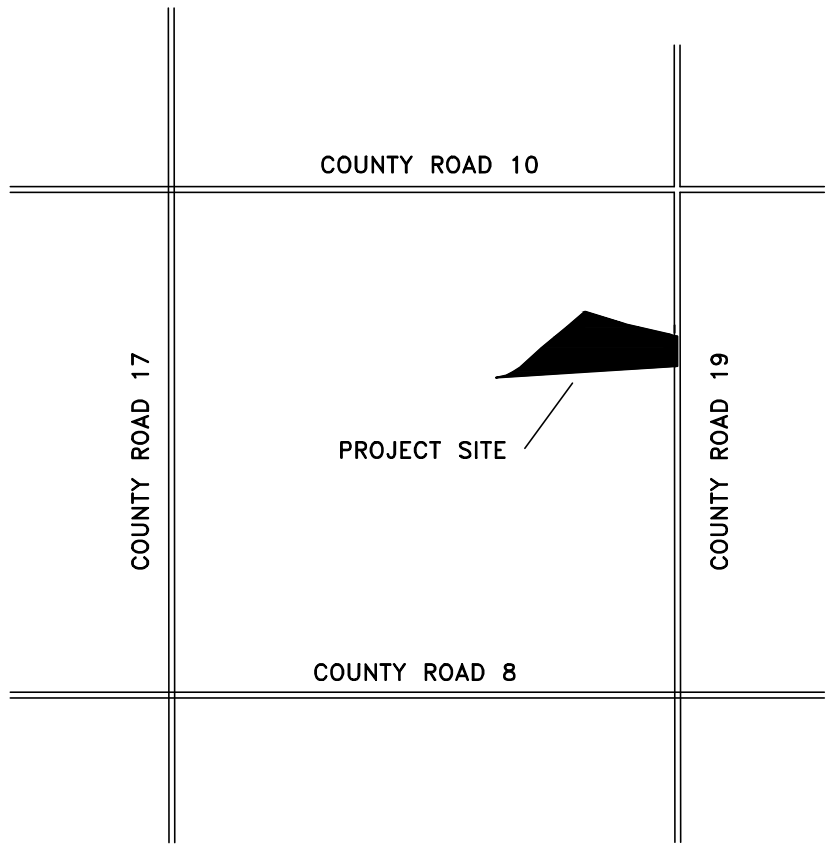
IN7NE4RE4223R.VCD	CONTACT: RANDY B./TOM (RE-
-------------------	----------------------------

WIDING LINE	JC	11-22-05	FDR: DATA	DATE: NOV. 19,
			PG: COLL.	FILE NO. 16-1N7

SHERRY BEEN PROPE
NEW WATER WELL LOCATION MAP

LOT A, RECORDED EXEMPTION NO. 1469-16-1 RE-4223
3641 WELD COUNTY ROAD 19
FT. LUPTON, CO 80621

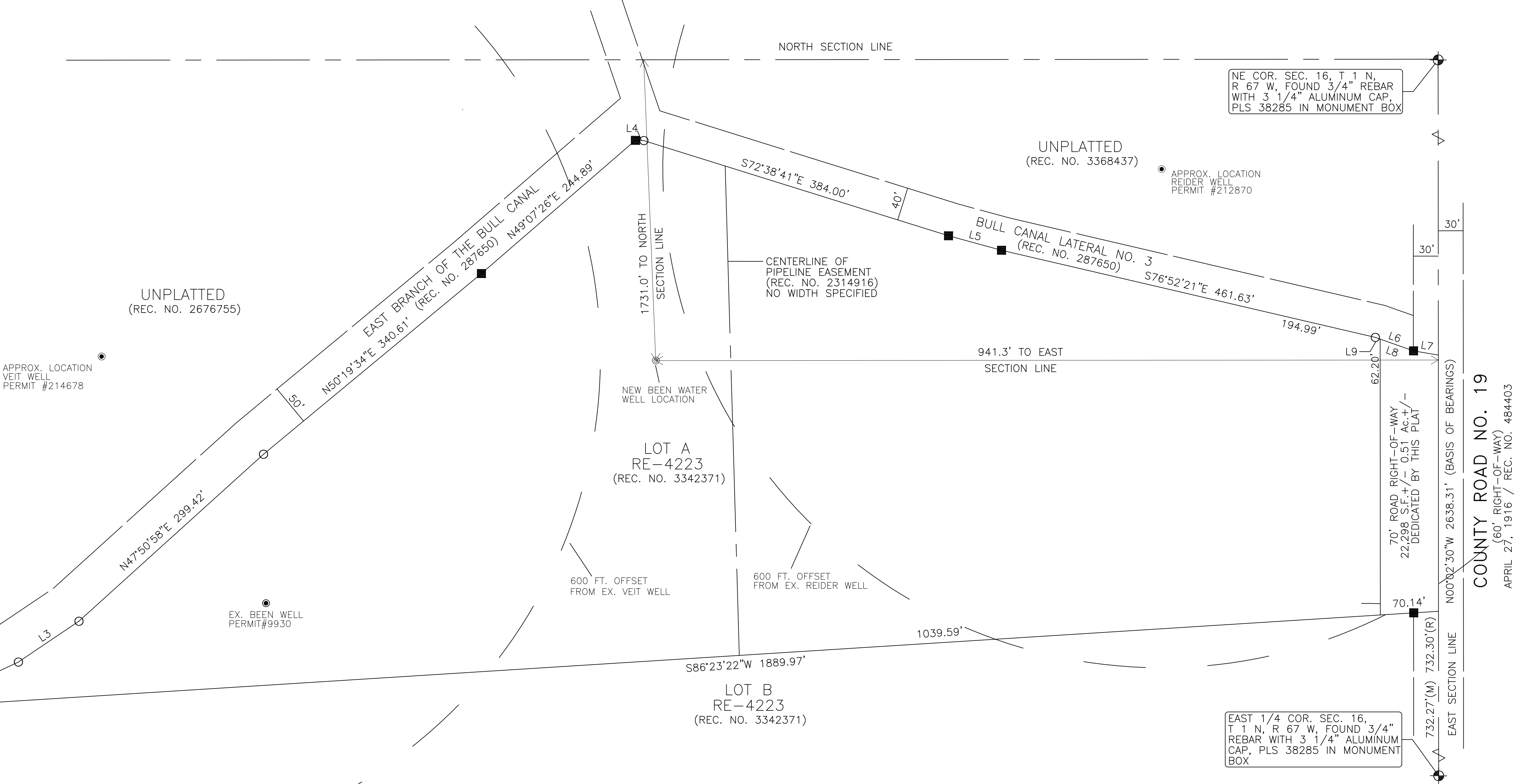
PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 67 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO.



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'



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

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')

CES CONSULTANTS, LLC
121 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
3641 WELD COUNTY ROAD 19
FT. LUPTON, CO 80621

DRAWING INFO.
DESIGNER: KR/CD
DRAWN BY: KR/CD
APPROV. BY: KR/CD
SCALE: 1" = 60'
DATE: 8/5/20
JOB NO.: 11-0035-001
SHEET NO.: 1 OF 1

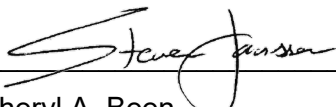
I (we) Sheryl A. Been state as follows:

1. I (we) own real property described as Lot A, Recorded Exemption No. 1469-16-1
RE-4223, Weld County, Colorado in
 the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, 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
<u>9930</u>	<u>SE</u>	<u>NE</u>	<u>16</u>	<u>1N</u>	<u>67</u>	<u>1740</u> ft.	<u>1200</u> ft.

2. I (we) have been apprised that Sheryl A. Been, the
 present owners of a parcel of land in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, 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



 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
12/1/2020-12/29/2020	44194	2" Tap Water Services	347,267
		2020 TOTAL	3,547,977

AFFIDAVIT RE: WATER USAGE

STATE OF Florida,
COUNTY OF Palm Beach) ss:

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.

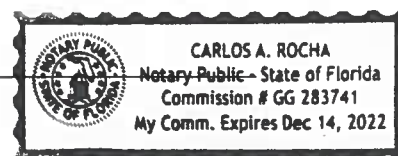
7. I also received non-tributary Well Permit #84713-F from the State of Colorado, Division of Water Resources on September 16, 2020, which well has yet to be drilled, but which well is permitted to withdraw 4.92 acre feet per year from the Laramie-Fox Hills aquifer and may be used for all domestic, livestock watering, industrial, irrigation and commercial purposes.

8. Further I sayeth naught.

Sheryl A. Been
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:





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/ft² 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 ft² per chamber for a bed system was applied for each system.

