

PLANNING COMMISSION

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

**Planning Commission Agenda
Regular Meeting
Fort Lupton City Hall – 130 S. McKinley Ave.*
Thursday, September 23, 2021
6:00 P.M.**

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

** Login information on how to attend this meeting virtually (optional) is on the second page of this Agenda.*

Call to Order – Roll Call

Approval of Agenda

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

- a. Approval of the Minutes of the July 8, 2021 Meeting

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

Action Items

- a. P2021-021 Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat
- b. P2021-022 Pearson Park Change of Zone
- c. P2021-023 WWTP Change of Zone
- d. P2021-024 Inouye Gravel Mine Amended Special Use Permit

Discussion Items

- a. Review of Meeting Discussion
- b. Development Code Update

Future Business

- a. Next Meeting of the Planning Commission is October 14, 2021 at 6:00 PM.

Adjourn

VIRTUAL MEETING (OPTIONAL) LOG-IN INSTRUCTIONS
Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/247460885>

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United States (Toll Free): 1 877 309 2073
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Access Code: 247-460-885

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Virtual Meeting Instructions

If you would like to participate remotely, we encourage you to test the phone number and links provided above prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 303-304-4498 or email PlanningDept@fortluptonco.gov immediately.

When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairman of the Planning Commission will provide instructions on when and how comments can be made by the public virtually.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 8, 2021**

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, July 8, 2021.

Chair Mike Simone called the meeting to order at 6:00 p.m. and gave the following advisement:

Tonight's meeting shall have the option of virtual appearances so as to ensure the health and safety of the general public and the City of Fort Lupton Planning Commission and staff.

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

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

ROLL CALL

Roll was taken and those present were Chair Mike Simone, Vice Chair Bush White and Commission Members Carlos Barron, Kathy Kvasnicka, Paul Weber and Thomas Meyers. Also in attendance were Planning Director Todd Hodges and Administrative Assistant Magaly Morales-Tejada.

APPROVAL OF AGENDA

A motion to approve the agenda was moved by Bush White and seconded by Thomas Meyers.

CONSENT AGENDA

A motion to approve the consent agenda was moved by Paul Weber and seconded by Kathy Kvasnicka.

PUBLIC COMMENT

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

ACTION ITEMS

P2021-020 Raterink Annexation and Initial Zoning

Planning Director Todd Hodges presented this item. He stated that this property is located North and Adjacent to Highway 52 and is surrounded by the Coyote Creek Golf Course. He stated this property is being proposed as an annexation into the city with an initial zoning into the Agricultural district. He stated

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 8, 2021**

this annexation meets the intent of the comprehensive plan. There is currently no proposed development, and all future land use would go through the appropriate land use process. All notification requirements have been met, and the applicant is present to answer any questions.

Chair Simone opened up the public comment portion of the Hearing for the action item. Hearing none, he closed the public comment.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions. With no questions from Planning Commissioners, Chair Simone called for a motion to approve P2021-020.

It was moved by Bush White and seconded by Paul Weber. Motion passed unanimously.

DISCUSSION ITEMS

Review of Meeting Discussion

A review of meeting discussions took place.

Development Code Update

A discussion of the Development Code Update took place.

FUTURE BUSINESS

There is currently no future meeting scheduled.

ADJOURNMENT

Chair Simone adjourned the meeting at 6:37 PM.

Submitted by

Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

Mike Simone, Chair

RESOLUTION NO. P2021-021

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE LUPTON VILLAGE TOWNHOMES LOT 2 BLOCK 7 PRELIMINARY PLAT FOR A SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on September 23, 2021, for the purpose of reviewing the Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat; and

WHEREAS, the Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat proposes to develop a property for a single-family attached residential subdivision with 61 townhome units; and

WHEREAS, after review of the application for the Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat, and consideration of staff comments, applicant's presentation, and any public input, the Planning Commission finds the request for the Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat conforms with City codes, and requirements and policies therein; and

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

NOW THEREFORE BE IT RESOLVED, the Planning Commission has considered the application and has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado with the following conditions:

I. Prior to finalizing the Preliminary Plat:

- A. Any redline comments provided by City staff shall be made to the preliminary plat.
- B. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.
- C. Applicant shall provide written evidence that the comments from the Fort Lupton Fire Protection District have been adequately addressed.
- D. Applicant shall provide written acknowledgement of the comments from United Power.

- E. Applicant shall provide written evidence that the comments from Xcel Energy (Public Service Company) have been adequately addressed.
- F. Applicant shall submit a new light pole option for review and approval by Planning Department staff.
- G. Applicant should provide details and indicate location of any proposed signage.

DONE THIS 23RD DAY OF SEPTEMBER, 2021 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

**LUPTON VILLAGE TOWNHOMES LOT 2 BLOCK 7 PRELIMINARY PLAT STAFF REPORT
LUP2021-0023 & PLAN NO. PPL2021-0003**

PROJECT DESCRIPTION

Project No.: LUP2021-0023 / Plan No. PPL2021-0003

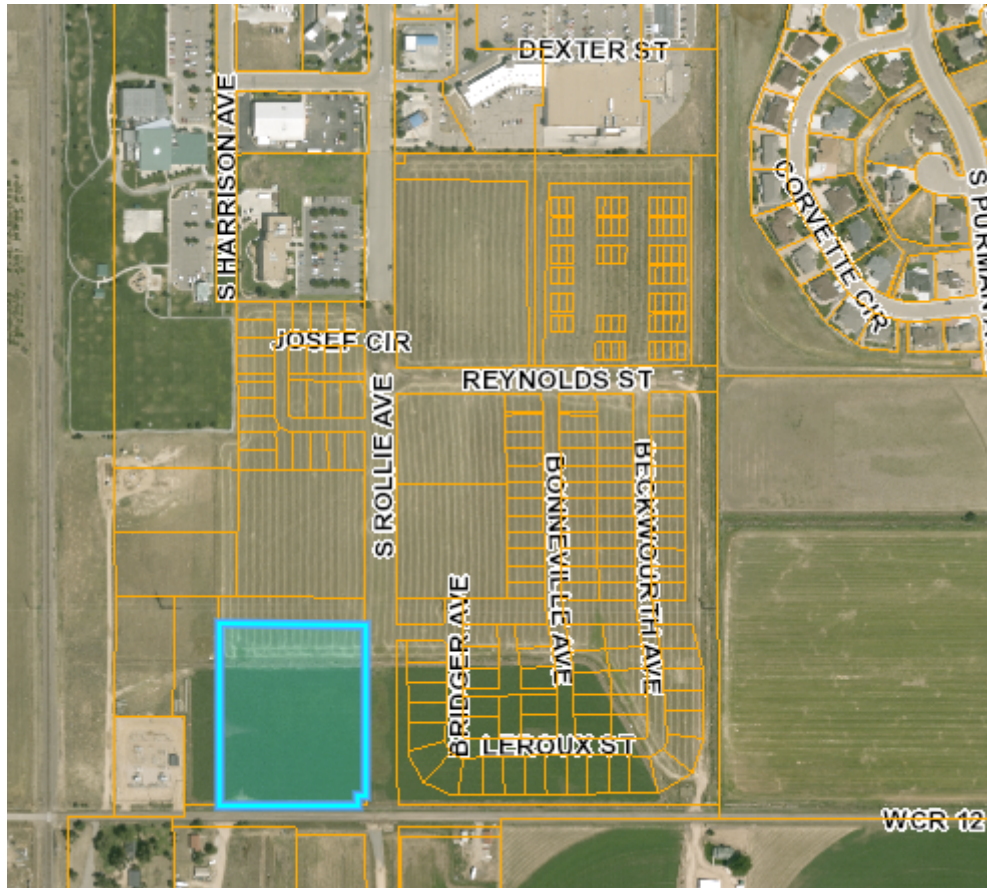
Project Name: Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat

Owner's Name: FTL Land Assemblage, LLLP

Representative: Melissa Wheeler, Baessler Development, LLC

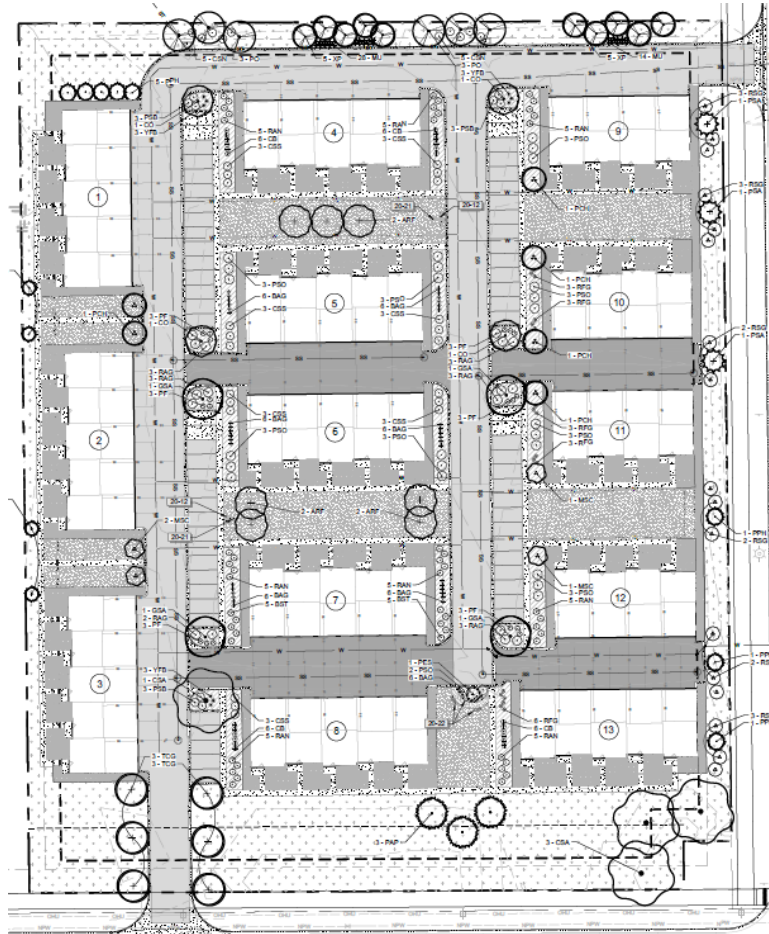
Location of Request:

The site is located at the northwest corner of S. Rollie Avenue and County Road 12 (the Property). The Property is located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a request for a preliminary plat for a single-family attached residential subdivision. This development will include 61 townhome units. The townhomes will be grouped into buildings composed of 4 to 5 units.



Site Size: 5.41 acres, more or less.

Zone District: 'PUD' Planned Unit Development.

Proposed Use: Single-family attached residential subdivision.

Existing Use: Vacant/Agricultural

Hearing Dates: Planning Commission – September 23, 2021 at 6:00 PM; and
City Council – October 19, 2021 at 7:00 PM.

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

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

SUMMARY OF PREVIOUS APPLICATIONS

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

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

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

APPLICATION PROCESS

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

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

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

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

NOTIFICATION REQUIREMENTS

The Subdivision Regulations require published notice of the hearings in a timely manner prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton press on September 8, 2021.

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

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

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

Section 16-45 – PUD Planned Unit Development District

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

The proposed project is for a single-family attached residential subdivision. This project is one component of a larger planned development, which indicated multifamily residential uses at this location. The PUD standards for this subdivision did allow for single family residential land uses and densities on lots designated for multifamily residential land uses. Other single-family attached housing is located within the same overall subdivision. Staff believes this plan meets the intent of Section 16-45(a).

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

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

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

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

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

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

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

d) General location and planning requirements.

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

The subdivision will be accessed from S. Rollie Avenue and County Road 12. This subdivision will also include the addition of internal private roads to allow access throughout the site.

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

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

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

The Future Land Use Map designates this area for Commercial General land uses. As part of the overall Lupton Village PUD, commercial land uses, multi-family land uses and single-family land uses were all taken into account. Staff believes the intent of the comprehensive plan has been met by the overall Lupton Village Subdivision.

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

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

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

- f) Site planning; external relationships.

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

Interior private drives will be constructed to create access to each lot.

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

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

The Applicant has included a landscape plan as part of the submittal. The proposal also complies with all previously approved site plans.

- g) Modifications of subdivision regulations.

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

A subdivision improvements agreement for the site was completed with the Lupton Village PUD Final Plat. The Public Works Director has requested another subdivision improvements agreement specific to this site.

- (2) The requirements and standards for the construction of streets and utilities set forth in the City of Fort Lupton Standards and Specifications for the Design and Construction of Public

Improvements shall be subject to modification where the plan and program for a PUD make adequate provision for vehicular and pedestrian access and circulation, recreation, utility and service needs of the tract when fully developed and occupied, and also provide such covenants, easements or other legal documents and provisions as will assure conformity to and successful implementation of the plan. Such modifications shall be contained within the PUD plan, subject to approval by the City Council.

The Applicant is working with the Public Works Director on a subdivision improvements agreement for road and utilities that are not considered private.

REFERRALS

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

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

STAFF RECOMMENDATION

Staff recommends conditional approval of the Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat. Conditions are listed under the proposed Resolution included with the Planning Commission packet.

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



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortlupton.org

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: _____
 Company: FTL Land Assemblage, LLLP
 Phone: 970-566-7300 Email: fred@cbanoco.com
 Address: 1295 Main Street, Unit 5, Windsor CO 80550
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Melissa Wheeler
 Company: Baessler Development, LLC
 Phone: 970-412-2153 Email: Mwheeler@baesslerhomes.com
 Address: 3780 W. 10th St, Unit 200, Greeley CO 80634
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Melissa Wheeler
 Billing Company: Baessler Development, LLC
 Phone: 970-412-2153 Email: Mwheeler@baesslerhomes.com
 Address: 3780 W. 10th ST, Unit 200, Greeley CO 80634

B. SITE DESCRIPTION

Site Address: TBD
 Parcel Number: 147105320002
 Existing Zone Classification: PUD ☒ Proposed Zone Classification: PUD ☒
 Water Type: Municipal ☒ Name: City of Fort Lupton
 Sewage Type: Municipal ☒ District Name or Location Hauled to: City of Fort Lupton

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

Project No. _____

D. PROJECT DESCRIPTION

Project Name: Lupton Village PUD 3rd Filing

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

We have planned a townhome development with 4-5 units per building. We have 61 proposed units overall.

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: Missa Whum Date: 7/22/21

Owner Certification

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

Owner: By: Juel Z Cui Manager Date: 7/22/21
By: CROI Land Holdings, LLC, Manager
By: Realty Funding Source LLC, General Partner
By: ETL Land Assemblage, LLC, Owner

For Office Use Only

Received Date: _____

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

Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

Instructions for Submitting the Land Use Application Form

DEFINITIONS

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

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

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

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

A. CONTACT INFORMATION

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

B. SITE DESCRIPTION

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

C. APPLICATION TYPE

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

D. PROJECT DESCRIPTION

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

E. REQUIRED DOCUMENTS

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

F. CERTIFICATIONS

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

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

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

Preliminary PUD Narrative

Lupton Village Lot 2 Block 7 Subdivision Second Filing

Introduction

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

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

Comments/Concerns:

Location

The site is located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado, more accurately described as follows: Lot 2, Block 7, Lupton Village Subdivision. More generally, the site is located north of Weld County Road 12, west of South Rollie Avenue, south of 1st Street, and east of South Denver Avenue.

Comments/Concerns:

Zoning and Land Use

The property is zoned PUD (Planned Unit Development). The proposed land use is attached multi-family residential. There are zoning standards outlined in the PUD Document. The proposed site will consist of 61 attached residential townhomes, composed of 4- and 5-unit buildings.

Comments/Concerns:

Subdivision

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

Comments/Concerns:

Streets

The Street Design complies with City adopted emergency access requirements. Each dwelling unit will have an attached two car garage and in addition there will be 61 parking spaces throughout the site. All internal street/driveway will be considered private and will be maintained by the homeowner's association.

Comments/Concerns:

Open Space and Trails

The subdivision contains approximately 2.11 acres of open space. The community will be internally connected to the planned regional trail system on the north side of the community. Tract P on the north and Tract C on the west of the subdivision is dedicated open space.

Comments/Concerns:

Grading and Drainage

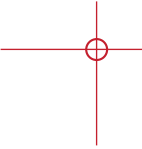
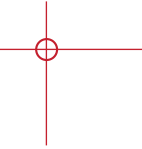
General grading and drainage has been determined and is shown on the Grading Plan. The grading and drainage of the subdivision will generally be from south to north. Internal storm drainage pipes will be used to convey stormwater to the designated retention pond, within Tract B and Tract A, northwest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

Comments/Concerns:

Sanitary Sewer

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

Comments/Concerns:



Potable Water

This community will be fed by an 8-inch main loop in the main drive isle of the development connecting to the main in South Rollie Avenue at the northeast corner of the property as well as the southeast corner of the property. A 2-inch tap and associated meters will supply the potable water to each building off the looped 8-inch main.

Comments/Concerns:

Compliance

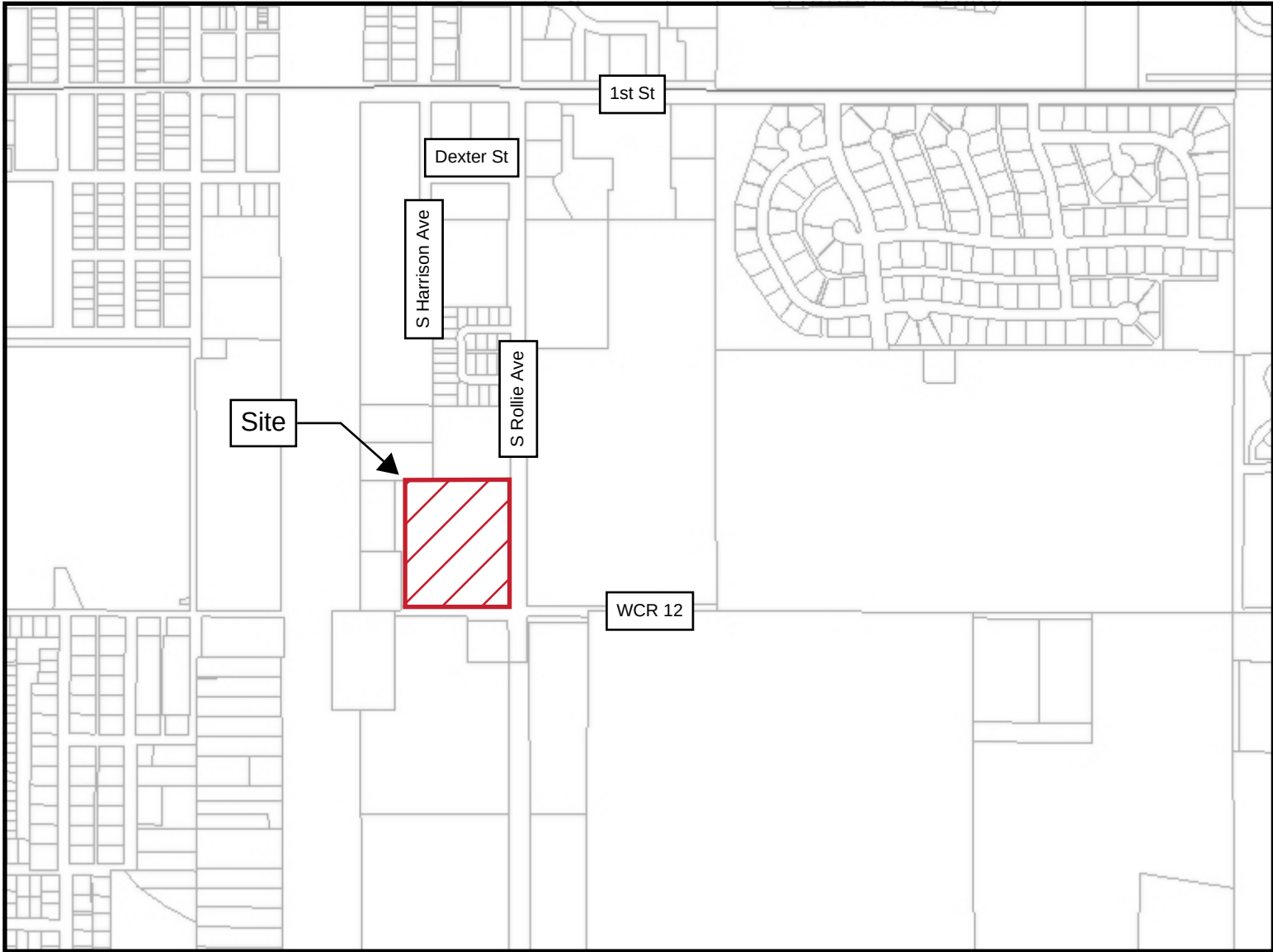
In general, the proposed subdivision is consistent and complies with City of Fort Lupton applicable zoning and comprehensive planning criteria.

Comments/Concerns:

Lupton Village Townhomes

Lot 2 Block 7

A parcel of land located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado, more accurately described as follows: Lot 2, Block 7, Lupton Village Subdivision



Vicinity Map
Not to Scale



Sheet List Table

Page	Sheet Number	Sheet Title
1	C1.0	Cover Sheet
2	C1.1	Preliminary Plat
3	C6.0	Grading Plan
4	C8.0	Utility Plan
5	C8.1	Utility Plan
6	E1.0	Representative Elevations
7	L1.0	Landscape Plan
8	L2.0	Landscape Notes and Details
9	LT1.0	Lighting Plan

Land Use Summary Table

Land Use	Area (ac)	No. of Units	Density	Garage Parking Provided	Off-Street Parking Provided	Open Space	Landscape Surface Ratio
Multi-Family Residential	5.41	61	11.28 units/acre	122	65	2.11 acres	39%

Land Use Design Standards

Land Use	Setbacks (ft)				Maximum Height (ft)
	Front	Rear	Side	Corner	
Multi-Family Residential	20	20	20	20	Per City Code

General PUD Notes

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

P.U.D Land Use Standards

Park and Open Space:

Intended for outdoor recreation facilities and large open land areas. No buildings shall be constructed in the park area, unless specifically appurtenant to an outdoor recreational use, i.e. a public restroom facility or outdoor picnic shelter.

Legal Description

A parcel of land located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado, more accurately described as follows: Lot 2, Block 7, Lupton Village Subdivision

Project Contacts

Owner/Applicant

Lupton Village Land Developers, LLC
3780 West 10th Street, Suite 200
Greeley, CO 80634
(970) 702-2051

Civil Engineer

LandOne Engineering
361 71st Avenue, Suite 100
Greeley, CO 80634
(970) 632-2311

Surveyor

Lat40, Inc.
6250 West 10th Street #2
Greeley, CO 80634
(970) 515-5294

Landscape Architect

Ripley Design, Inc.
419 Canyon Avenue, Suite 200
Fort Collins, CO 80521
(970) 224-5628

Utility Maintenance Statement

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

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number

21-013

Checked By

JG

Date

07/19/2021

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



Revision Description

1st Submittal to City

Date

07/19/2021

Rev.

No.

0

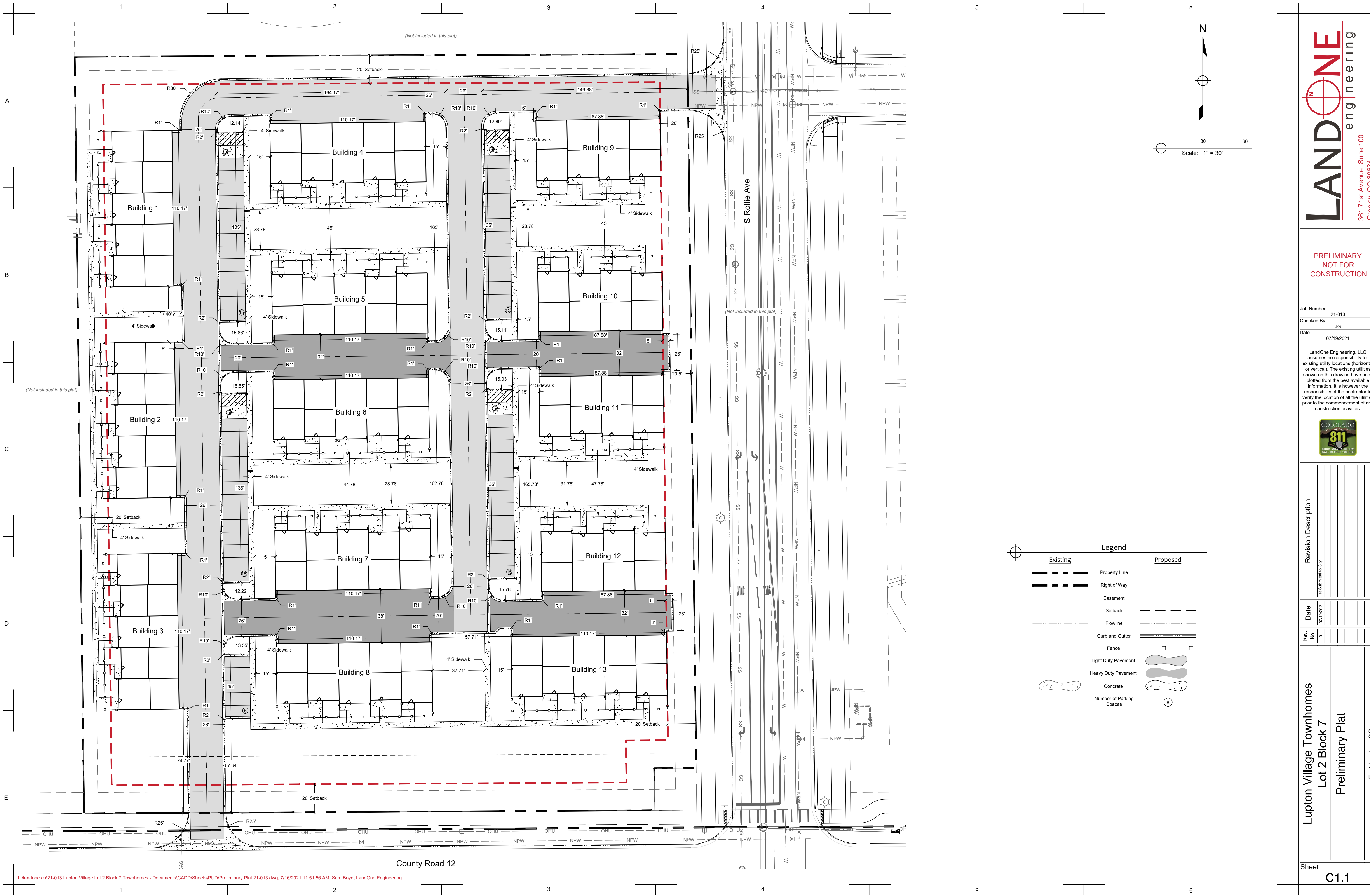
Lupton Village Townhomes
Lot 2 Block 7

Cover Sheet

Fort Lupton, CO

Sheet

C1.0



PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number 21-013
Checked By JG
Date 07/19/2021

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

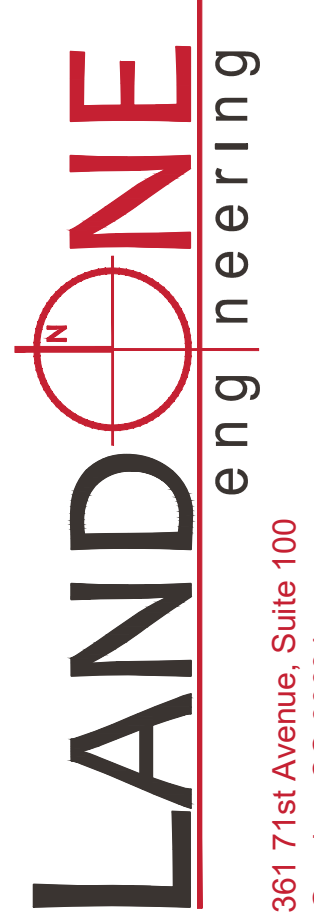


Revision Description	
1st Submittal to City	

Date	07/19/2021
------	------------

Rev. No.	0
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Lupton Village Townhomes
Lot 2 Block 7
Preliminary Plat
Fort Lupton, CO



Job Number	21-013
Checked By	JG
Date	07/19/2021

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

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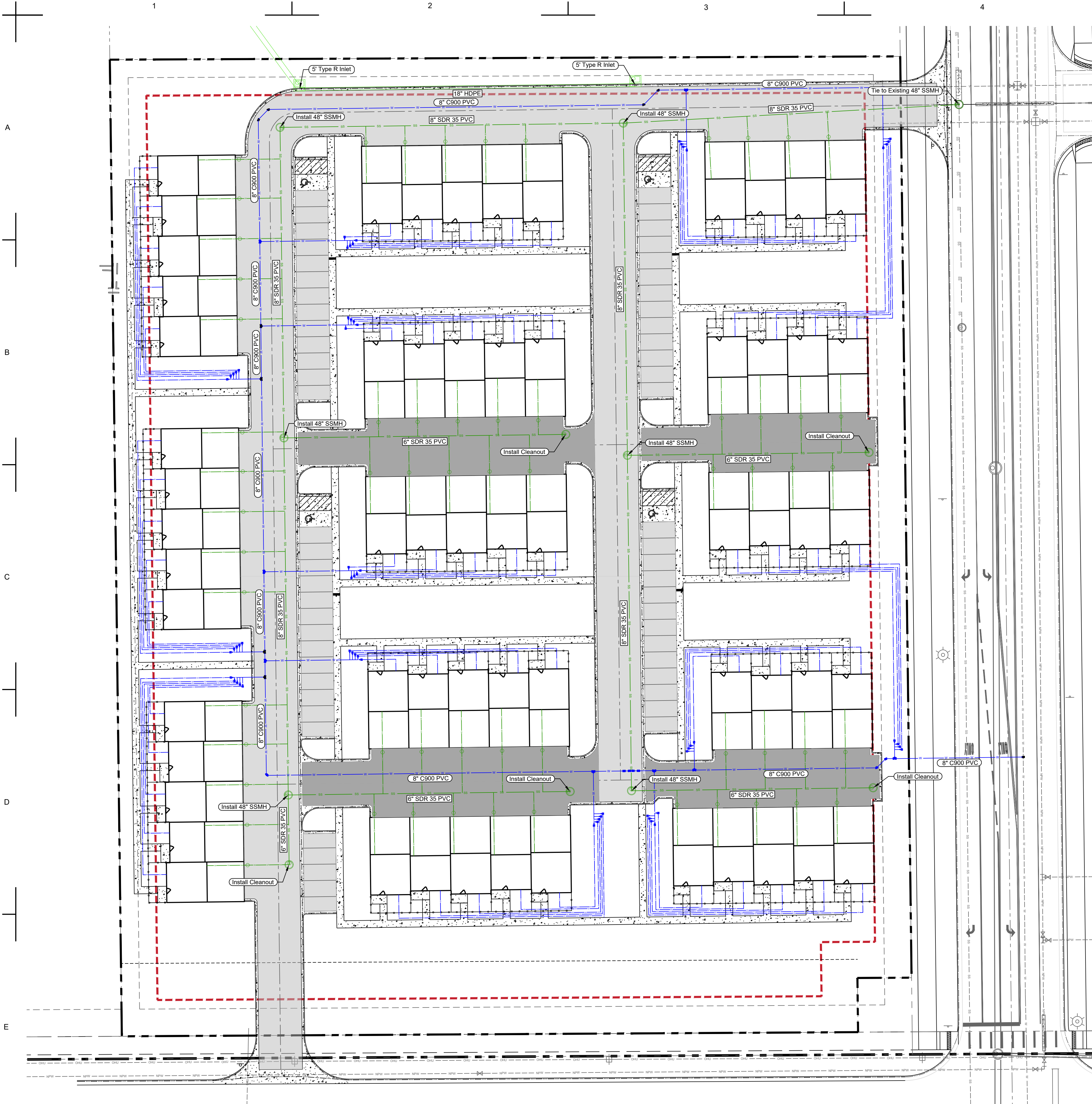
Rev. No.	Date
0	07/19/2021

Lupton Village Townhomes
Lot 2 Block 7

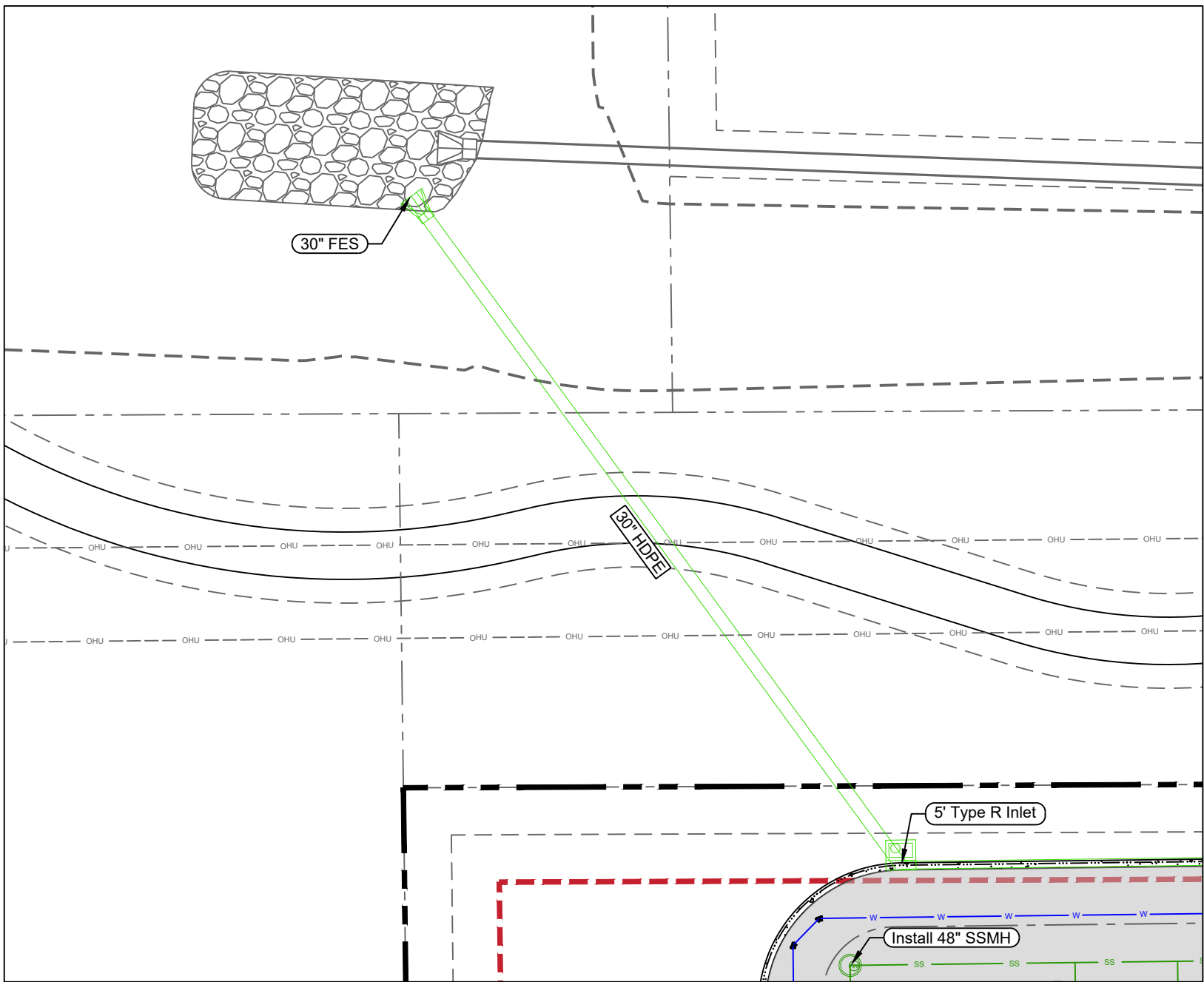
Grading Plan

8

Sheet
C6.0



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



PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number 21-013
Checked By JG
Date 07/19/2021

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



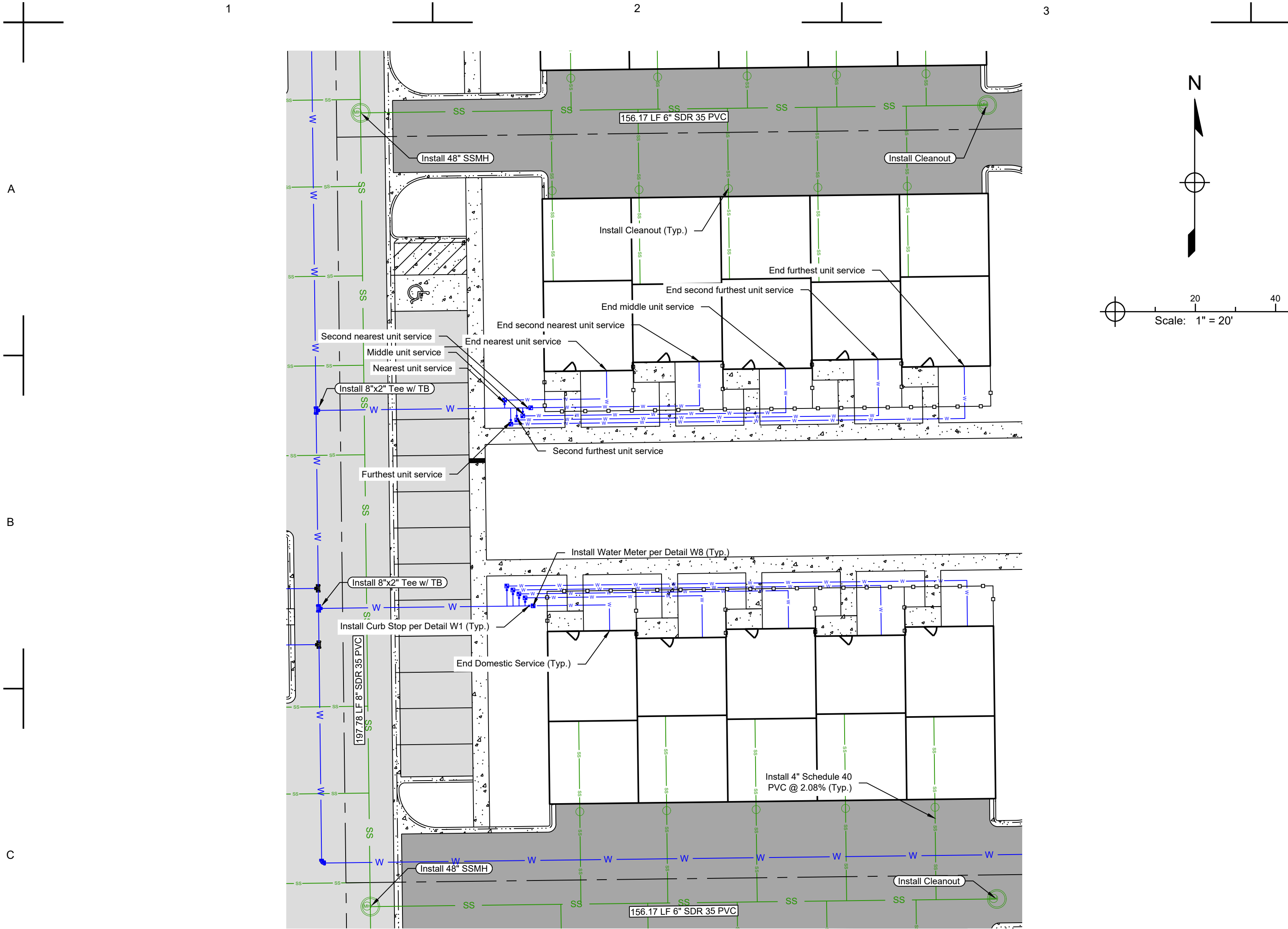
Revision Description
1st Submittal to City

Date 07/19/2021
Rev No 0

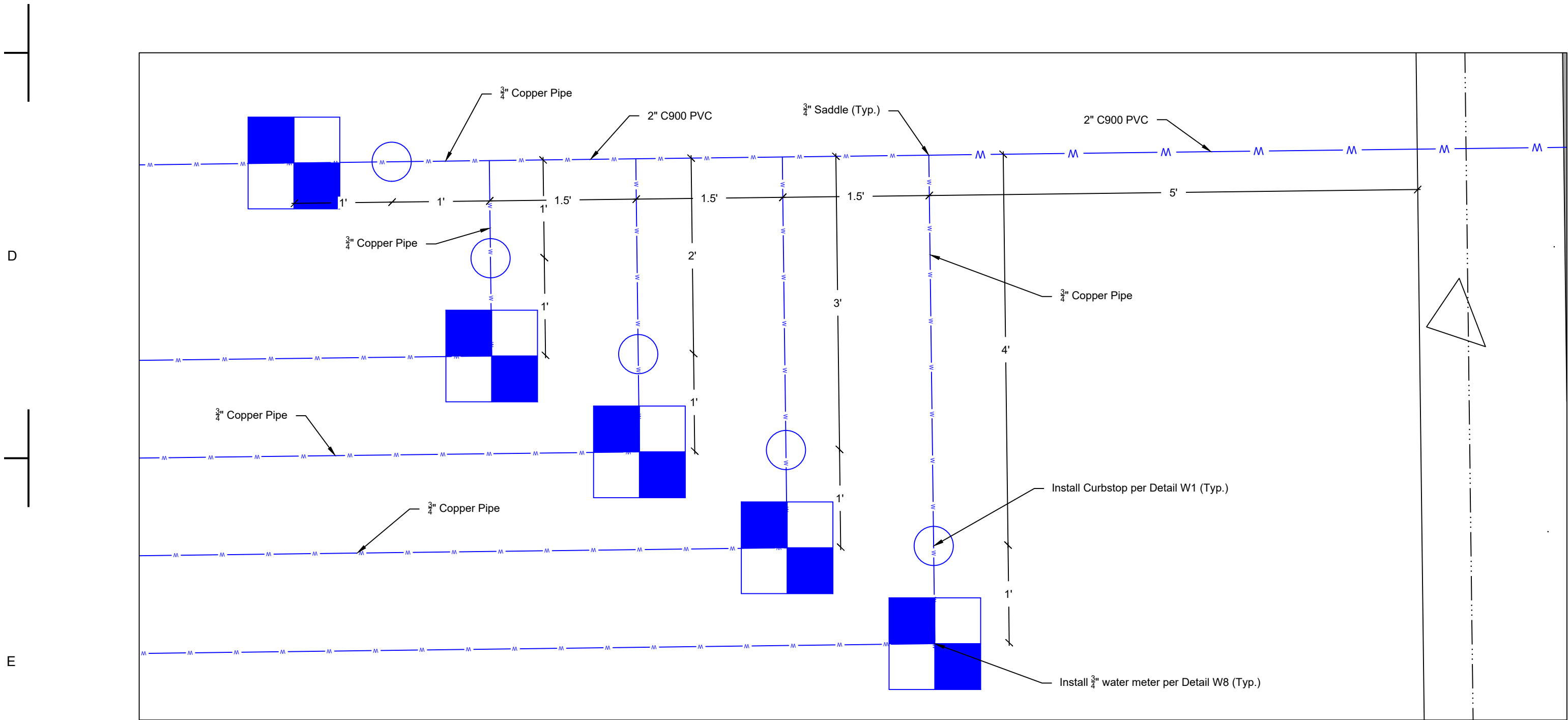
Lupton Village Townhomes
Lot 2 Block 7
Utility Plan

Fort Lupton, CO

Sheet
C8.0



Typical 5-Plex Utility Service Layout
Scale: 1" = 20'



Typical Water Service Meter/Curbstop Layout
N.T.S.