<i>OWTS Designation</i>	<i>Design Flow Rate (gpd)</i>	<i>LTAR</i>	<i>Size Adjustment Factors</i>	<i>Required Area</i>	<i>Min. Number of Quick4 Infiltrators</i>	<i>Number of Q4 Chambers in design</i>
<i>North</i>	1,500	0.15	1.0 & 0.7	7,000ft ²	584	600
<i>Northeast</i>	500	0.15	1.0 & 0.7	2,333ft ²	195	200
<i>Southeast</i>	1,000	0.15	1.0 & 0.7	4,667ft ²	389	400
<i>Southwest</i>	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.

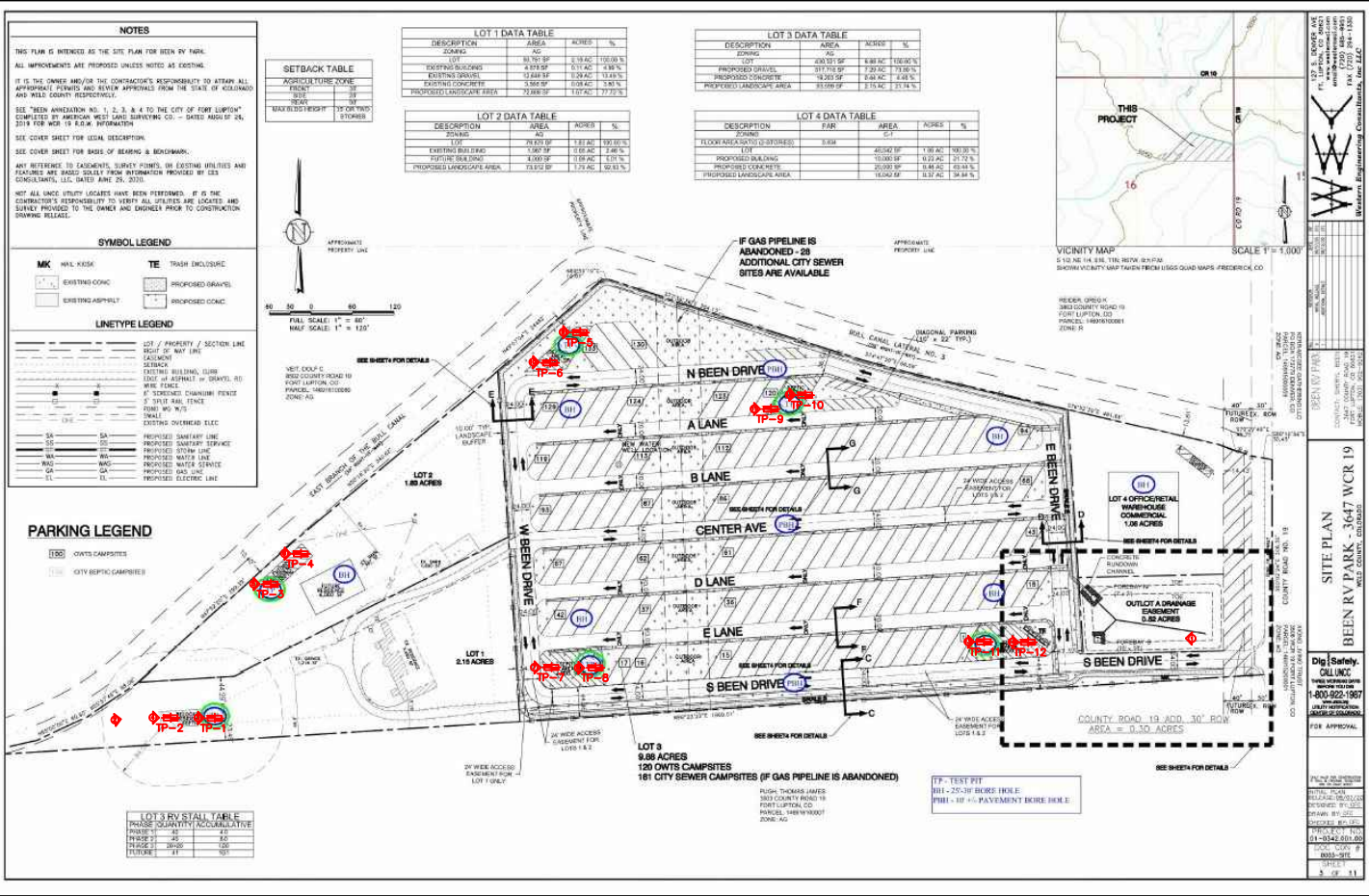
This report has been prepared for the exclusive use of Western Engineering Consultants, Inc., LLC for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranty, express or implied, is made. In the event that 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



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





PHOTO # 3



PHOTO # 4

3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020



PHOTO # 5



PHOTO # 6

3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020



3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020



3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020



PHOTO # 11



PHOTO # 12

3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020



PHOTO # 13



PHOTO # 14

3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020

3647 WELD COUNTY ROAD 19 WELD COUNTY, COLORADO										
PROJECT NO: 20-01-185				LOG OF TEST PIT #1 (LEACHFIELD SITE #1)				DATE: NOVEMBER 2020		
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	DC	QU	MC	DD	A-LIMITS		-200	SWELL
		(FEET)	(BLOWS/.5')	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE % @ 500 PSF
6" TOPSOIL AND VEGETATION		--								
		1								
SANDY CLAY (SOIL TYPE 4)		--								
brown		2								
moderate strong	BS	--	--	--	9.9		36	22	88.8	
		3								
SANDY CLAY (SOIL TYPE 4A)		--								
brown	BS	4	--	--	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					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
					WHILE EXCAVATING			NONE		
					AFTER EXCAVATING			NONE		
					24 HOUR			N/A		
					A-LIMITS			SWELL		
					LL			PI		
					-200			PRESSURE		
								% @ 500 PSF		
6" TOPSOIL AND VEGETATION					D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	
					1					
SANDY CLAY (SOIL TYPE 4)					2					
brown										
moderate strong										
					3					
					4					
SANDY CLAY (SOIL TYPE 4A)										
brown										
structureless										
					5					
grey/brown/rust					6					
SANDSTONE/CLAYSTONE (SOIL TYPE 5)										
grey/tan/rust										
platy										
8' BOTTOM OF TEST PIT					7					
					8					
					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					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
					WHILE EXCAVATING			NONE		
					AFTER EXCAVATING			NONE		
					24 HOUR			N/A		
					A-LIMITS			-200		
					LL			PI		
								SWELL		
								PRESSURE		
								% @ 500 PSF		
6" TOPSOIL AND VEGETATION					D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	
					1					
SANDY CLAY (SOIL TYPE 4)					2					
brown										
moderate strong										
					3					
SANDY CLAY (SOIL TYPE 4A)					4					
brown to grey/brown/rust										
structureless										
					5					
SANDSTONE/CLAYSTONE (SOIL TYPE 5)					6					
grey/tan/rust										
platy										
with cemented sandstone lense @ 5' to 5.5'										
8' BOTTOM OF TEST PIT					7					
					8					
					9					
					10					
					11					
					12					
					13					
					14					
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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			D (FEET)	DC (BLOWS/.5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS		-200 (%)	SWELL	
								LL	PI		PRESSURE	% @ 500 PSF
6" TOPSOIL AND VEGETATION SANDY CLAY (SOIL TYPE 4) brown moderate strong			--									
			1									
			2									
SANDY CLAY (SOIL TYPE 4A) brown to grey/brown/rust structureless			BS	--	--	9.0						
			3									
			4									
SANDSTONE/CLAYSTONE (SOIL TYPE 5) grey/tan/rust platy with cemented sandstone lenses			BS	--	--	16.9						
			5									
			6									
8' BOTTOM OF TEST PIT			BS	--	--	18.1						
			7									
			8									
			9									
			10									
			11									
			12									
			13									
			14									
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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					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
					WHILE EXCAVATING			NONE		
					AFTER EXCAVATING			NONE		
					24 HOUR			N/A		
					A-LIMITS			-200		
					LL			PI		
								SWELL		
								PRESSURE		
								% @ 500 PSF		
6" TOPSOIL AND VEGETATION					D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	
					1					
SANDY CLAY (SOIL TYPE 4)					2					
brown										
moderate strong										
					3					
SANDY CLAY (SOIL TYPE 4A)					4					
brown										
structureless										
					5					
					6					
CLAYSTONE (SOIL TYPE 5)					7					
grey/rust										
platy										
					8					
					9					
					10					
					11					
					12					
					13					
					14					
					15					
					16					
					17					
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Earth Engineering Company

3647 WELD COUNTY ROAD 19 WELD COUNTY, COLORADO												
PROJECT NO: 20-01-185			LOG OF TEST PIT #6 (LEACHFIELD SITE #3)				DATE: NOVEMBER 2020					
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			D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS		-200 (%)	SWELL	
								LL	PI		PRESSURE	% @ 500 PSF
6" TOPSOIL AND VEGETATION SANDY CLAY (SOIL TYPE 4) brown moderate strong			--									
			1									
			--									
			2									
SANDY CLAY (SOIL TYPE 4A) brown structureless			BS	--	--	20.4						
				3								
			--									
			4									
			BS	--	--	20.9						
				5								
grey/brown/rust			--									
			6									
CLAYSTONE (SOIL TYPE 5) grey/rust platy			BS	--	--	19.7						
				7								
			--									
			8									
8' BOTTOM OF TEST PIT			--									
			9									
			--									
			10									
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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					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
TYPE	D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS		-200 (%)	SWELL	
						LL	PI		PRESSURE	% @ 500 PSF
6" TOPSOIL AND VEGETATION	--									
	1									
	--									
SANDY CLAY (SOIL TYPE 4) brown moderate strong	2									
	BS	--	--	12.2						
	3									
SANDY CLAY (SOIL TYPE 4A) brown structureless	4									
	BS	--	--	18.7						
	5									
grey/brown/rust	--									
	6									
	--									
CLAYSTONE (SOIL TYPE 5) grey/brown/rust platy	7	--	--	16.1		41	29	93.1		
	BS									
	8									
8' BOTTOM OF TEST PIT	--									
	9									
	--									
	10									
	--									
	11									
	--									
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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					
FOREMAN: SM					WATER DEPTH					
AUGER TYPE: N/A					START DATE 11/12/2020					WHILE EXCAVATING NONE
SPT HAMMER: N/A					FINISH DATE 11/12/2020					AFTER EXCAVATING NONE
					SURFACE ELEV N/A					24 HOUR N/A
SOIL DESCRIPTION		D	DC	QU	MC	DD	A-LIMITS		-200	SWELL
	TYPE	(FEET)	(BLOWS/5')	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE % @ 500 PSF
6" TOPSOIL AND VEGETATION		--								
		1								
		--								
SANDY CLAY (SOIL TYPE 4) brown moderate strong		2								
	BS	--	--	11.1						
		3								
SANDY CLAY (SOIL TYPE 4A) brown structureless		--								
		4								
	BS	--	--	17.4						
grey/brown/rust		5								
		--								
		6								
CLAYSTONE (SOIL TYPE 5) grey/brown/rust platy		--	--	22.8						
	BS	7								
		--								
8' BOTTOM OF TEST PIT		8								
		--								
		9								
		--								
		10								
		--								
		11								
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		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					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					D			WATER DEPTH		
					TYPE					
					(FEET)					
					DC					
					(BLOWS/5')					
					QU					
					(PSF)					
					MC					
					(%)					
					DD					
					(PCF)					
					A-LIMITS					
					LL			PI		
								-200		
								(%)		
								SWELL		
								PRESSURE		
								% @ 500 PSF		
6" TOPSOIL AND VEGETATION					1					
SANDY CLAY (SOIL TYPE 4)					2					
brown					BS					
moderate strong					3					
					4					
SANDY CLAY (SOIL TYPE 4A)					BS					
brown to brown/light brown					5					
structureless					6					
					7					
SANDSTONE/CLAYSTONE (SOIL TYPE 5)					BS					
grey/tan/rust					8					
platy					9					
8' BOTTOM OF TEST PIT					10					
					11					
					12					
					13					
					14					
					15					
					16					
					17					
					18					
					19					
					20					
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					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					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
TYPE	D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS		-200 (%)	SWELL	
						LL	PI		PRESSURE	% @ 500 PSF
6" TOPSOIL AND VEGETATION SANDY CLAY (SOIL TYPE 4) brown moderate strong	1									
	2									
	BS	--	--	11.2						
	3									
SANDY CLAY (SOIL TYPE 4A) brown structureless	4									
	BS	--	--	15.3						
	5									
	6									
SANDSTONE/CLAYSTONE (SOIL TYPE 5) 8' BOTTOM OF TEST PIT	BS	--	--	14.0						
	7									
	8									
	9									
	10									
	11									
	12									
	13									
	14									
	15									
	16									
	17									
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	19									
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	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					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
TYPE	D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS		-200 (%)	SWELL	
						LL	PI		PRESSURE	% @ 500 PSF
6" TOPSOIL AND VEGETATION	--									
	1									
	--									
SANDY CLAY (SOIL TYPE 4) brown moderate strong	2									
	BS	--	--	11.0		43	31	94.6		
	3									
SANDY CLAY (SOIL TYPE 4A) brown structureless calcareous deposits grey/brown/rust	4									
	BS	--	--	17.3						
	5									
CLAYSTONE (SOIL TYPE 5) grey/brown/rust platy	6									
	BS	--	--	24.7						
	7									
8' BOTTOM OF TEST PIT	8									
	9									
	10									
	11									
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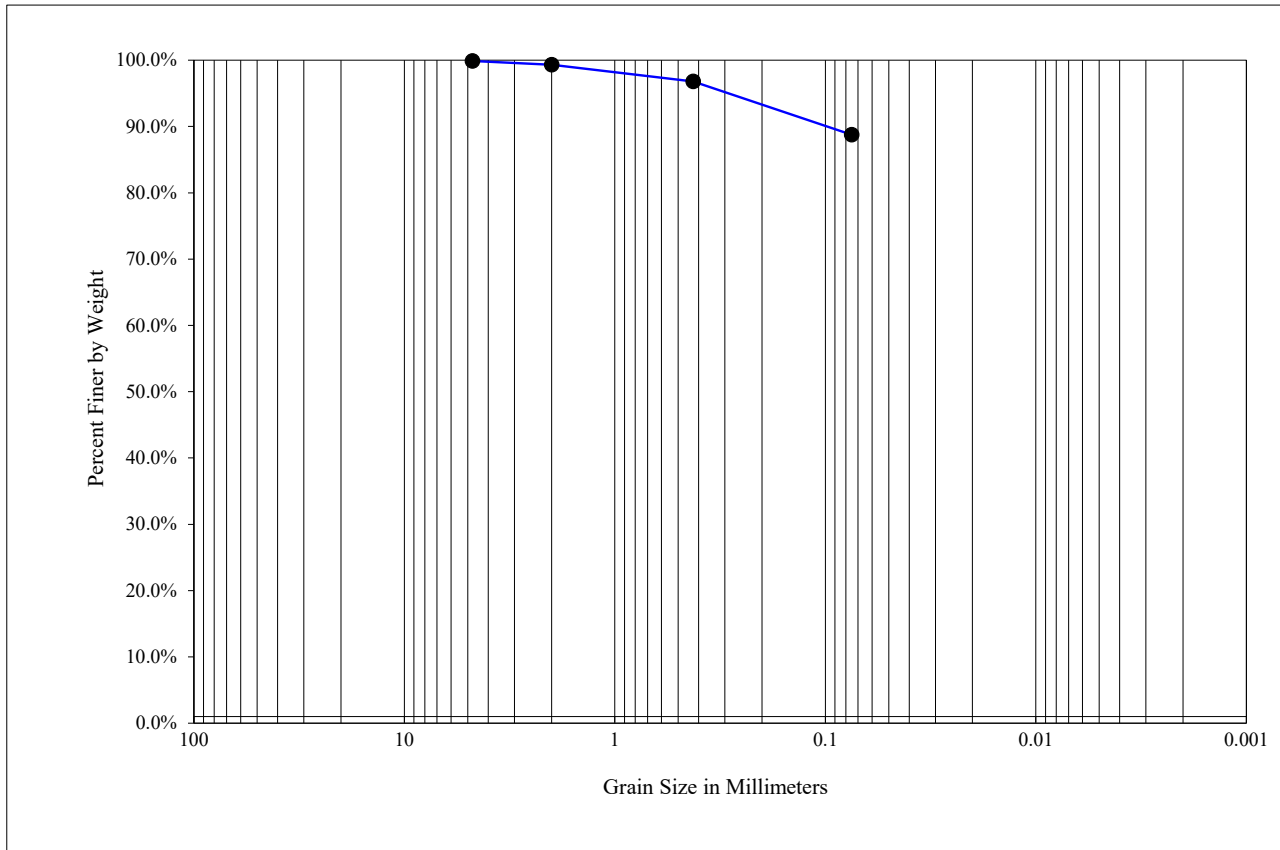
Earth Engineering Company

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					
FOREMAN: SM					WATER DEPTH					
AUGER TYPE: N/A					START DATE 11/12/2020					WHILE EXCAVATING NONE
SPT HAMMER: N/A					FINISH DATE 11/12/2020					AFTER EXCAVATING NONE
					SURFACE ELEV N/A					24 HOUR N/A
SOIL DESCRIPTION		D	DC	QU	MC	DD	A-LIMITS		-200	SWELL
	TYPE	(FEET)	(BLOWS/5')	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE % @ 500 PSF
6" TOPSOIL AND VEGETATION		--								
		1								
		--								
SANDY CLAY (SOIL TYPE 4) brown moderate strong		2								
	BS	--	--	10.3						
		3								
SANDY CLAY (SOIL TYPE 4A) brown structureless calcareous deposits grey/brown/rust		--								
		4								
	BS	--	--	15.3						
CLAYSTONE (SOIL TYPE 5) grey/brown/rust platy		5								
		--								
	BS	--	--	20.3						
8' BOTTOM OF TEST PIT		7								
		--								
		8								
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		11								
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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%