Typical 4-Plex Utility Service Layout
Scale: 1" = 20'

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number 21-013
Checked By JG
Date 07/19/2021

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

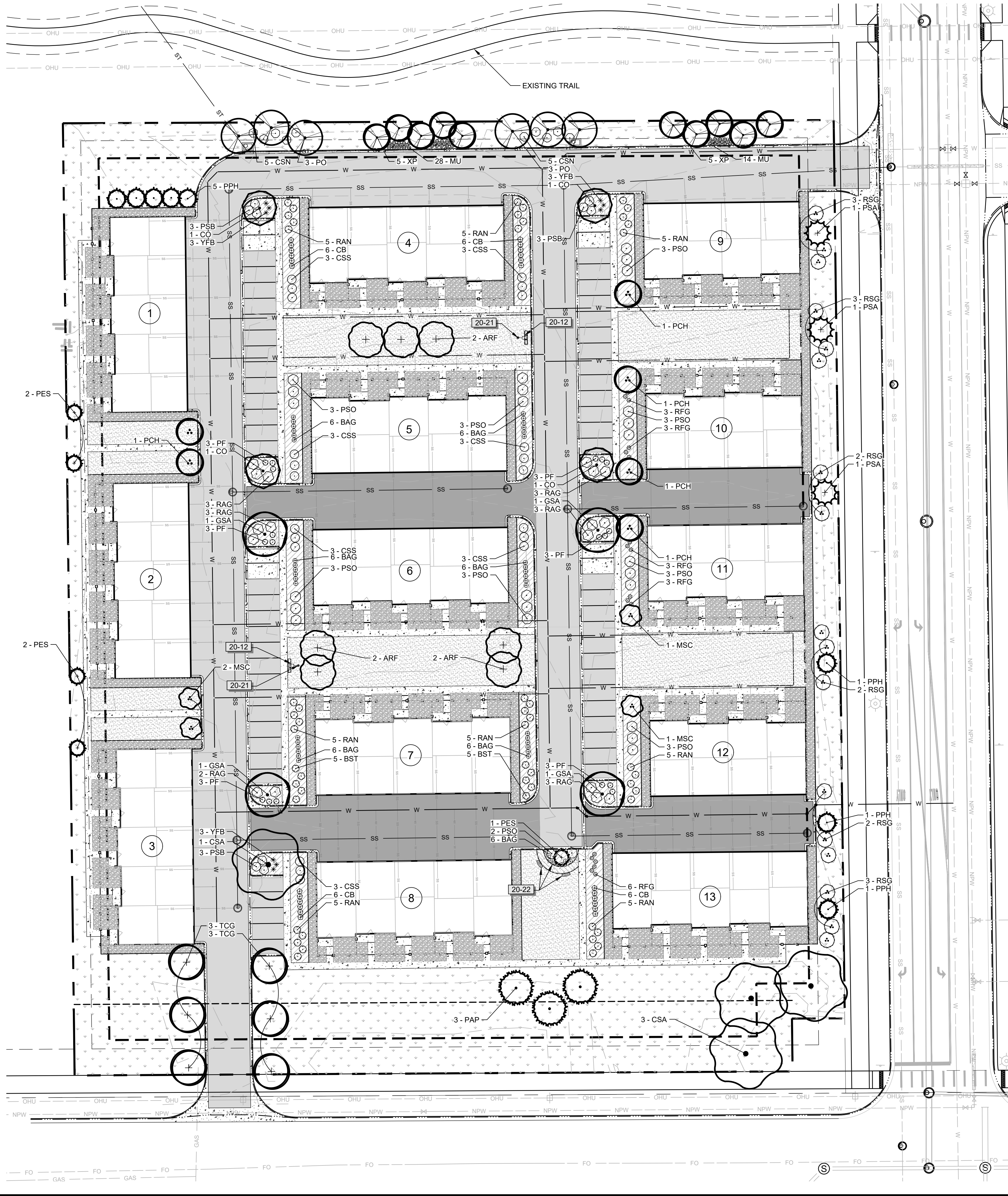


Revision Description	
1st Submittal to City	

Rev	No.	Date
0		07/19/2021

Lupton Village Townhomes
Lot 2 Block 7
Utility Plan
Typical Services
Fort Lupton, CO

Plotted By: Stephanie Hansen Layout: LANDSCAPE PLAN Printed On: 8/3/2021 10:15 AM File Name: L1.0 LANDSCAPE PLAN.dwg



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ARF	7	ACER X FREEMANII / AUTUMN BLAZE MAPLE	B & B	2"	
CSA	4	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2"	
CO	4	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"	
GSA	4	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2"	
PO	6	PRUNUS X 'P002S' TM / SUCKER PUNCH CHOKECHERRY	B & B	2"	
TCG	6	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN	B & B	2"	
XP	10	XANTHOCERAS SORBIFOLIUM 'PSGAN' / CLEAR CREEK GOLDEN YELLOWHORN	B & B	2"	

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PAP	3	PICEA PUNGENS / COLORADO BLUE SPRUCE	B & B		6' H
PPH	8	PICEA PUNGENS 'HOOPSII' / HOOPSII SPRUCE	B & B		6' H
PES	5	PINUS EDULIS / PINON PINE	B & B		6' H
PSA	3	PINUS NIGRA / AUSTRIAN PINE	B & B		6' H

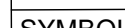
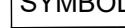
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
MSC	4	MALUS X 'CENTZAM' / CENTURION CRABAPPLE	B & B	1.5"	
PCH	6	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER ORNAMENTAL PEAR	B & B	1.5"	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
BST	10	BERBERIS THUNBERGII 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY	5 GAL	
CSN	10	CHRYSOETHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH	5 GAL	
CSS	21	CORNUS SERICEA 'ISANTI' / ISANTI REDOSIER DOGWOOD	5 GAL	
PSO	26	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 GAL	
PF	18	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	5 GAL	
PSB	9	PRUNUS BESSEYI 'PAWNEE BUTTES' / PAWNEE BUTTES SAND CHERRY	5 GAL	
RAG	17	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	
RSG	17	RHUS GLABRA / SMOOTH SUMAC	5 GAL	
RAN	40	ROSA X 'NEARLY WILD' / NEARLY WILD ROSE	5 GAL	
YFB	9	YUCCA FILAMENTOSA 'BRIGHT EDGE' / ADAM'S NEEDLE	5 GAL	

ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
BAG	42	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRASS	1 GAL	
CB	24	CALAMAGROSTIS BRACHYTRICHA / KOREAN FEATHER REED GRASS	1 GAL	
MU	42	MUHLBERGIA REVERCHONII 'PUND01S' TM / UNDAUNTED RUBY MUHLY	5 GAL	

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
RFG	18	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / BLACK-EYED SUSAN	1 GAL	

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	WOOD MULCH	12,608 SF
	IRRIGATED TURF	19,408 SF
	ROCK MULCH (2"-4")	21,712 SF
	NATIVE SEED 1	44,228 SF
	CRUSHER FINES	122 SF

SITE DEVELOPMENT SCHEDULE

SYMBOL	DESCRIPTION	QTY
	MAIL BOX 12 UNIT MBU	6
	PEDESTRIAN LIGHT	2
	CURVED BENCH	3

LUPTON VILLAGE LOT 2 BLOCK 7

SITE PLAN

FORT LUPTON, CO
PREPARED BY:



APPLICANT

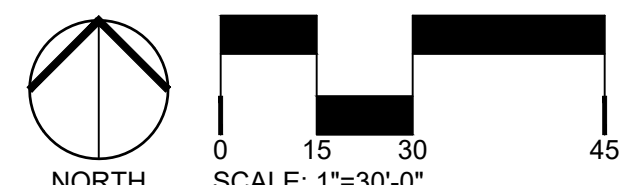
TOWNHOME DEVELOPERS, LLC.
Andrew Gerk
3780 W. 10th Street
Greeley, CO 80634
p. 970.573.7033

LANDSCAPE ARCHITECT

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

ENGINEER

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



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PUD	7/19/2021
02	CITY COMMENTS	8/3/2021

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN

SEAL:



PROJECT No.:	R21-042
DRAWN BY:	SH
REVIEWED BY:	
DRAWING NUMBER:	

1. **PLANT QUALITY:** ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DISEASE, DEFECTS, OR UNDESIRABLE HEALTHY VIGILANT, LEAF DROOPING AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AA) STANDARDS. ALL PLANT SHALL BE BALLS AND BURLAP OR EQUIVALENT.
2. **IRRIGATION:** ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH TURF SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE APPROVED BY THE CITY OF FORT COLLINS PLANNING AND ZONING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SUEDE AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC TRIPPLE TRIGGER IRRIGATION SYSTEM OR WITH AN EQUIVALENT ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
3. **TORSOL:** TO THE MAXIMUM EXTENT FEASIBLE, TORSOL THAT IS REMOVED DURING CONSTRUCTION ACTIVITIES SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. **SOIL AMENDMENTS:** SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LAND. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS OF CITY CODE SECTION 12-132.
5. **INSTALLATION AND GUARANTEE:** ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE SAME MUST BE MAINTAINED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE BOND OR ESCROW ACCOUNT FOR 12% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
6. **MAINTENANCE:** TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS THAT THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, DRIVEWAYS AND SIDEWALKS. THE LANDSCAPER SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE OF DISCOLORATION, DISEASE, LITTER, AND WEEDS. LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. **REPLACEMENT:** ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. **THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:**
 - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
 - 15 FEET BETWEEN ORNAMENTAL TREES AND STREET LIGHTS
 - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
 - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES
 - 4 FEET BETWEEN TREES AND GAS LINES
9. **ALL STREET TREES SHALL BE PLANTED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER I.C.C. § 21-102(g).**
10. **PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. ALL TREES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.**
11. **THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE**
12. **MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION - AS LONG AS THE DESIGN CONDITIONS, PLANT QUALITY, PLANT QUANTITIES, AND LANDSCAPE DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL PLANT LIST SPECIES AND LOCATIONS MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.**
13. **ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.**
14. **IRRIGATED BY THE CITY OF FORT COLLINS: ALL IRRIGATED OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE TEXAS BLUEGRASS OR EQUIVALENT.**
15. **EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 3/4" X 4" ROLLED TOP STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUIVA.**
16. **STRAW / COCONUT SOIL RETENTION BLANKET SHALL BE APPLIED TO ALL SEEDED AREAS ON SLOPES GREATER THAN 3:1.**

HYDROZONE	AREA (SF)	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	19408.00	18	349,344.00
MODERATE	34169.00	10	341,690.00
LOW	44228.00	3	132,684.00
VERY LOW	0	0	0.00
TOTAL	97,805	8,4220	823,718

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



LANDONE ENGINEERING, LLC
Jeremy Goetsch
361 71st Avenue
Greeley, CO 80634
p. 970-443-9547

DRAWING NUMBER:

Final Plat of
LUPTON VILLAGE PUD THIRD FILING
PROJECT No. LUP2021-XXXX & PLAN No. FPL2021-XXXX
Being a Replat of Lot 2, Block 7, Lupton Village PUD, and being Part of the
Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

DESCRIPTION

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

Lot Two (2), Block Seven (7) of Lupton Village PUD, recorded February 19, 2021 at Reception No. 4684462 within the records of the Weld County Clerk and Recorder.

Said described parcel of land contains 5.41 Acres (235,817 sq.ft.), more or less (±).

DEDICATION

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

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

Owner: Lupton Village Land Developers, LLC
By: AJG NP Development, LLC Manager: Andrew J. Gerk, Member

STATE OF _____)
COUNTY OF _____)ss

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

Owner: Lupton Village Land Developers, LLC
By: AJG NP Development, LLC Manager: Andrew J. Gerk, Member

Witness my hand and official seal.

My commission expires _____

Notary Public

OWNER'S APPROVAL

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

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

STATE OF _____)
COUNTY OF _____)ss

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

Owner: Lupton Village Land Developers, LLC
By: AJG NP Development, LLC Manager: Andrew J. Gerk, Member

Witness my hand and official seal.

My commission expires _____

Notary Public

MAYOR'S CERTIFICATE

This is to certify that a plat of the above-described property was approved by **Resolution No. 2021XXXX** of the City of Fort Lupton passed and adopted on the _____ day of _____ and that the Mayor of the City of Fort Lupton, as authorized by said resolution on behalf of the City of Fort Lupton, hereby acknowledges and adopts the said plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor

Attest:

City Clerk
(Seal)

CITY ADMINISTRATOR'S APPROVAL

Approved this _____ day of _____, 20____.

City Administrator

CITY WATER AND SEWER DEPARTMENT APPROVAL

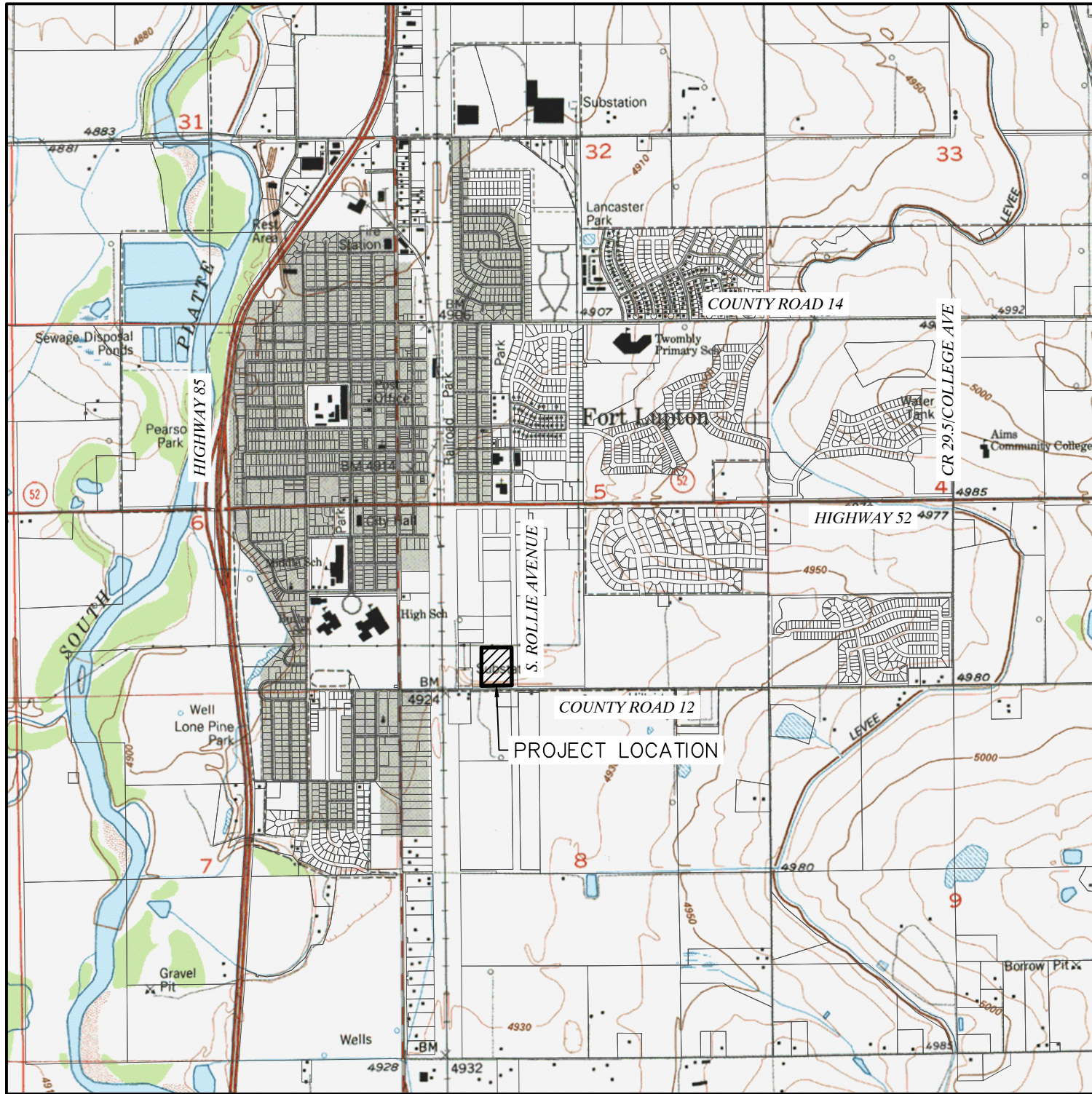
Approved this _____ day of _____, 20____.

Director of Public Works

CITY ENGINEER'S APPROVAL

Approved this _____ day of _____, 20____.

Accepted by: _____
City Engineer



VICINITY MAP
SCALE - 1"=2000'

PROJECT CONTACTS

OWNER/DEVELOPER:
Lupton Village Land Developers, LLC
3780 W. 10th Street, Suite 200
Greeley, CO 80634
Manager: Andrew J. Gerk, Member

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

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

SURVEYOR'S CERTIFICATE

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

Sheet 1 of 2 **PRELIMINARY**

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

SURVEYOR'S IMPROVEMENT CERTIFICATE

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

Sheet 1 of 2 **PRELIMINARY**

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

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of Lupton Village P.U.D. as platted, monumented at the East end by a #5 rebar with a 1.125" red plastic cap LS 37971 and at the West end by a #5 rebar with a 1.125" red plastic cap LS 37971, as bearing South 89°40'33" West a distance of 1588.22 feet, with all other bearings contained herein relative thereto.

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

TITLE COMMITMENT NOTE

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

NOTICE

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

NOTE (PER RESOLUTION):

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

SURVEYOR'S NOTES

- Field survey completed October 14, 2020.
- Entire property is in Flood Zone X, areas of minimal flood hazard per FEMA Flood Map Number 08123C210E, effective on 01/20/2016. The referenced Federal Insurance Rate Map was not available for viewing. The FIRMette states the map is "Not Printed".
- Current zoning is PUD (Planned Unit Development), per the City of Fort Lupton Zoning approved on January 5, 2021 and effective March 12, 2021.

UTILITY MAINTENANCE STATEMENT

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

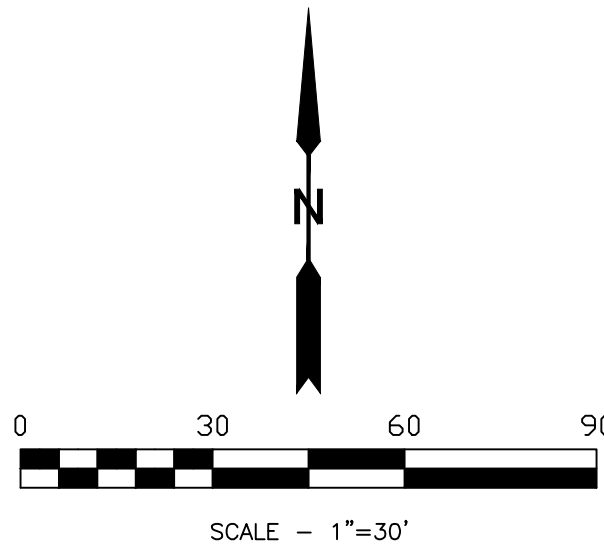


Lat40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

DATE: 7/19/2021	FILE NAME: 2020116SUB2_L2B7	DRAWN BY: JA	CHECKED BY: JSA	SCALE: AS NOTED	PROJECT #: 2020116
REVISIONS:	DATE:	LUPTON VILLAGE SECOND FILING FOR LANDONE ENGINEERING 361 71ST AVENUE GREELEY, CO 80634			1 SHEET 1 OF 2

Final Plat of
LUPTON VILLAGE PUD THIRD FILING

PROJECT No. LUP2021-XXXX & PLAN No. FPL2021-XXXX
Being a Replat of Lot 2, Block 7, Lupton Village PUD, and being Part of
the Southwest Quarter of Section 5, Township 1 North, Range 66 West
of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado



LEGEND

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

Sheet 2 of 2

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



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

DATE: 7/19/2021	FILE NAME: 2020116SUB2_L2B7	DRAWN BY: JA	CHECKED BY: JSA	SCALE: AS NOTED	PROJECT #: 2020116
REVISIONS:	DATE:	LUPTON VILLAGE THIRD FILING FOR LANDONE ENGINEERING 361 71ST AVENUE GREELEY, CO 80634			
		2			
		SHEET 2 OF 2			

LUPTON VILLAGE PRELIMINARY PUD PLAT
A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP 2020-0023 & PLAN NO. PPL 2020-0003

LAND USE SUMMARY TABLE					
LAND USE	AREA (AC)	NO. OF BLOCKS	MAX. LOT SIZE	MIN. LOT SIZE	DENSITY
SINGLE FAMILY RESIDENTIAL	28.01	5	10,000 SF	5,000 SF	4-6 DU/AC
MULTI-FAMILY RESIDENTIAL	9.69	3	N/A	N/A	8-16 DU/AC
GENERAL COMMERCIAL	9.57	2	N/A	2,000 AC	0.25 F.A.R.
TRACTS/PARKS AND OPEN SPACE	14.42				
RIGHT-OF-WAY	6.84				
TOTAL	62.10				
LAND USE DESIGN STANDARDS					
LAND USE ZONE	MINIMUM SETBACKS				
	FRONT	REAR	SIDE	CORNER	MAX. HEIGHT
SINGLE FAMILY RESIDENTIAL	20'	15'	5'	15'	35'
MULTI-FAMILY RESIDENTIAL	20'	20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	PER CITY CODE
COMMERCIAL	PER CITY CODE	PER CITY CODE	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	GREATER OF 1/2 BUILDING HEIGHT OR 20' FROM RESIDENTIAL	PER CITY CODE

NOTE: *LOT 1 BLOCK 8 - MINIMUM BUILDING SETBACK FROM TRACT M IS 10'
*LOT 2 BLOCK 8 - MINIMUM BUILDING SETBACK FROM TRACT N IS 5'
*MINIMUM SINGLE-FAMILY BUILDING SETBACK FROM REYNOLDS ST ROW SHALL BE REDUCED FROM 15' PER ABOVE TO 12'



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Title	Sheet Number
COVER SHEET	1
SITE PLAN	2
EXISTING CONDITIONS	3
UTILITY PLAN	4
GRADING PLAN	5
LANDSCAPE PLAN	6-10
LANDSCAPE NOTES & DETAILS	11-12

PROJECT TEAM CONTACTS

DEVELOPER:
FTL LAND ASSEMBLY, LLP.
ATTN: MR. FRED CROCI
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fred@cbanoco.com

ENGINEER:
OLSSON
ATTN: RYAN BANNING
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LOVELAND, CO 80538
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rbanning@olsson.com

GEOTECHNICAL ENGINEER:
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ATTN: SUSAN RAFALKO
1525 RALEIGH STREET, SUITE 400
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srafalko@olsson.com

SURVEYOR:
OLSSON
ATTN: NIC SHRADER
1525 RALEIGH STREET, SUITE 400
DENVER, CO 80204
PHONE: 303-237-2072
nschrader@olsson.com

PLAT NOTES:

PRIOR TO FURTHER DEVELOPMENT OF COMMERCIAL BLOCKS/LOTS OR DEVELOPMENT OF RESIDENTIAL BLOCKS, A PRE-APPLICATION MEETING WILL BE REQUIRED TO DETERMINE THE APPROPRIATE LAND USE PROCESS. ANY FURTHER DIVISION OF BLOCKS MAY REQUIRE PRELIMINARY PLAT AND FINAL PLAT PROCESSES.

P.U.D. LAND USE STANDARDS

SINGLE-FAMILY USES AND DENSITIES MAY BE ALLOWED ON PROPERTIES DESIGNATED MULTI-FAMILY

MEDIUM DENSITY SINGLE FAMILY DETACHED
(BLOCKS 1-4, 6 AND LOTS 1-12, BLOCK 5):

SINGLE-FAMILY USES ON STANDARD LOTS, INCLUDING THE NECESSARY APPURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS. NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREAFTER ERRECTED OR STRUCTURALLY ALTERED, UNLESS OTHERWISE PROVIDED FOR IN THIS P.U.D., EXCEPT FOR SINGLE-FAMILY DWELLINGS, INCLUDING HOMES BUILT ON SITE. SINGLE-FAMILY DWELLINGS MAY INCLUDE HOME OCCUPATIONS.

ACCESSORY BUILDINGS TYPICALLY FOUND WITH THE ABOVE-PERMITTED USES SHALL BE ALLOWED. AN ACCESSORY BUILDING OR UTILITY SHED MAY NOT BE LOCATED SO AS TO ENCROACH ON ADJACENT PUBLIC OR PRIVATE PROPERTY OR EASEMENTS. IN NO INSTANCE SHALL AN ACCESSORY BUILDING OR UTILITY SHED BE PERMITTED IN THE FRONT YARD. SAID BUILDINGS SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM ANY SIDE STREET ON A CORNER LOT. ONLY ONE (1) ACCESSORY BUILDING PER PLATTED LOT IS ALLOWED. ACCESSORY STRUCTURES SHALL ONLY BE ALLOWED AFTER THE PRINCIPAL DWELLING HAS BEEN PERMITTED AND CONSTRUCTED ON THE LOT. UTILITY SHEDS SHALL NOT BE CONSIDERED ACCESSORY BUILDINGS, BUT MAY NOT EXCEED 250 S.F. GFA.

BUILDING WALLS SHALL NOT BE WITHIN THE DEFINED SETBACKS AND EASEMENTS. ROOF OVERHANGS, CANTILEVERS, WINDOW WELLS AND FOOTERS MAY EXTEND THREE FEET OVER SETBACK LINES WHERE NOT ENCROACHING UPON EASEMENTS. REFER TO ARTICLE V SEC. 16-101 OF THE CITY OF FORT LUPTON MUNICIPAL CODE FOR GENERAL FENCING PROVISIONS. FENCING SHALL BE VINYL WITH COLOR APPROVED BY FORT LUPTON PLANNING DEPARTMENT PRIOR TO INSTALLATION.

UTILITY MAINTENANCE STATEMENT

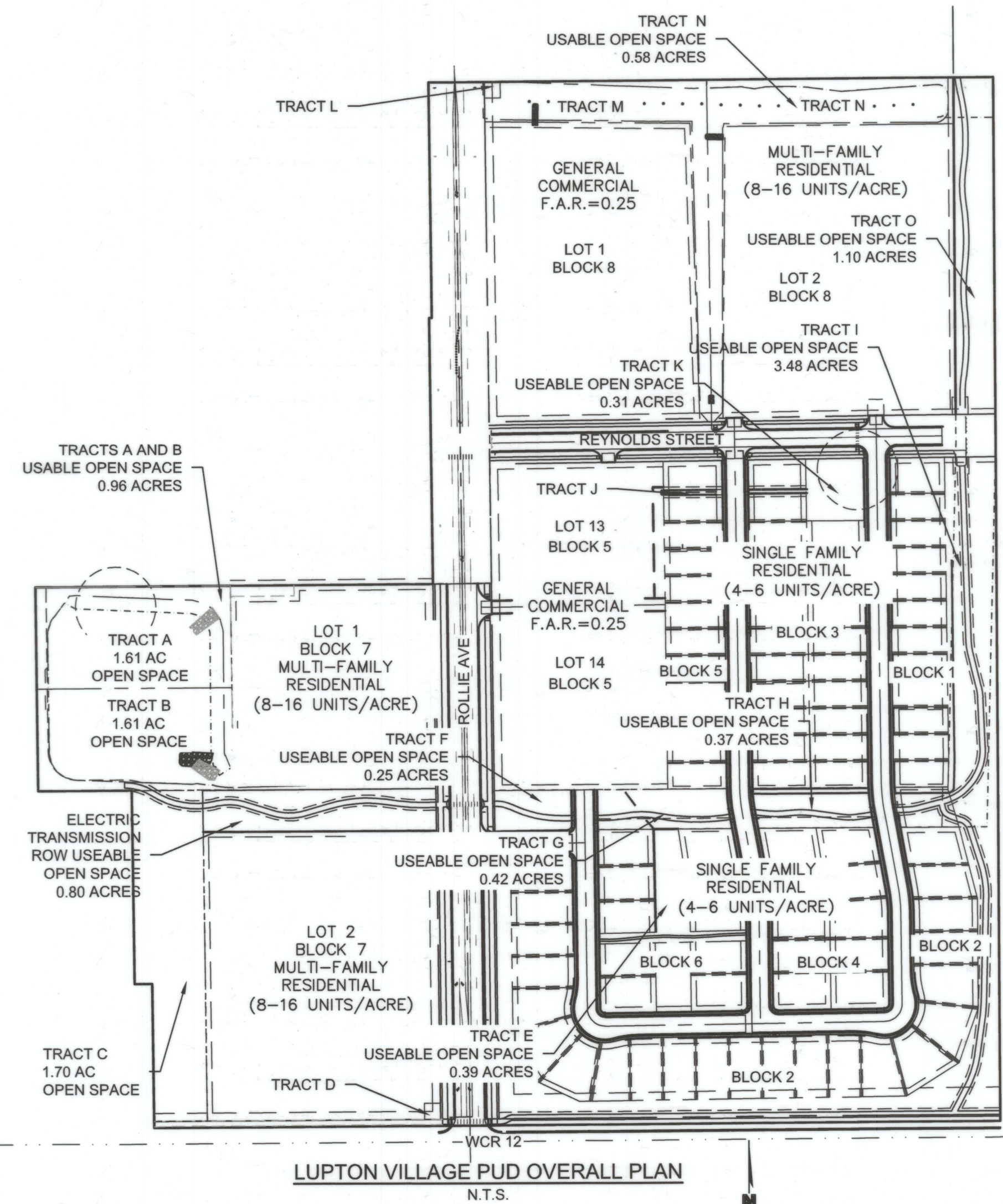
ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE CITY OF FORT LUPTON PUBLIC WORKS DEPARTMENT. ALL PUBLIC WATER, STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. CITY IS RESPONSIBLE FOR MAINTENANCE OF THESE WATER, STORM AND SANITARY SEWER FACILITIES. CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

FENCING STANDARDS

FENCES SHALL BE CONSTRUCTED PER THE FORT LUPTON MUNICIPAL CODE, EXCEPT THAT CHAIN LINK/WOVEN WIRE FENCES ARE NOT AN ALLOWED MATERIAL.

DESIGN STANDARDS

NO HOME MODEL ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY THIRD (3RD) LOTS ON THE SAME SIDE OF THE STREET (E.G. THE FIRST AND FOURTH LOTS IN A ROW MAY CONTAIN THE SAME MODEL ELEVATION, BUT THE SECOND AND THIRD LOT MUST CONTAIN TWO (2) DIFFERENT MODEL ELEVATIONS). ALL STREET FACING GARAGE DOORS ON GARAGES ATTACHED TO PRINCIPAL DWELLING STRUCTURES SHALL HAVE THE ABILITY TO BE PROUD OF THE FRONT FACADE OF THE DWELLING PORTION OF THE STRUCTURE AND/OR FRONT PORCH. GARAGE DOORS SHALL NOT COMPRISE MORE THAN FORTY-SEVEN (47) PERCENT OF THE FRONT FACADE OF THE PRINCIPAL DWELLING STRUCTURE FOR TWO-CAR GARAGES NOR MORE THAN FIFTY-FIVE (55) PERCENT FOR THREE-CAR GARAGES. ALL HOMES WILL INCORPORATE A SINGLE EARTH-TONED ASPHALT SHINGLE COLOR THAT WILL HARMONIZE WITH ALL EXTERIOR COLOR PALETTES WITHIN THE SUBDIVISION.



REQUIRED OPEN SPACE CALCULATIONS LUPTON VILLAGE P.U.D.			
LOT/BLOCK	USEAGE	OCCUPANTS PER DWELLING UNIT	REQUIRED OPEN SPACE (10 ACRES/1000 OCCUPANTS)
LOT 1 BLOCK 7	3.340 AC @ 16 UNITS/AC	2.5	1.34 AC
LOT 2 BLOCK 7	5.25 AC @ 16 UNITS/AC	2.5	2.10 AC
LOT 2 BLOCK 8	6.352 AC @ 16 UNITS/AC	2.5	2.54 AC
BLOCK 1	1.44 AC W/ 12 UNITS	3	0.36 AC
BLOCK 2	3.95 AC W/ 23 UNITS	3	0.69 AC
BLOCK 3	2.74 AC W/ 22 UNITS	3	0.66 AC
BLOCK 4	1.71 AC W/ 10 UNITS	3	0.30 AC
BLOCK 5	1.52 AC W/ 12 UNITS	3	0.36 AC
BLOCK 6	1.73 AC W/ 11 UNITS	3	0.33 AC
TOTAL REQUIRED OPEN SPACE			8.68 AC

PROVIDED OPEN SPACE CALCULATIONS		
LOCATION	DESCRIPTION	PROVIDED OPEN SPACE (ACRE)
TRACTS A & B	RETENTION POND AREA ABOVE 10YR STAGE AND LESS THAN 25% SLOPE	0.96 AC
TRACT C	DESIGNATED OPEN SPACE	1.70 AC
TRACT E	ELECTRIC TRANSMISSION ROW	0.39 AC
TRACT F	DESIGNATED OPEN SPACE	0.25 AC
TRACT G	ELECTRIC TRANSMISSION ROW	0.42 AC
TRACT H	ELECTRIC TRANSMISSION ROW	0.37 AC
TRACT I	ELECTRIC TRANSMISSION ROW	3.48 AC
TRACT K	DESIGNATED OPEN SPACE	0.31 AC
TRACT N & M	RETENTION POND AREA ABOVE 10YR STAGE AND LESS THAN 25% SLOPE	0.58 AC
TRACT O	ELECTRIC TRANSMISSION ROW	1.10 AC
TRACT P	ELECTRIC TRANSMISSION ROW	0.80 AC
TOTAL PROVIDED OPEN SPACE		10.36 AC
SURPLUS OPEN SPACE		1.62 AC



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

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO



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

REV. NO.	DATE	REVISIONS DESCRIPTION
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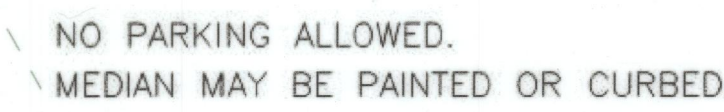
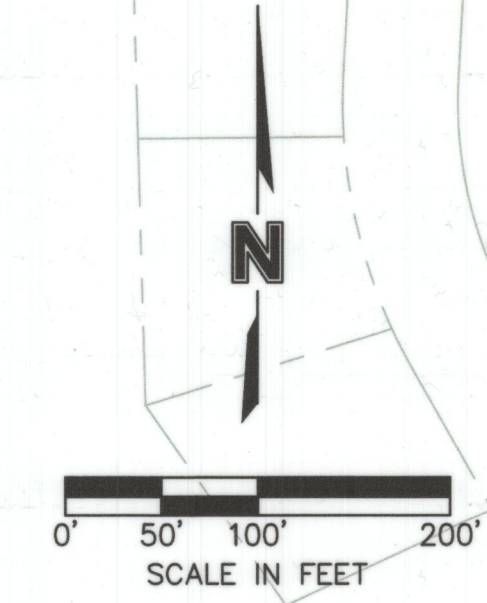
2021

COVER SHEET		LUPTON VILLAGE PRELIMINARY PUD PLAT	FORT LUPTON, CO

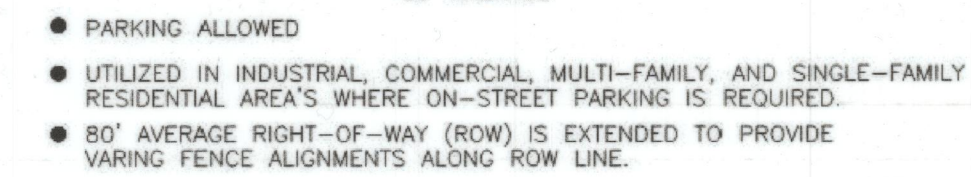
drawn by: ZB
checked by: JB
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C COV. 181732
date: 02-09-2021

SHEET
1 OF 12

A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



A circular professional engineer seal for Oliver Bailey Ryan. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL ENGINEER" at the bottom. The inner ring contains the name "OLIVER BAILEY RYAN". In the center, the license number "44239" is displayed, with the expiration date "02/28/2014" written below it. The seal is crossed out with a large, stylized "X" made of two intersecting lines.



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
	OVERHEAD POWER FENCE	
	GRASS LANDSCAPING	
	CONCRETE SIDEWALK	
	CONCRETE PAVEMENT	
	ASPHALT PAVEMENT	
	STREET LIGHT POST	

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

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drawn by: _____ JD
checked by: _____ DP
approved by: _____ RB
QA/QC by: _____ DP

project no.: 018-1732
drawing no.: C SIT 0181732
date: 02-09-2021

11. NOM INF IMP INS

approved by: _____ MM
QA/QC by: _____ MG
project no.: _____ 018-1732
drawing no.: _____ C UTL 0181732
date: _____ 02-09-2021

SHEET
4 OF 12

PLANT SCHEDULE						
SHADE TREES	CODE QTY	BOTANICAL NAME COMMON NAME	CONTAINER CALIPER	M. HT. M. SPL.	REMARKS	
	ABM 10	ACER X FREEMANII 'JEFFERS RED' AUTUMN BLAZE MAPLE	B&B 2.5" CAL.	50' 40'		
	CAL 16	CATALPA SPECIOSA NORTHERN CATALPA	B&B 2.5" CAL.	50' 30'		
	KCT 23	GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE	B&B 2.5" CAL.	60' 50'		
	BOA 2	QUERCUS MACROCARPA BURR OAK	B&B 2.5" CAL.	70' 50'		
	LLJ 18	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	B&B 2.5" CAL.	40' 25'		
	CCF 5	ABIES CONCOLOR WHITE FIR	B&B 6' HT.	50' 20'	FULL FORM	
	CBS 6	PICEA PUNGENS 'FAT ALBERT' FAT ALBERT COLORADO SPRUCE	B&B 6' HT.	60' 25'	FULL FORM	
	HWM 12	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE	B&B 2" CAL.	25' 20'		
	SPR 23	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	B&B 2" CAL.	20' 15'		
	CAN 13	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY	B&B 2" CAL.	25' 20'		
	BUF #5	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	#5	12'	CAN FULL	
	WAO 102	NAFONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	#5	3' 3'	CAN FULL	
	PPM 45	PICEA PUNGENS 'MONTGOMERY' MONTGOMERY BLUE SPRUCE	#5	6' 4'	CAN FULL	
	MTC 12	PINUS MUGO 'COMPACTA' DWARF MUGO PINE	#5	4' 8'	CAN FULL	
	LG DECIDUOUS SHRUBS	MMC 62	CERCOCARPUS LEDIFOLIUS CURE-LEAF MOUNTAIN HAHOGANY	#5	10' 6'	CAN FULL
	CSF 19	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	#5	6' 8'	CAN FULL	
	RTD 12	CORNUS STOLONIFERA 'BAILEY' BAILEY RED TWIGGED DOGWOOD	#5	8' 8'	CAN FULL	
	SMO 26	RHUS GLABRA SMOOTH SUMAC	#5	10' 8'	CAN FULL	
	MD DECIDUOUS SHRUBS	BLC 43	ARUNCA MELANOCARPA 'IR. BEAUTY' BLACK CHOKEBERRY	#5	6' 4'	CAN FULL
	DBB 15	EUGONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	#5	5' 4'	CAN FULL	
	VMO 23	VIBURNUM LANTANA 'MOHICAN' MOHICAN VIBURNUM	#5	6' 6'	CAN FULL	
	SM DECIDUOUS SHRUBS	PT 17	POTENTILLA THURBERI 'M. VELVET' MONARCH'S VELVET CINQUEFOIL	#5	2' 2'	CAN FULL
	GLS 95	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5	3' 3'	CAN FULL	
	SOD/SEED	TG 72,202 SF	TURF GRASS LOCAL MIX	SOD		
		TG2 93,841 SF	TURF GRASS LOCAL MIX	SEED		
		NG 231,619 SF	NATIVE GRASSES MIX APPROVED SPECIES	SEED		
	INERTS	RM 17,999 SF	ROCK MULCH 4-6" ROUNDED RIVER BED GRAVEL	N/A	4" DEPTH MIN	
		LE 255 LF	LANDSCAPE EDGING 8" X 4" X 16"			BETWEEN GRASS AND MULCH

EX. 75.00'
ELECTRIC
TRANSMISSION
RIGHT-OF-WAY
EASEMENT

MATCHLINE BB - SEE SHEET L1.1/L1.1

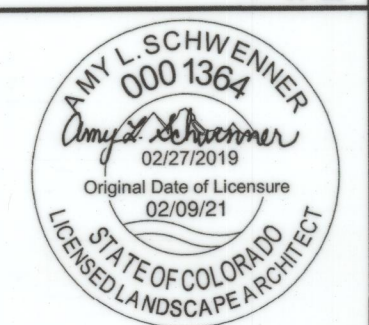
LANDSCAPE PLAN

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

drawn by: _____ JD
checked by: _____ DP
approved by: _____ RB
QA/QC by: _____ DP
project no.: 018-1732
drawing no.: L LSC 0181732
date: 02-09-2021

SHEET
6 OF 12



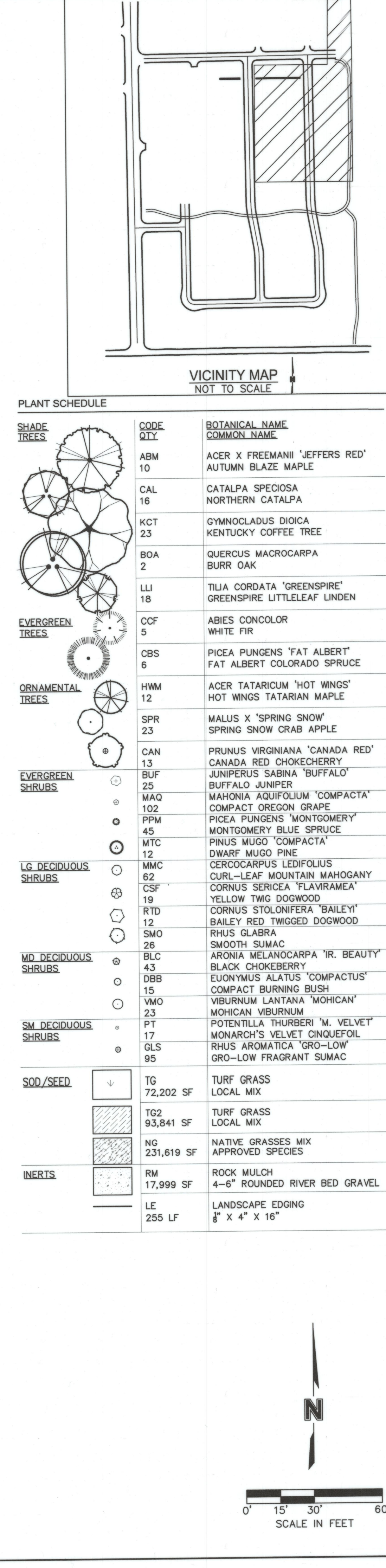
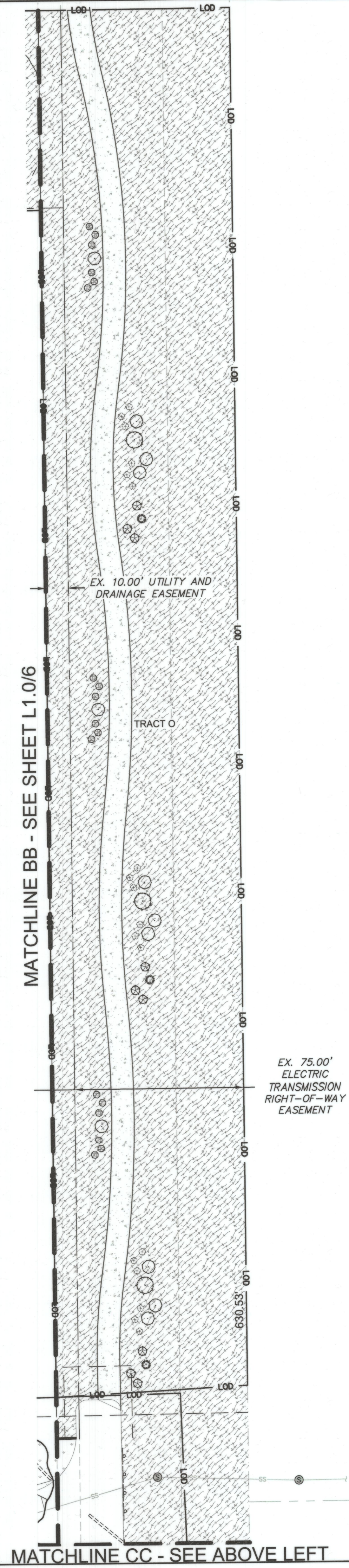
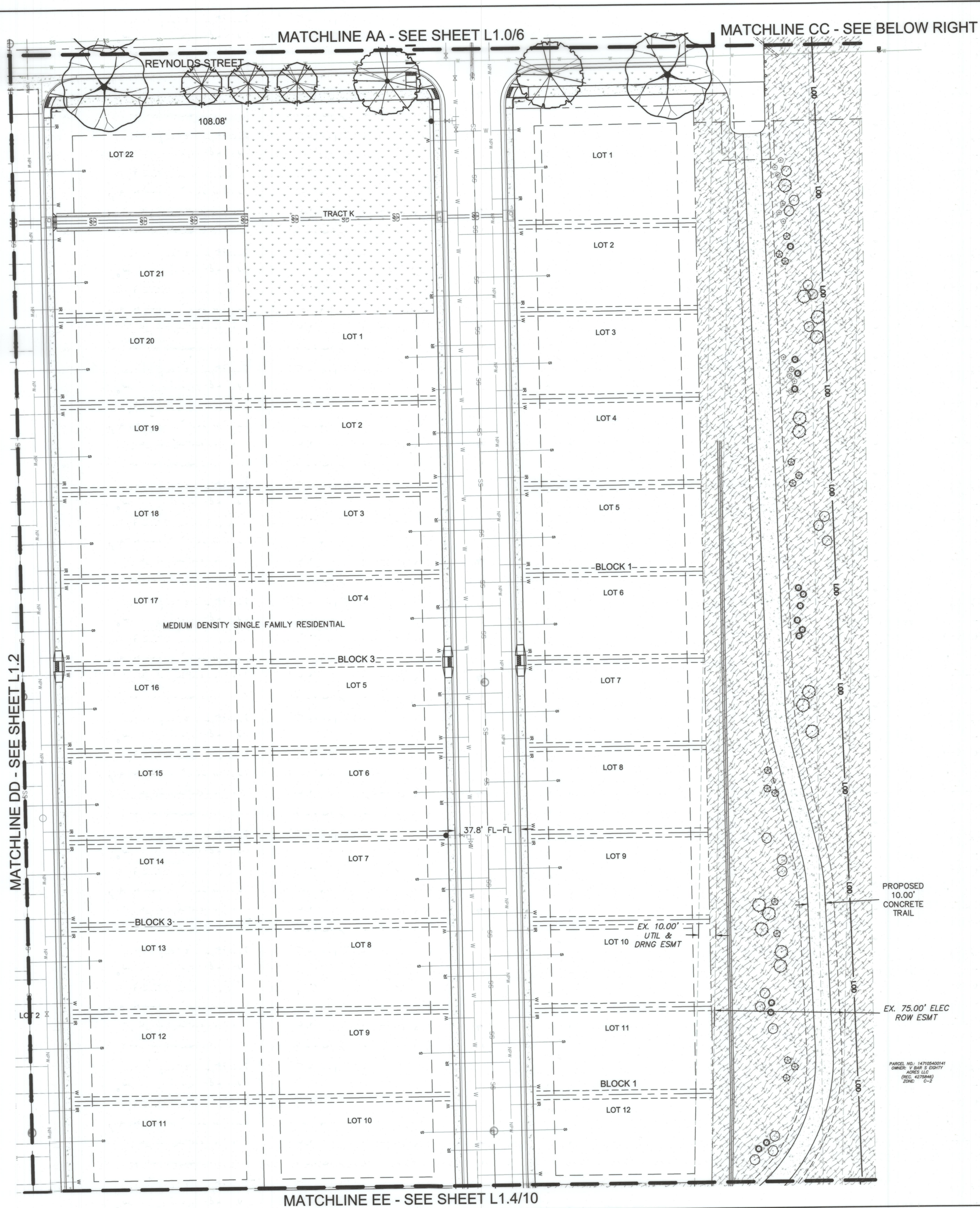
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Know what's below.
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MARKING OF UNDERGROUND MEMBER
UTILITIES.

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2021



olsson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538
TEL 970.461.7733
FAX 970.635.3709
www.olsson.com

AMY L. SCHWENNER
0001364
Original Date of License
02/09/21
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

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EXISTING UTILITY LOCATIONS
(HORIZONTAL OR VERTICAL). THE
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CONSTRUCTION ACTIVITIES.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

811

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UTILITIES.

REVISIONS DESCRIPTION

REV. NO. DATE

LANDSCAPE PLAN

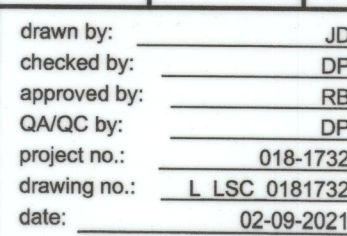
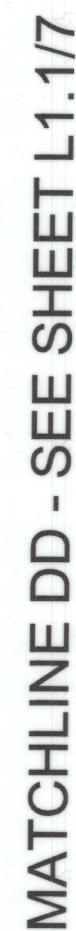
LUPTON VILLAGE
PRELIMINARY PUD PLAT

2021

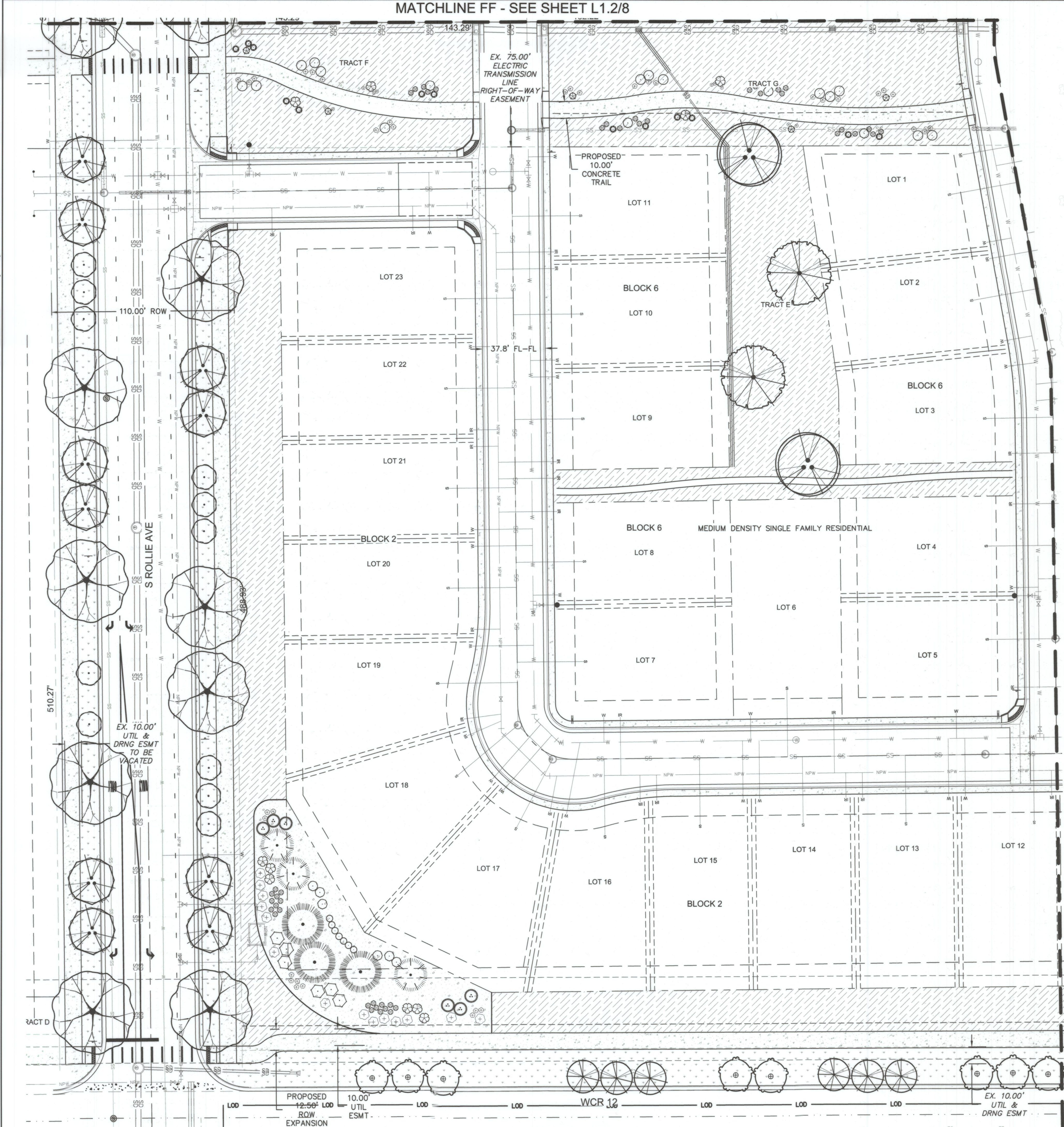
FORT LUPTON, CO

drawn by: ID
checked by: DP
approved by: RB
QA/QC by: DP
project no.: 018-1732
drawing no.: L LSC 0181732
date: 02-09-2021

SHEET
7 OF 12



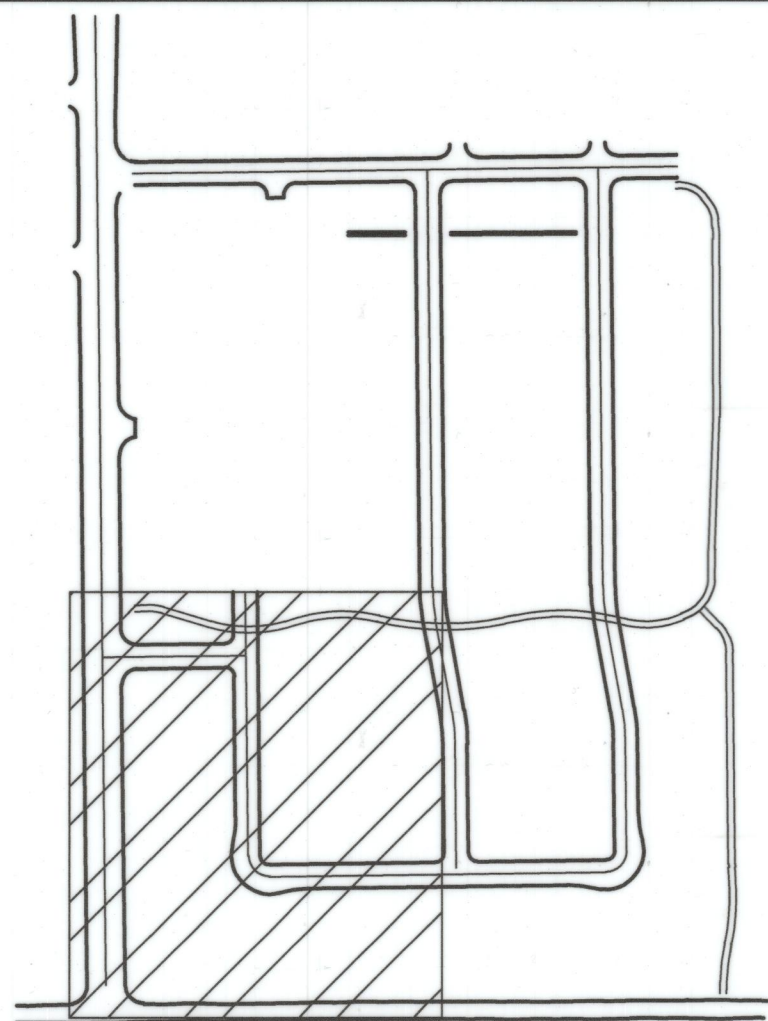
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L_LSBASE_0181732



MATCHLINE GG- SEE SHEET L1.4/10

PLANT SCHEDULE

SHADE TREES	CODE QTY	BOTANICAL NAME COMMON NAME	
	ABM 10	ACER X FREEMANII 'JEFFERS RED' AUTUMN BLAZE MAPLE	
	CAL 16	CATALPA SPECIOSA NORTHERN CATALPA	
	KCT 23	GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE	
	BOA 2	QUERCUS MACROCARPA BURR OAK	
	LLI 18	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	
EVERGREEN TREES	CCF 5	ABIES CONCOLOR WHITE FIR	
	CBS 6	PICEA PUNGENS 'FAT ALBERT' FAT ALBERT COLORADO SPRUCE	
	HWM 12	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE	
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	CAN 13	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY	
	BUF 25	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	
ORNAMENTAL TREES	MAQ 102	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	
	PPM 45	PICEA PUNGENS 'MONTGOMERY' MONTGOMERY BLUE SPRUCE	
	MTC 12	PINUS MUGO 'COMPACTA' DWARF MUGO PINE	
	MMC 62	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	
	CSF 19	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	
	RTD 12	CORNUS STOLONIFERA 'BAILEY' BAILEY RED TWIGGED DOGWOOD	
LG DECIDUOUS SHRUBS	SMO 26	RHUS GLABRA SMOOTH SUMAC	
	BLC 43	ARONIA MELANOCARPA 'IR. BEAUTY' BLACK CHOKEBERRY	
	DBB 15	EUCONYMIUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	
	VMO 23	VIBURNUM LANTANA 'MOHICAN' MOHICAN VIBURNUM	
	PT 17	POTENTILLA THURBERI 'M. VELVET' MONARCH'S VELVET CINQUEFOIL	
	GLS 95	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	
MD DECIDUOUS SHRUBS	DBB 15	EUCONYMIUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	
	VMO 23	VIBURNUM LANTANA 'MOHICAN' MOHICAN VIBURNUM	
	PT 17	POTENTILLA THURBERI 'M. VELVET' MONARCH'S VELVET CINQUEFOIL	
	GLS 95	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	
	SOD/SEED	TG 72,202 SF	TURF GRASS LOCAL MIX
		TG2 93,841 SF	TURF GRASS LOCAL MIX
NG 231,619 SF		NATIVE GRASSES MIX APPROVED SPECIES	
INERTS		RM 17,999 SF	ROCK MULCH 4-6" ROUNDED RIVER BED GRAVEL
	LE 255 LF	LANDSCAPE EDGING 8" X 4" X 16"	



VICINITY MAP NOT TO SCALE

olsson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

TEL 970.461.7733
FAX 970.635.3709
www.olson.com

MY L. SCHWEINER
0001364
02/27/2019
Original Date of License
02/09/21
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

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

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

811

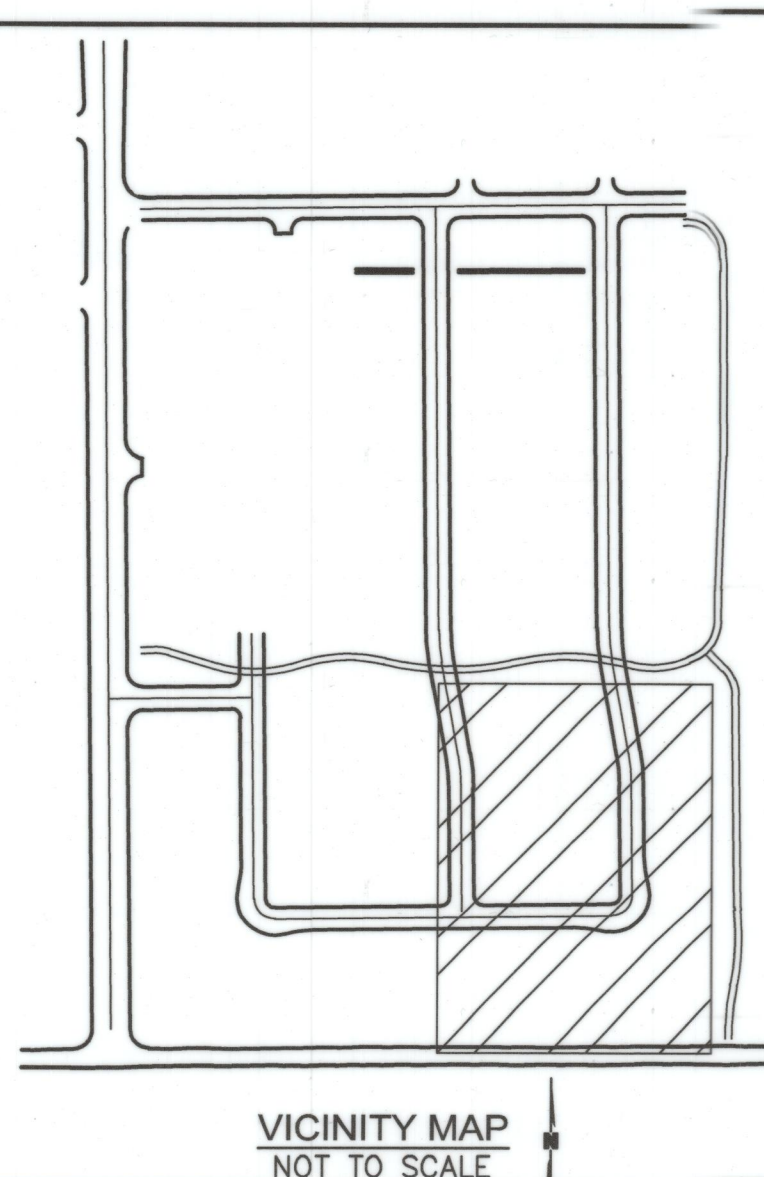
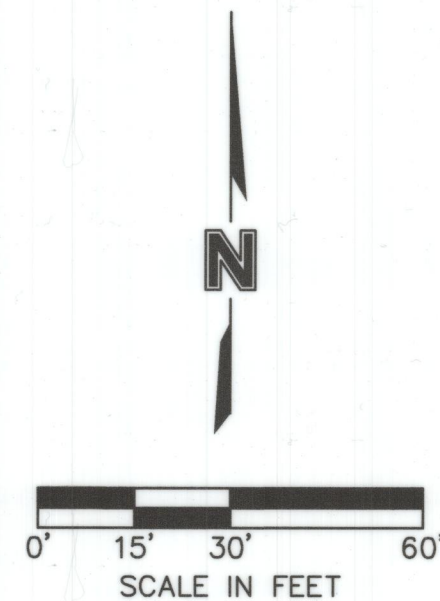
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND UTILITIES.

REVISIONS DESCRIPTION	DATE	REV. NO.	2021
LANDSCAPE PLAN			
LUPTON VILLAGE PRELIMINARY PUD PLAT			
FORT LUPTON, CO			

drawn by: JLD
checked by: JLD
approved by: JLD
QA/QC by: JLD
project no.: 018-1732
drawing no.: LSC 0181732
date: 02-09-2021

SHEET
9 OF 12

MATCHLINE EE - SEE SHEET L1.2/8

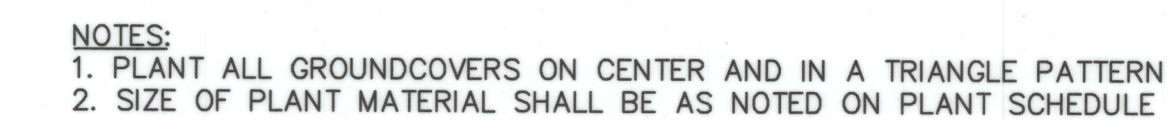
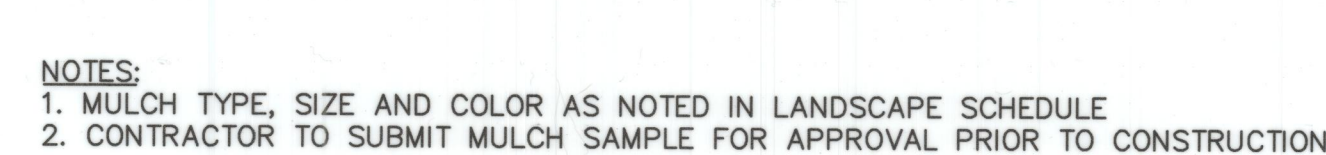
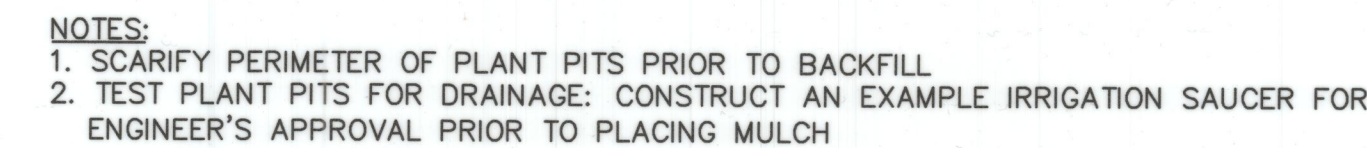
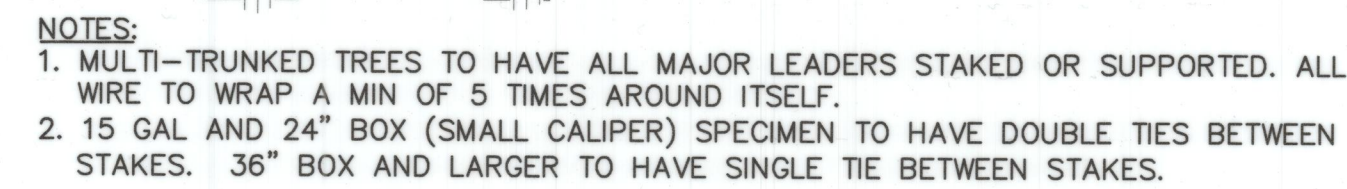


CODE QTY	BOTANICAL NAME COMMON NAME
ABM 10	ACER X FREEMANII 'JEFFERS #RED' AUTUMN BLAZE MAPLE
CAL 16	CATALPA SPECIOSA NORTHERN CATALPA
KCT 23	GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE
BOA 2	QUERCUS MACROCARPA BURR OAK
LLI 18	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
CCF 5	ABIES CONCOLOR WHITE FIR
CBS 6	PICEA PUNGENS 'FAT ALBERT' FAT ALBERT COLORADO SPRUCE
HWM 12	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE
SPR 23	MALLUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE
CAN 13	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY
BUF 15	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER
MAQ 102	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE
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LE 255 LF	LANDSCAPE EDGING 1/8" X 4" X 16"

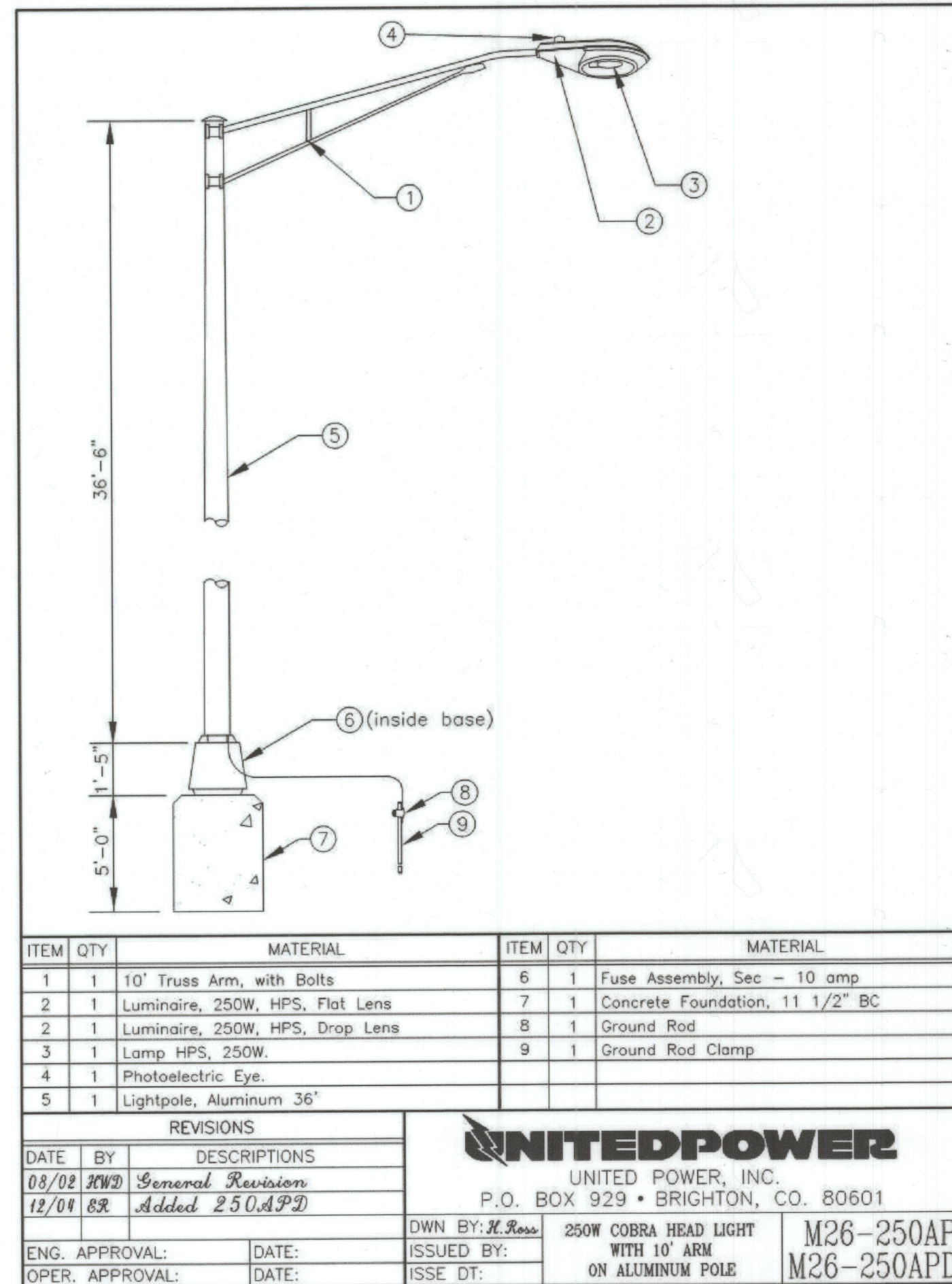
drawing no.: L LSC 0181732
date: 02-09-2021

SHEET

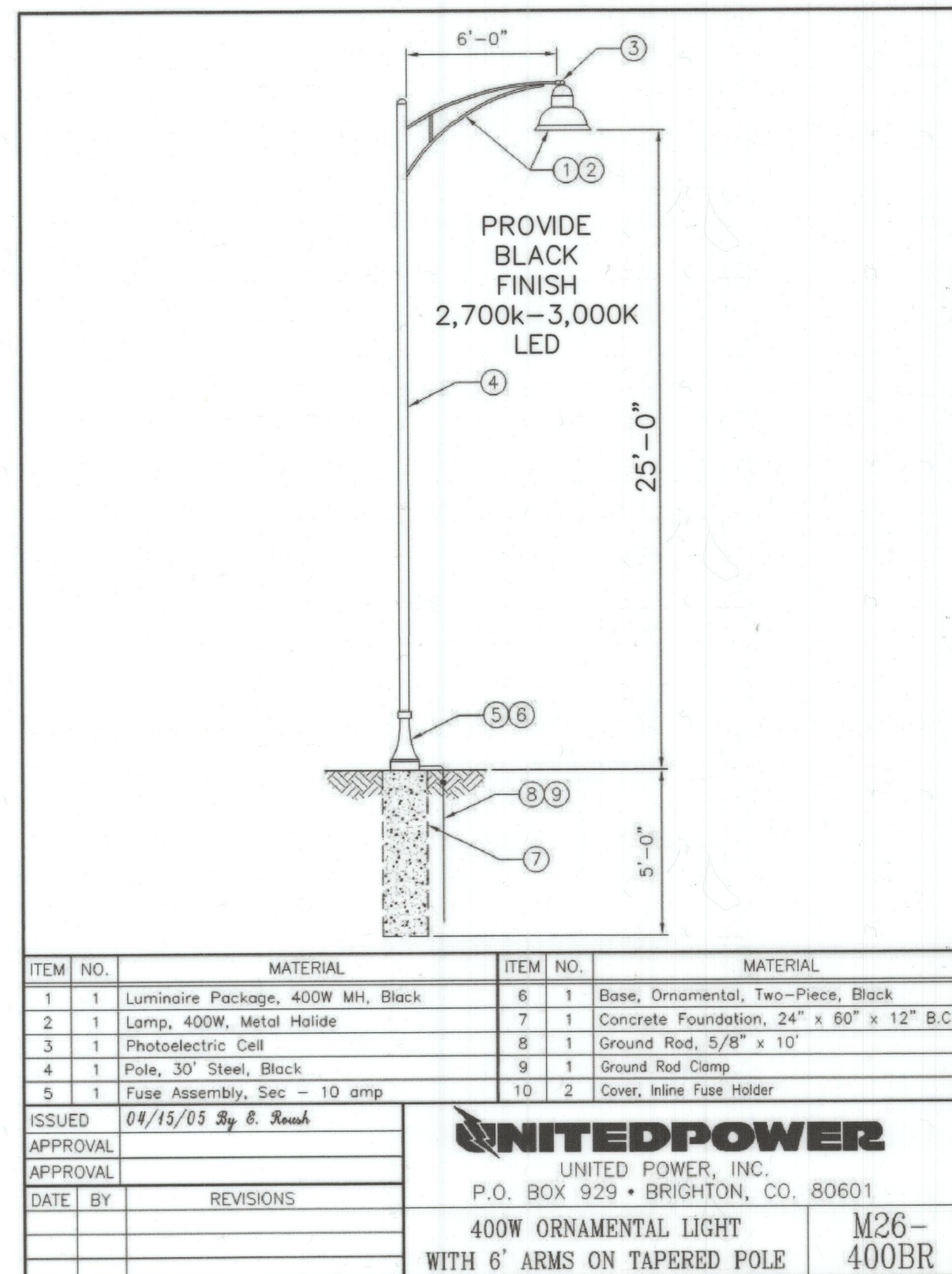
- THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION(S) OF THE COUNTY STANDARDS AND THE CITY ADDENDUMS TO THOSE STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES.
3. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
4. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
5. PRIOR TO COMMENCEMENT OF ANY WORK, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENT LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES. HAND EXCAVATE, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED AS A RESULT OF HIS WORK.
6. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND SCHEDULES. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH WORK.
7. IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES, SHRUBS, OR PLANTS NOTIFY LANDSCAPE ARCHITECT. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
8. ALL VALVES, CLEAN-OUTS, METERS, AND BOXES (INCLUDING IRRIGATION) SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE INCIDENTAL TO CONSTRUCTION WORK.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST THREE SOURCES TO LANDSCAPE ARCHITECT WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.



ROLLIE STREET LIGHT DETAIL



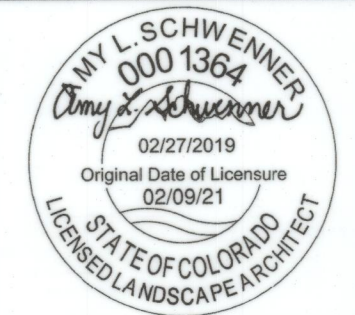
INTERNAL/LOCAL STREET LIGHT DETAIL



also

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

www.olsson.com



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

CALL UTILITY NOTIFICATION
CENTER OF COLORADO



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

[illegible]

LANDSCAPE DETAILS

LUPTON VILLAGE
PRELIMINARY PUD PLAT

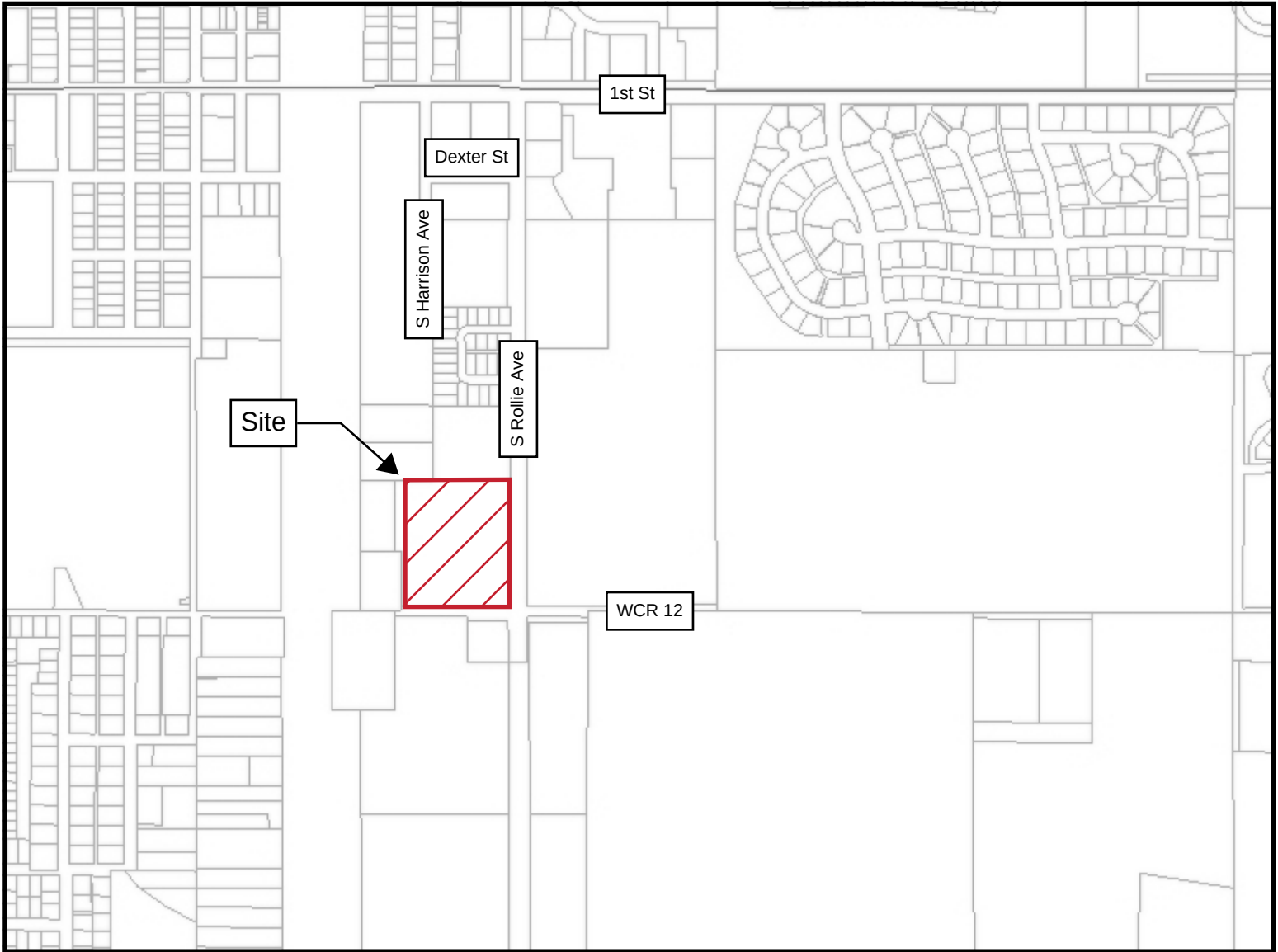
FORT LIPTON CO.

drawn by: _____ JD
checked by: _____ DP
approved by: _____ RB
QA/QC by: _____ DP
project no.: _____ 018-1732
drawing no.: _____ L DTL 0181732
date: _____ 02-09-2021

SHEET
12 OF 12

Lupton Village Lot 2 Block 7 Townhomes

Construction Documents



Sheet List Table			Revisions			
Page	Sheet Number	Sheet Title	0			
1	C1.0	Cover Sheet	✓			
2	C1.1	General Notes	✓			
3	C2.1	Existing Conditions	✓			
4	C3.1	Horizontal Control Plan	✓			
5	C3.2	Horizontal Control Plan	✓			
6	C3.3	Horizontal Control Plan	✓			
7	C3.4	Horizontal Control Plan	✓			
8	C3.5	Horizontal Control Plan	✓			
9	C3.6	Horizontal Control Plan	✓			
10	C4.1	Erosion and Sediment Control Plan	✓			
11	C4.2	Erosion and Sediment Control Plan	✓			
12	C4.3	Erosion and Sediment Control Plan	✓			
13	C4.4	Erosion and Sediment Control Plan	✓			
14	C4.5	Erosion and Sediment Control Details	✓			
15	C4.6	Erosion and Sediment Control Details	✓			
16	C6.0	Overall Grading Plan	✓			
17	C6.1	Grading Plan	✓			
18	C6.2	Grading Plan	✓			
19	C6.3	Grading Plan	✓			
20	C6.4	Grading Plan	✓			
21	C8.0	Overall Utility Plan	✓			
22	C8.1	Utility Plan	✓			
23	C8.2	Utility Plan	✓			
24	C8.3	Utility Plan	✓			
25	C8.4	Utility Plan	✓			
26	C8.5	Typical Utility Services	✓			
27	C9.1	Sanitary Sewer Plan and Profile	✓			
28	C9.2	Sanitary Sewer Plan and Profile	✓			
29	C9.3	Sanitary Sewer Plan and Profile	✓			
30	C10.1	Potable Water Plan and Profile	✓			
31	C10.2	Potable Water Plan and Profile	✓			
32	C10.3	Potable Water Plan and Profile	✓			
33	C12.1	Storm Plan & Profile	✓			
34	C14.1	Paving Plan	✓			
35	C14.2	Paving Plan	✓			
36	C14.3	Paving Plan	✓			
37	C14.4	Paving Plan	✓			
38	C20.0	Details	✓			
39	C20.1	Details	✓			
40	C20.2	Details	✓			

Legal Description

A parcel of land located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado, more accurately described as follows: Lot 2, Block 7, Lupton Village Subdivision.

Basis of Bearing

The sixth principal meridian having a record bearing of south 00° 16' 19" east as shown on the plat of Fort Lupton Community Center Subdivision recorded May 5, 2000 as reception number 2766474.

Project Contacts

Owner

FTL Land Assemblage
1295 Main Street Unit #5
Windsor, CO 80550

Civil Engineer

LandOne Engineering
361 71st Avenue, Suite 100
Greeley, CO 80634
(970) 632-2311

Landscape Architect

Ripley Design, Inc.
419 Canyon Avenue, Suite 200
Fort Collins, CO 80521
(970) 224-5828

Owner

Baessler Development, LLC
3780 West 10th Street, Suite 200
Greeley, CO 80634
(970) 702-2051

Surveyor

La40, Inc.
6250 West 10th Street #2
Greeley, CO 80634
(970) 515-5294

Agency Contacts

Planning

Alyssa Knutson
Planner II and FLURA Staff Liason
130 S. McKinley Ave.
Fort Lupton, CO 80621
(303)857-6694

Engineering

Roy Vestal
Public Works Director/City Engineer
130 S. McKinley Ave.
Fort Lupton, CO 80621
(720)466-6109

Utility Maintenance Statement

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

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number	21-013
Checked By	JG
Date	07/19/2021

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



Revision Description	Date	Rev. No.
1st Submittal to City	07/19/2021	0

Date	Rev. No.
07/19/2021	0

General Project Notes

1. Contractor to coordinate all improvements with architectural, electrical, mechanical, plumbing, structural, irrigation, and landscape plans. Immediately notify Owner of any discrepancies.
2. All work shall conform to all local, state, and federal applicable laws and regulations.
3. All work shall be done in accordance with the site plans and specifications.
4. All necessary permits and approvals from agencies governing this work shall be secured by the Contractor prior to beginning construction.
5. Shop drawings and material submittals shall be submitted to Owner/Engineer for review and approval prior to placement of material.
6. Site Contractor is responsible for protection of all property corners and replacement of all pins eliminated or damaged during construction.
7. Site Contractor is responsible for protecting existing benchmarks and relocating benchmarks if necessary. Benchmarks shall be relocated to original elevations.
8. Site Contractor shall match existing paving, curb, and gutter in grade and alignment.
9. Dimensions shown on the plans are to flowline, exterior face of building, and centerline of utilities, unless otherwise specified.
10. Any curb, gutter, or sidewalk damaged during construction shall be replaced by site Contractor.
11. Do not scale drawings. Inform Engineer of any discrepancies and/or missing information.
12. Contractor to obtain temporary power, telephone, and water for the site.
13. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2, 2012 IFC, 501.4.

Project Control

Benchmark:

#1 - Set chiseled cross in back-of-curb of south edge of parking lot of 203 S. Rollie Avenue (adjoining north property), 119 feet west of southeast corner and 60 feet east of southwest corner of said parking lot. Elevation = 4918.19

#2 - Set chiseled cross in east edge of sidewalk on west side of S. Rollie Avenue, 180 feet south of intersection of Dexter Street and S. Rollie Avenue. Elevation = 4917.50

Basis of Bearing:

The sixth Principal Meridian having a record bearing of south 00° 16' 19" east as shown on the plat of Fort Lupton Community Center Subdivision recorded May 5, 2000 as reception number 2766474

3. All property pins, intersection monuments, and section corners disturbed during construction must be referenced and replaced under the supervision of a licensed surveyor.
 4. The size, type and location of all known underground utilities are approximate when shown on these drawings. It shall be the responsibility of the contractor to verify the existence of all underground utilities in the area of the work before commencing new construction. The contractor shall be responsible for locating all underground utilities and shall be responsible for all unknown underground utilities. Utility locates provided by Primo Utility Locating Services, LLC.
 5. All project control listed herein is provided as a courtesy. It is the responsibility of the contractor to verify the accuracy of the coordinates and elevations shown prior to using them for any purposes
 6. Site Contractor is responsible for protection of all property corners and replacement of all pins eliminated or damaged during construction
- ## Quality Control Notes
1. Quality control within the right-of-way shall be completed per approval agency's requirements.
 2. All material tests shall be in accordance with the Geotechnical Report and completed by the Geotechnical Engineer. Quantity and locations shall be at the direction of the Geotechnical Engineer.
 3. Moisture density tests shall be conducted on representative samples of each type of material encountered or utilized and will be used as a basis for compaction control.
 4. Compaction control: field tests shall be conducted to determine compliance of compaction methods with specified density.
 5. Density tests shall be taken in compacted material below the disturbed surface. When density tests indicate that the dry density or moisture content of any layer of fill or portion thereof is below that required, the particular layer or portion shall be reworked until the required dry density or moisture content has been achieved.
 6. Unless otherwise directed by the Geotechnical Engineer, compaction shall be minimum of 95% of optimum density, in accordance with ASTM D 698, at a moisture content of not less than 2% below and not more than 2% above the optimum moisture content.
 7. Parking subgrade shall be proof rolled to detect any areas of insufficient compaction. Proof rolling shall be accomplished by making a minimum of two (2) complete passes with a fully loaded tandem axle dump truck, or approved equivalent, in each of the two perpendicular directions under the supervision and direction of the Geotechnical Engineer. Areas of failure shall be scarified, recompacted, and retested.

Demolition Notes

1. Demolition shall include removal of existing objects or improvements, whether indicated on drawings or not, that would in any way prevent or interfere with progress or completion of proposed work.
2. Contractor shall provide protection and prevent damage to existing improvements indicated to remain in place. Contractor shall protect improvements on adjoining properties and on Owner's property. Contractor shall restore damaged improvements to original condition as acceptable to parties having jurisdiction.
3. Contractor shall ensure safe passage of persons around area of demolition and shall conduct operations to prevent damage to adjacent buildings, structures, other facilities, and injury to persons.
4. Contractor shall promptly repair damages caused to adjacent facilities by demolition operations at no cost to Owner.
5. Contractor shall not interrupt existing utilities serving occupied or used facilities, except when authorized in writing by authorities having jurisdiction. Contractor shall provide temporary services during interruptions to existing utilities as acceptable to governing authorities.
6. Contractor shall clean adjacent structures and improvements of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing prior to start of work.
7. Contractor shall dispose of demolished materials in a legal manner.
8. Contractor shall conduct site clearing operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Contractor shall not close or obstruct streets, walks, or other occupied or used facilities without permission from authorities having jurisdiction.
9. Contractor shall clear site of trees, shrubs, and other vegetation and remove existing above grade and below grade improvements necessary to permit construction and other work.
10. Contractor shall repair damaged curb, gutter, and sidewalk per specific curb, gutter, and sidewalk details associated with damaged street section.
11. No person, firm, or corporation shall construct, enlarge, alter, repair, relocate, improve, remove, excavate, convert, or demolish any public improvements or private improvements in common ownership or permit the same to be done in violation of the City of Fort Lupton STANDARDS AND SPECIFICATIONS. Whenever any work is being done contrary to the provisions of the City of Fort Lupton STANDARDS AND SPECIFICATIONS, the City Manager or his designee may order the work stopped by a written notice in accordance with Section 126.04 of the City of Fort Lupton STANDARDS AND SPECIFICATIONS.

Seeding Notes

1. Unless otherwise specified by the Landscape Plan, restoration of areas within any areas disturbed by grading activities shall be done in compliance with the requirements outlined in City of Fort Lupton Standards and Specifications Manual 2.20.00.
2. Restoration of areas prior to the installation of landscaping, where activities have ceased for 30 days or more, shall be permanently seeded per the requirements outlined in City of Fort Lupton Standards and Specifications Manual 2.25.00 and 2.26.00.

General Utility Notes

1. All construction work to be accepted by the City shall conform to the City of Fort Lupton Construction Specifications and Design Standards.
2. All overlot grading in the right-of-way or easement shall be completed prior to installing potable water, sanitary sewer, or non-potable irrigation lines.
3. Contractor shall call Utility Notification Center of Colorado at 811 for utility locates at least 72 hours before digging, grading, or excavating for the marking of underground member utilities.
4. Any deviations from the locations shown on the construction documents shall be reported to the design Engineer prior to construction.
5. All proposed secondary service locations are approximate and are shown for coordination purposes only.
6. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building.
7. Appropriate backflow prevention assemblies are required on the applicable uses including the domestic water service, fire sprinkler system, and landscape irrigation system.
8. Contractor shall install conduit as needed to facilitate installation of dry utilities.

Fort Lupton Standard Construction Notes

- Contractor shall conform to all federal, state and local safety rules and regulations.
- The contractor is responsible for any debris dropped into public manholes and other public structures. The contractor shall immediately remove all debris in affected structures. If it is determined that debris caused a backup, the contractor shall be held responsible for damages.
- The contractor shall provide access to and from all private property adjacent to the work throughout the period of construction.
- "As-built" electronic submittal or prints are to be submitted to City Engineer at completion of the project. "As-built" drawings are to be reproducible copies (or originals) of the approved construction drawings. Any field changes are to be noted. The drawings will state "As-built" in large block letters. The "As-built" electronic submittal or prints are to be signed, dated and stamped by a Colorado Registered Professional Engineer.
- No water valve or other control device on the existing public system will be operated for any purpose by anyone other than the City without prior written authorization.
- To schedule an inspection during regular business hours, contact Public Works Department at 303-857-6694. For after hours emergencies call police dispatch at 720-652-4222.
- The contractor shall contact all appropriate utility companies and the City of Fort Lupton 48 hours prior to the beginning of any construction. Contractor shall be responsible for locating any existing utility (including depths) which may conflict with the proposed construction. The contractor shall protect all existing utilities from damage. Damaged utilities shall be repaired by the contractor, at his expense.
- Permittee shall notify the City inspector:
 - Two working days before commencing work on R.O.W.;
 - When suspending operations for 5 or more working days;
 - Two working days before resuming suspended work;
 - Upon completion of work.
- Contractor shall maintain at least one copy of the approved plans, specifications and standards on the job site at all times.
- Contractor is responsible for being aware of, notifying, coordinating and scheduling all inspections required for final approvals and project acceptance.
- All work, including correction work, is subject to notification and inspection requirements.
- Contractor is responsible for providing and maintaining adequate traffic control throughout the project, including proper traffic control devices and/or personnel as required. A traffic control plan (TCP) is subject to City of Fort Lupton and/or CDOT approval prior to commencing work on roadway row. A copy of approved TCPs must be available on site during work. Traffic control to be in accordance with M.U.T.C.D., Section VI.
- All work will be properly backfilled prior to the end of workday, no open holes are allowed overnight. All work is to be in accordance with permit requirements and applicable standards.
- When an existing asphalt street is cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented before any cuts are made, patching shall be done in conformance with the project standards. The finished patch shall blend smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine.
- Patch asphalt paving as necessary to join new gutters with the existing pavement. Removal and replacement of asphalt shall be per the latest City of Fort Lupton Standards and Details.
- Where consistent with safety and space considerations, excavated material is to be placed on the uphill side of trenches.
- Permittee must remove materials and equipment from the Roadway R.O.W. at the close of daily operations. The TCP must include protective measures where materials and equipment may be stored on R.O.W., but ensure five feet of pedestrian clearance on sidewalks.
- No work shall be permitted at night or on Saturdays, Sundays, and holidays without prior authorizations or unless otherwise specified in this permit. City may restrict work on R.O.W. during adverse weather conditions or during periods of high traffic volume.
- Prior to final acceptance, all disturbed portions of roadway Right-of-Way shall be cleaned up and restored to their original condition, subject to City approval.
- Seeding, sodding, and planting shall be as specified or otherwise approved by City. Construction, maintenance, and watering requirements shall conform with the City Standard Specifications. Where landscape restoration must be delayed due to seasonal requirements, such work may be authorized by a separate permit.

Fugitive Dust Control Notes

1. Control of unpaired roads:
 - a. Watering shall be completed as needed to control dust.
 - b. Speeds shall be limited to prevent dust.
2. Control of disturbed areas:
 - a. Watering shall be completed as needed to control dust.
 - b. Vehicle speeds shall be limited to ten (10) miles per hour.
 - c. Revegetation shall be completed within 30 days of soil disturbance, see Seeding Notes.
 - d. Furrowing of disturbed soil shall be provided at right angles to prevailing winds and shall be a minimum of six (6) inches in depth.
 - e. Compaction of disturbed soils shall be completed based on Geotechnical Report.
 - f. Silt fence shall be installed for wind break as needed.
3. A water source must be available on site during earthwork operations and utilized as required to minimize dust from earthwork equipment and wind.
4. The Contractor shall ensure that all loads of cut and fill material imported to or exported from the site shall be properly covered to prevent loss of the material during transport on public right-of-way.
5. Earthwork operations shall be discontinued when fugitive dust significantly impacts adjacent property. If earthwork is complete or discontinued and dust from the site continues to create problems, the owner/developer shall immediately institute mitigative measures and shall correct damage to adjacent property.