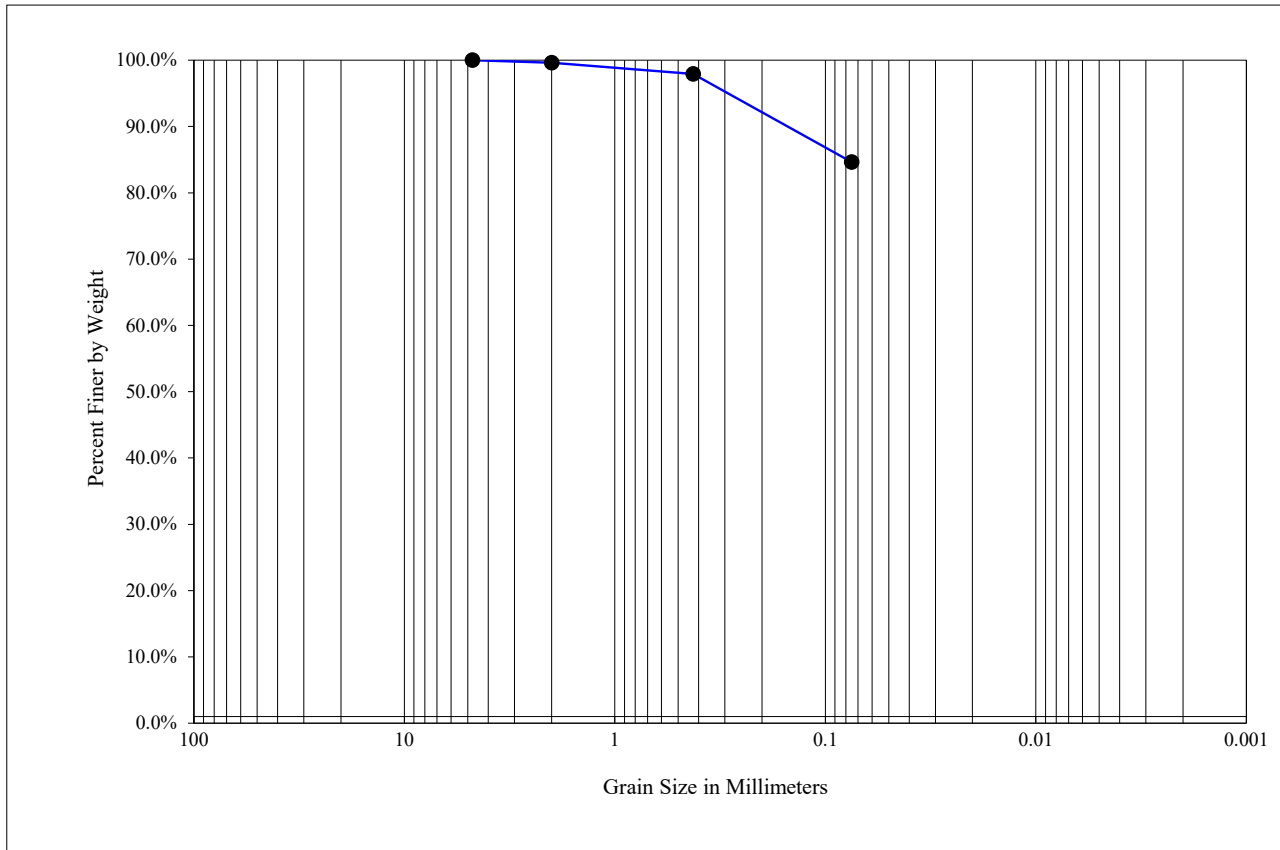
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-1, S-1 @ 2'
Description: Brown Sandy Clay



Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	98%
No. 200	85%

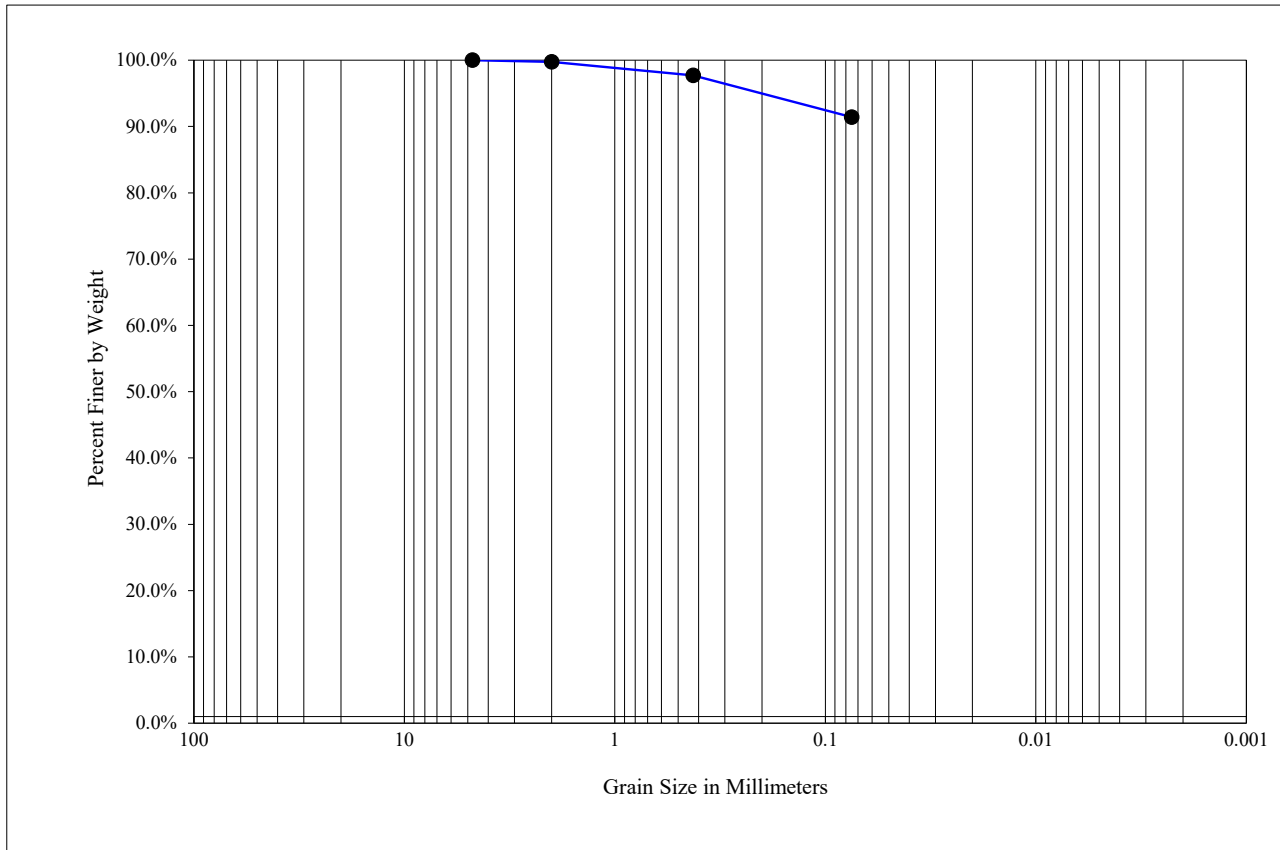
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-3, S-2 @ 4'
Description: Brown Sandy Clay



Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	98%
No. 200	91%

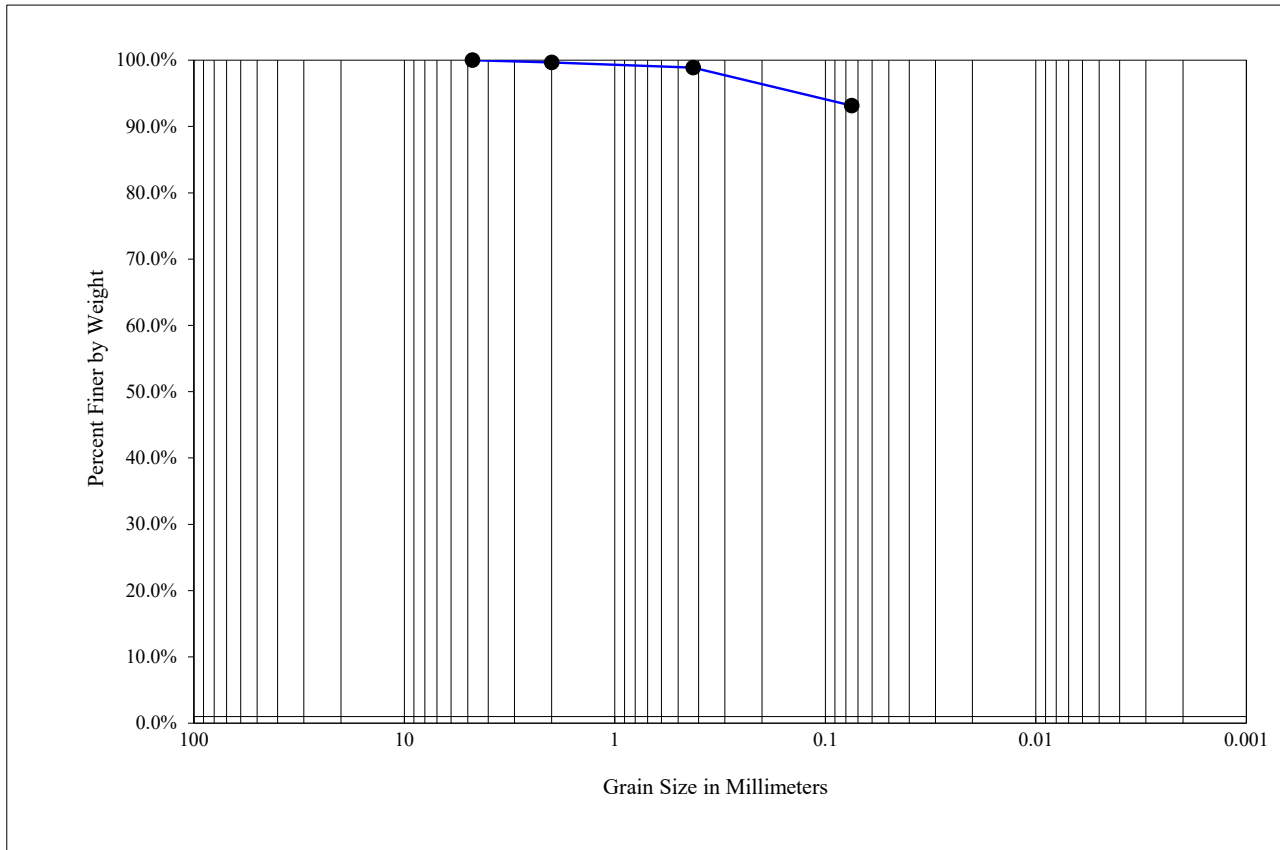
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-5, S-1 @ 2'
Description: Brown Sandy Clay



Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	99%
No. 200	93%

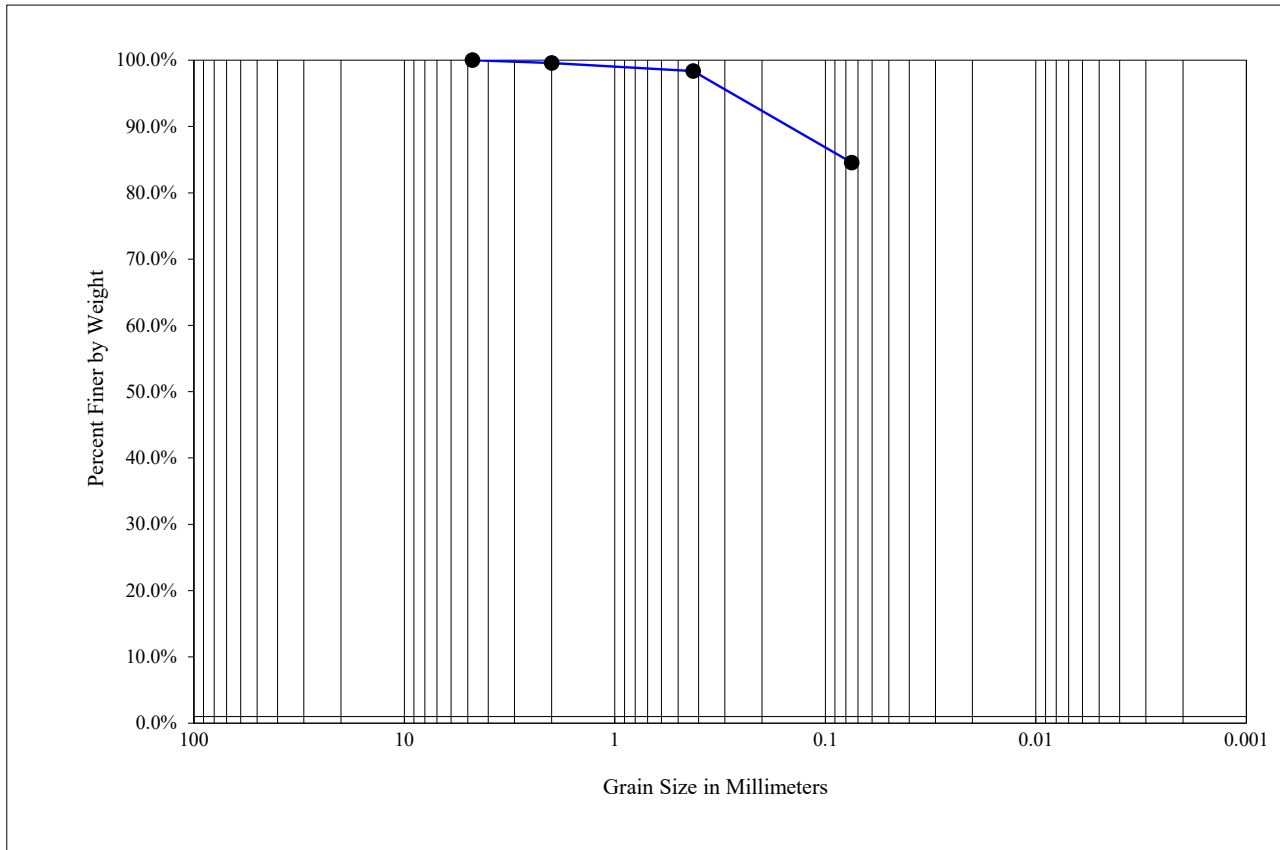
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-7, S-3 @ 6'
Description: Grey/Brown/Rust Claystone



Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	98%
No. 200	85%

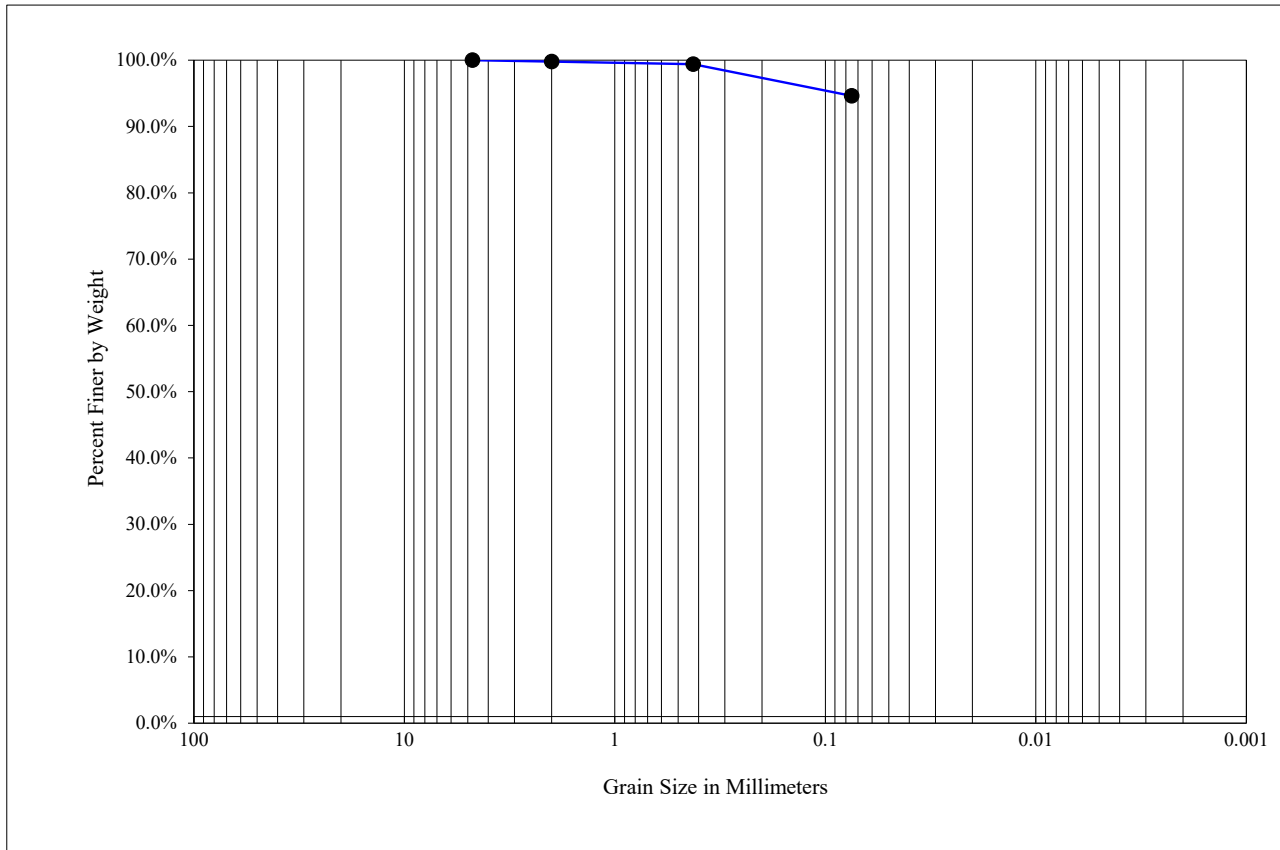
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-9, S-2 @ 4'
Description: Brown/Light Brown Sandy Clay



Earth Engineering Company, Inc.