Fort Lupton Grading and Erosion Control Notes

3. All site grading (excavation, embankment, and compaction) shall conform to the recommendations of the latest soils investigation for this property and shall further be in conformance with the City of Fort Lupton's "Specifications for Construction of Public Improvements," latest edition.
4. Natural vegetation shall be retained and protected wherever possible. Exposure of soil to erosion by removal or disturbance of vegetation shall be limited to the area required for immediate construction operation and for the shortest practical period of time.
5. Topsoil shall be stockpiled to the extent practicable on the site for use on areas to be revegetated. Any and all stockpiles shall be located and protected from erosive elements.
6. Temporary vegetation shall be installed on all disturbed areas where permanent surface improvements are not scheduled for installation within three months. Vegetation shall be a vigorous, drought tolerant, native species mix. (refer to section 2.26.00 of City Construction Specifications for Seeding Mix.) Project scheduling should take advantage of spring or fall planting seasons for natural germination, but seeded areas shall be irrigated, if conditions so merit.
7. At all times, the property shall be maintained and/or watered to prevent wind caused erosion. Earthwork operations shall be discontinued when fugitive dust significantly impacts adjacent property. If earthwork is complete or discontinued and dust from the site continues to create problems, the owner/developer shall immediately institute mitigative measures and shall correct damage to adjacent property.
8. Temporary cut/fill slopes shall not exceed a steepness of 2:1 (2H:1V). Permanent slopes shall not exceed 4:1 (4H:1V) in areas to be seeded or sodded.
9. The owner/developer shall provide any additional dust abatement and erosion control measures deemed necessary by the City, should conditions merit them.
10. Temporary fences shall be installed along all boundaries of the construction limits or property lines as shown on the approved erosion control plan, to prevent grading on property not owned by the developer. In addition, the City may require additional temporary fences if field conditions so merit them.
11. Impervious surfaces which are adjacent to or contained within construction sites will be swept on a daily basis or as needed during the day when sediment and other materials are tracked or discharged on them. Either sweeping by hand or use of street sweepers is acceptable. Street sweepers using water while sweeping is preferred in order to minimize dust. Flushing of paved surfaces with water is prohibited.
12. The contractor shall protect all storm sewer facilities adjacent to any location where pavement cutting operations involving wheel cutting, saw cutting, or abrasive water jet cutting are to take place. The contractor shall remove and properly dispose of all waste products generated by said cutting operations on a daily basis or as needed throughout the workday. The discharge of any water contaminated by waste products from cutting operations to the storm sewer system is prohibited.
13. The discharge of water carrying waste cement to adjacent waterways, wetlands, other properties, etc., is prohibited. The cleaning of cement truck delivery chutes, except in designated concrete washout areas, is prohibited at the job site.

Grading Notes

3. Caution - Notice to Contractor. The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company at least 72 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities that conflict with the proposed improvements shown on the plans.
2. Temporary fences shall be installed along all boundaries of the construction limits or property lines as shown on the approved erosion control plan, to prevent grading on property not owned by the developer. In addition, the City may require additional temporary fences if field conditions so merit them.
3. All banks or slopes constructed shall be maintained in a stable condition by approved methods to prevent slips, washouts, or erosion. No area to be seeded or sodded shall be steeper than a 4:1 maximum slope (4 horizontal: 1 vertical), nor flatter than a 2-percent minimum slope. Final grades shall conform to the final drainage study and grading plans.
4. Clearing or grading activities that disturb less than 2 acres of land area and disturb less than 200 cubic yards of earth provided the existing grades are less than 8 percent and the effected property does not abut public lands. Clearing or grading activities that are subject exclusively to State approval and enforcement under State law and regulations.
5. When topsoil exists on the project site, the contractor shall strip and stockpile the topsoil and redistribute the topsoil over the open space areas after the overlot grading is complete. The City has the prerogative of deleting all or a portion of the soil preparation requirements when topsoil is provided, depending on topsoil quality and quantity.
6. Erosion control measures must be in place prior to any land disturbing activity commencing.
7. Clearing and grubbing limits shall include all areas disturbed by grading operations.
8. Disturbed areas shall be seeded as per Landscape Plans. Temporary seeding, if required, shall be installed per Seeding Notes.
9. Subgrade shall be compacted and shaped per specifications prior to application of base material.
10. No asphalt or concrete paving shall be installed until all utilities in or crossing paved areas have been installed and the base course is approved.
11. No paving shall be installed until approval is given as to type of paving material used.
12. Grades shown are finished grades. For subgrade elevations see paving sections and details.
13. It is the Builder/Owner's responsibility to provide site grading in a manner consistent with development plans regarding site drainage. Drainage easements shall not be restricted. On-site and pass-through runoff shall be routed to streets, along property lines, and through easements in a manner which controls surface runoff.
14. Site Contractor shall coordinate with building Contractor on placing final asphalt wearing surface on all paved areas. Timing shall be coordinated to minimize construction-type traffic on final wearing surface.
15. The site Contractor is responsible for verifying plan alignment and grade in all ditches at completion of construction.
16. All elevations reference flowline unless otherwise specified.

Sanitary Sewer Notes

1. Construction of sanitary sewer systems shall comply with site plans and City of Fort Lupton Standards and Specifications Manual Chapter 4.
2. For Sanitary Sewer Manhole Installation see City of Fort Lupton Detail SS1.
3. For Sanitary Sewer Pipe Bedding see City of Fort Lupton Detail SS6.
4. For Standard Clean Out Installation see City of Fort Lupton Detail SS8.
5. For Installation of Encasement for Conduit Crossing see City of Fort Lupton Detail SS11.
6. For Sanitary Sewer Manhole Lid see City of Fort Lupton Detail SS12.

Potable Water Notes

1. Construction of potable water system shall comply with site plans and City of Fort Lupton Standards and Specifications Manual Chapter 3.
2. For Potable Water Pipe Bedding See City of Fort Lupton Detail W1 "Typical Trench Section Pipe Protection".
3. For Potable Water Valve Box Installation See City of Fort Lupton Detail W1 "Valve Box".
4. For Fire Hydrant Assembly Installation See City of Fort Lupton Detail W2.
5. For Thrust Block Installation See City of Fort Lupton Details W3, W4, and W5.
6. For Tracer Wire Installation See City of Fort Lupton Detail W7.
7. For Potable Water Domestic Meter Installation See City of Fort Lupton Details W8 and W9.
8. For Potable Water Meter Vault Installation See City of Fort Lupton Detail W12.
9. For Standard Concrete Meter Supports Installation See City of Fort Lupton Detail W13.
10. For Standard Blowoff Assembly Installation See City of Fort Lupton Detail W16.
11. For Conduit Crossing Installation See City of Fort Lupton Detail W18.
12. For Potable Water Vault Lid Installation See City of Fort Lupton Detail W24.
13. For Potable Water Encasement for Conduit Crossing Installation See City of Fort Lupton Detail W26.
14. For Concrete Encasement Reinforcement Installation See City of Fort Lupton Detail W27.

Stormwater Notes

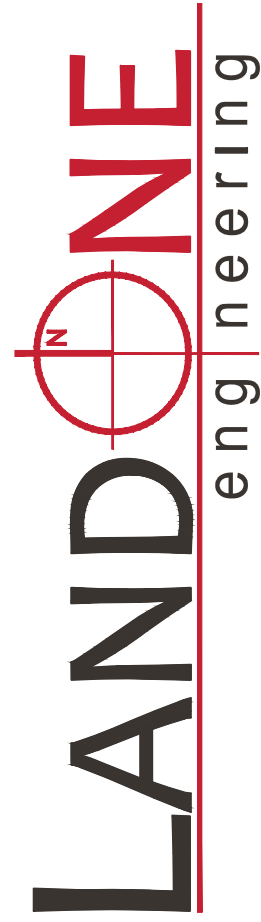
1. Construction of stormwater facilities shall comply with site plans and City of Fort Lupton Standards and Specifications Manual Chapter 5.

Paving Notes

1. Contractor shall complete a final pavement design report upon completion of overlot grading and submit to Engineer of record prior to paving operations.
2. Pavement section shall be installed per site plans and in accordance with the recommendations and specifications of the Geotechnical Engineering Report.
3. Contractor shall saw cut all existing tie in points to a clean straight edge. All saw cuts shall comply with City street standards and specifications.
4. Patching of existing asphalt in the public right-of-way shall be completed per approval agency's specifications.
5. Concrete curb and gutter within right-of-way shall be installed in per Detail R7. Transition side curb and gutter to Detail R7 and existing condition.
6. The maximum allowable cross slope on sidewalks is 1:48 per Americans with Disabilities Act (ADA) design standards. [2010 ADA Standards, Section 405.3]
7. Install concrete cross pans per Detail R11.

Signage and Pavement Notes

1. Striping and signage in public right-of-way shall conform in size, color, material of construction, mounting height, and location in accordance with the standards in the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD), Millennium Edition.



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NOT FOR
CONSTRUCTION

Job Number 21-013

Checked By: JG

Date 07/10/201

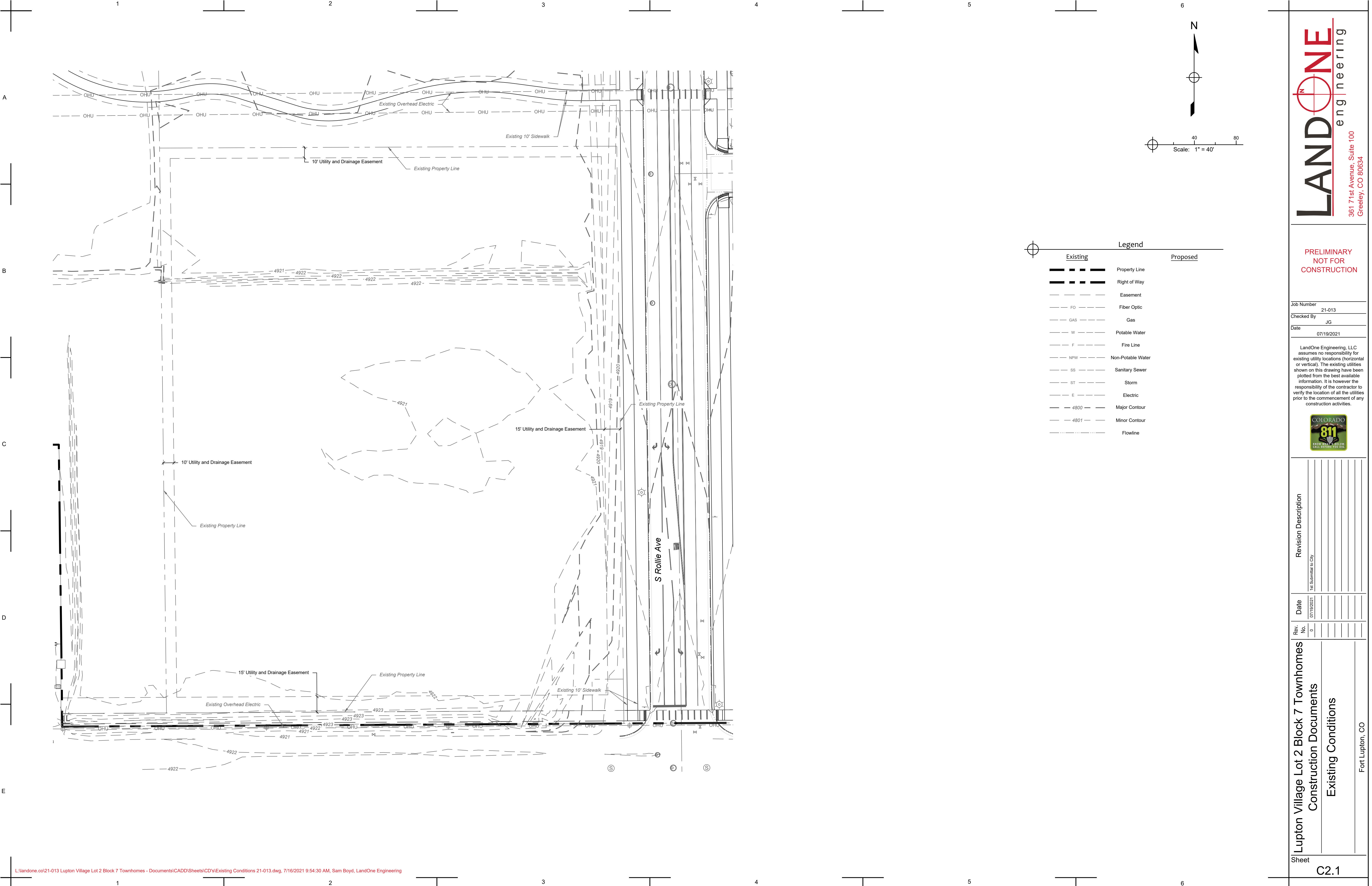
LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities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

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e Lot 2 Block 7 Townhomes
 struction Documents
 General Notes
 Fort Lupton, CO

Sheet

C1.1



**PRELIMINARY
NOT FOR
CONSTRUCTION**

Job Number	21-013
Checked By	JG
Date	07/19/2021

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Revision Description	Date
1st Submittal to City	07/19/2021

Rev. No.	Date
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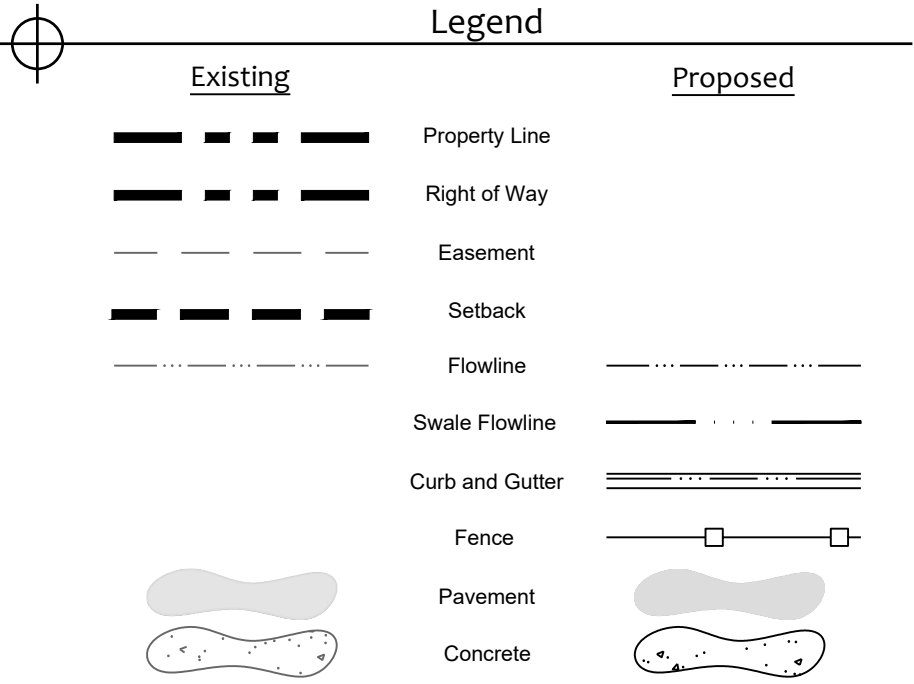
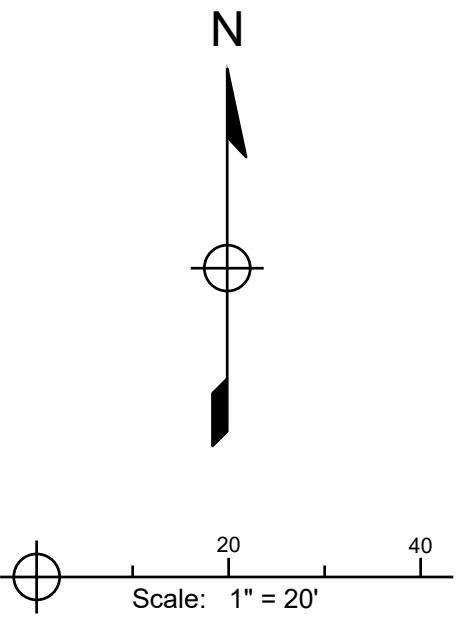
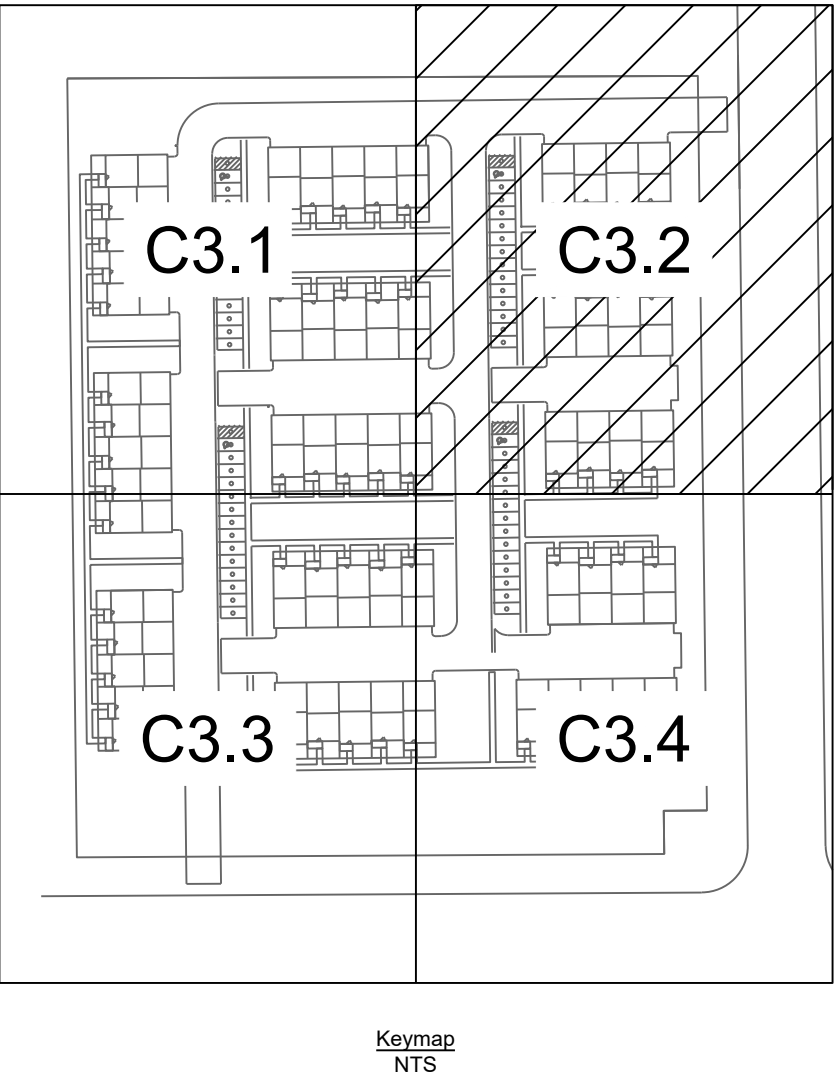
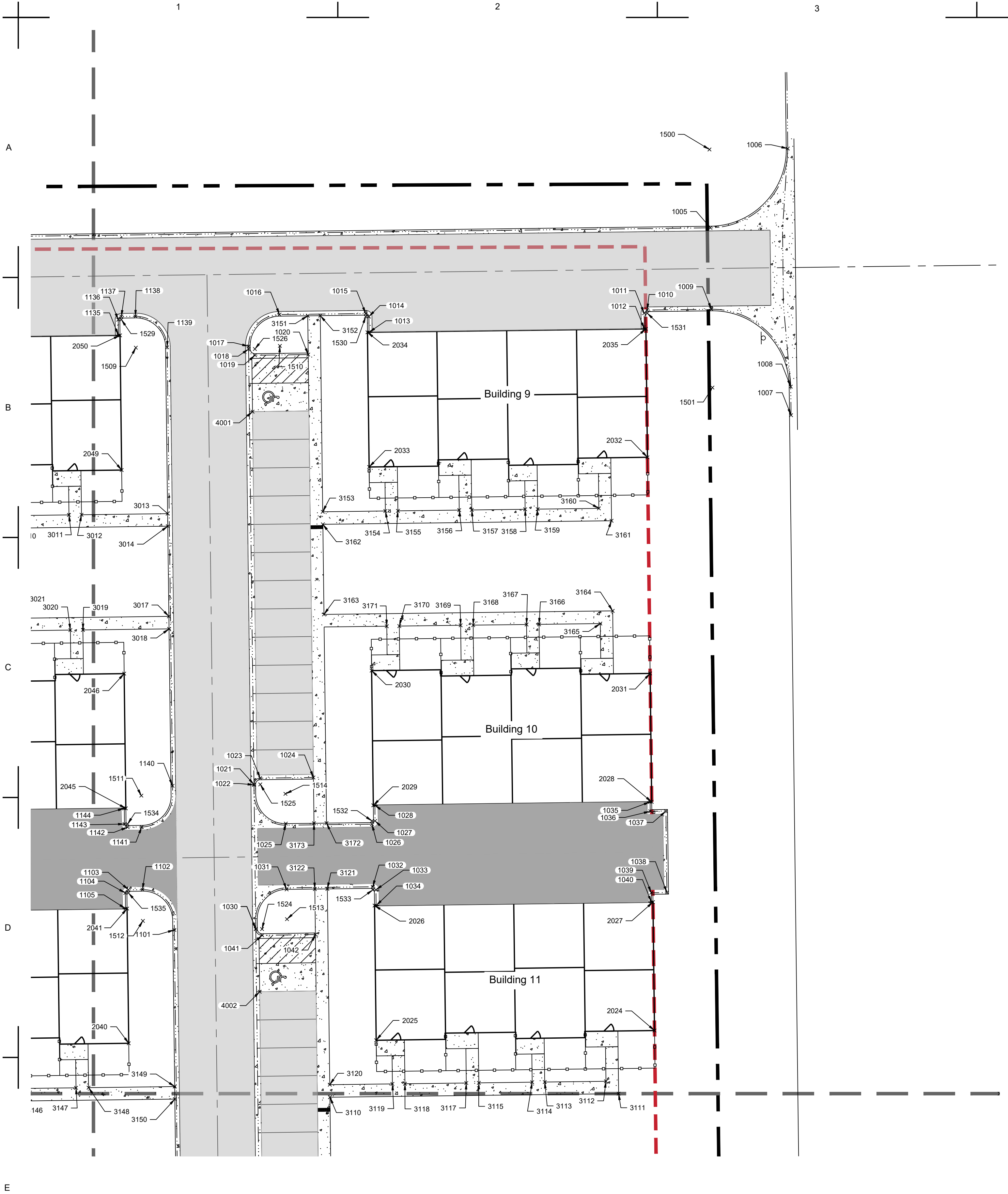
Lupton Village Lot 2 Block 7 Townhomes Construction Documents Existing Conditions	Fort Lupton, CO
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Lupton Village Lot 2 Block 7 Townhomes Construction Documents
Horizontal Control Plan
Fort Lupton, CO



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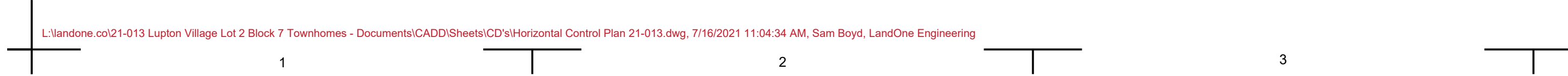


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Lupton Village Lot 2 Block 7 Townhomes Construction Documents Horizontal Control Plan
Fort Lupton, CO



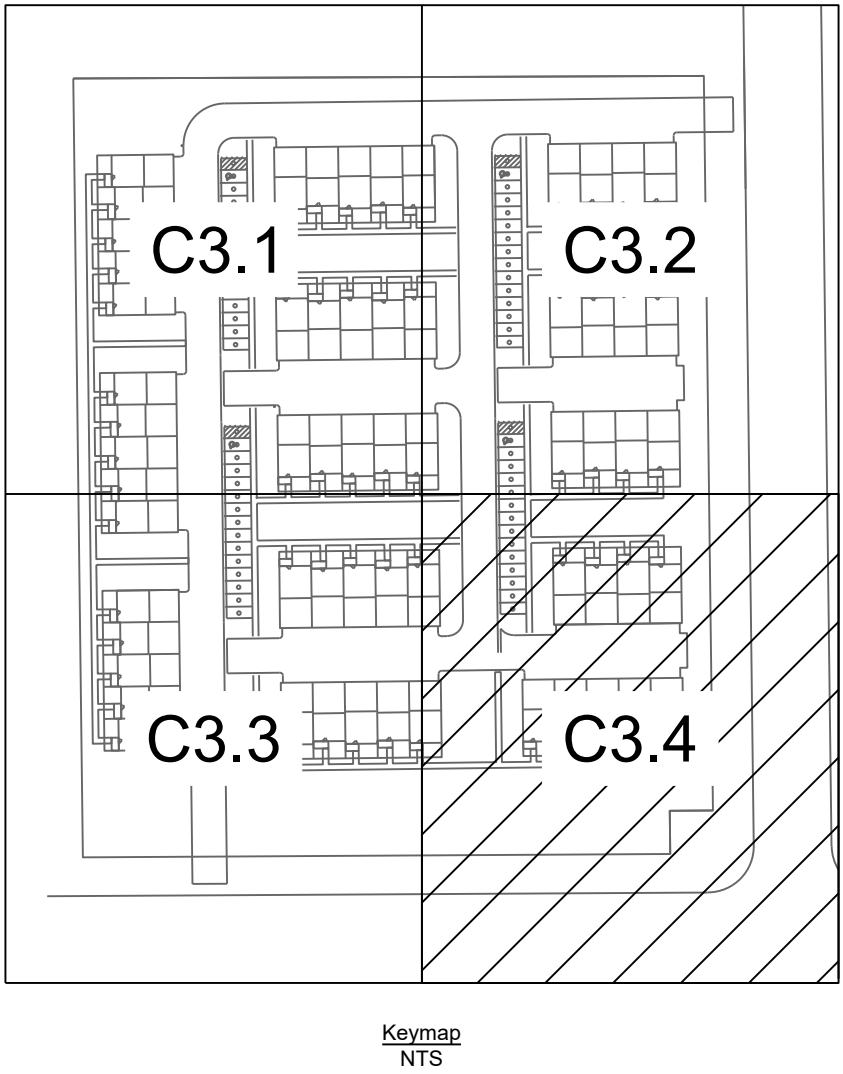
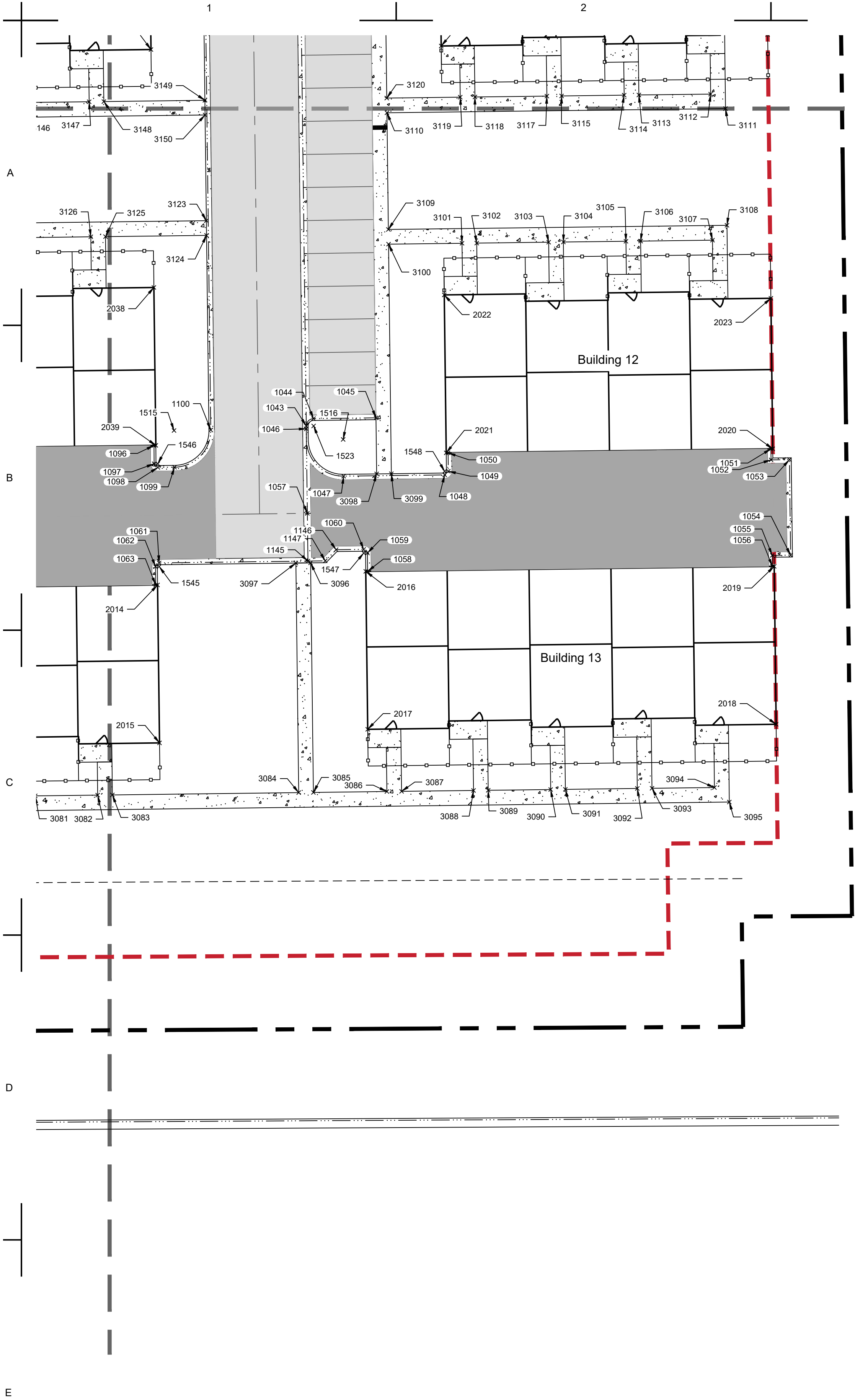
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Sheet

C3.3

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C3.3



Legend	
Existing	Proposed

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CONSTRUCTION

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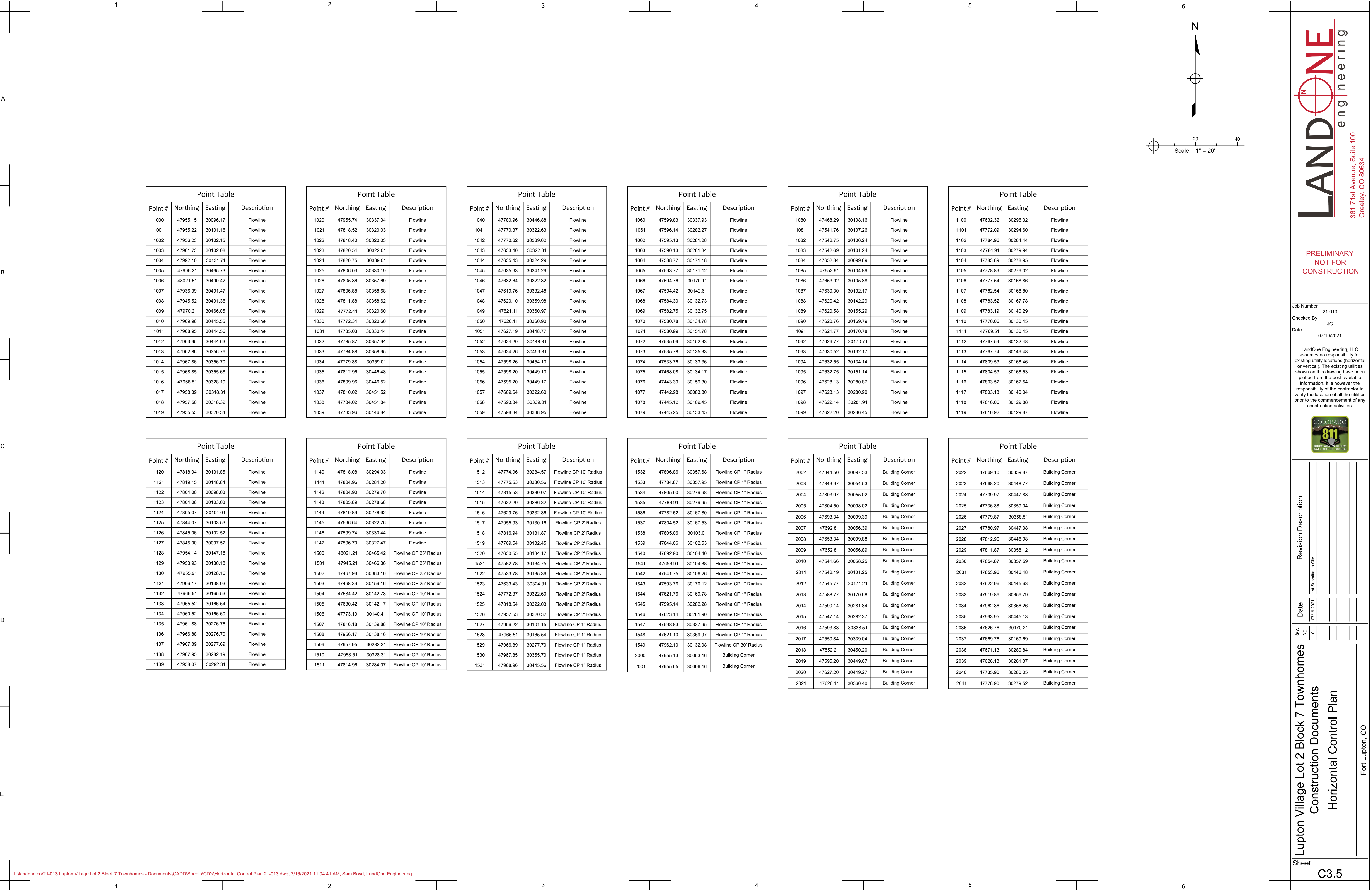


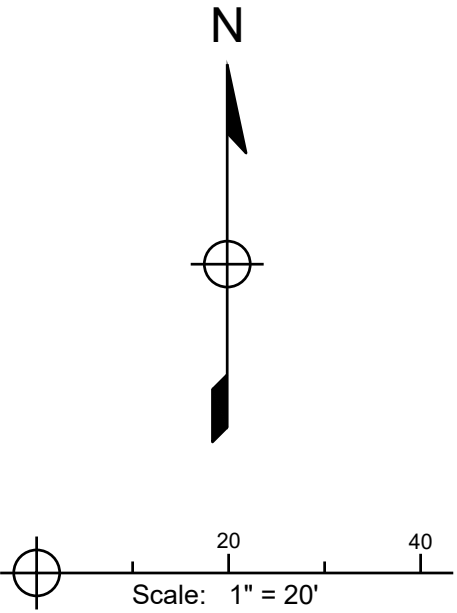
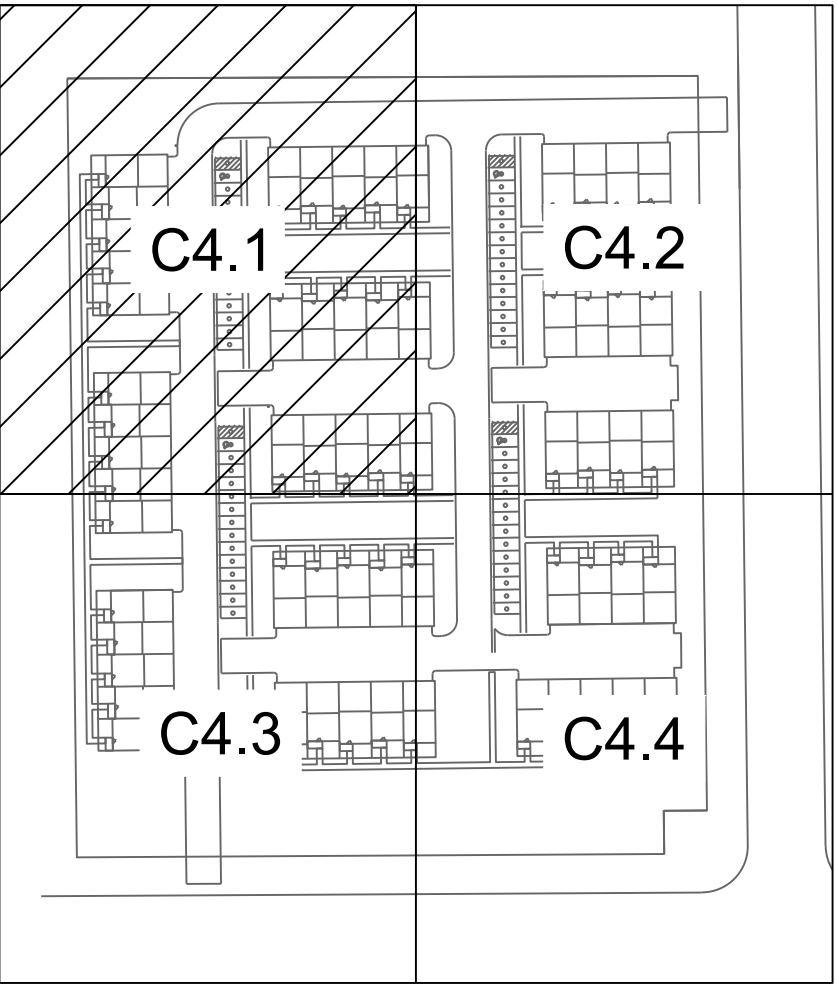
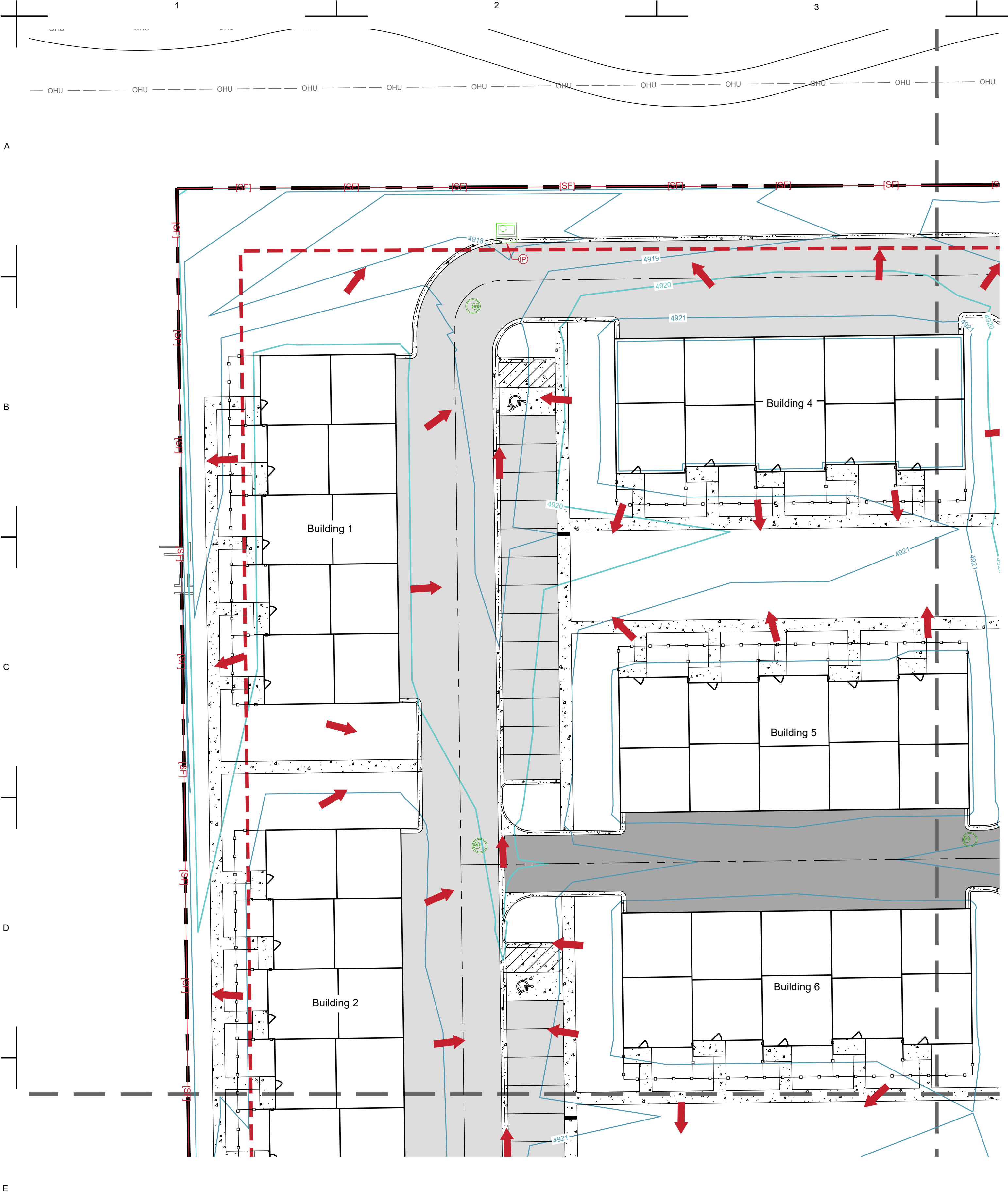
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Date
07/19/2021

Rev No.
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Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Horizontal Control Plan
Fort Lupton, CO





Legend	
Existing	Proposed

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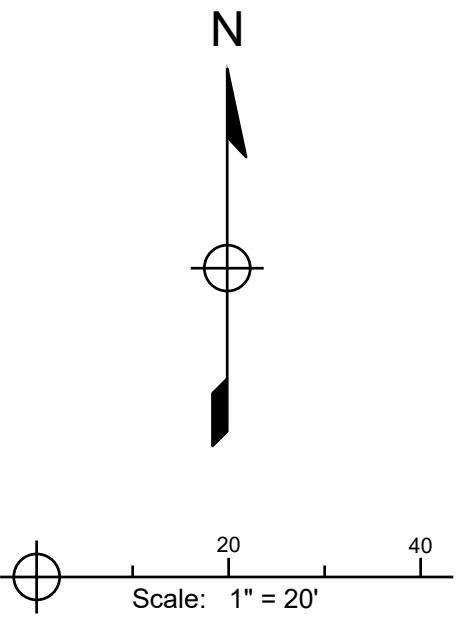
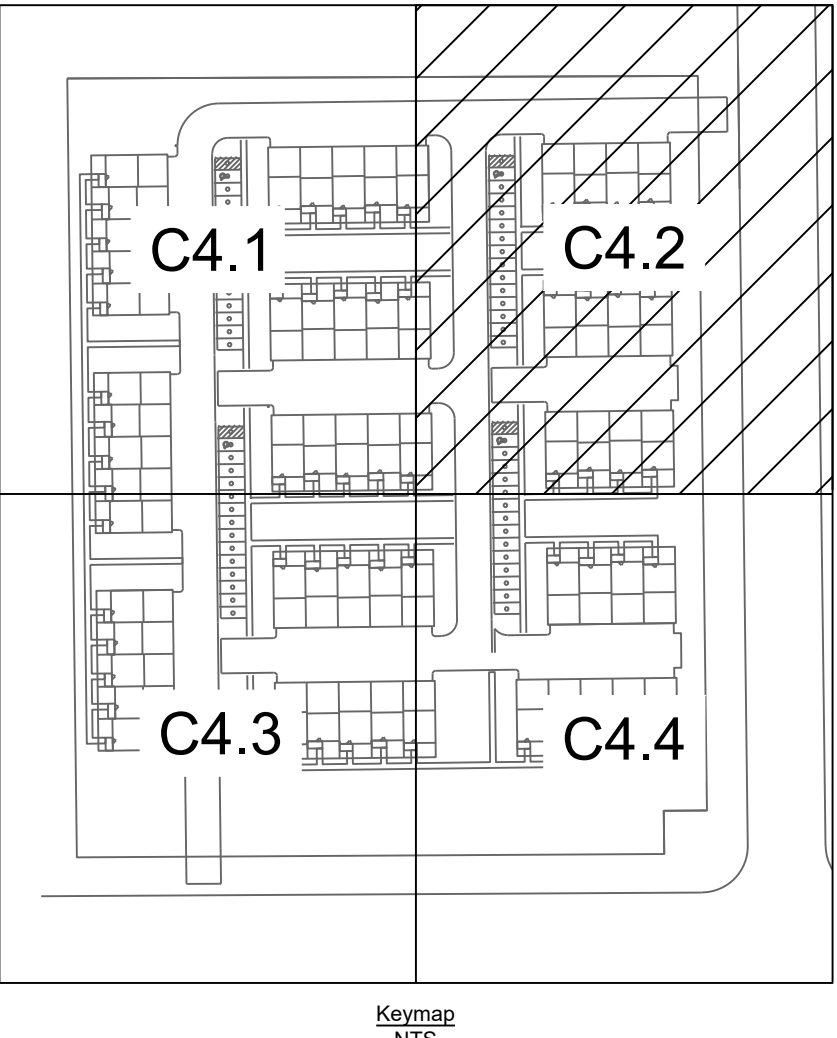
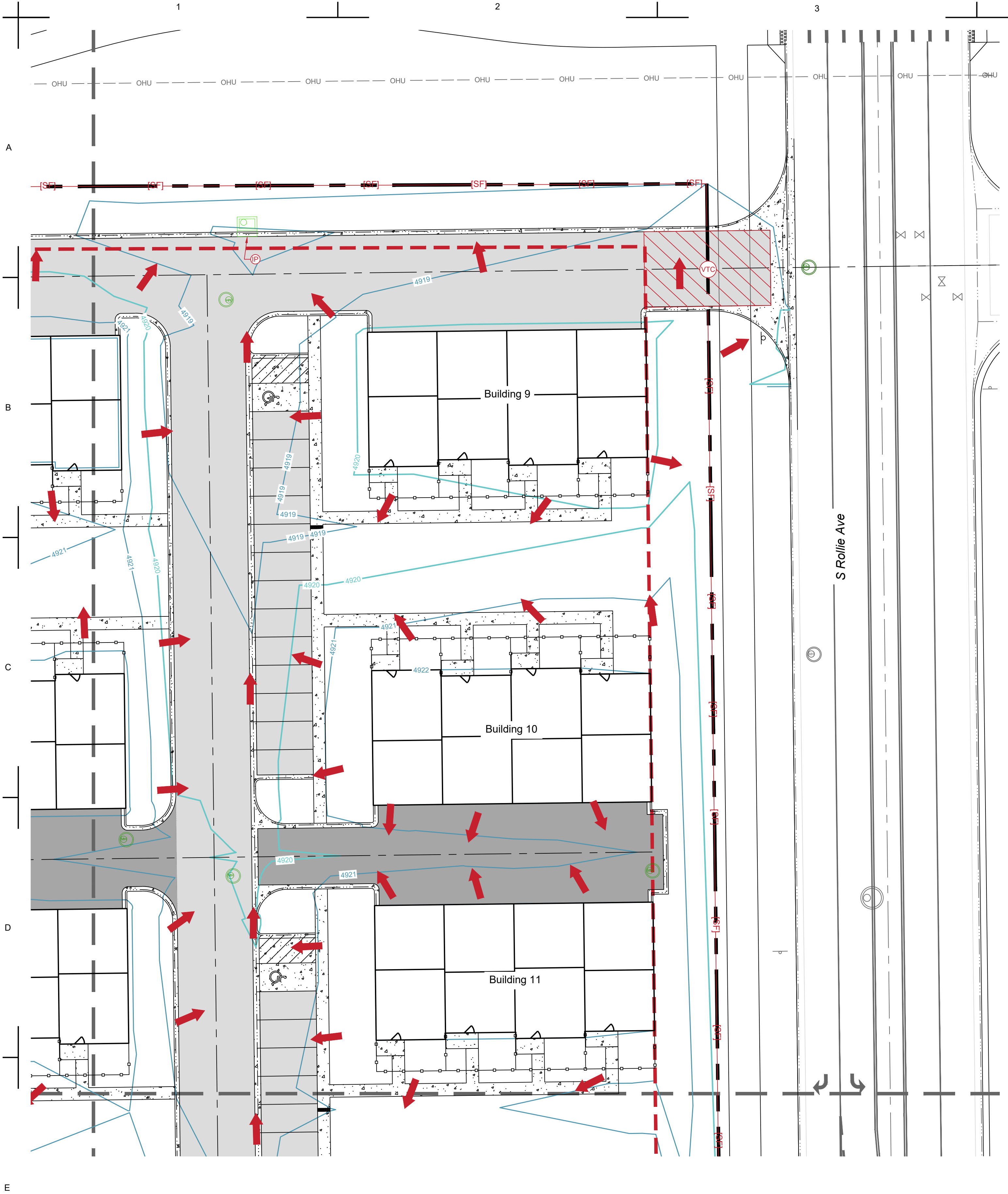
Revision Description
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07/19/2021