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



[illegible]

North
NTS

Page 292 of 349



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

VEGA HECTOR MARIO MADRID
3506 COUNTY ROAD 19
FORT LUPTON, CO 80621

TBR RANCH LLC
3474 HANCOCK LN
CHEYENNE, WY 82007

MELESINA PUGH
THOMAS JAMES PUGH
3503 COUNTY ROAD 19
FORT LUPTON, CO 80621

JOLENE P JOHNS
HLII JOHNS
8690 COUNTRY ROAD 10
FORT LUPTON, CO 80621

SUSAN A VEIT
DOLF C VEIT
8502 COUNTY ROAD 10
FORT LUPTON, CO 80621

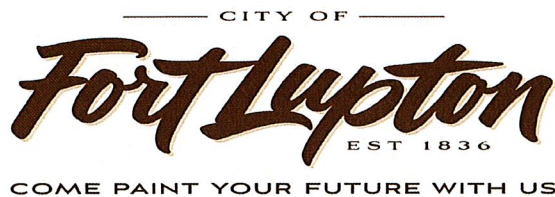
GREG K REIDER
3863 COUNTY ROAD 10
FORT LUPTON, CO 80621

ATTN: DJ SURFACE LAND DEPT.
CRESTONE PEAK RESOURCES HOLDINGS LLC
1801 CALIFORNIA ST
STE 2500
DENVER, CO 80202

ATTN: WATTENBERG LAND DEPT.
NOBLE ENERGY INC
1625 BROADWAY ST
STE 2000
DENVER, CO 80202



City Official



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.

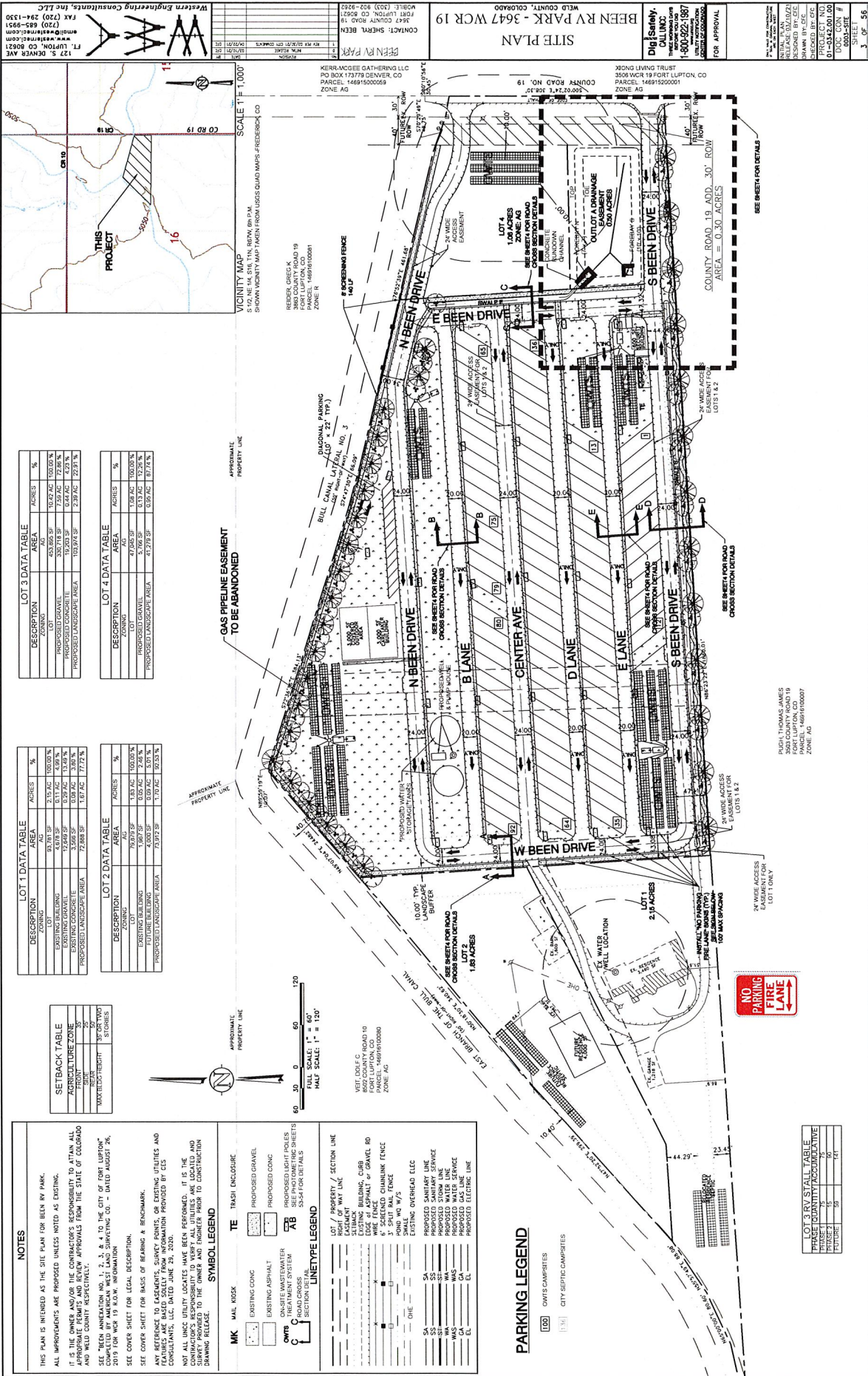
**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT
BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: BEEN MINOR
SUBDIVISION & SPECIAL USE PERMIT**

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



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.



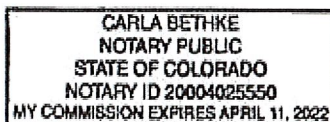
For the Fort Lupton Press

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



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

COME PAINT YOUR FUTURE WITH US

130 S. McKinley Avenue
Fort Lupton, CO 80621

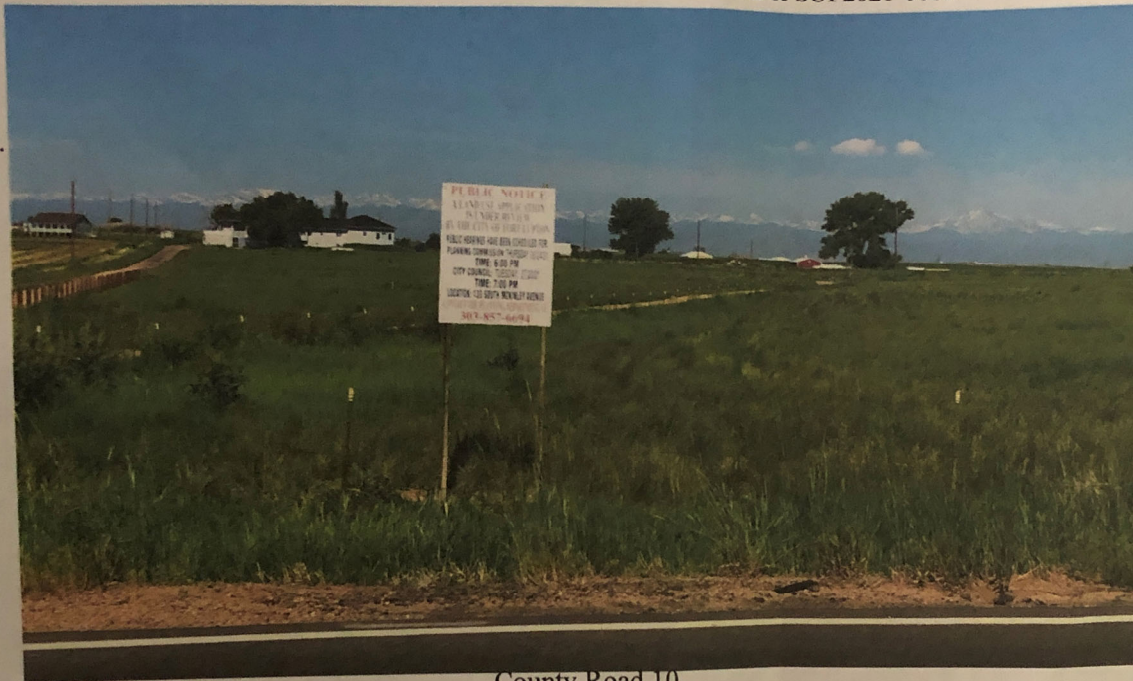
www.fortluptonco.gov

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
aforementioned property was
City Codes. Said public hearing
8th day of
June, 2021.