Rev. No.
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Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Erosion and Sediment Control Plan

Fort Lupton, CO



Legend	
Existing	Proposed
Property Line	
Right of Way	
Easement	
Major Contour	
Minor Contour	
Flowline	
Curb and Gutter	
Fence	
Limits of Disturbance	
Pavement	
Light Duty Pavement	
Heavy Duty Pavement	
Concrete	
Gravel	
Install Vehicle Tracking Control	
Install Concrete Washout Area	
Install Stabilized Staging Area	
Install Inlet Protection	
Outlet Protection	
Install Silt Fence	
Flow Arrow	

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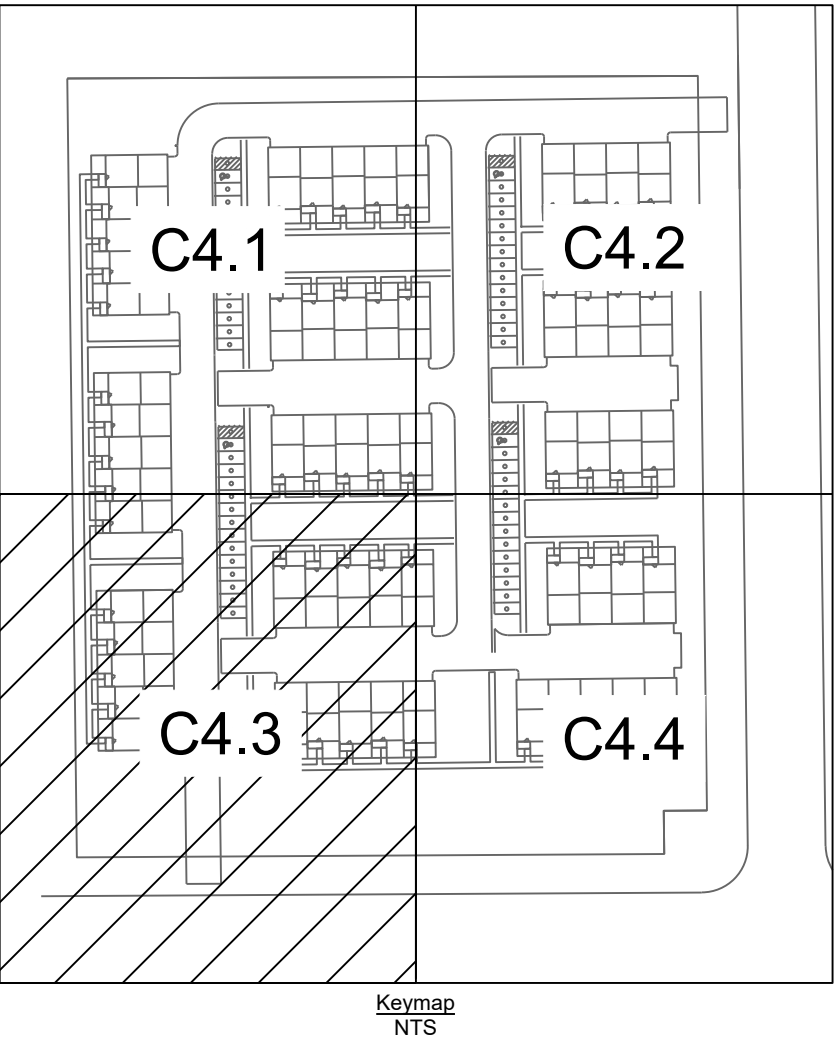
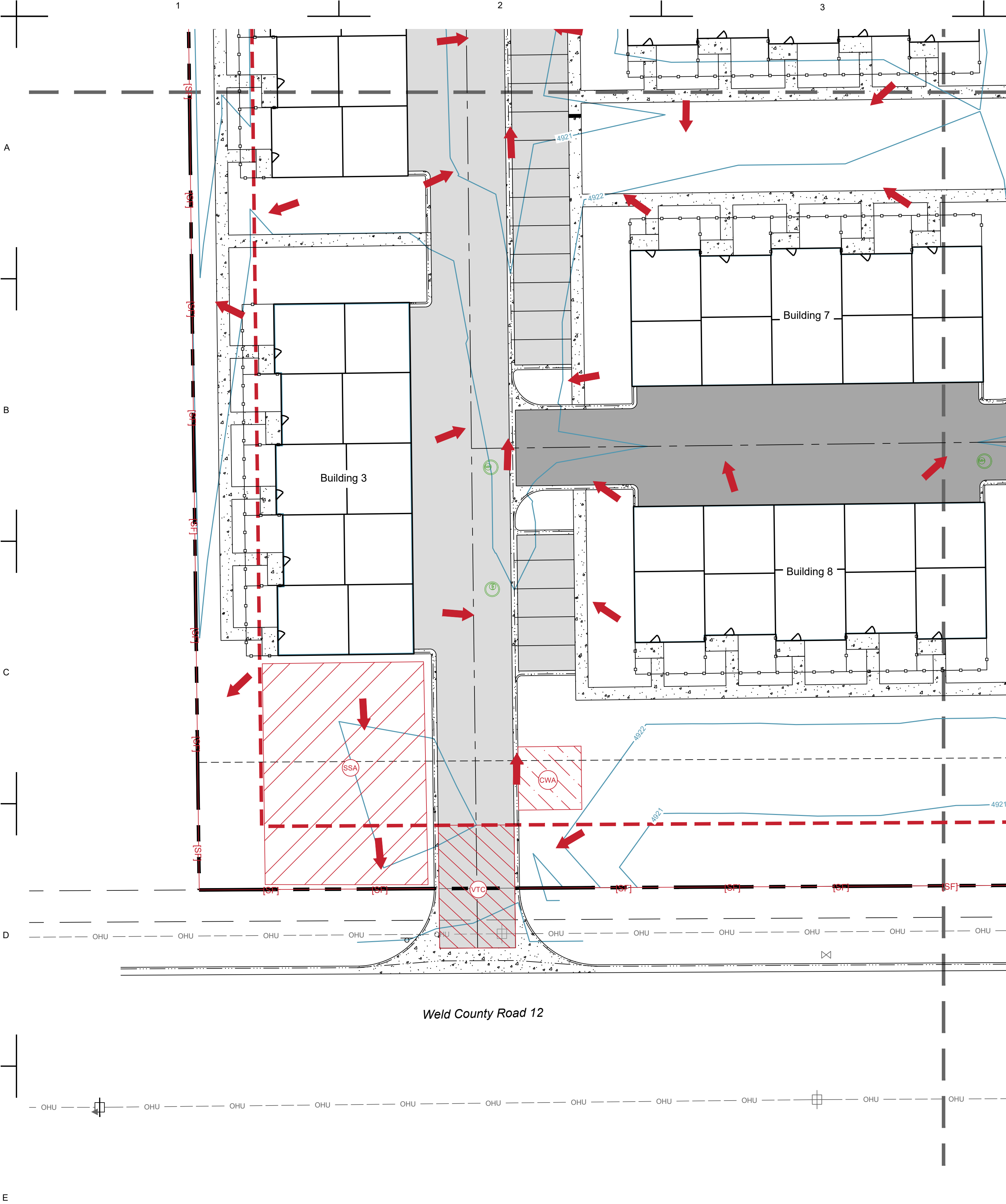
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Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Erosion and Sediment Control Plan

Sheet

C4.2

Fort Lupton, CO



Legend

Existing	Proposed
Property Line	Property Line
Right of Way	Right of Way
Easement	Easement
4800 Major Contour	4800 Major Contour
4801 Minor Contour	4801 Minor Contour
Flowline	Flowline
Curb and Gutter	Curb and Gutter
Fence	Fence
Limits of Disturbance	Limits of Disturbance
Pavement	Pavement
Light Duty Pavement	Light Duty Pavement
Heavy Duty Pavement	Heavy Duty Pavement
Concrete	Concrete
Gravel	Gravel
Install Vehicle Tracking Control	VTC
Install Concrete Washout Area	CWA
Install Stabilized Staging Area	SSA
Install Inlet Protection	IP
Outlet Protection	OP
Install Silt Fence	SF
Flow Arrow	Flow Arrow

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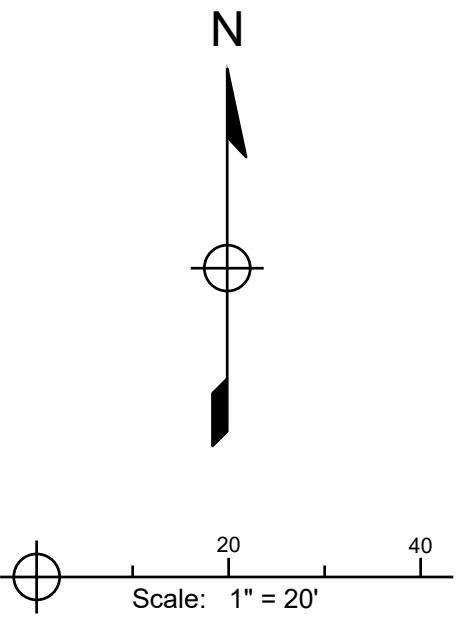
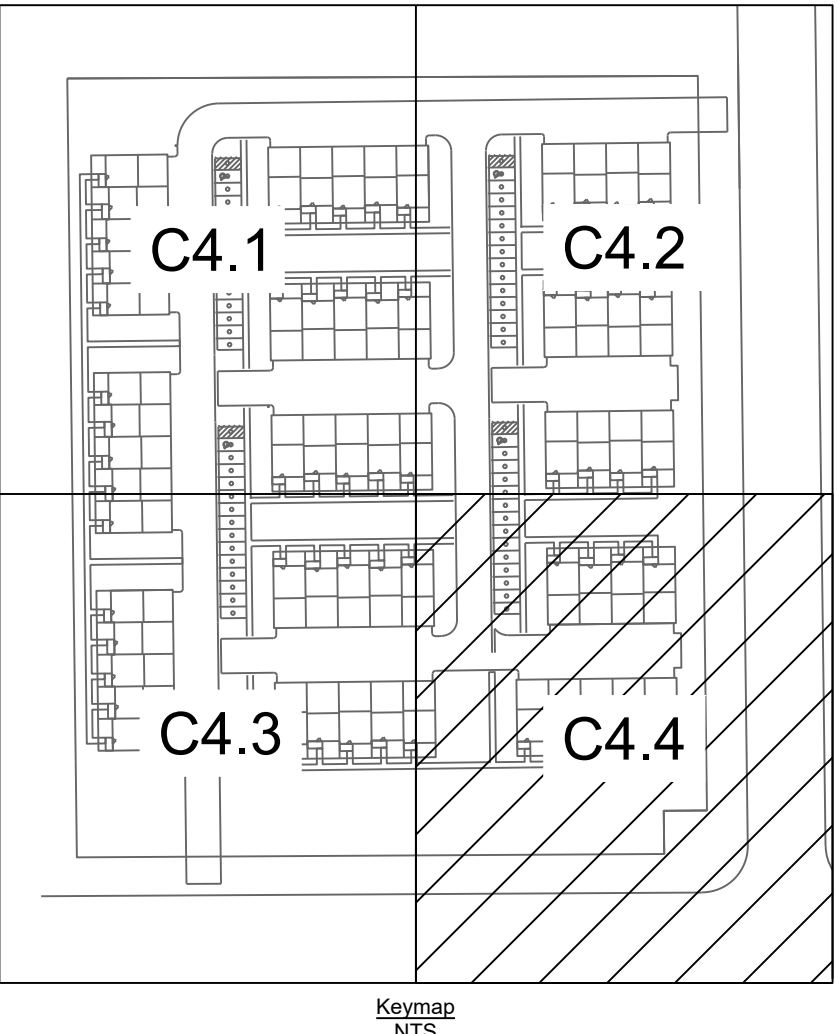
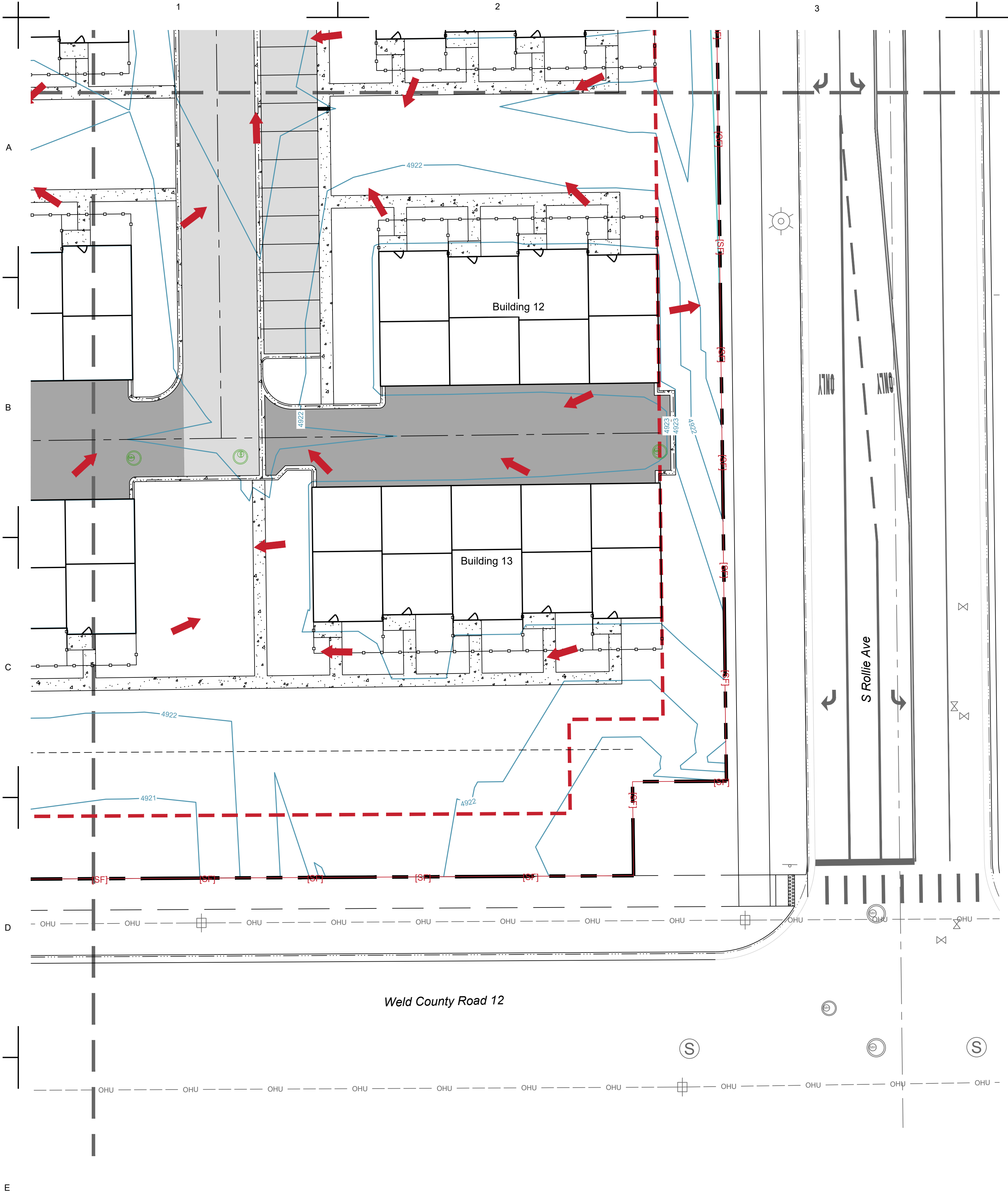


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Rev
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0

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Erosion and Sediment Control Plan



Legend	
Existing	Proposed
	Property Line
	Right of Way
	Easement
	Major Contour
	Minor Contour
	Flowline
	Curb and Gutter
	Fence
	Limits of Disturbance
	Pavement
	Light Duty Pavement
	Heavy Duty Pavement
	Concrete
	Gravel
	Install Vehicle Tracking Control
	Install Concrete Washout Area
	Install Stabilized Staging Area
	Install Inlet Protection
	Outlet Protection
	Install Silt Fence
	Flow Arrow

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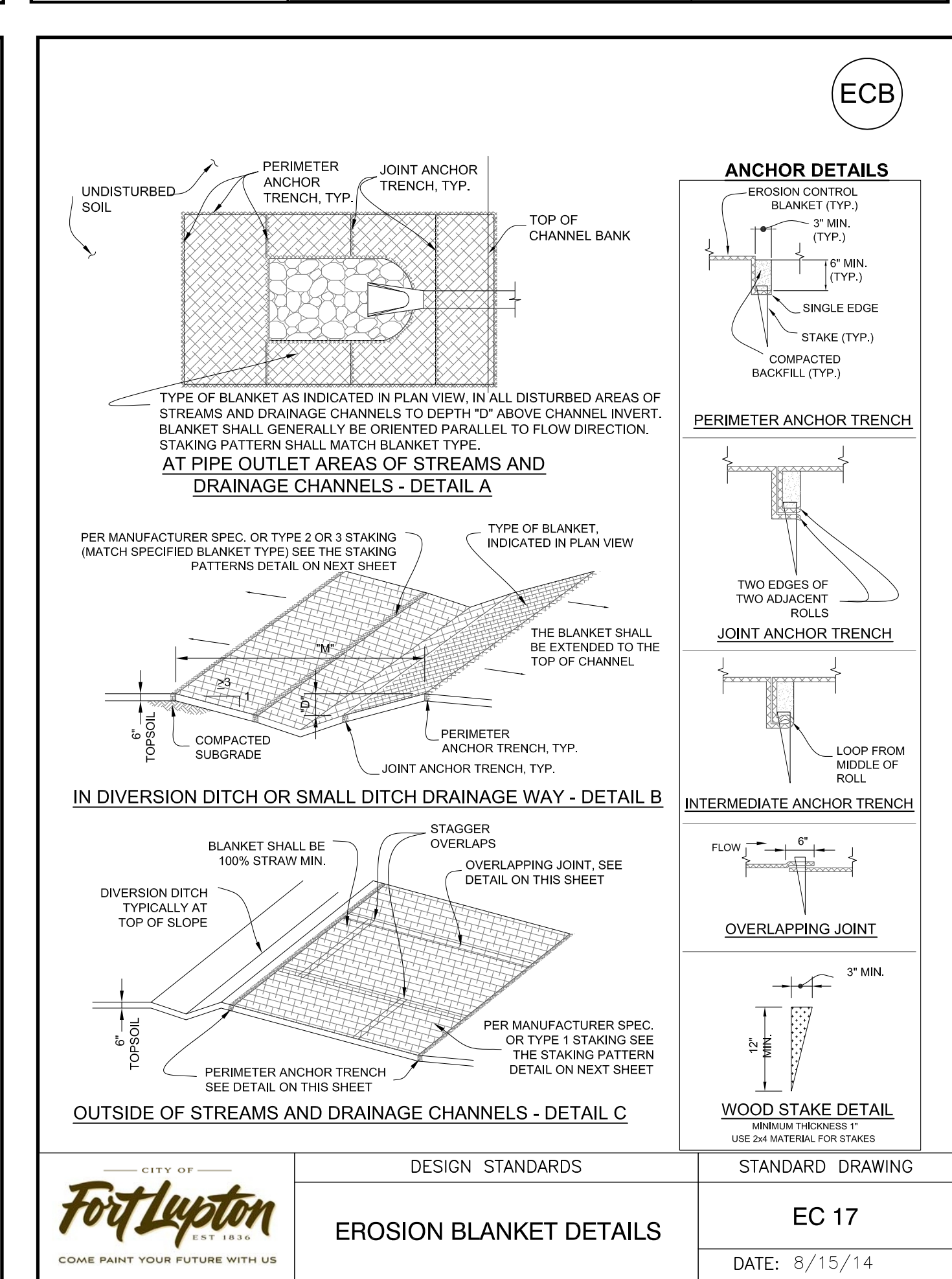
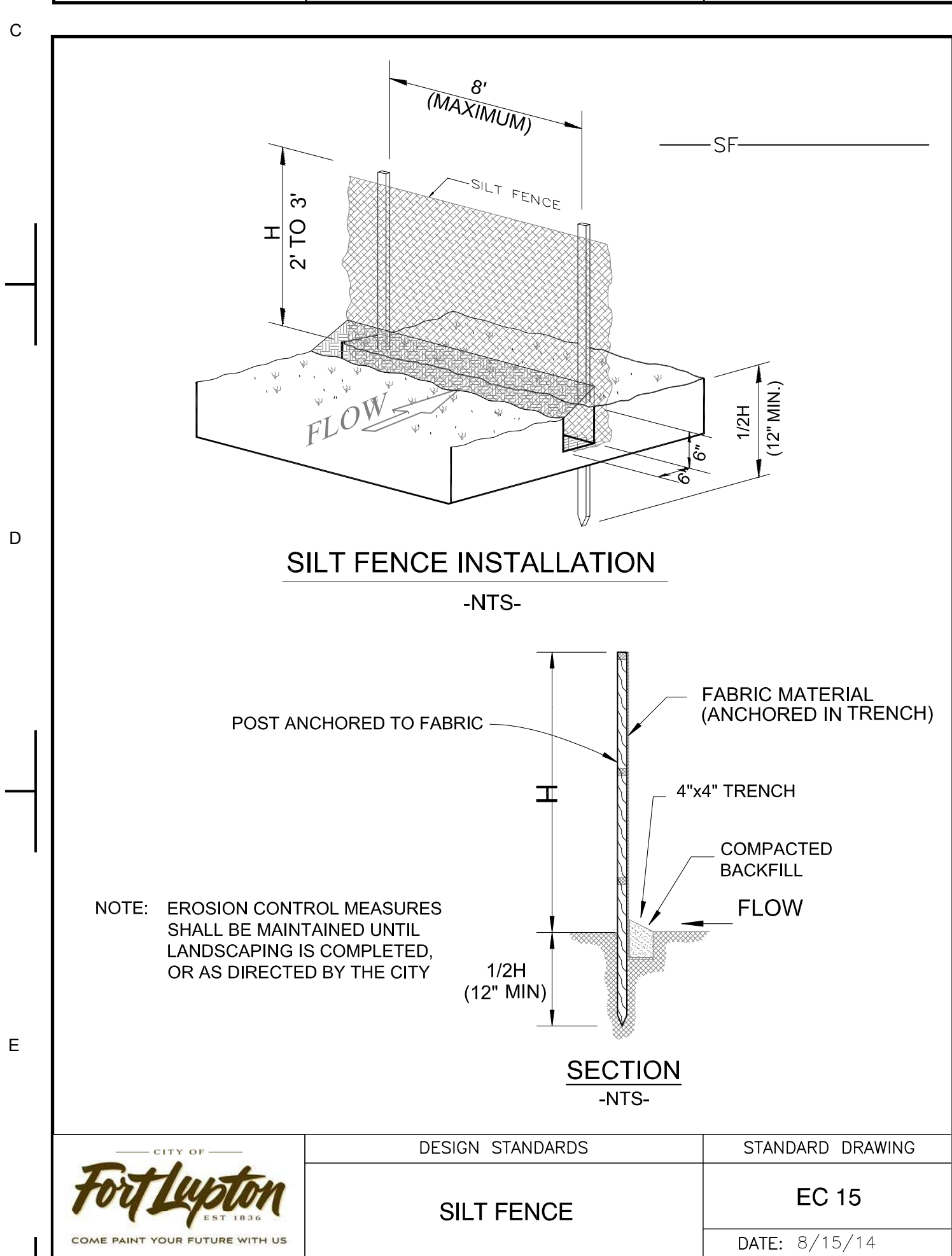
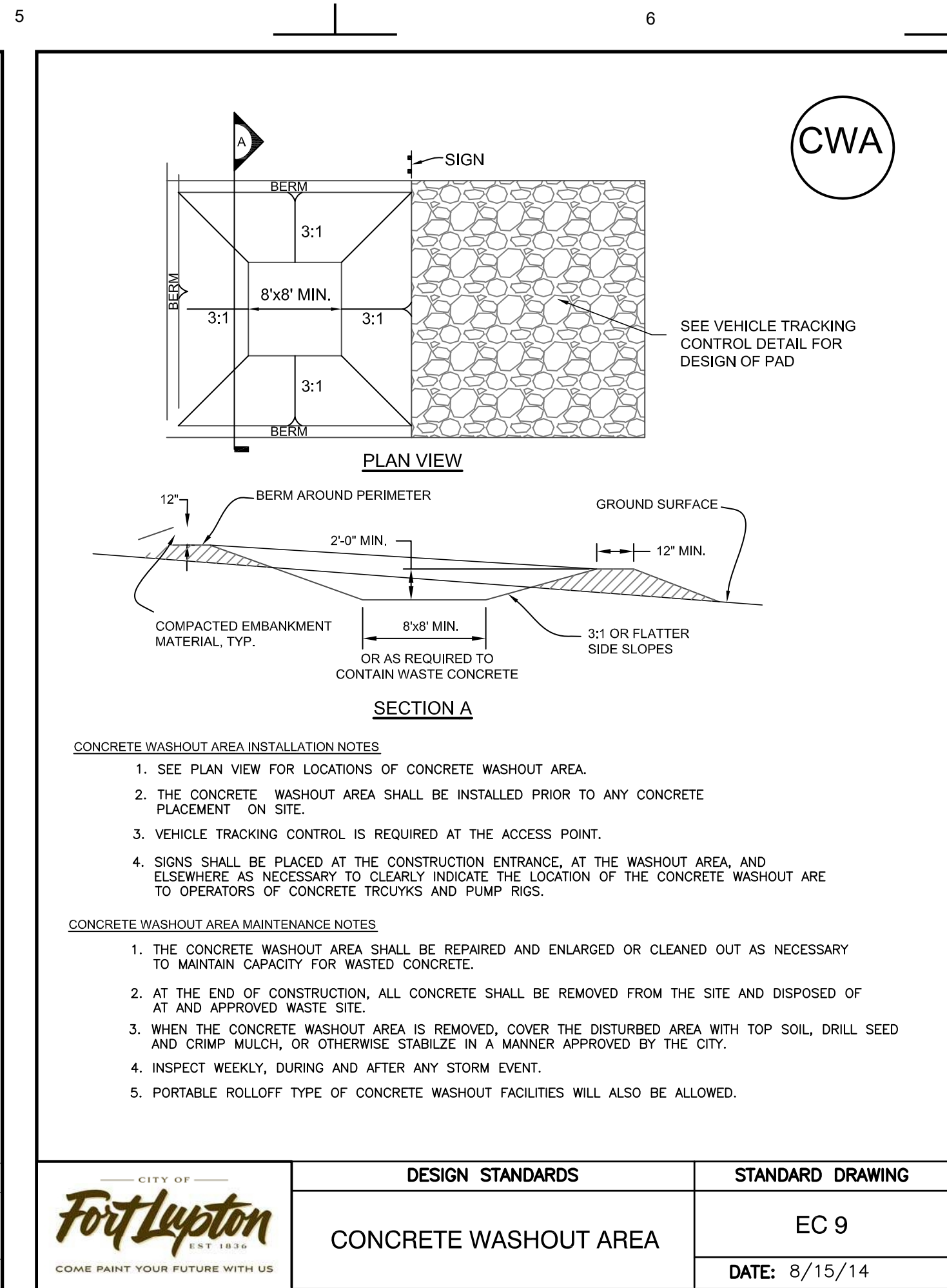
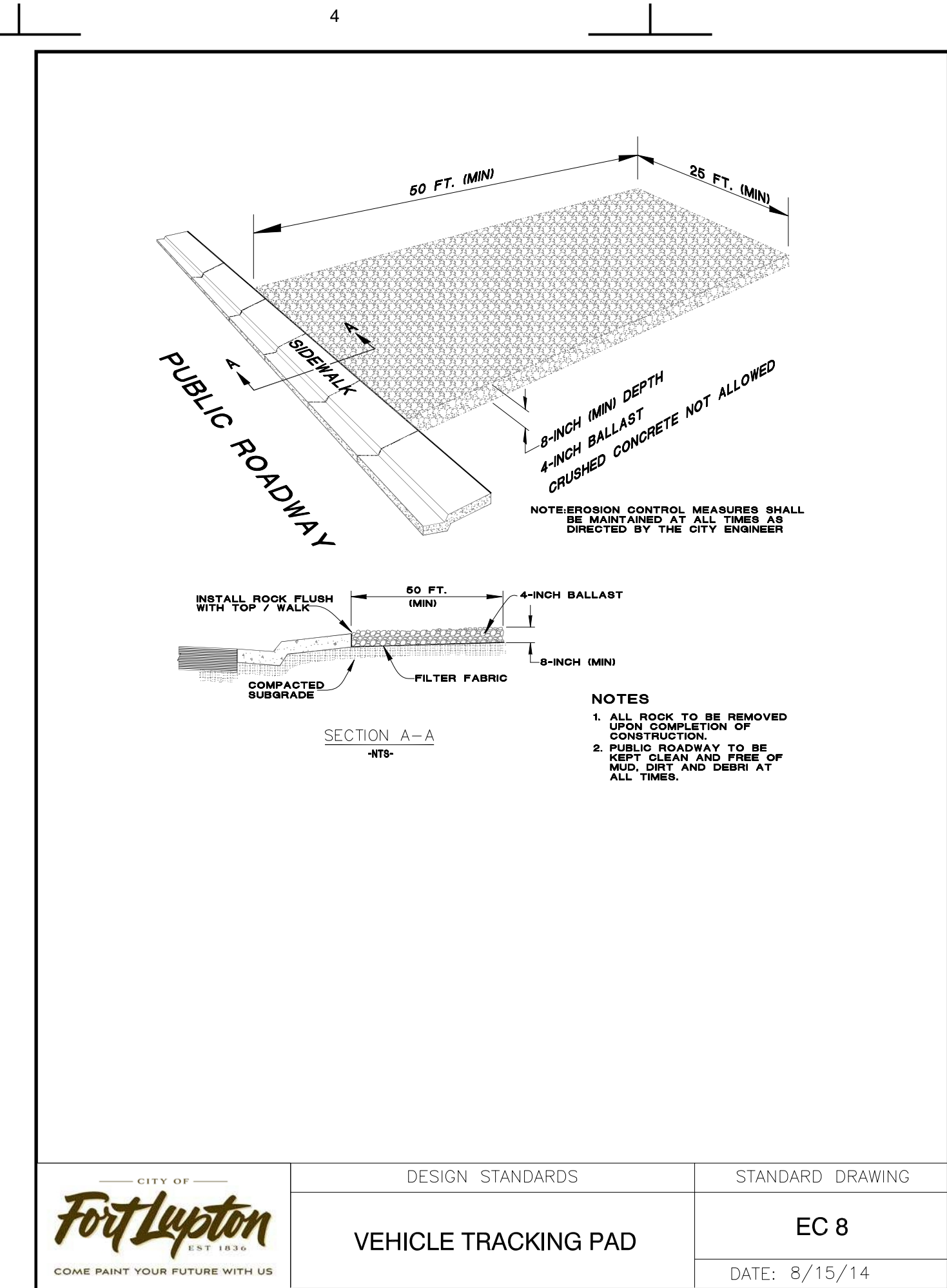
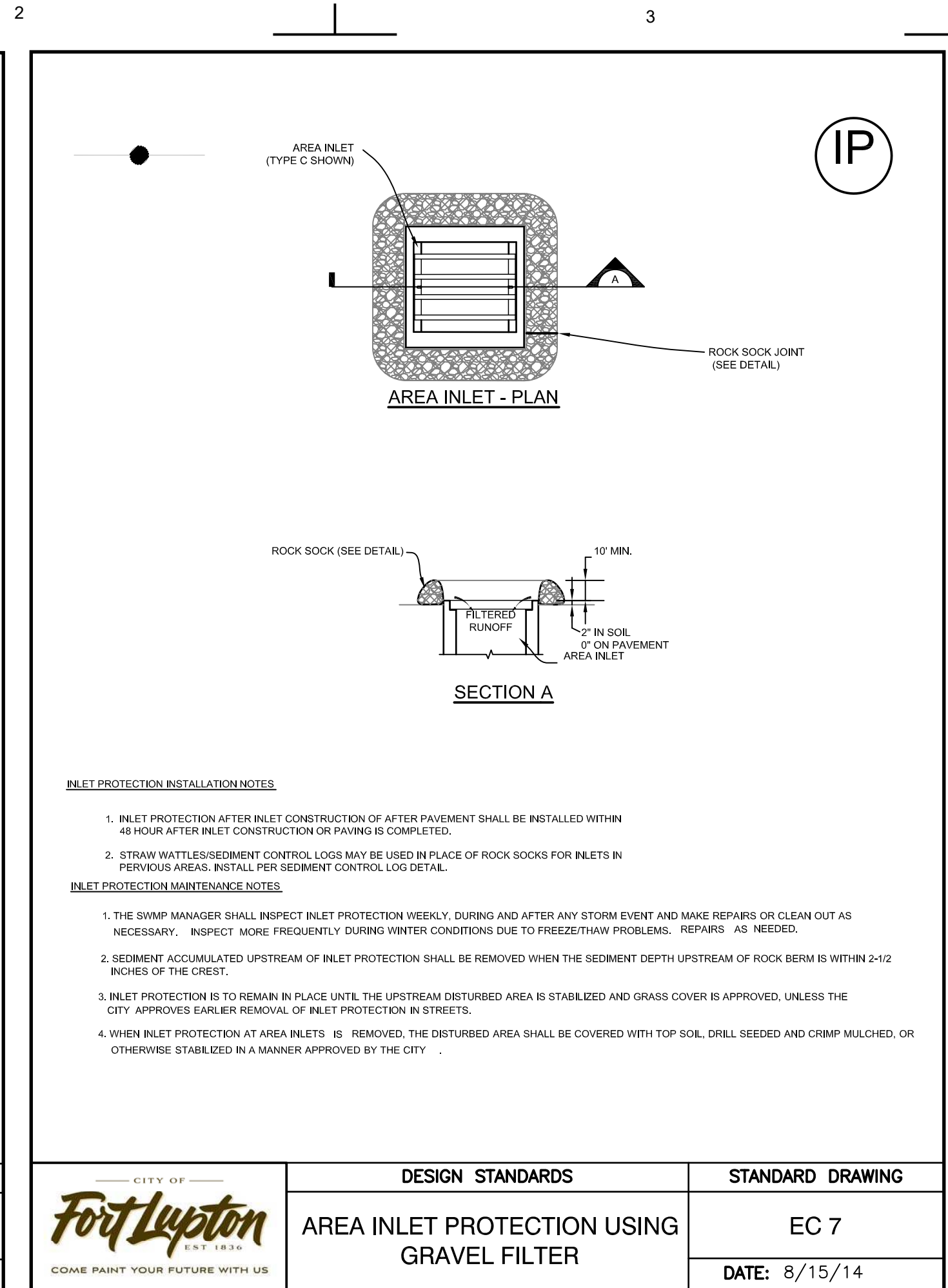
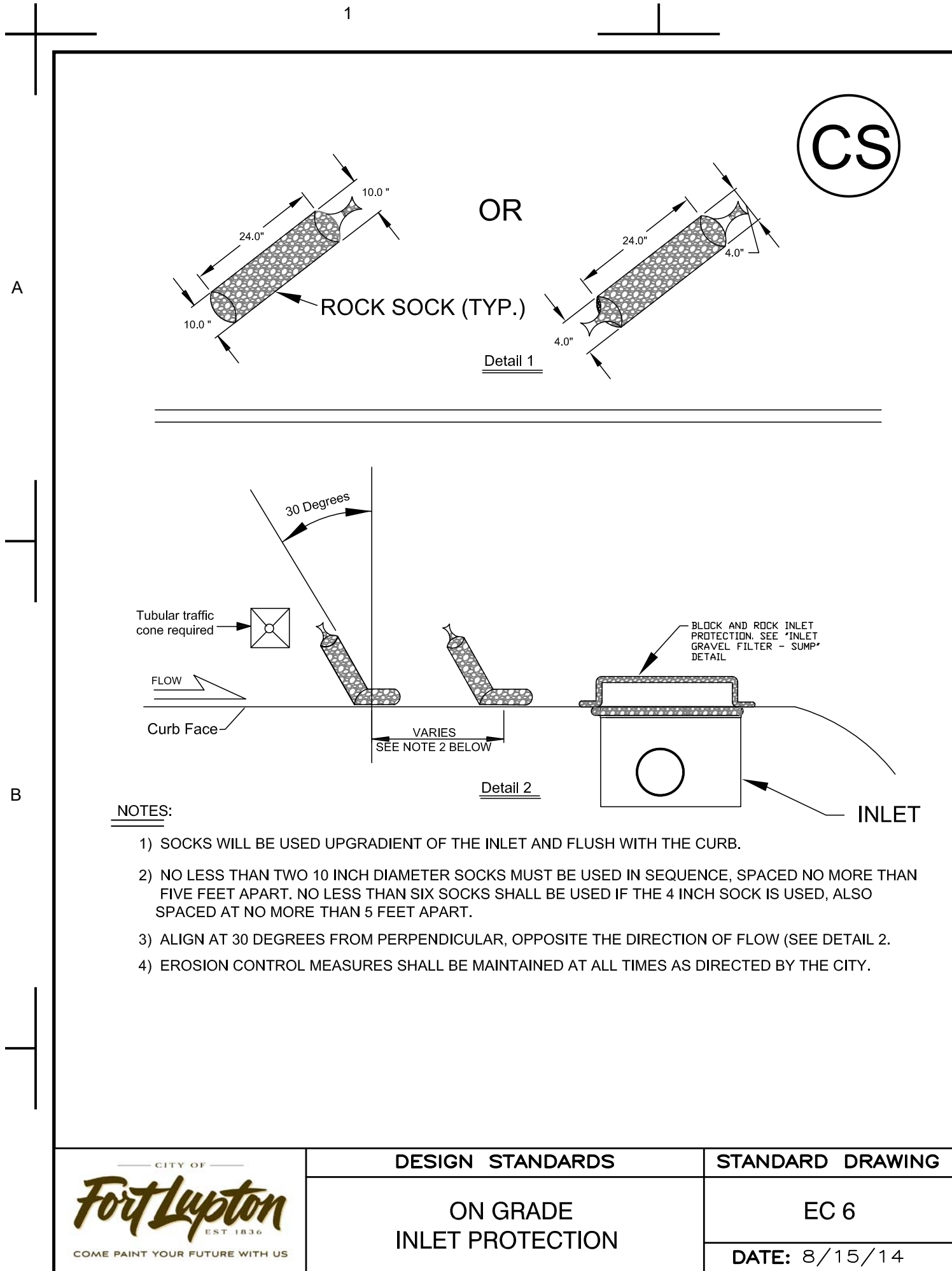
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Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Erosion and Sediment Control Plan