Sheryl Ann Been
Signature of Owner or Owner's

hereby acknowledge that the
posted in accordance with
notice was posted on this

Representative

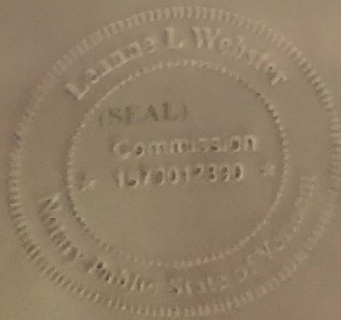
The foregoing instrument was acknowledged before me by Sheryl Ann Been, this 8th
day of June, 2021. Witness my hand and seal.

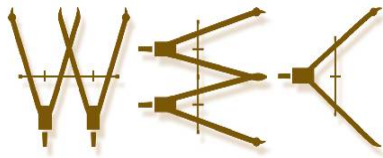
My commission expires

1/31/2023

Leanne L Webster
Notary Public

Leanne L Webster
Notary Public • State of Vermont
My Commission Expires 1/31/2023





WESTERN ENGINEERING CONSULTANTS,
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
Inc LLC

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/j/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.

7019 1640 0000 5250 6549

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$5.90

Sent To John H. L. 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

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07/03/2021
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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$5.90

Sent To Vert Susan A
Street and Apt. No., or PO Box No.
8302 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

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$5.90

Sent To John Blene 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

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07/03/2021
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\$0.00
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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$5.90

Sent To Rush Thomas James
Street and Apt. No., or PO Box No.
3503 County Road 19
City, State, ZIP+4®
Fort Lupton CO 80621 8008

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

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JUL -3 2021
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07/03/2021
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\$0.00
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 \$0.00

Postage \$0.55
Total Postage and Fees \$5.90

Sent To Thorpe April C
Street and Apt. No., or PO Box No.
3403 County Road 19
City, State, ZIP+4®
Fort Lupton CO 80621

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

0392 25
JUL -3 2021
Postmark
07/03/2021
USPS

7019 1640 0000 5245 5816

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

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Fort Lupton, CO 80621

Certified Mail Fee \$3.60
\$0.00
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 \$0.00

Postage \$0.55
Total Postage and Fees \$5.90

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

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

0392 25
JUL -3 2021
Postmark
07/03/2021
USPS

7019 1640 0000 5245 5762

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

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

Fort Lupton, CO 80621

Certified Mail Fee	\$3.60	JUL -3 2021 Postmark Here 07/03/2021
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ 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	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$5.90	
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		

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

See Reverse for Instructions

7019 1640 0000 5245 5786

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

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Fort Lupton, CO 80621

Certified Mail Fee	\$3.60	JUL -3 2021 Postmark Here 07/03/2021
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ 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	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$5.90	
Sent To Cephus 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

7019 1640 0000 5245 5793

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

Cheyenne, WY 82003

Certified Mail Fee	\$3.60	JUL -3 2021 Postmark Here 07/03/2021
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ 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	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$5.90	
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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For delivery information, visit our website at www.usps.com®.

Fort Lupton, CO 80621

Certified Mail Fee	\$3.60	JUL -3 2021 Postmark Here 07/03/2021
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ 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	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$5.90	
Sent To Cephus Sherry 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

7019 1640 0000 5245 5823

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

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

Brighton, CO 80602

Certified Mail Fee	\$3.60	JUL -3 2021 Postmark Here 07/03/2021
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ 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	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$5.90	
Sent To Lee Mai		
Street and Apt. No., or PO Box No. 13980 Holly ST		
City, State, ZIP+4® Brighton CO 80602 7903		

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

See Reverse for Instructions

7019 1640 0000 5245 5892

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

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

Eastlake, CO 80614

Certified Mail Fee	\$3.60	JUL -3 2021 Postmark Here 07/03/2021
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ 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	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$5.90	
Sent To New Style Contracting		
Street and Apt. No., or PO Box No. PO Box 479		
City, State, ZIP+4® Eastlake, CO 80614 0471		

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

See Reverse for Instructions

7019 1640 0000 5250 6600

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For delivery information, visit our website at www.usps.com ®.	
Fort Lupton, CO 80621	
Certified Mail Fee \$3.60	0392 25
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$11.75	JUL - 3 2021
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.55	07/03/2021
Total Postage and Fees \$5.90	
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 8408	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1640 0000 5250 6617

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Fort Lupton, CO 80621	
Certified Mail Fee \$3.60	0392 25
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$11.75	JUL - 3 2021
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.55	07/03/2021
Total Postage and Fees \$5.90	
Sent To Stratton Steve William	
Street and Apt. No., or PO Box No. 3985 County Road 19	
City, State, ZIP+4® Fort Lupton CO 80621 8408	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1640 0000 5250 6587

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Fort Lupton, CO 80621	
Certified Mail Fee \$3.60	0392 25
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$11.75	JUL - 3 2021
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.55	07/03/2021
Total Postage and Fees \$5.90	
Sent To Rainey Danielle	
Street and Apt. No., or PO Box No. 3863 County Road 19	
City, State, ZIP+4® Fort Lupton CO 80621 8408	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1640 0000 5245 5908

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Fort Lupton, CO 80621	
Certified Mail Fee \$3.60	0392 25
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$11.75	JUL - 3 2021
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.55	07/03/2021
Total Postage and Fees \$5.90	
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 8408	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1640 0000 5245 5847

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Cheyenne, WY 82007	
Certified Mail Fee \$3.60	0392 25
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$11.75	JUL - 3 2021
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.55	07/03/2021
Total Postage and Fees \$5.90	
Sent To TBR Ranch LLC	
Street and Apt. No., or PO Box No. 3474 Hancock Ln	
City, State, ZIP+4® Cheyenne, WY 82007 8908	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1640 0000 5245 5755

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Denver, CO 80217	
Certified Mail Fee \$3.60	0392 25
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$11.75	JUL - 3 2021
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.55	07/03/2021
Total Postage and Fees \$5.90	
Sent To Kerr Mcbee Bathrooms LLC/ APC Properties	
Street and Apt. No., or PO Box No. PO Box 173779	
City, State, ZIP+4® Denver CO, 80217 3779	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1640 0000 5250 6570

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

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

Fort Lupton, CO 80621

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 \$0.00
 Postage \$0.55
 Total Postage and Fees \$5.90

Sent To Vert Dolf C
 Street and Apt. No., or PO Box No.
 8502 County Road 10
 Fort Lupton CO 80621 8112
 City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5245 5830

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

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

Brighton, CO 80602

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 \$0.00
 Postage \$0.55
 Total Postage and Fees \$5.90

Sent To Lor Lee
 Street and Apt. No., or PO Box No.
 13900 Holly St
 Brighton CO 80602 7903
 City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5245 5861

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

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

Fort Lupton, CO 80621

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 \$0.00
 Postage \$0.55
 Total Postage and Fees \$5.90

Sent To Been Sheryl A.
 Street and Apt. No., or PO Box No.
 3647 County Road 19
 Fort Lupton CO 80621 8408
 City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5245 5854

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

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

Fort Lupton, CO 80621

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 \$0.00
 Postage \$0.55
 Total Postage and Fees \$5.90

Sent To PUGH HELESINA
 Street and Apt. No., or PO Box No.
 3503 County Road 19
 Fort Lupton CO 80621 8008
 City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5245 5878

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

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

Fort Lupton, CO 80621

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 \$0.00
 Postage \$0.55
 Total Postage and Fees \$5.90

Sent To PUGH THOMAS JR TRUST
 Street and Apt. No., or PO Box No.
 3503 County Road 19
 Fort Lupton CO 80621 8008
 City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5250 6594

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

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

Fort Lupton, CO 80621

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 \$0.00
 Postage \$0.55
 Total Postage and Fees \$5.90

Sent To Rainey ENTZ
 Street and Apt. No., or PO Box No.
 3863 County Road 19
 Fort Lupton CO 80621 8908
 City, State, ZIP+4®
 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