Sheet

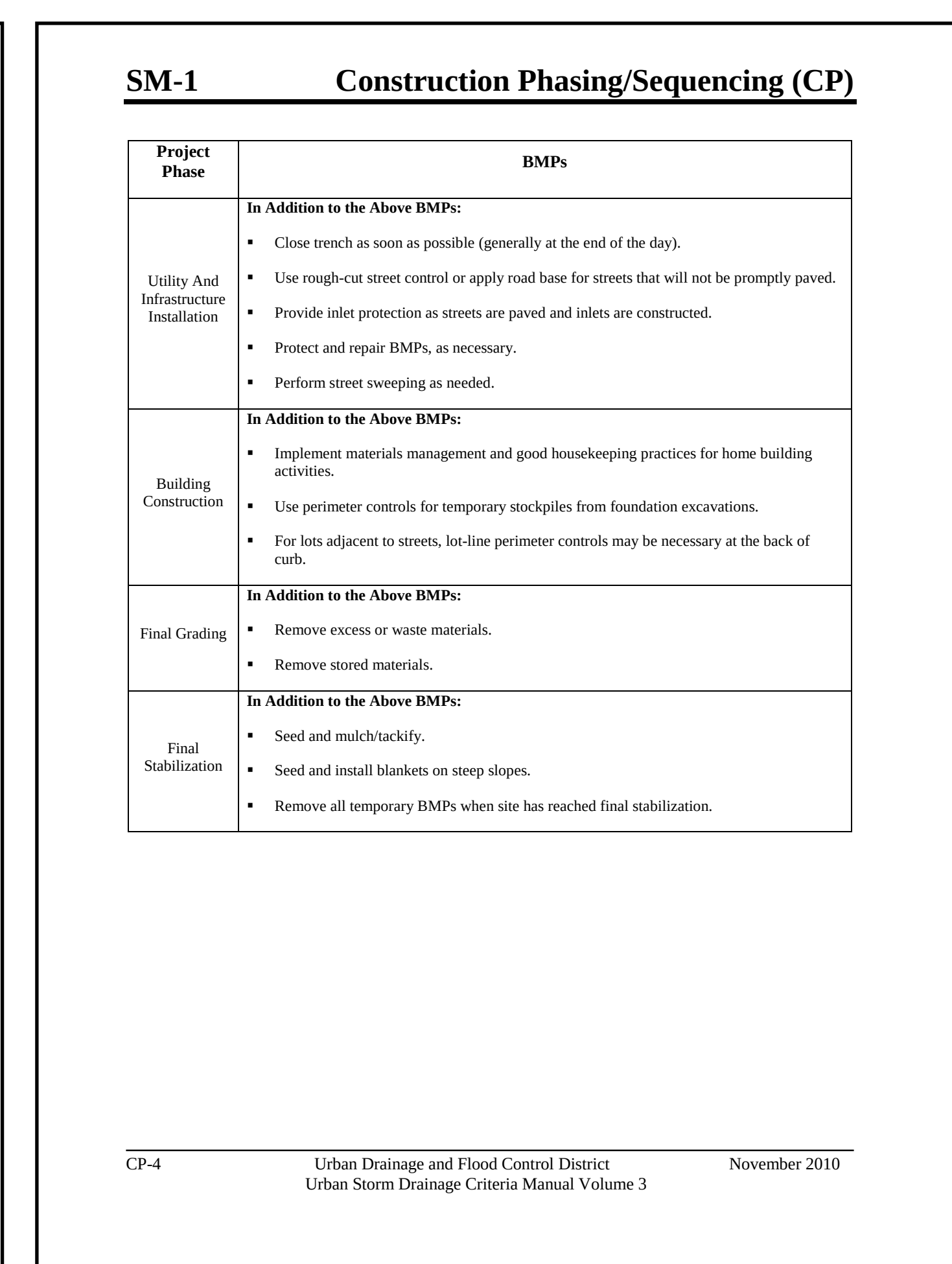
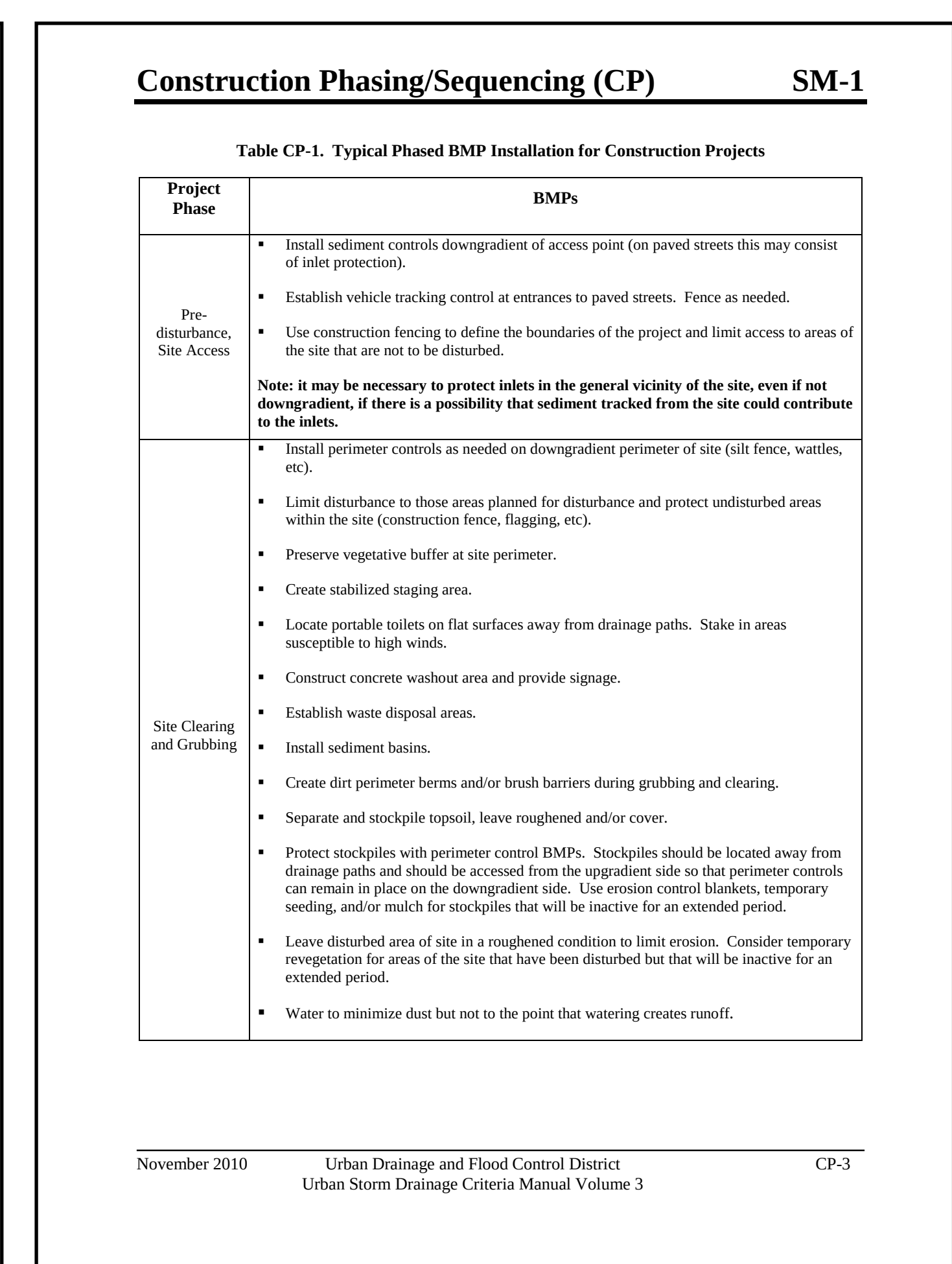
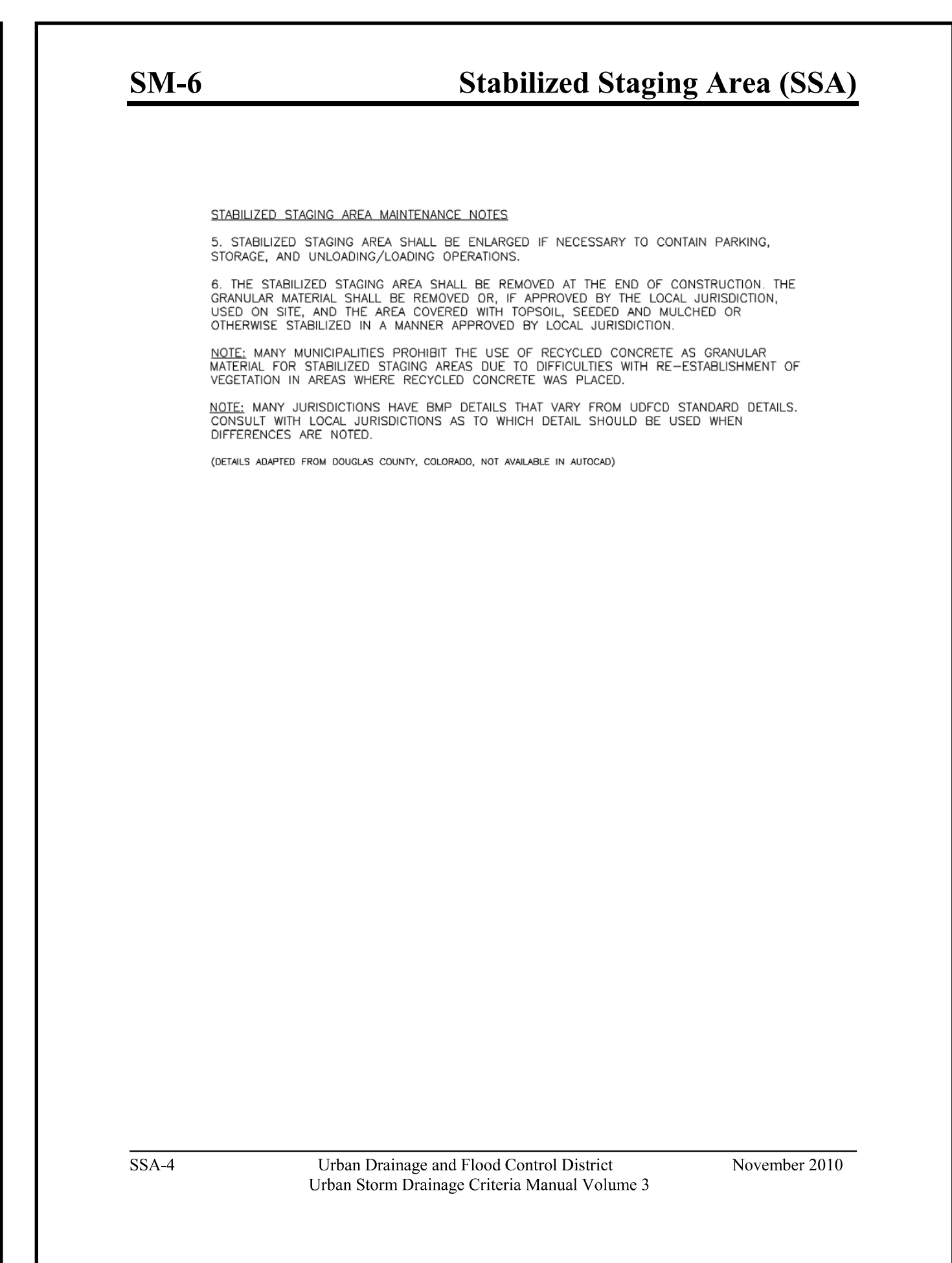
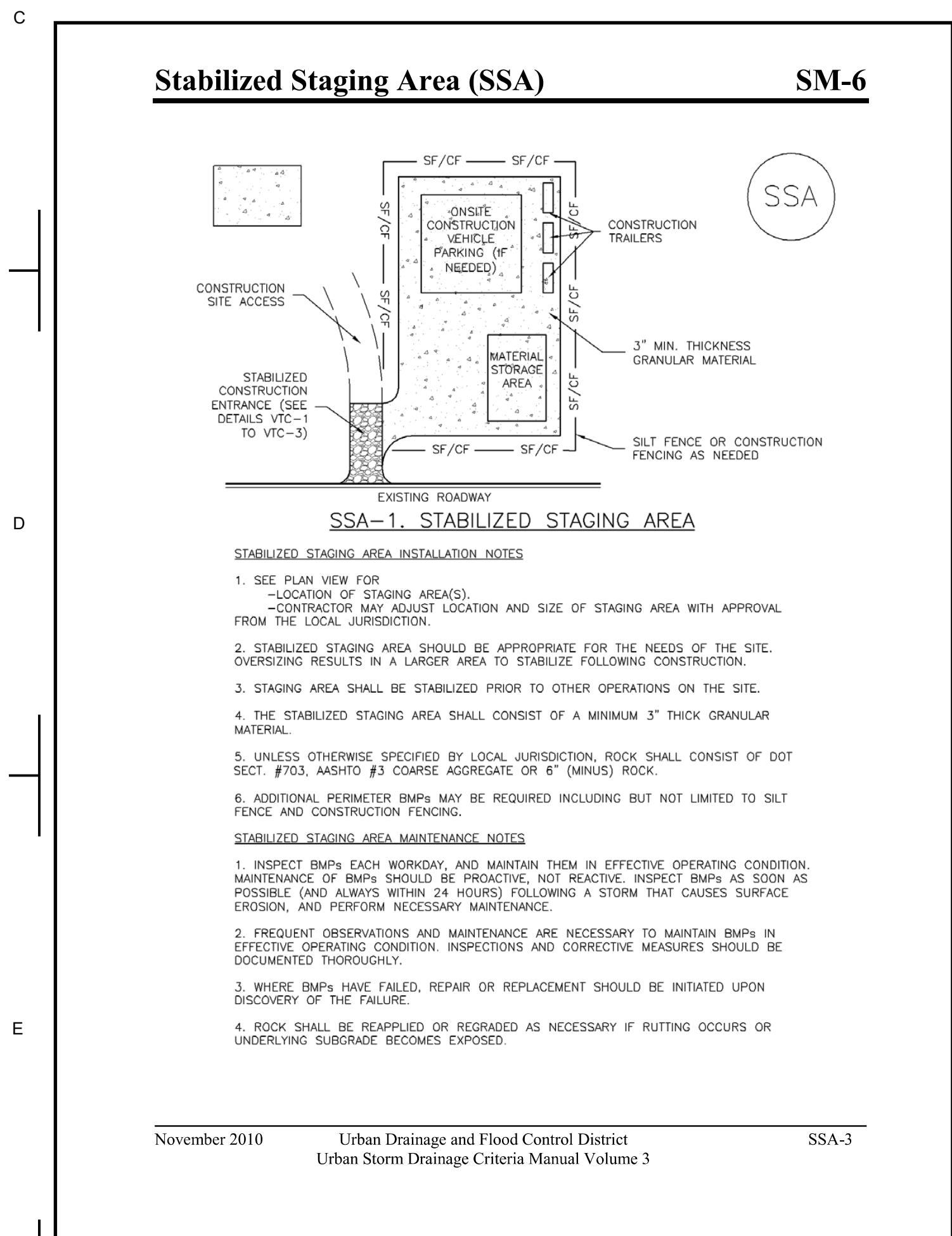
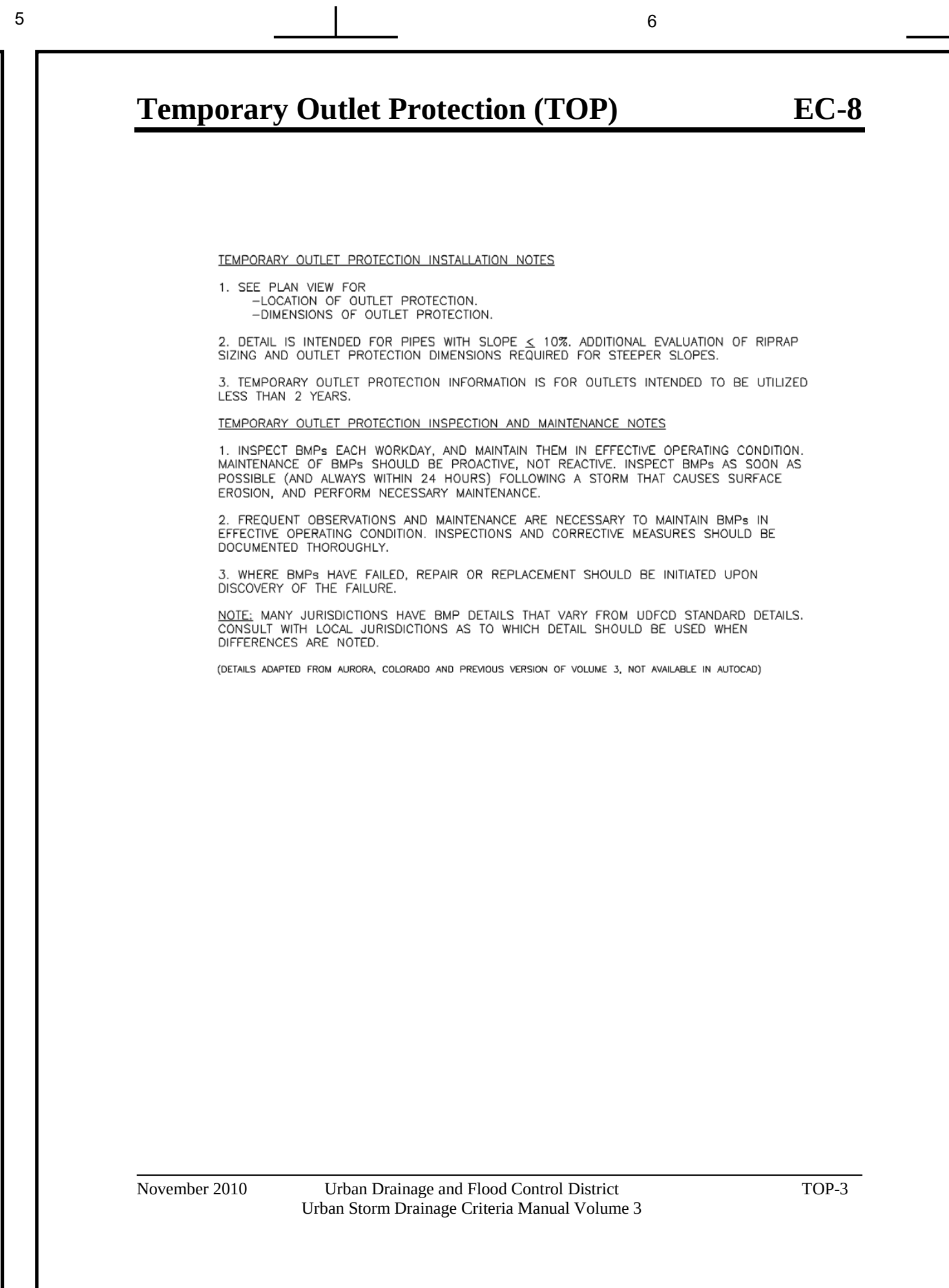
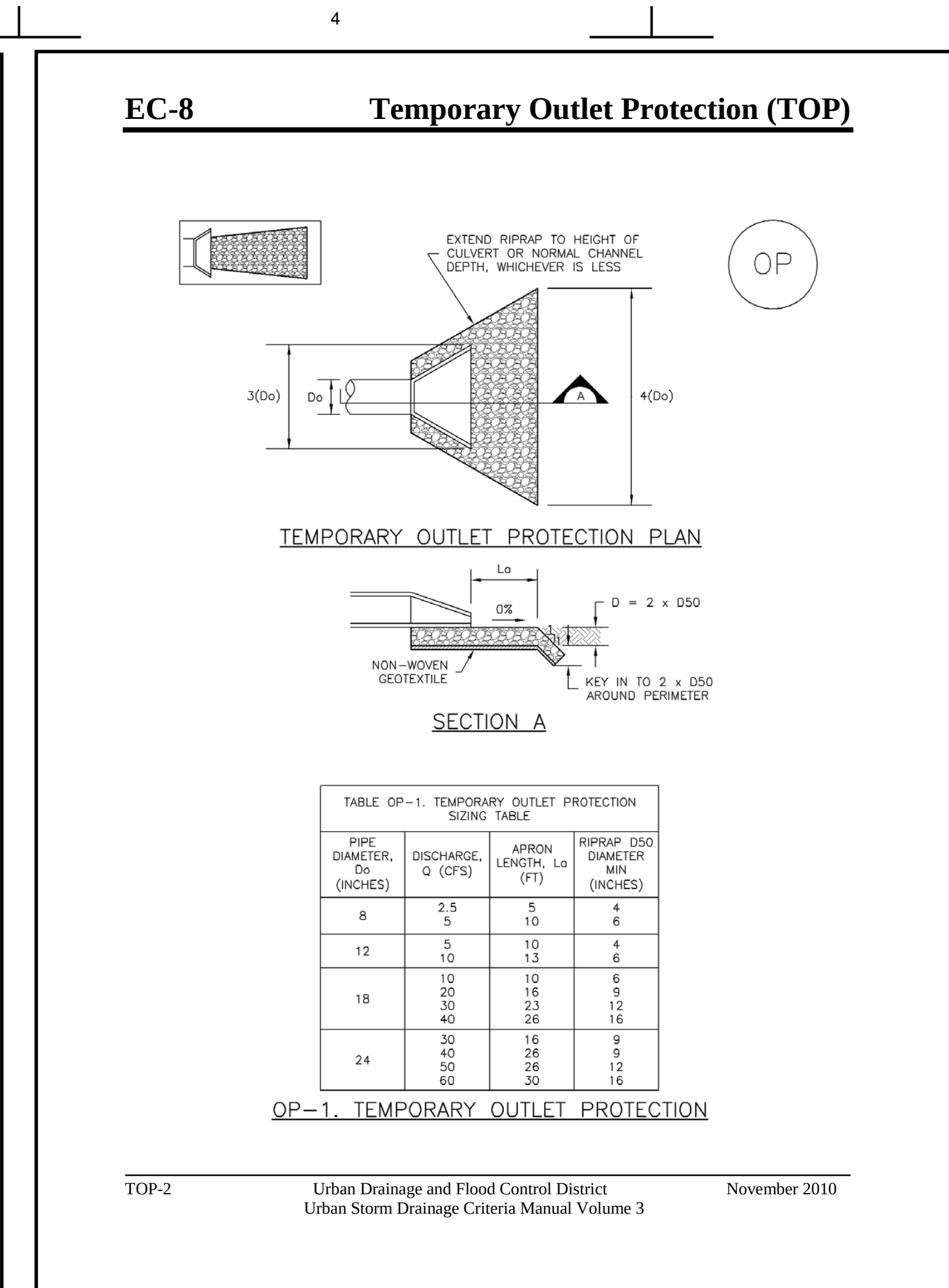
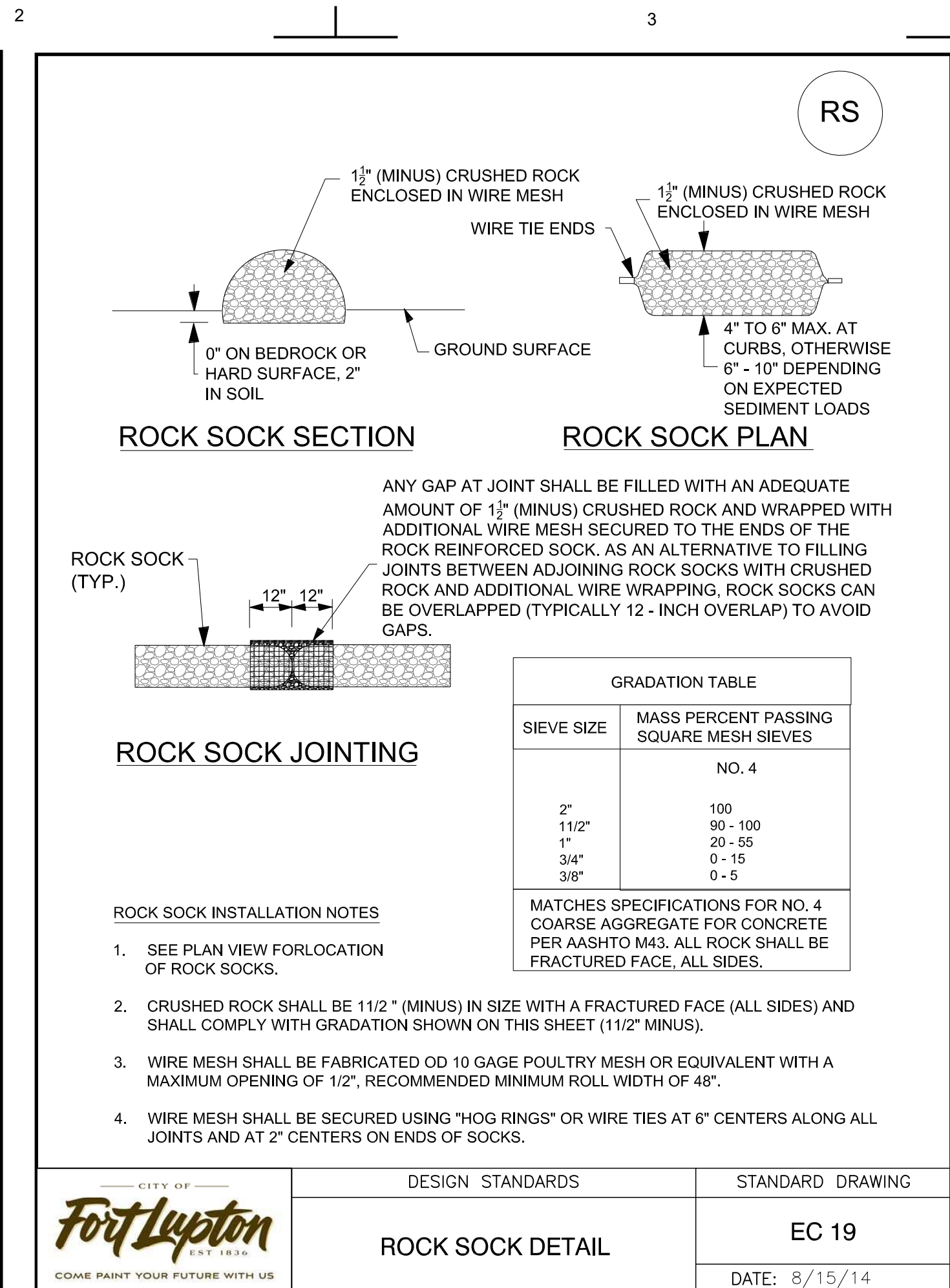
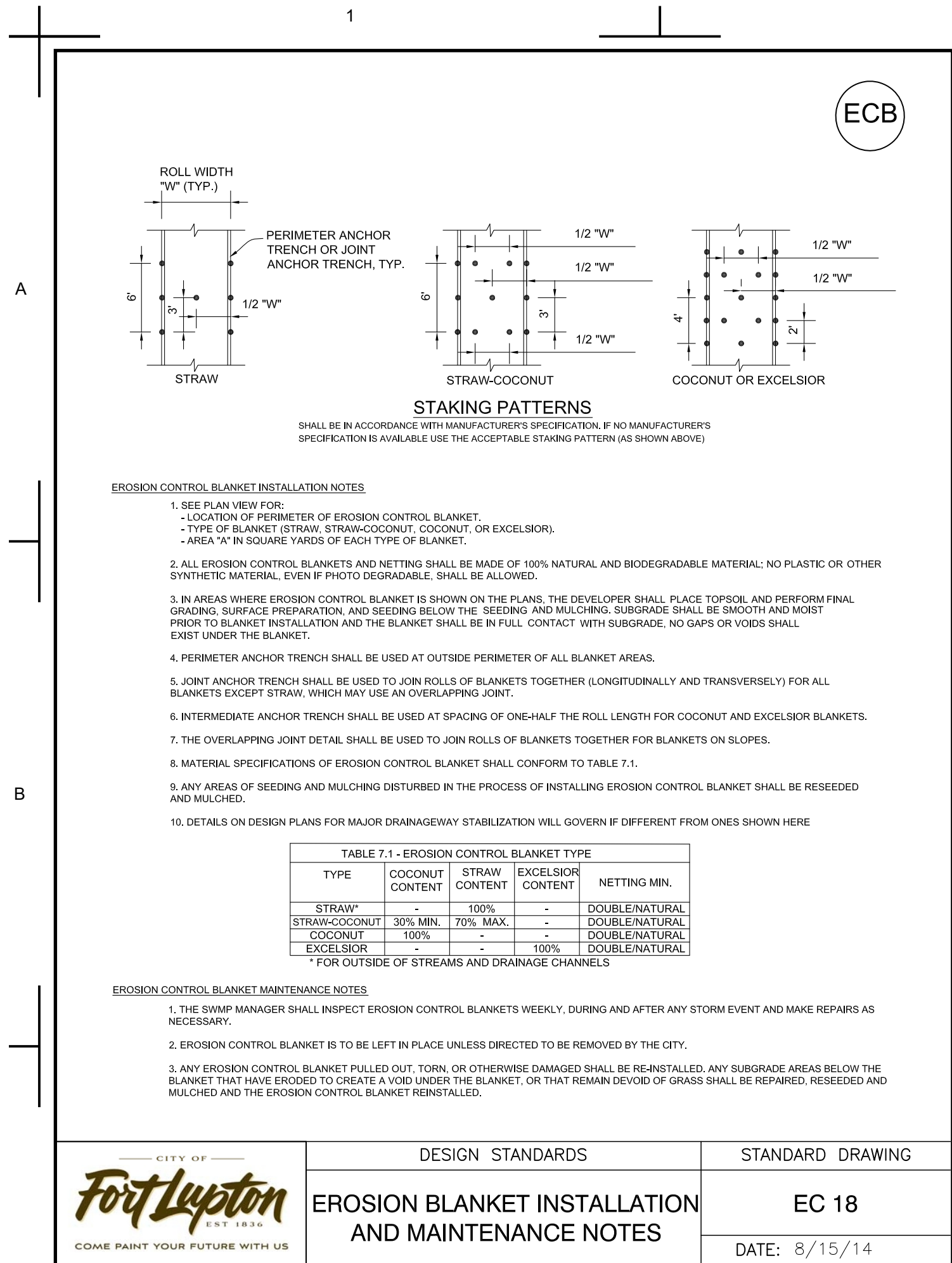
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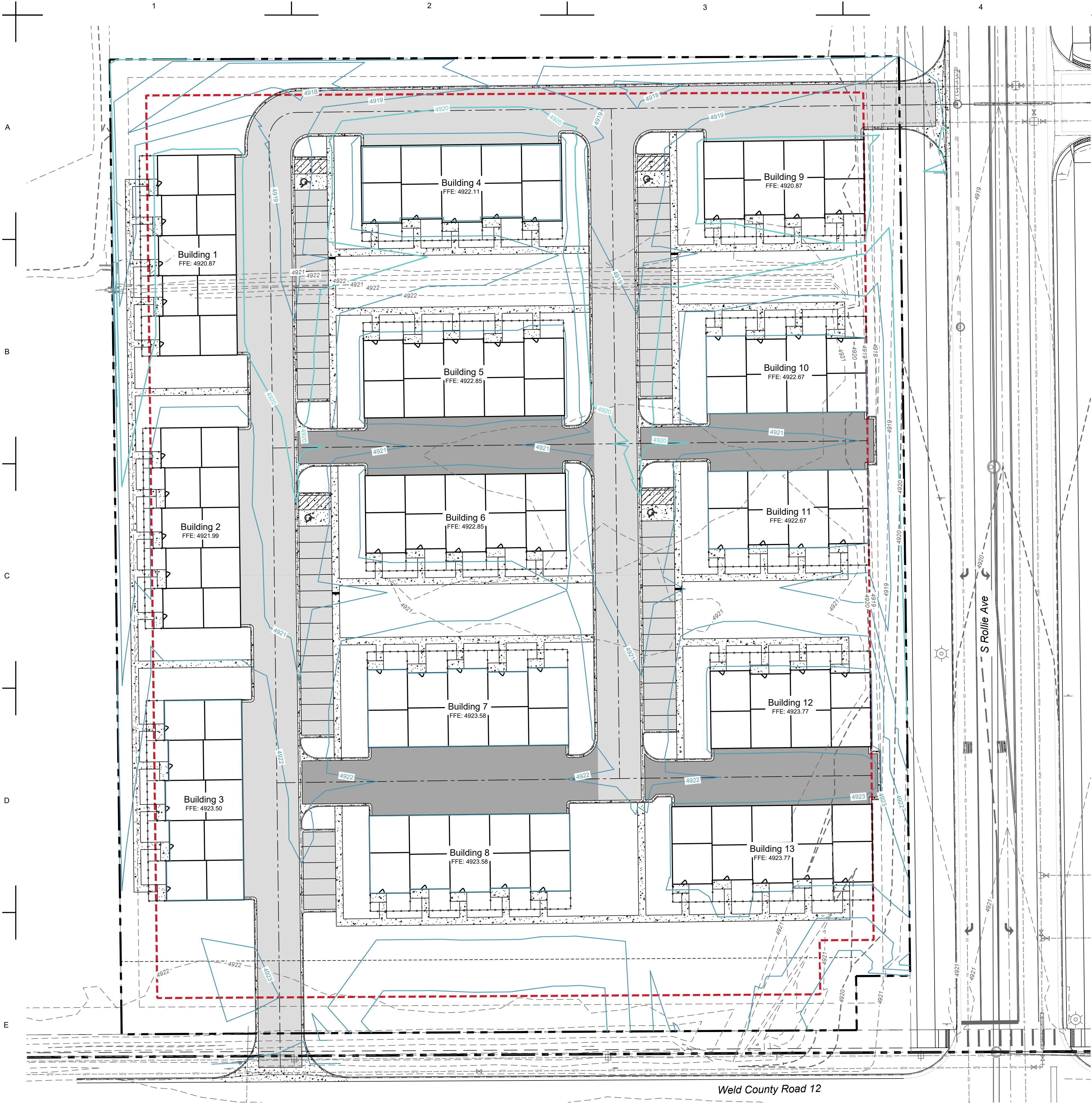
Fort Lupton, CO



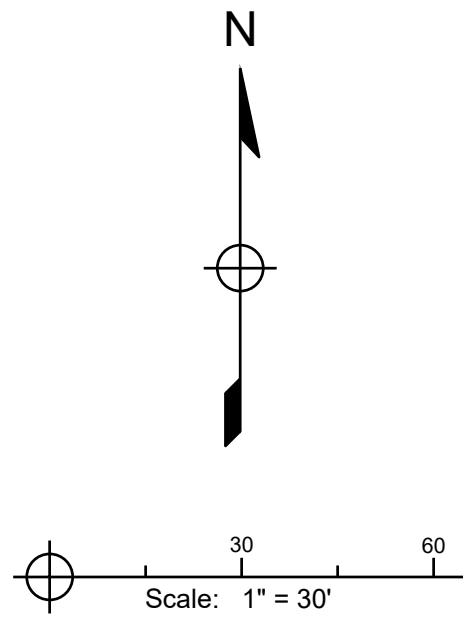
Detail Index

Name	Detail Number	Reference Sheet	Source
Erosion and Sediment Control Details			
On Grade Inlet Protection	EC6	C4.5	Fort Lupton
Area Inlet Protection Using Gravel Filter	EC7	C4.5	Fort Lupton
Vehicle Tracking Pad	EC8	C4.5	Fort Lupton
Concrete Washout Area	EC9	C4.5	Fort Lupton
Silt Fence	EC15	C4.5	Fort Lupton
Erosion Blanket Details	EC17	C4.5	Fort Lupton
Erosion Blanket Installation and Maintenance Notes	EC18	C4.6	Fort Lupton
Rock Sock Detail	EC19	C4.6	Fort Lupton
Temporary Outlet Protection	EC-8	C4.6	Urban Drainage
Stabilized Staging Area	SM-6	C4.6	Urban Drainage
Construction Phasing/Sequencing	SM-1	C4.1	Urban Drainage
BMP GANTT Chart	L1-8	C4.1	LandOne





Legend	
Existing	Proposed
	Property Line
	Right of Way
	Easement
	Major Contour 4800
	Minor Contour 4801
	Grade Break
	Flowline
	Swale Flowline
	Curb and Gutter
	Fence
	Limits of Disturbance 4800 4801
	Pavement
	Light Duty Pavement
	Heavy Duty Pavement
	Concrete
	Gravel



PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number	21-013
Checked By	JG
Date	07/19/2021

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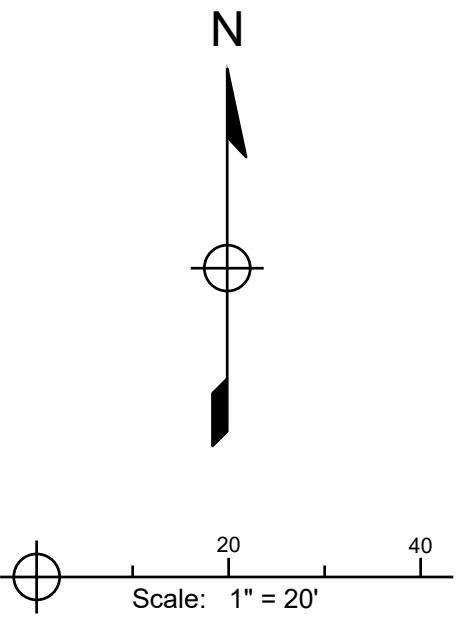
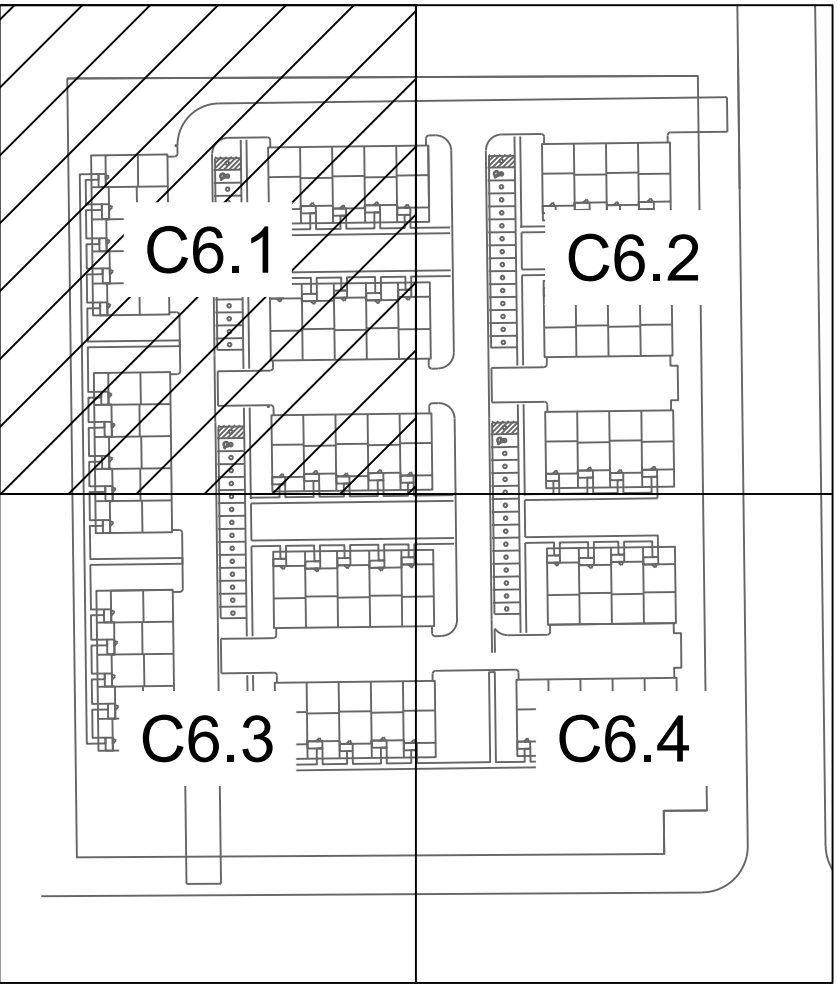
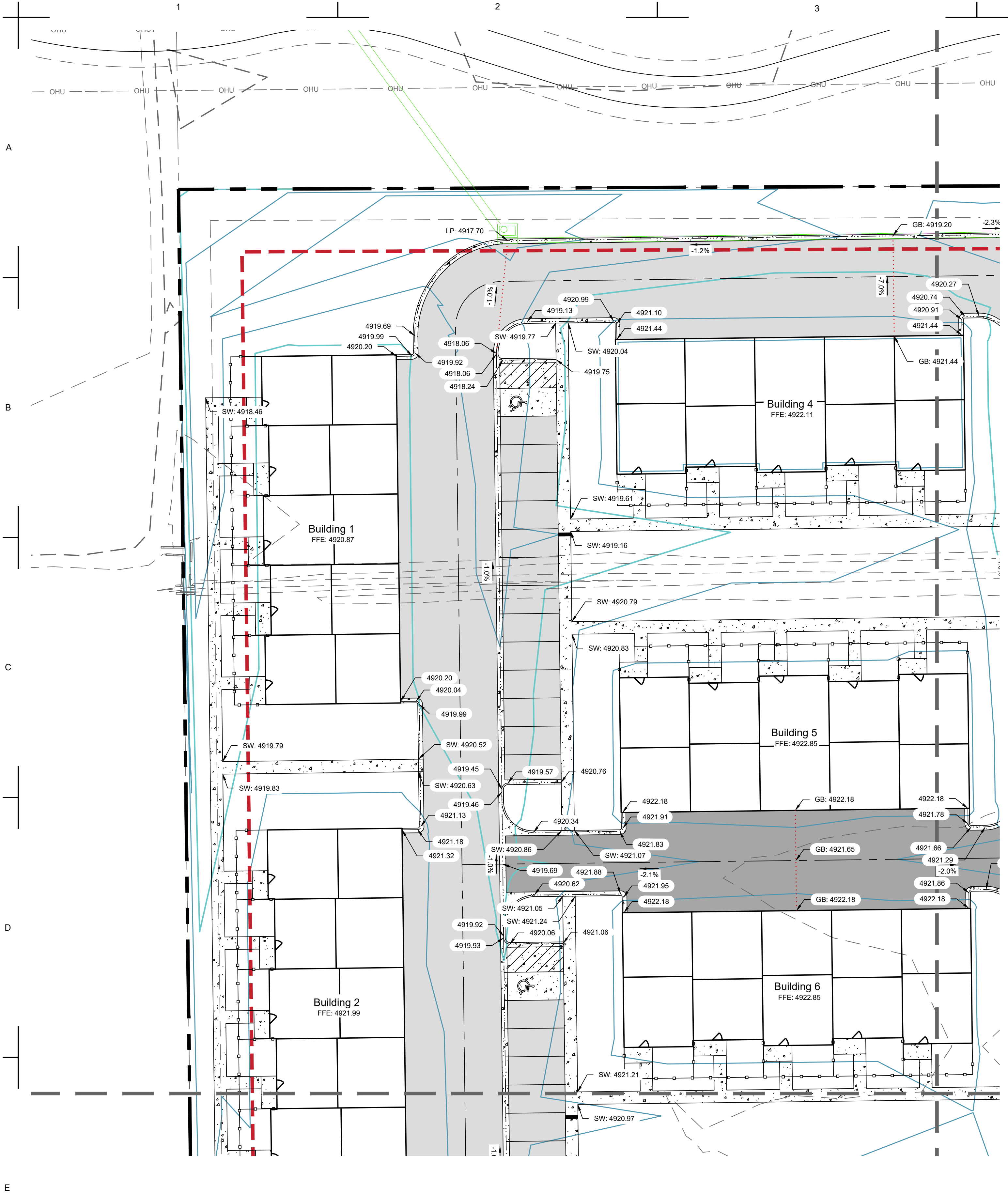
Revision Description
1st Submittal to City

Date
07/19/2021

Rev. No.
0

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Overall Grading Plan

Fort Lupton, CO



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

PRELIMINARY
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Job Number	21-013
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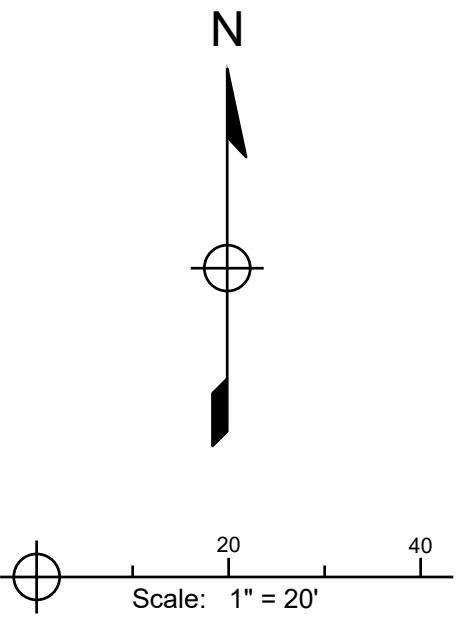
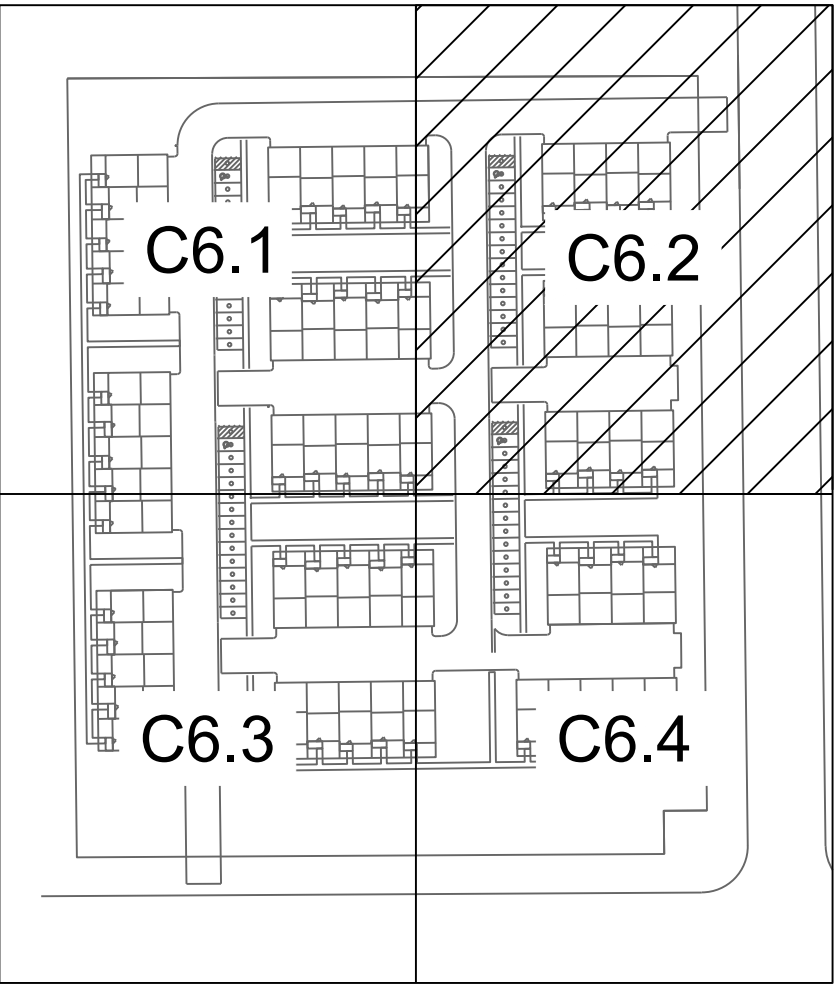
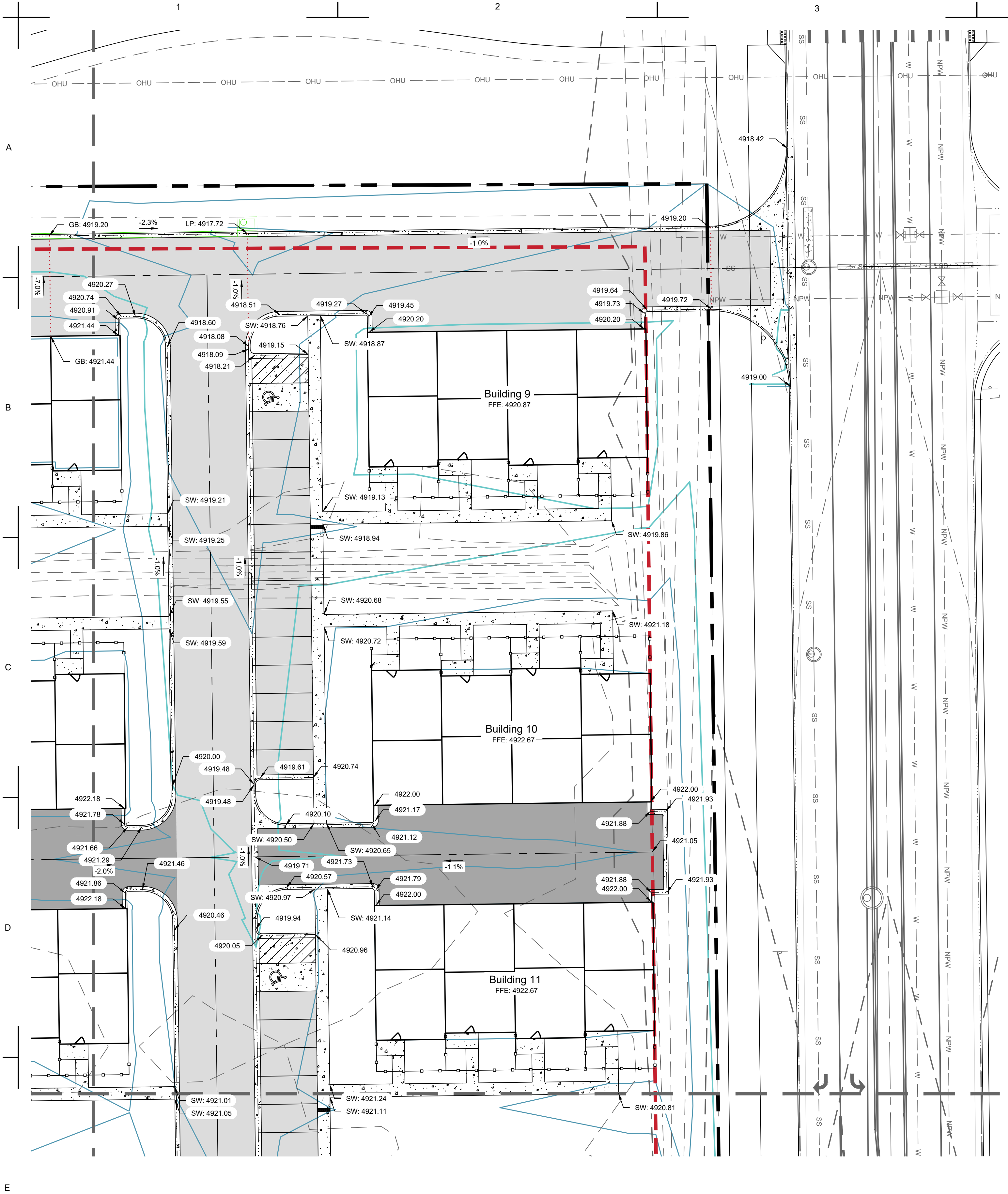
Revision Description
1st Submittal to City