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

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	

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

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

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

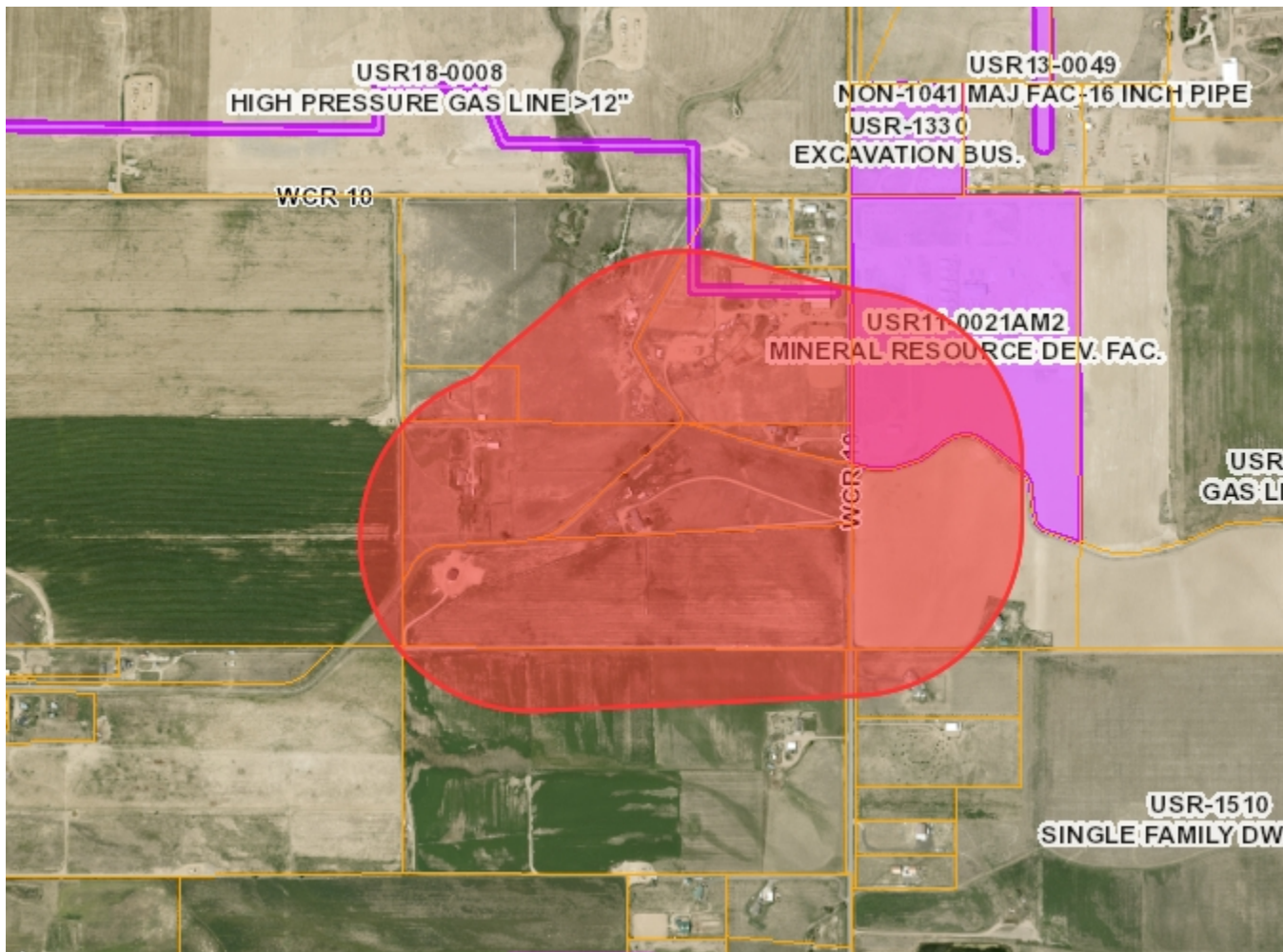
6/25/2021
4:51:59 PM

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



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 submittal 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



- 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 materials 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).



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.





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.**

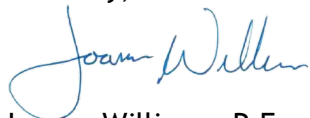


Well permit no. 84713-F was issued on September 16, 2020 pursuant to section 37-90-137(4) C.R.S., and the Findings of the State Engineer to construct a well in the Laramie-Fox Hills aquifer underlying 16 acres (subject property). The well permit allows for the average annual withdrawal of 4.92 acre-feet 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. 84713-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,

A handwritten signature in blue ink that reads "Joanna Williams". The signature is fluid and cursive, with the first name "Joanna" and last name "Williams" clearly distinguishable.

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

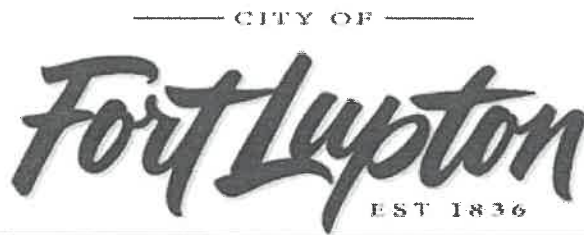


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FROM: Alyssa Knutson
DATE: 05/20/21
PROJECT: Been Minor Subdivision & Special Use Permit
Project No. LUP2021-0013; Plan Nos. MSD2021-0002 & SUP2021-0002

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





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 be 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,

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- 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.

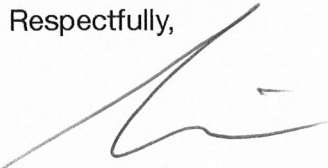
I would like to add some additional information regarding Ms. Been's request for a special use permit to build a "RV park" on her property. This is not a disagreement over the specifications. This is a land use issue, and opposition to the proposed land use.

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

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.

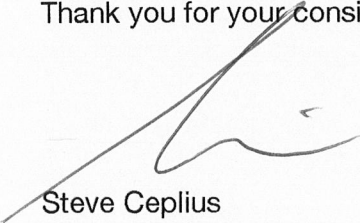
My wife and I have lived here just shy of twenty years. And, many of our neighbors have been here far longer. During that time, with the advice and a lot of help from some wonderful neighbors we've turned what was a field gone fallow with 3-foot tall koccia into a nice parcel with harvestable grass, 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 east-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

303-588-4261

feltondean@outlook.com

feltondorothy1@outlook.com



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).



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- 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 any 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 in 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.



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- 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 not permitted." §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,



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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.



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- 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.



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at least two approved recreational amenities.³ *Fort Lupton Residential Design Standards*, §4.H.(3)(I).

- 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.



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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.

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,

A handwritten signature in blue ink, appearing to read 'V. Forcinito', with a stylized flourish at the end.

Vincent P. Forcinito
for the Firm

VPF/vpf

City Council
July 14, 2021
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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

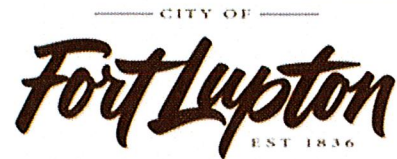
Greater Brighton Chamber of Commerce and Tourism Bureau

(303) 659-0223

natalie@brightonchamber.com

www.brightonchamber.com

CITY OF FORT LUPTON CITY COUNCIL



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

Zo Stieber, Mayor

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

IM 2021-003 New Library Director

I. **Agenda Date:** August 3, 2021

II. **Attachments:** a. None

III. **Issue/Request:**

The City of Fort Lupton, Weld Re-8 and Fort Lupton Public and School Library welcomes Thomas Samblanet as the new Library Director. Thomas joined the Fort Lupton Public and School Library in October 2020 as Assistant Director.

"I am excited to lead the Fort Lupton Public and School Library in its next chapter of its storied history," Samblanet says. "Libraries are the lifeblood of a vibrant and thriving city. I look forward to collaborating with the community to continue this important work."

Mr. Samblanet settled in Longmont at a young age and views Colorado as home. Thomas has spent the last decade in South Carolina and the Boston area where he served as the Bookmobile Supervisor for the community of Framingham, MA. Mr. Samblanet has a Bachelor of Arts in Graphic Design from Lesley University in Cambridge, MA and completes his Master of Library and Information Science from San Jose State University in the winter of 2021. Thomas has spent years developing innovative and creative adult programming and has a passion for library outreach.

Thomas is currently serving as the Interim Library Director and will move into this new role effective immediately.

IV. **Legal/Political Considerations:**

None

V. **Alternatives/Options:**

1. N/A

VI. **Financial Considerations:**

The position is budgeted.

VII. **Submitted by:**



City Administrator

VIII. **Approved for Presentation:**



City Administrator



Upcoming Events

August 3, 2021	National Night Out, 1st Street & McKinley Avenue, 5-8:00 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
August 31, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
September 6, 2021	City Offices Closed in Observance of Labor Day
September 7, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.