Date
07/19/2021

Rev
0

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Grading Plan
Fort Lupton, CO

Sheet	C6.1
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Legend	
Existing	Proposed
	Property Line
	Right of Way
	Easement
	Major Contour 4800
	Minor Contour 4801
	Grade Break
	Flowline
	Swale Flowline
	Curb and Gutter
	Fence
	Limits of Disturbance
	Pavement
	Light Duty Pavement
	Heavy Duty Pavement
	Concrete
	Gravel

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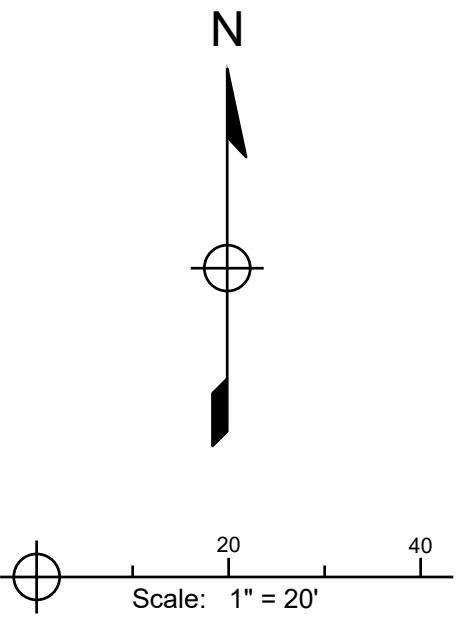
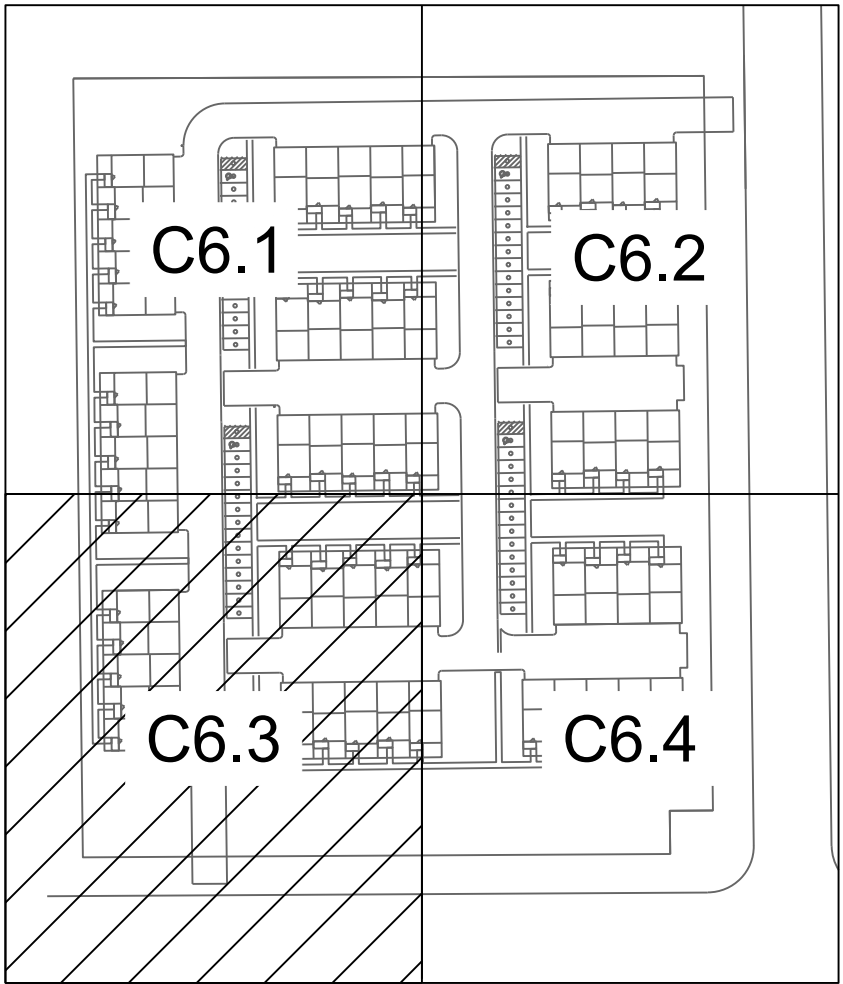
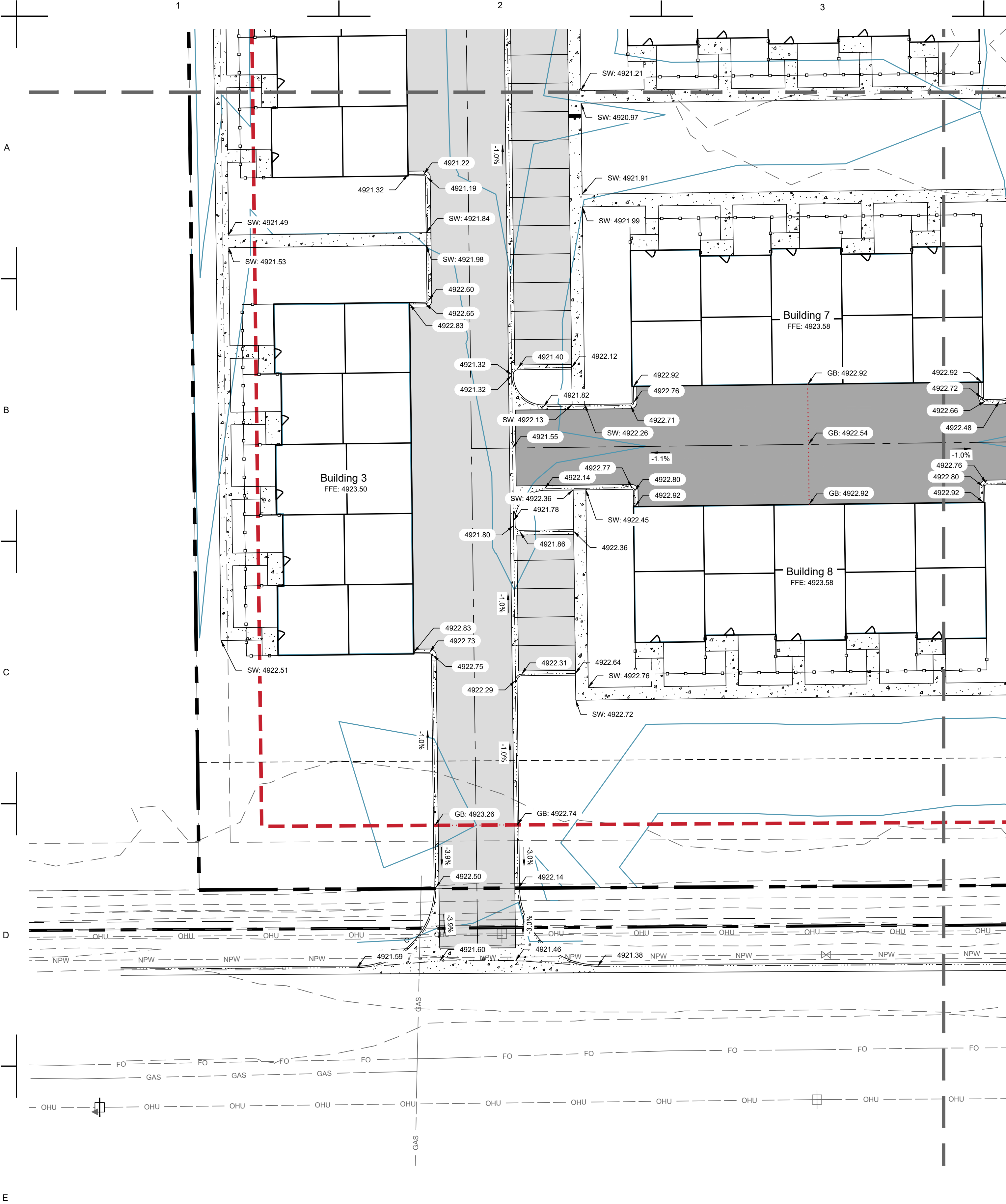


Revision Description
1st Submittal to City

Date
07/19/2021

Rev
0

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Grading Plan
Fort Lupton, CO



Legend	
Existing	Proposed
	Property Line
	Right of Way
	Easement
	Major Contour 4800
	Minor Contour 4801
	Grade Break
	Flowline
	Swale Flowline
	Curb and Gutter
	Fence
	Limits of Disturbance
	Pavement
	Light Duty Pavement
	Heavy Duty Pavement
	Concrete
	Gravel

PRELIMINARY
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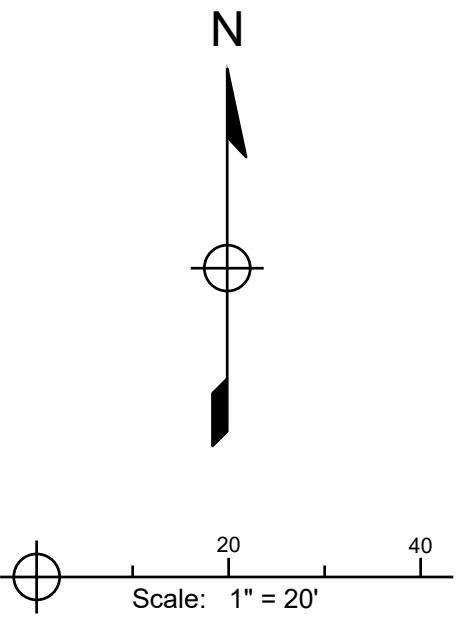
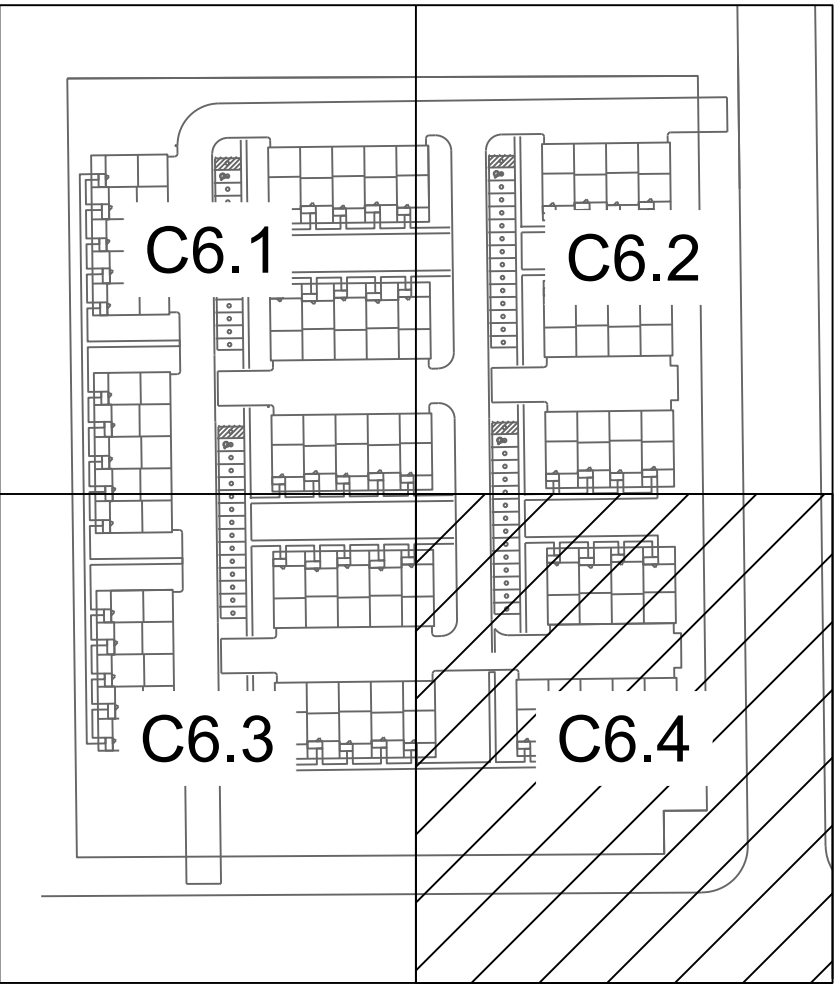
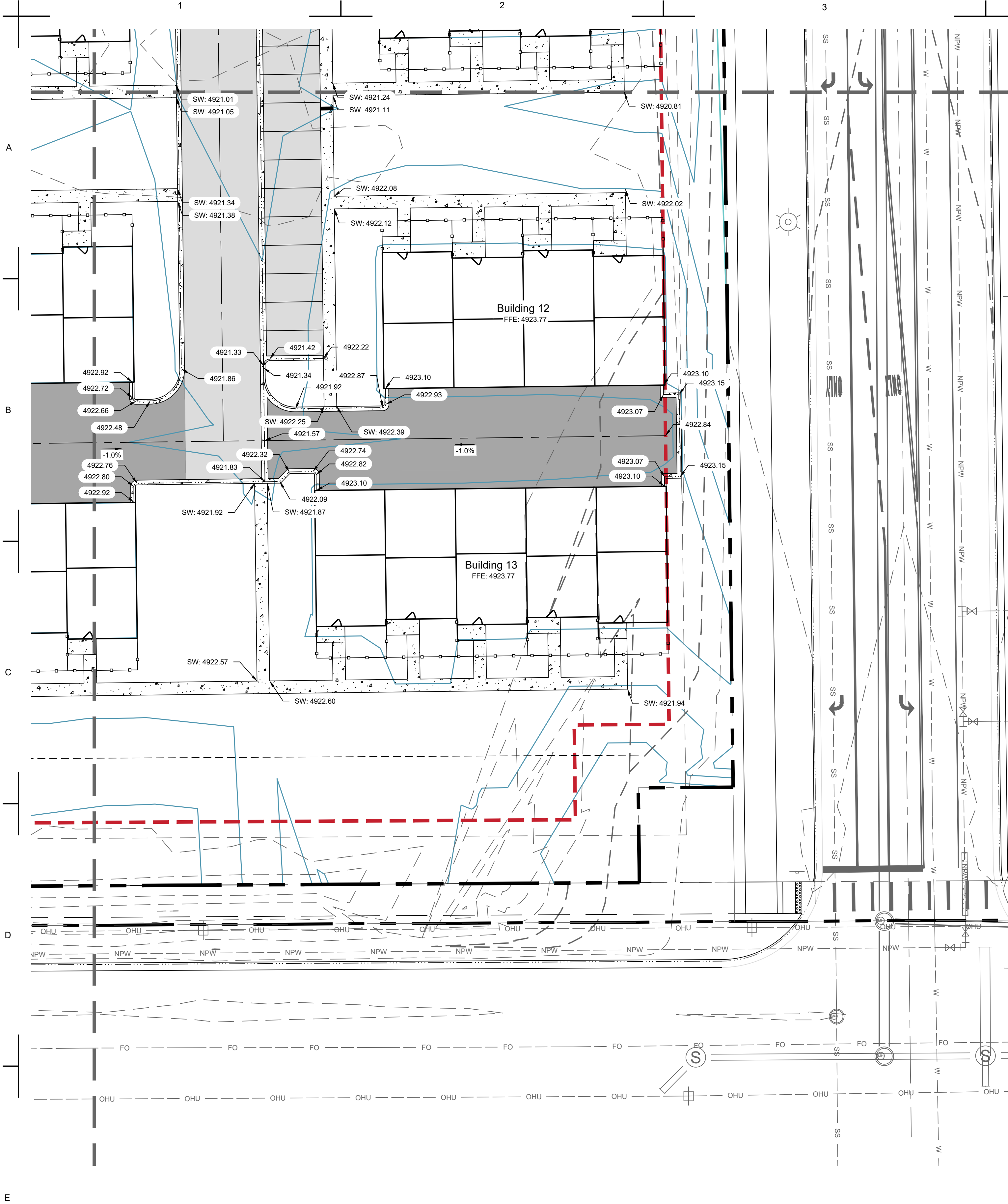


Revision Description
1st Submittal to City

Date
07/19/2021

Rev No.
0

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Grading Plan
Fort Lupton, CO



Legend	
Existing	Proposed
	Property Line
	Right of Way
	Easement
	Major Contour 4800
	Minor Contour 4801
	Grade Break
	Flowline
	Swale Flowline
	Curb and Gutter
	Fence
	Limits of Disturbance
	Pavement
	Light Duty Pavement
	Heavy Duty Pavement
	Concrete
	Gravel

PRELIMINARY
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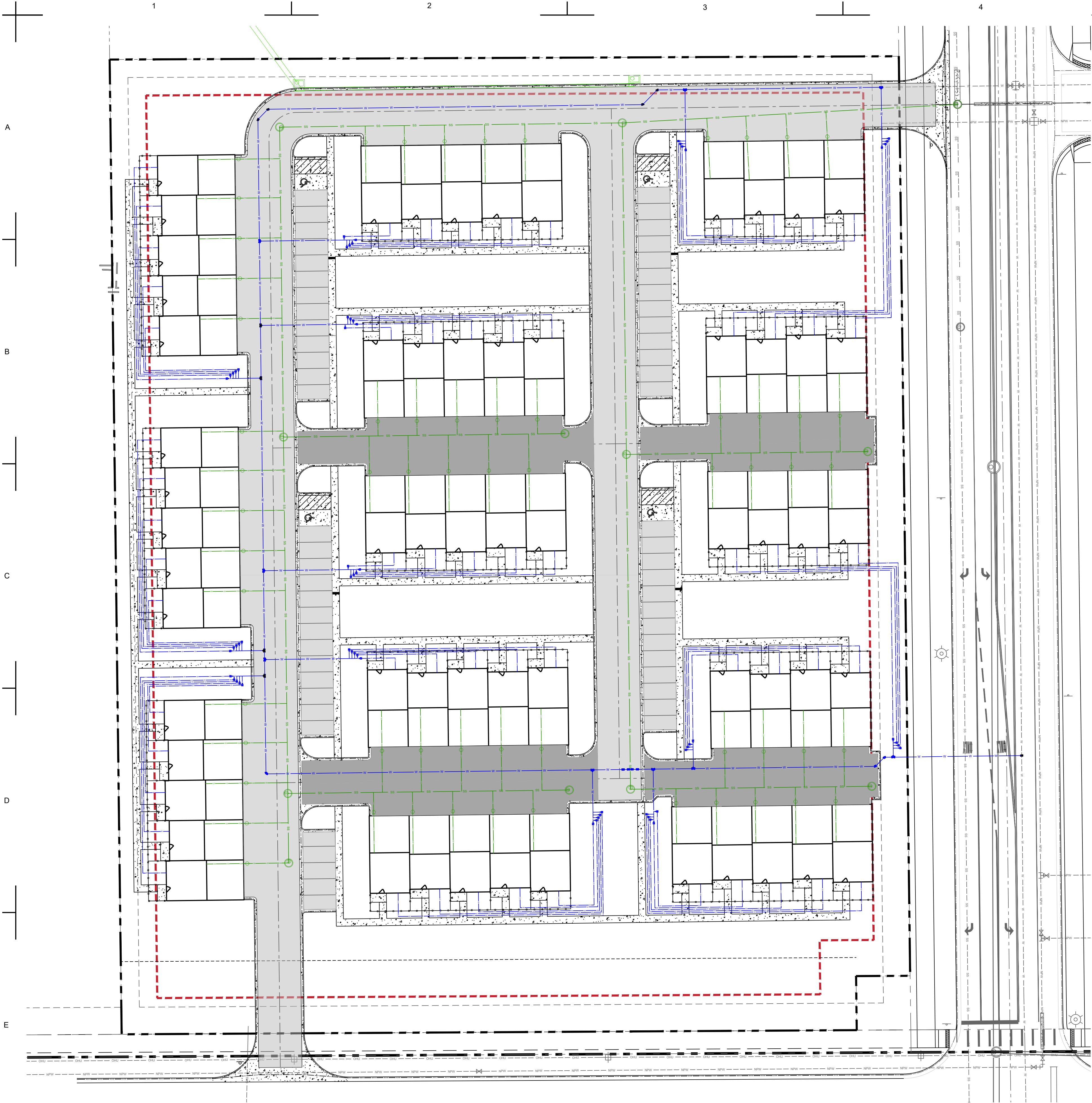


Revision Description
1st Submittal to City

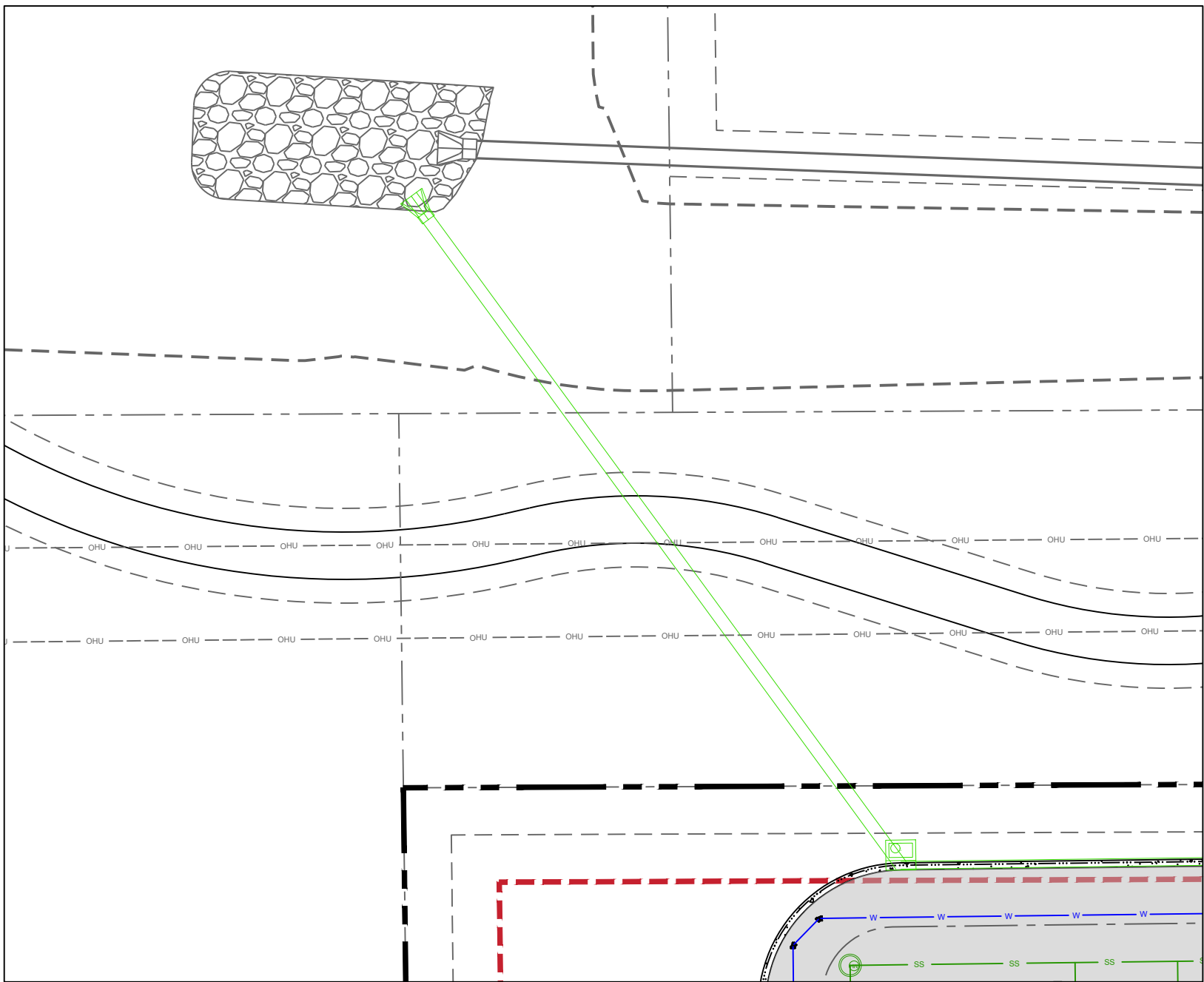
Date
07/19/2021

Rev No.
0

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Grading Plan
Fort Lupton, CO



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



Storm Line to Retention Facility to Northwest
Scale: 1" = 30'

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Job Number	21-013
Checked By	JG
Date	07/19/2021

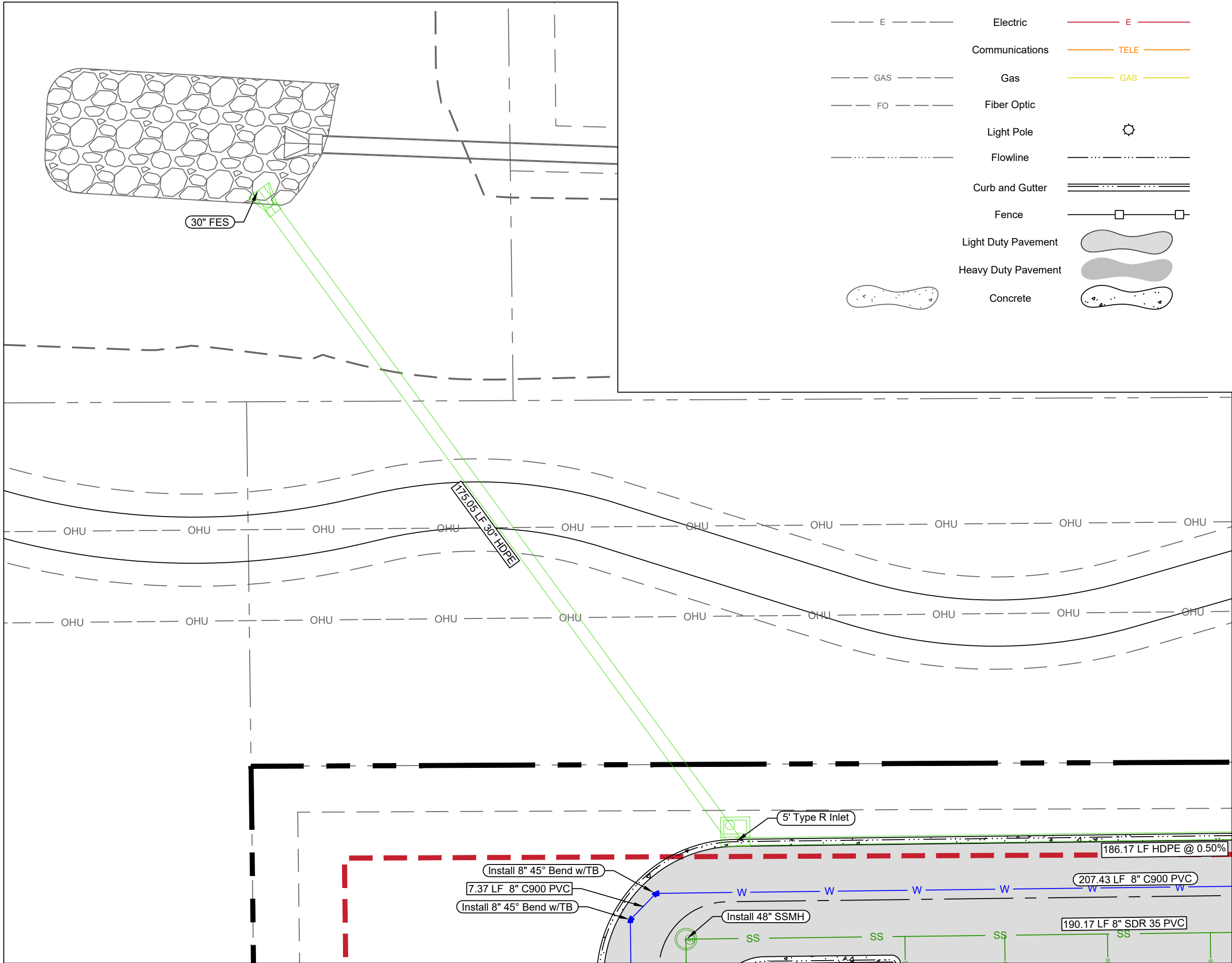
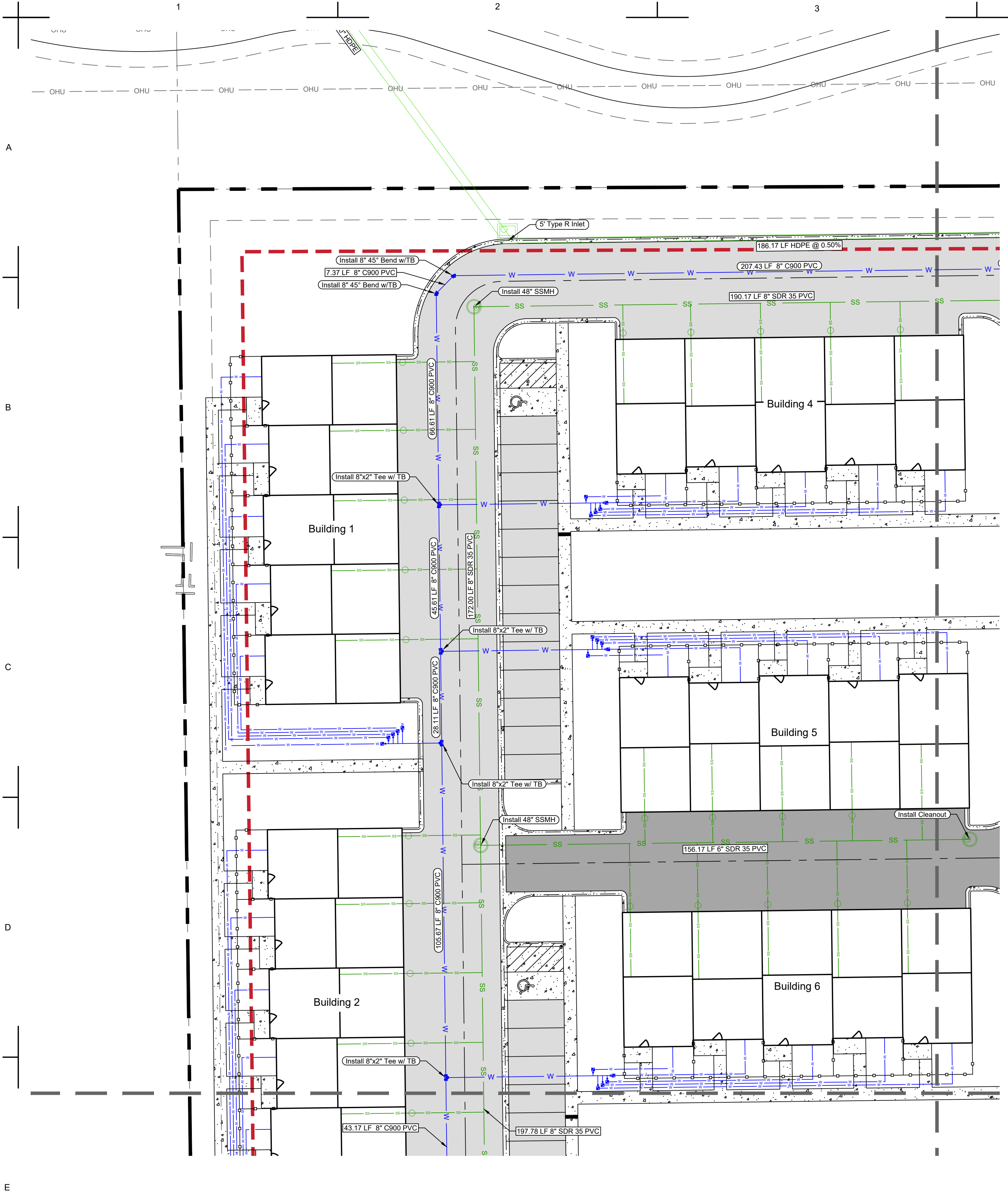
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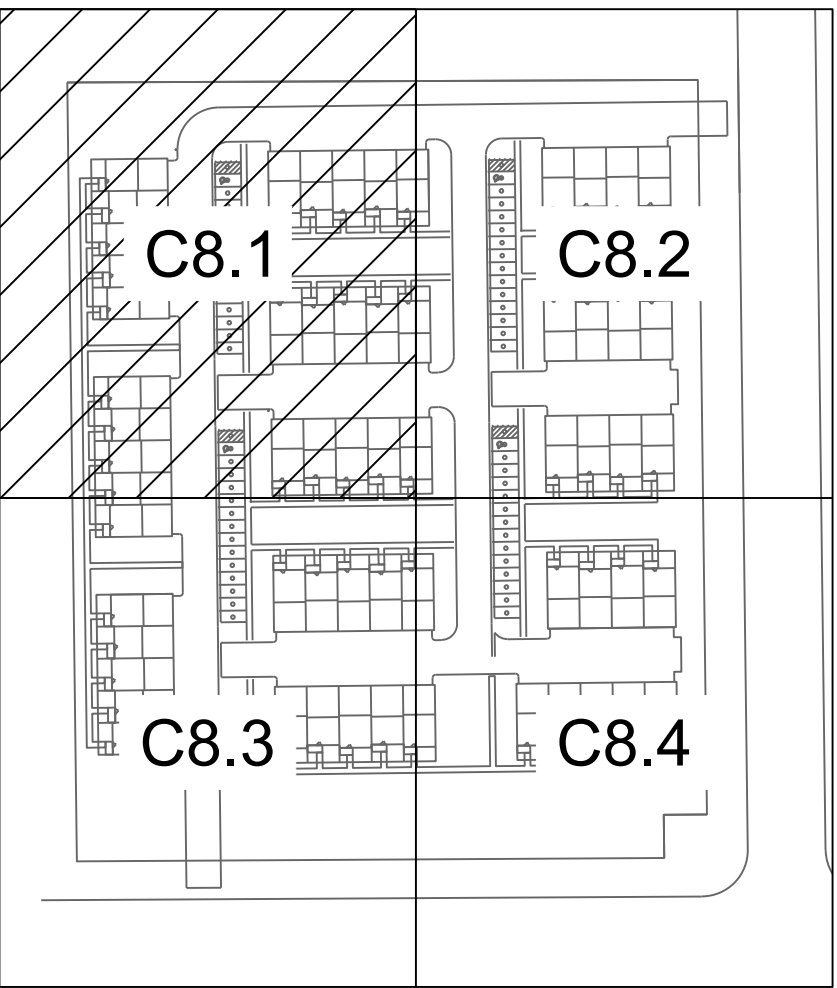
Revision	Description
1st Submittal to City	

Date	Rev
07/19/2021	0

Lupton Village Lot 2 Block 7 Townhomes Construction Documents Overall Utility Plan	Fort Lupton, CO
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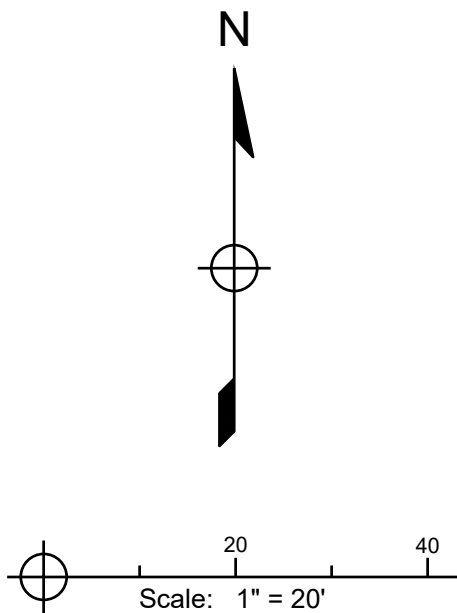


Storm Line to Retention Facility to Northwest
Scale: 1" = 20'



Keymap
N.T.S.

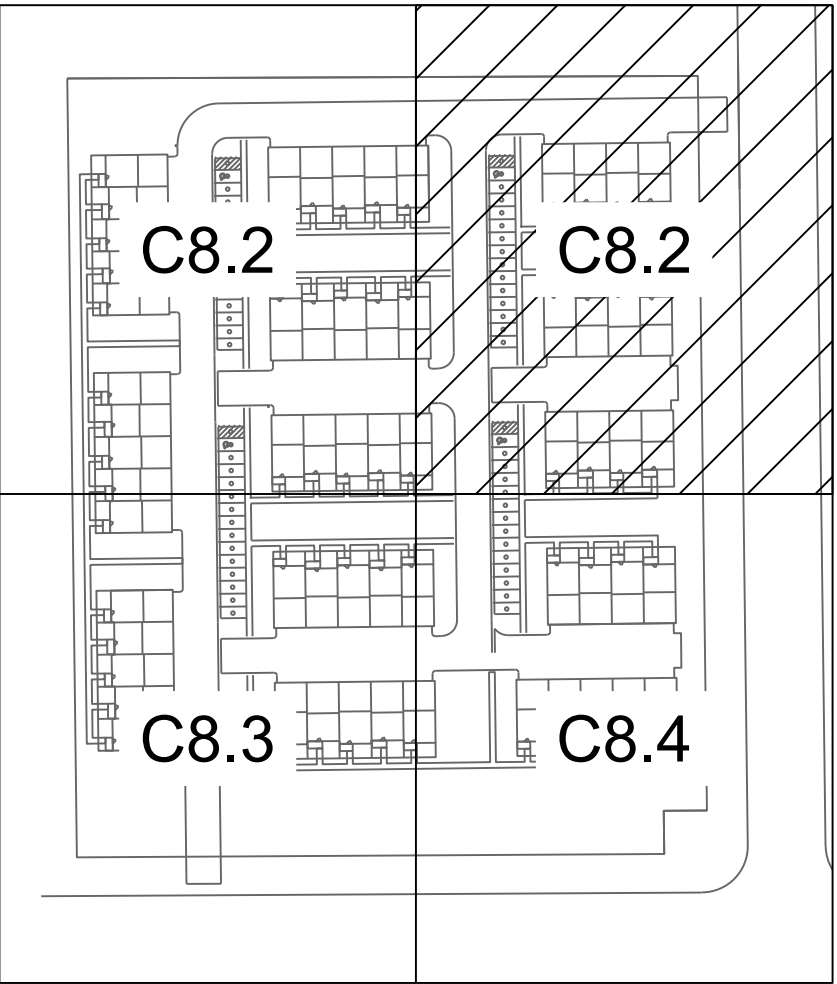
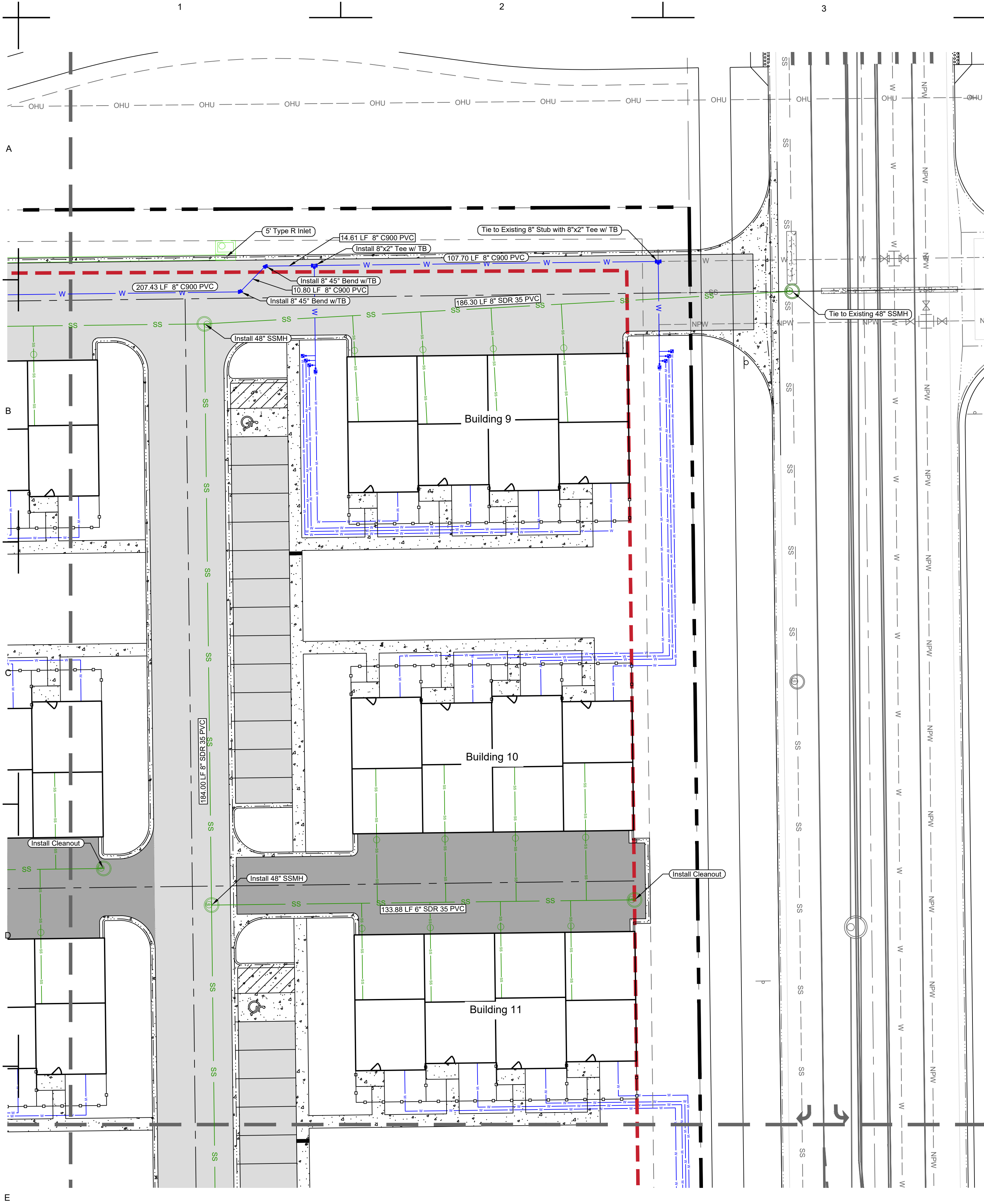
Legend	
Existing	Proposed
	Property Line
	Right of Way
	Easement
	Potable Water
	Water Meter
	Sanitary Sewer
	Storm
	Electric
	Communications
	Gas
	Fiber Optic
	Light Pole
	Flowline
	Curb and Gutter
	Fence
	Light Duty Pavement
	Heavy Duty Pavement
	Concrete



Revision Description
1st Submittal to City

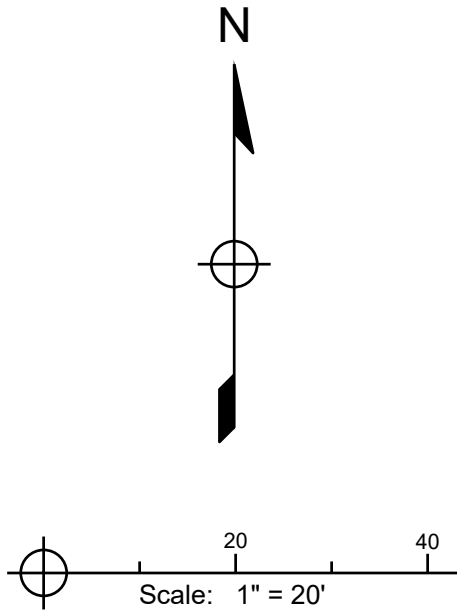
Date
07/19/2021

Rev. No.
0



Keymap
N.T.S.

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



PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number	21-013
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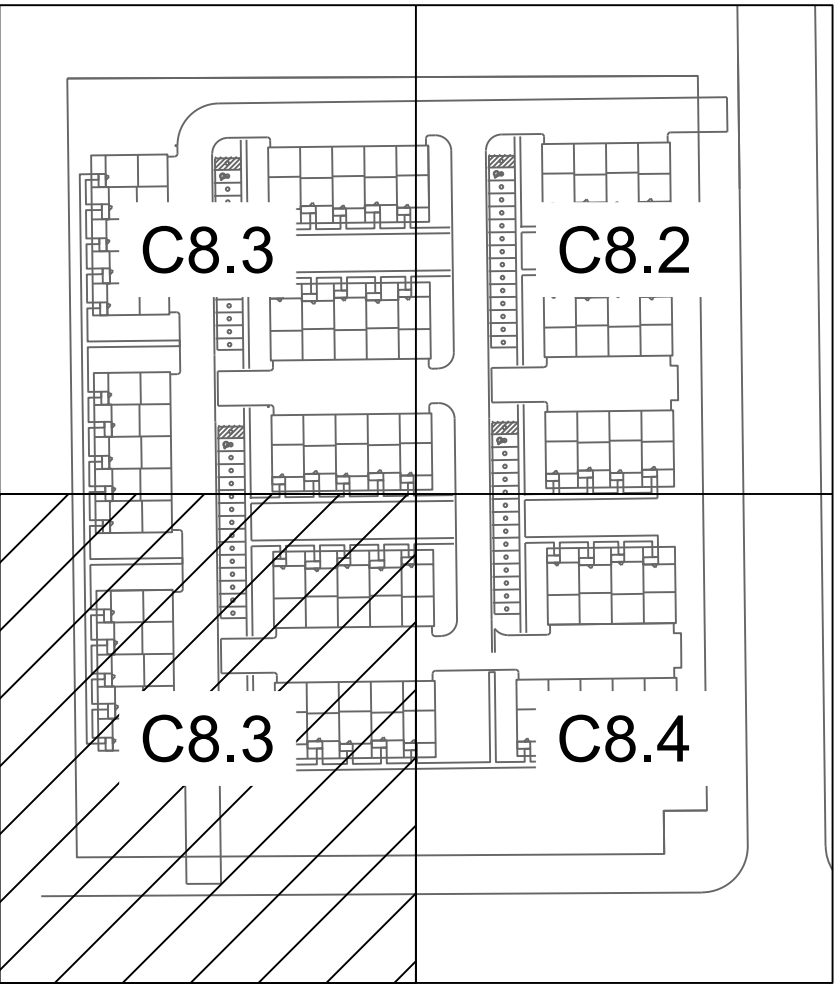
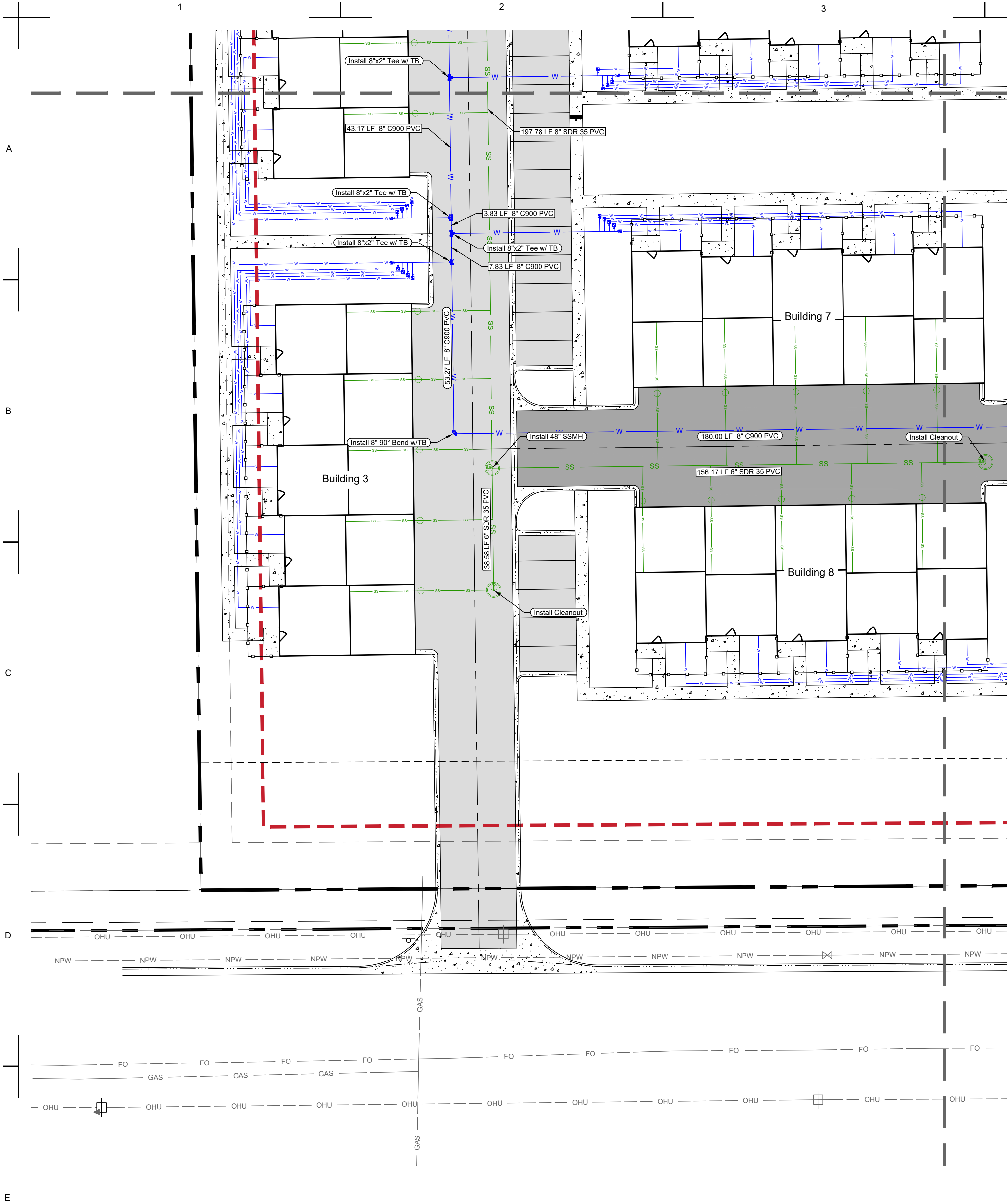


Revision Description
1st Submittal to City

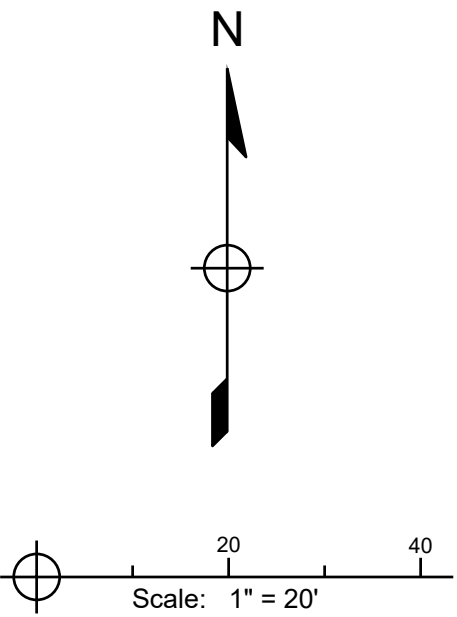
Date
07/19/2021

Rev. No.
0

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Utility Plan
Fort Lupton, CO



Keymap
N.T.S.



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

PRELIMINARY
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CONSTRUCTION

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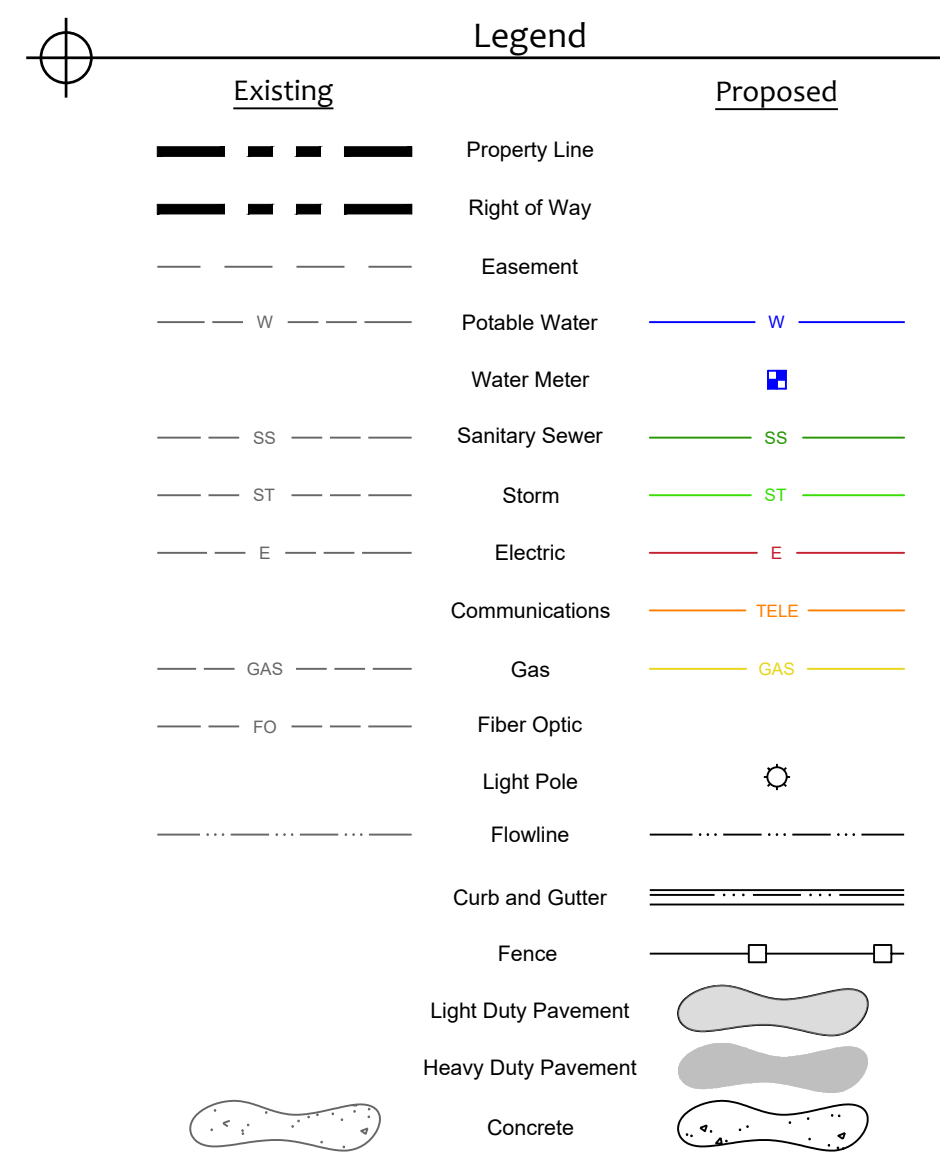
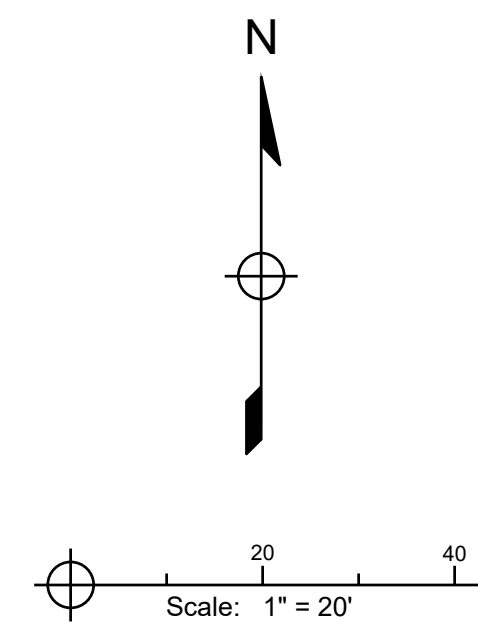


Revision Description
1st Submittal to City

Date
07/19/2021

Rev No.
0

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Utility Plan
Fort Lupton, CO



PRELIMINARY
NOT FOR
CONSTRUCTION

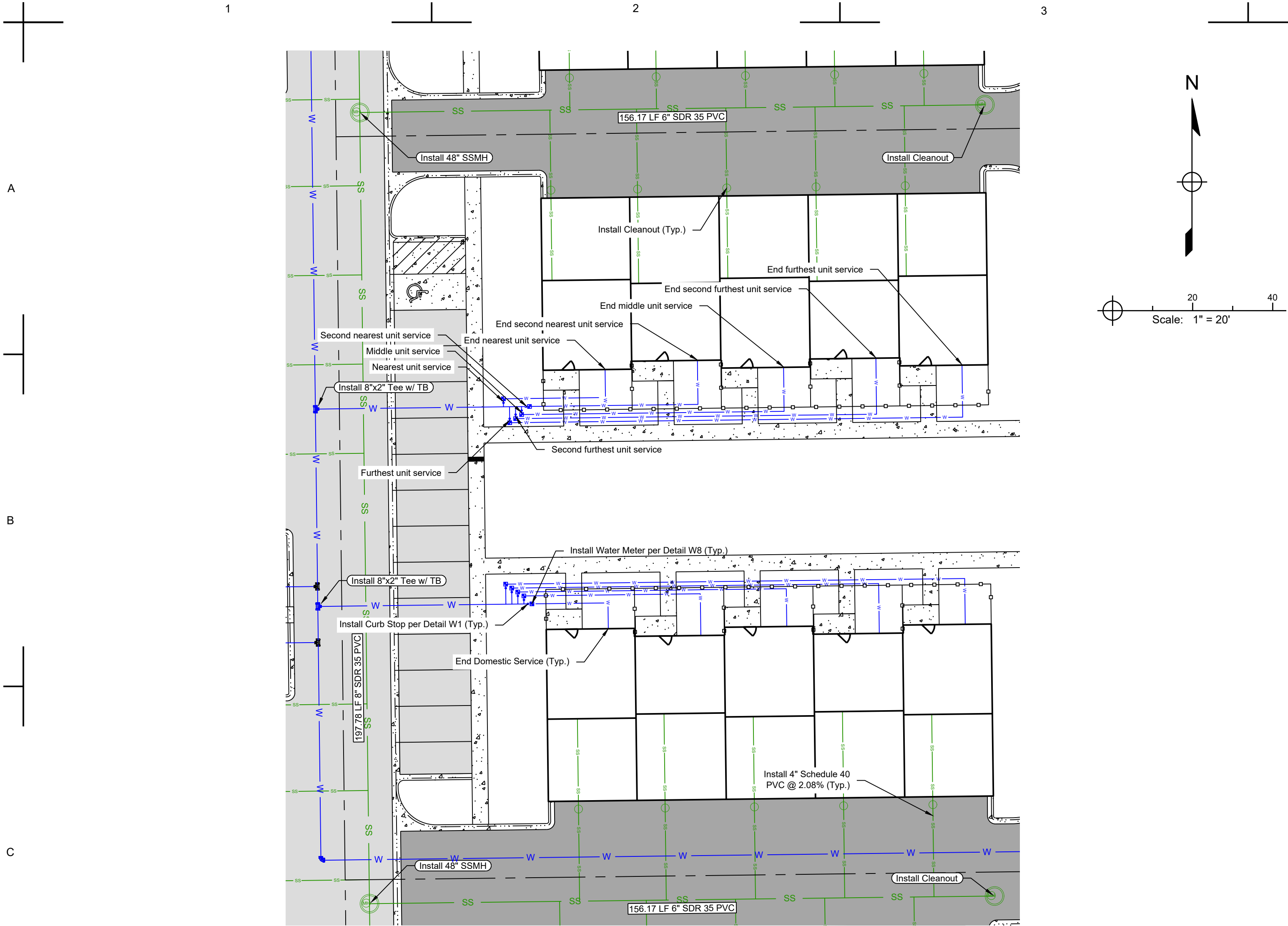
Job Number	21-013
Checked By	JG
Date	07/19/202

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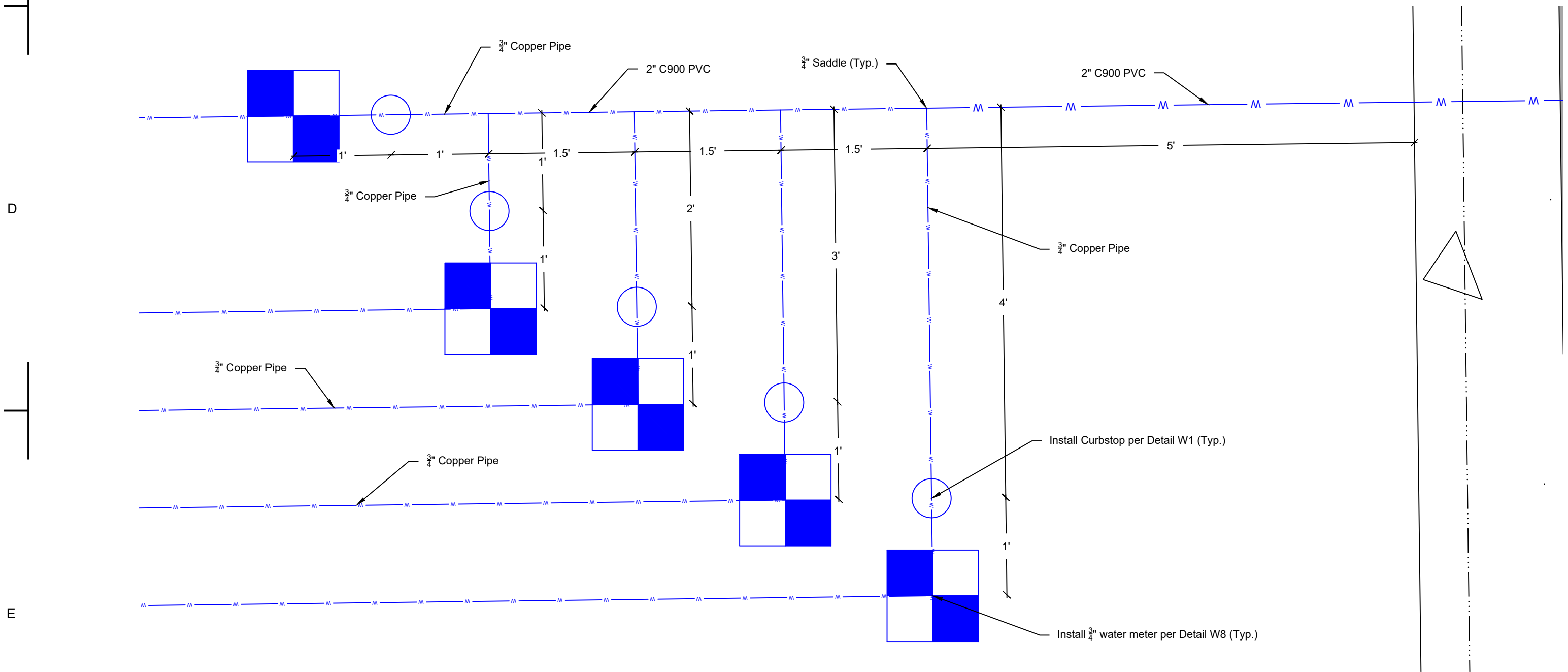
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Village Lot 2 Block 7 Townhomes Construction Documents Utility Plan Fort Lupton, CO
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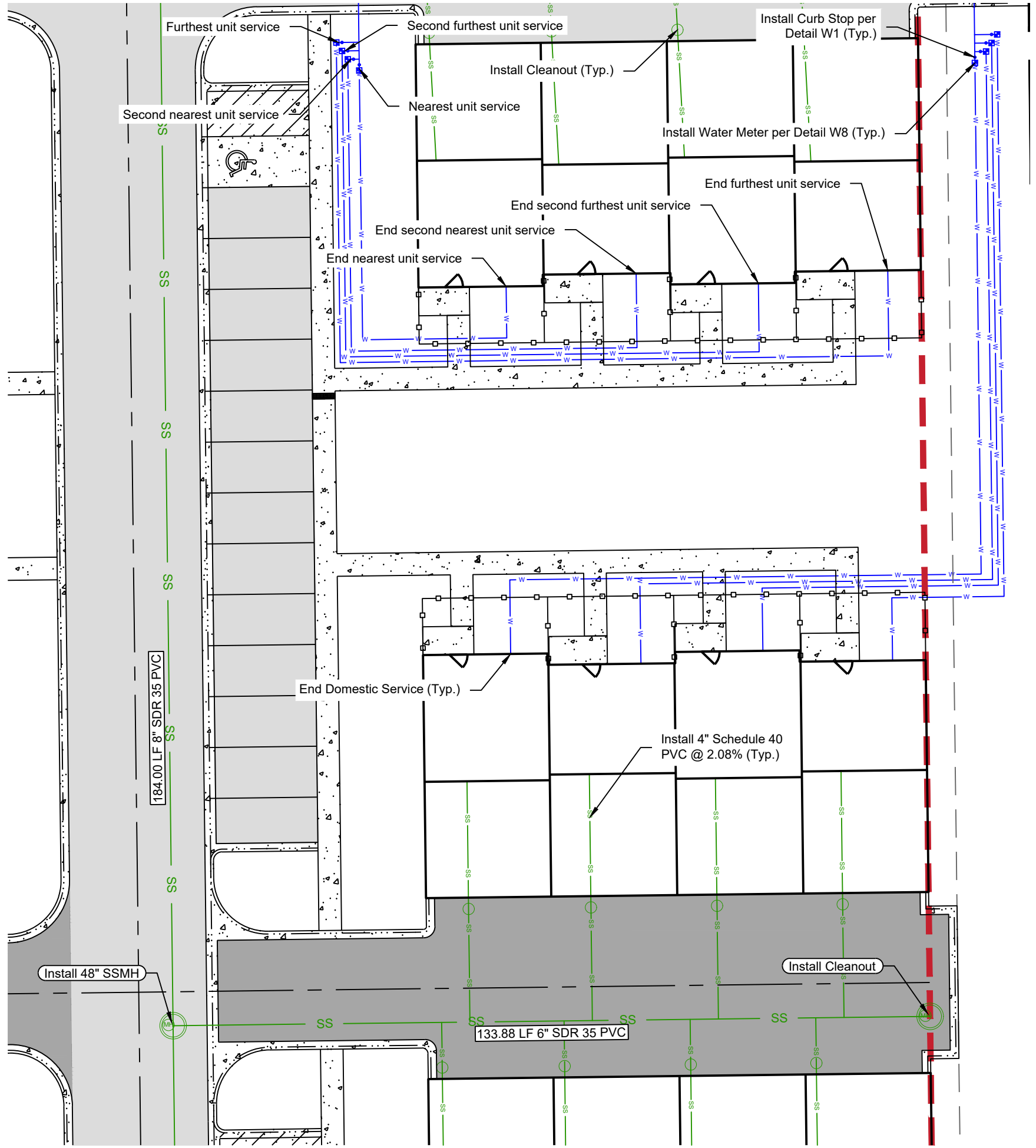
Sheet C8.4



Typical 5-Plex Utility Service Layout
Scale: 1" = 20'



Typical Water Service Meter/Curbstop Layout
N.T.S.



Typical 4-Plex Utility Service Layout
Scale: 1" = 20'

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number 21-013
Checked By JG
Date 07/19/2021

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Revision Description
1st Submittal to City

Date 07/19/2021

Rev. No. 0

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Typical Utility Services

Fort Lupton, CO

Sheet

C8.5

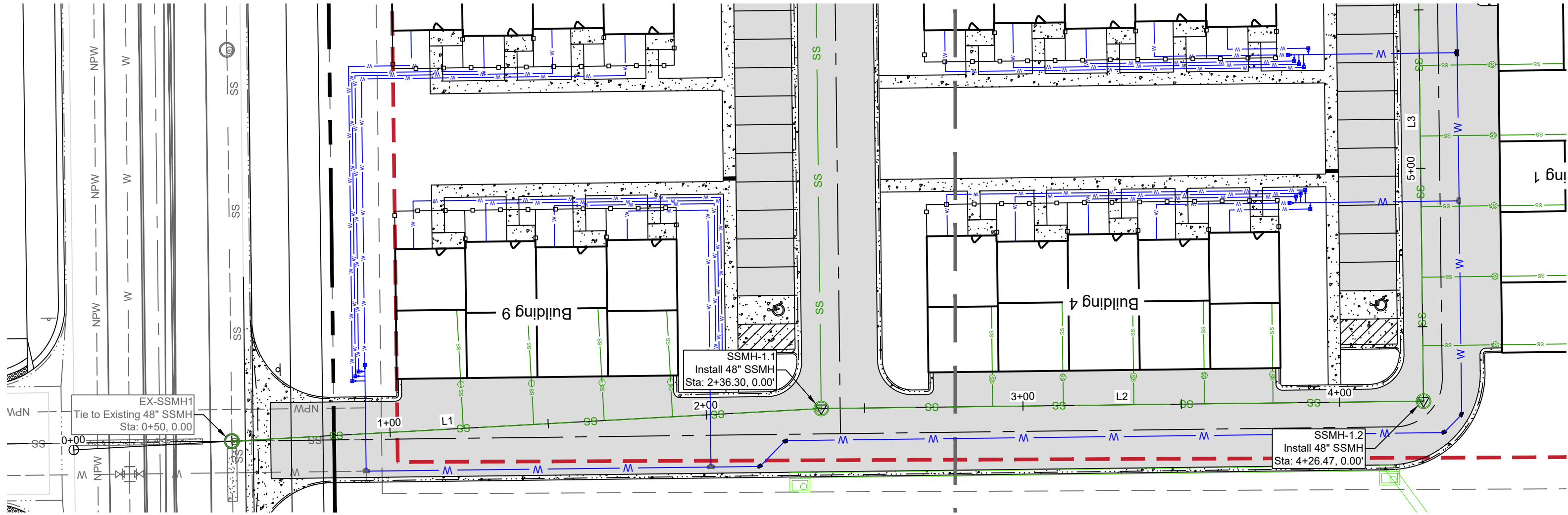
A

B

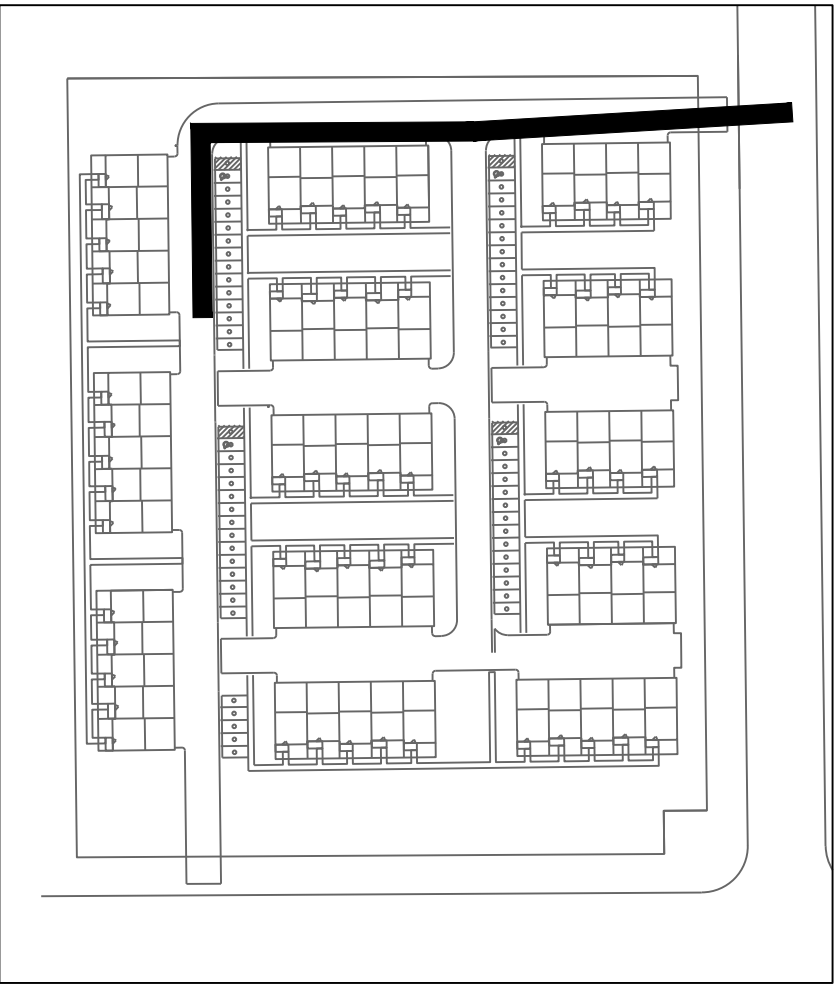
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D

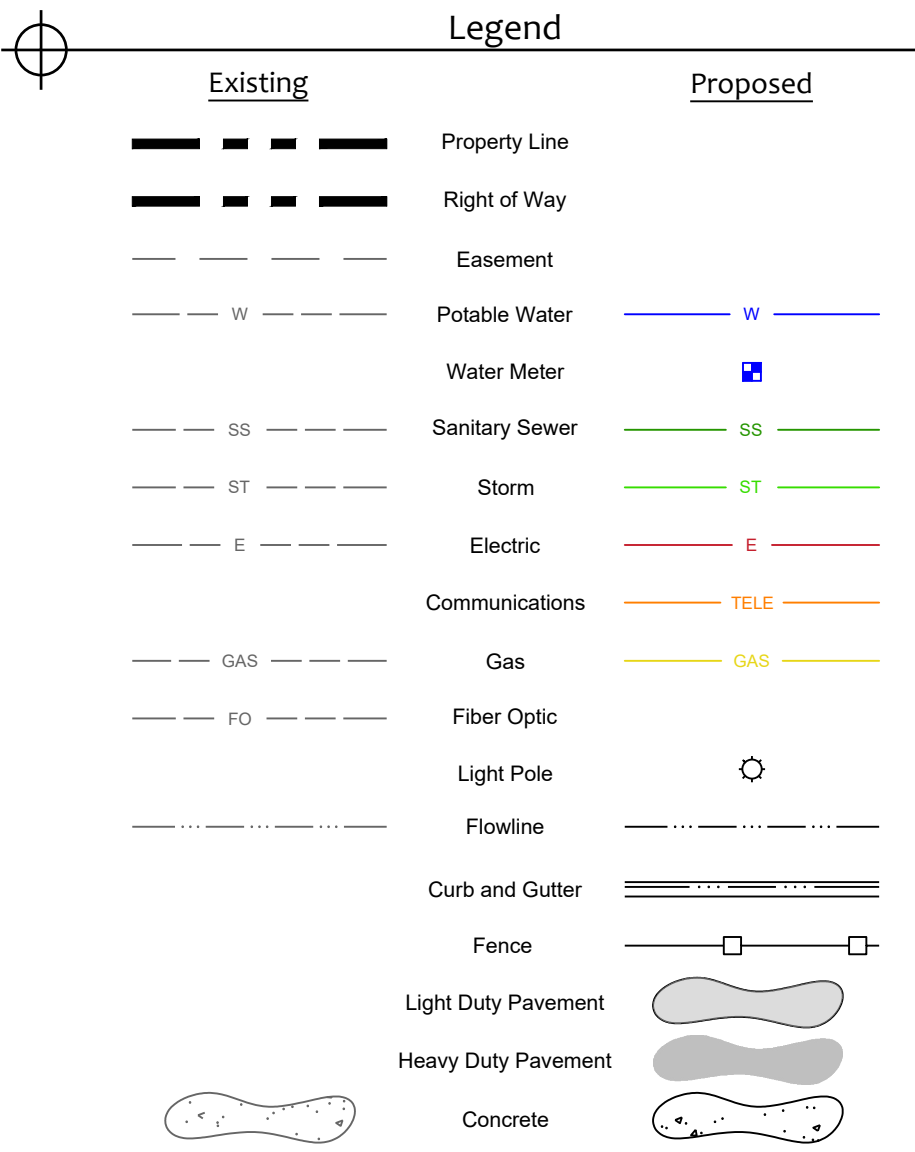
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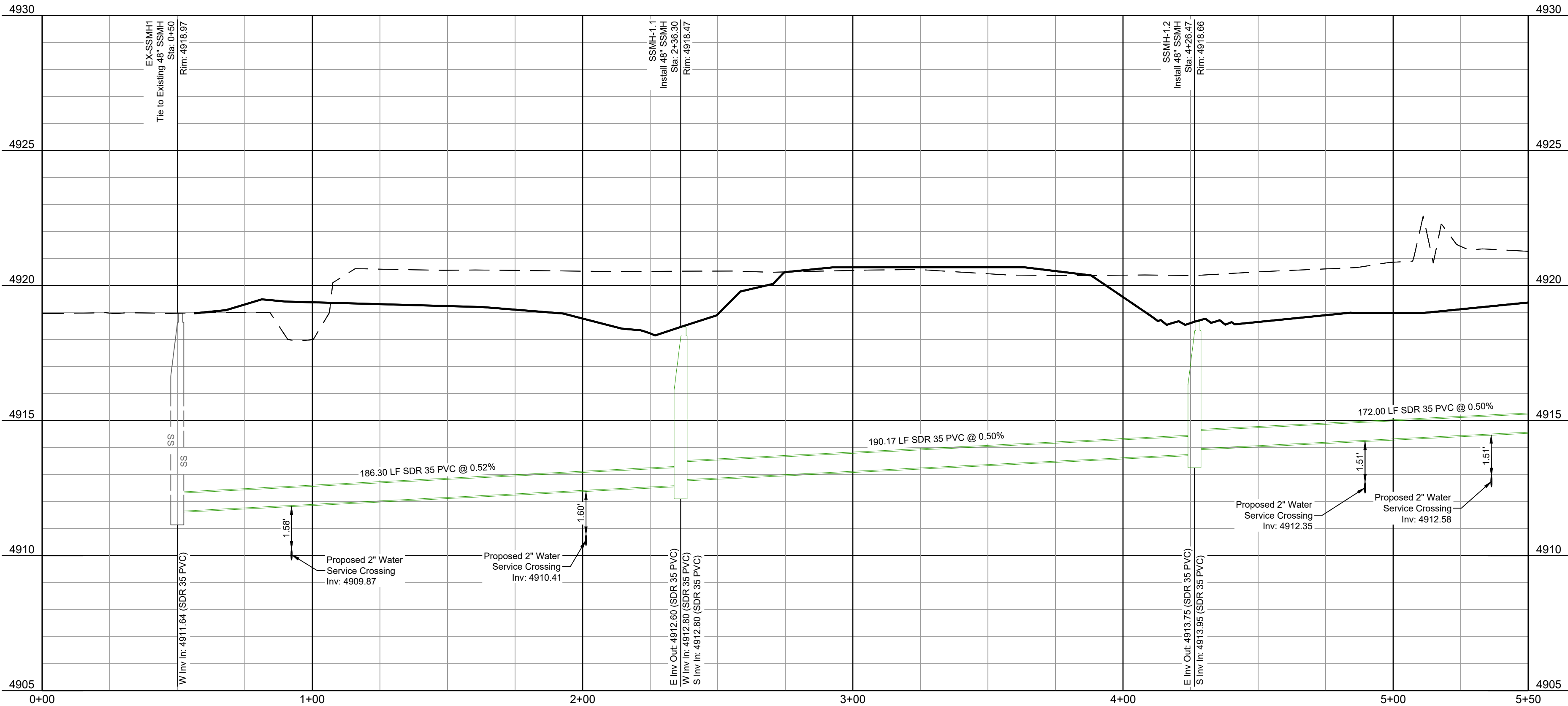
North West Sanitary Sewer Plan
Scale: 1" = 30'



Keymap
N.T.S.



Sanitary Sewer Notes:
1. All 4" sanitary sewer service lines are required to be a minimum of 0.0208 ft/ft slope



North West Sanitary Sewer Profile
H: 1" = 30'
V: 1" = 3'

Alignment Lines					
Line ID #	Station Range	Start Coord.	End Coord.	Direction	Length (ft)
L1	0+00 2+36.30	N: 47986.36 E: 30547.06	N: 47973.30 E: 30311.12	S86°50'00"W	236.30
L2	2+36.30 4+26.47	N: 47973.30 E: 30311.12	N: 47970.96 E: 30120.97	S89°17'40"W	190.17
L3	4+26.47 9+00	N: 47970.96 E: 30120.97	N: 47497.46 E: 30126.80	S0°42'20"E	473.53

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number 21-013
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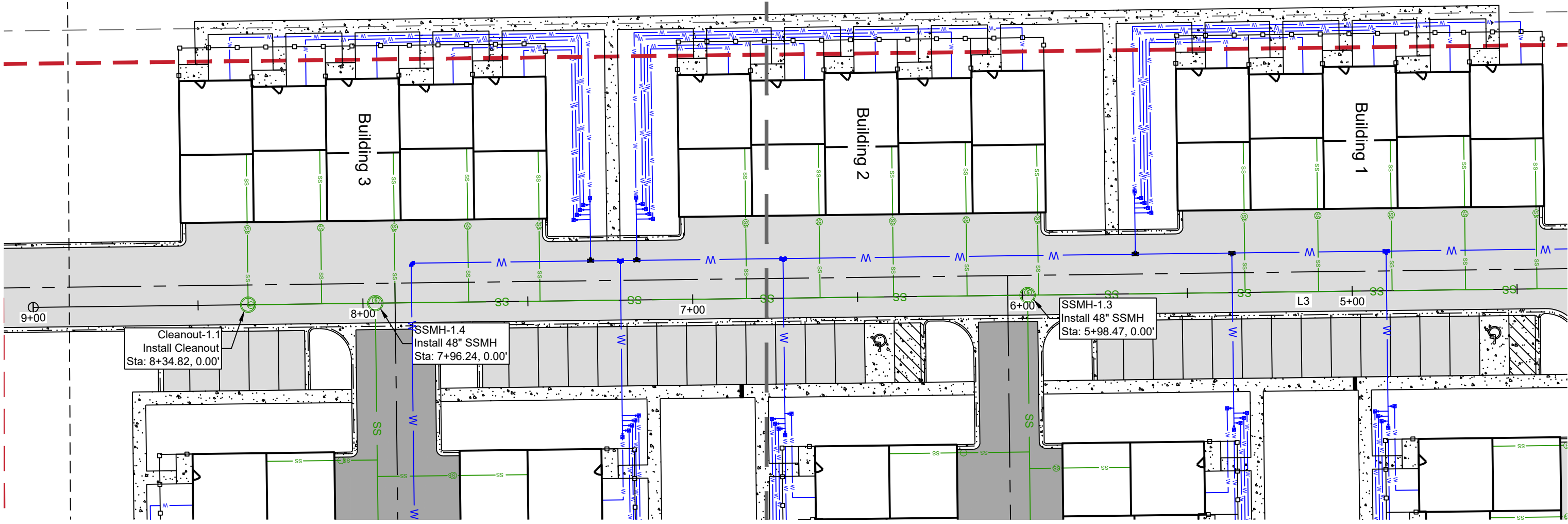


Revision Description
1st Submittal to City

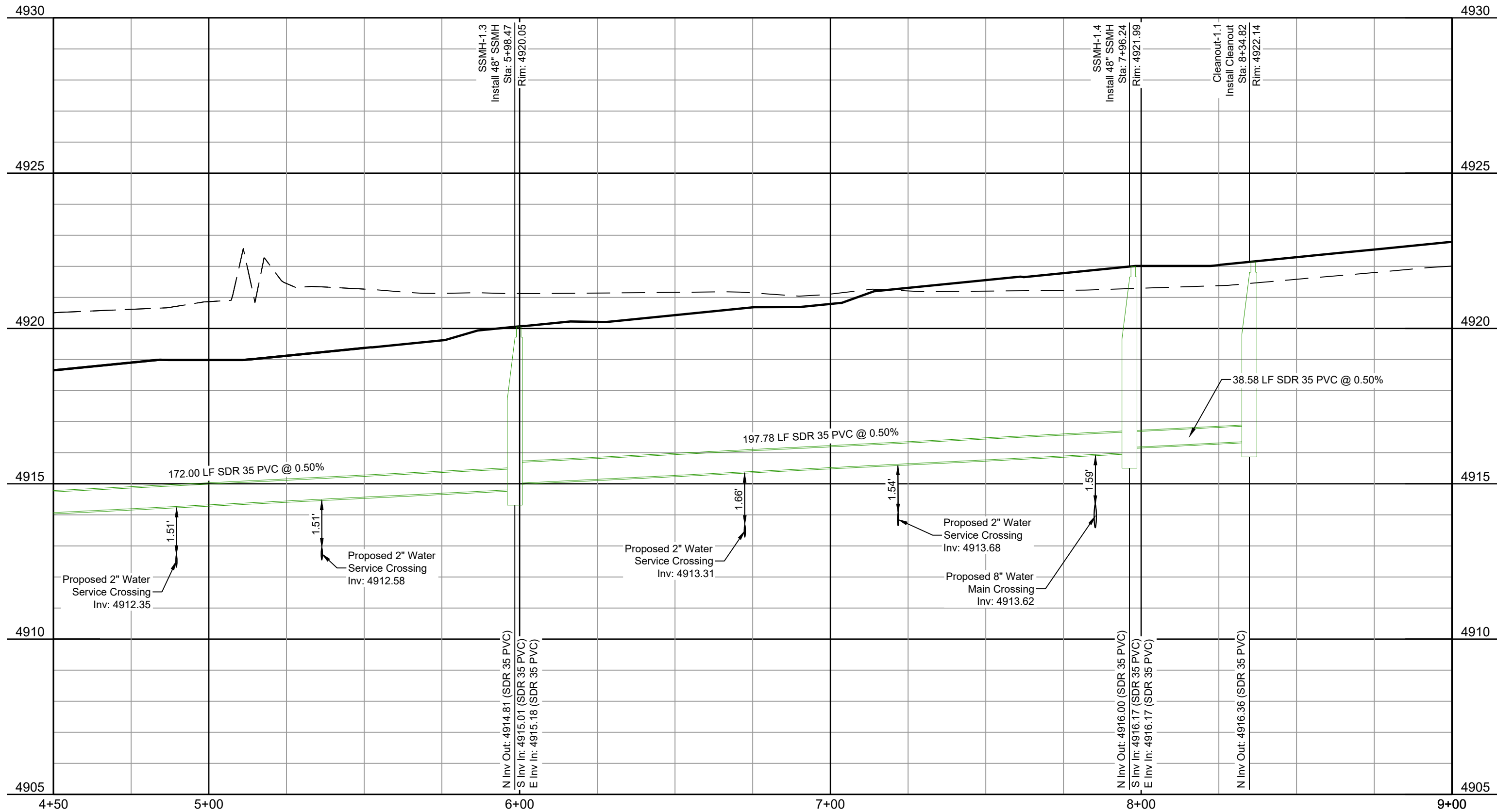
Date
07/19/2021

Rev. No.
0

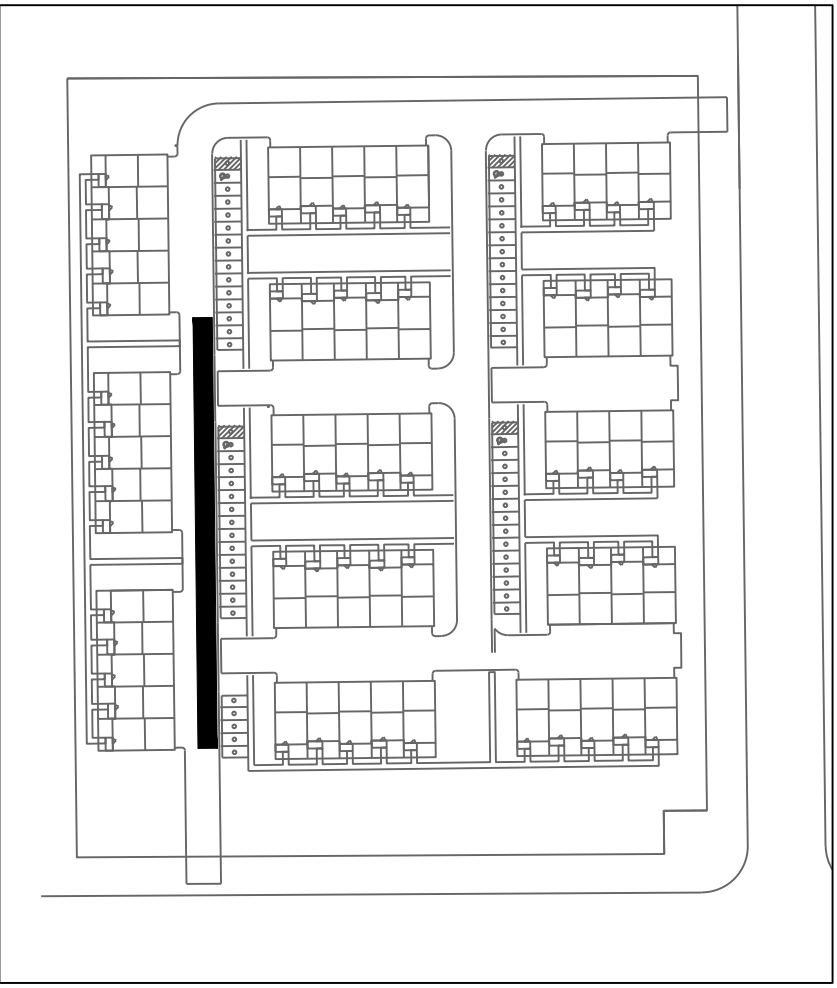
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Sanitary Sewer Plan and Profile
Fort Lupton, CO



North West Sanitary Sewer Plan
Scale: 1" = 30'



North West Sanitary Sewer Profile
H: 1" = 30'
V: 1" = 3'



Keymap
N.T.S.

Sanitary Sewer Notes:
1. All 4" sanitary sewer service lines are required to be a minimum of 0.0208 ft/ft slope

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

Alignment Lines					
Line ID #	Station Range	Start Coord.	End Coord.	Direction	Length (ft)
L3	4+26.47 9+00	N: 47970.96 E: 30120.97	N: 47497.46 E: 30126.80	S0°42'20"E	473.53

PRELIMINARY
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CONSTRUCTION

Job Number 21-013
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Date 07/19/2021

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Date
07/19/2021

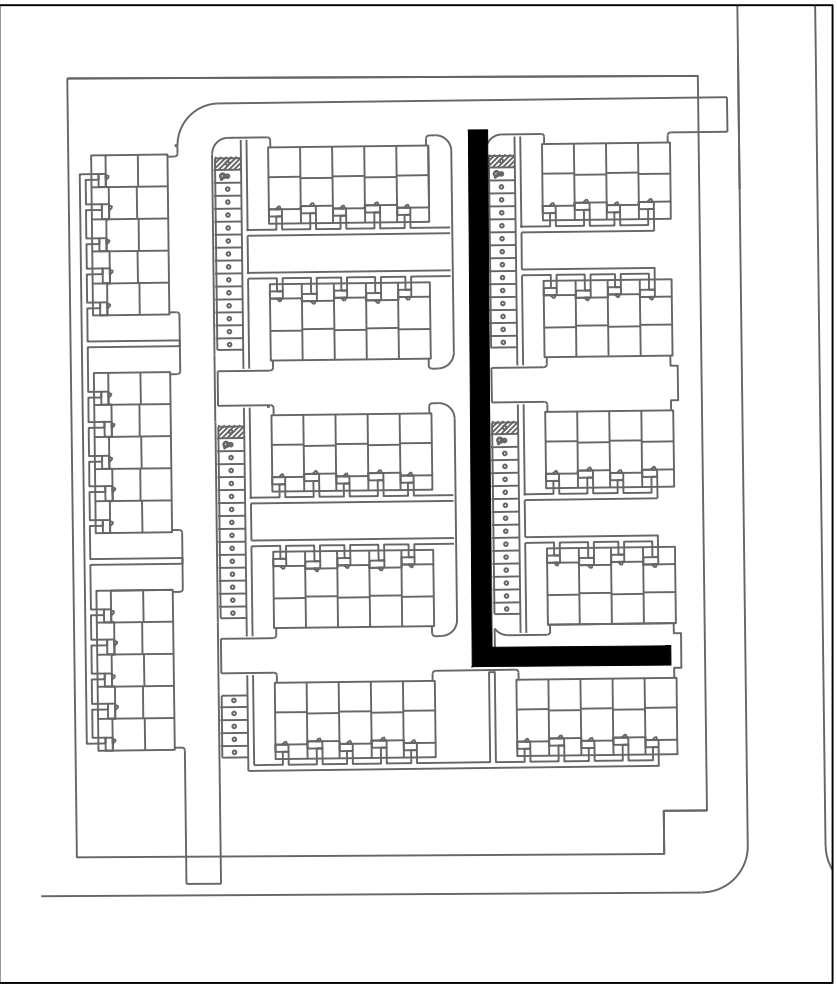
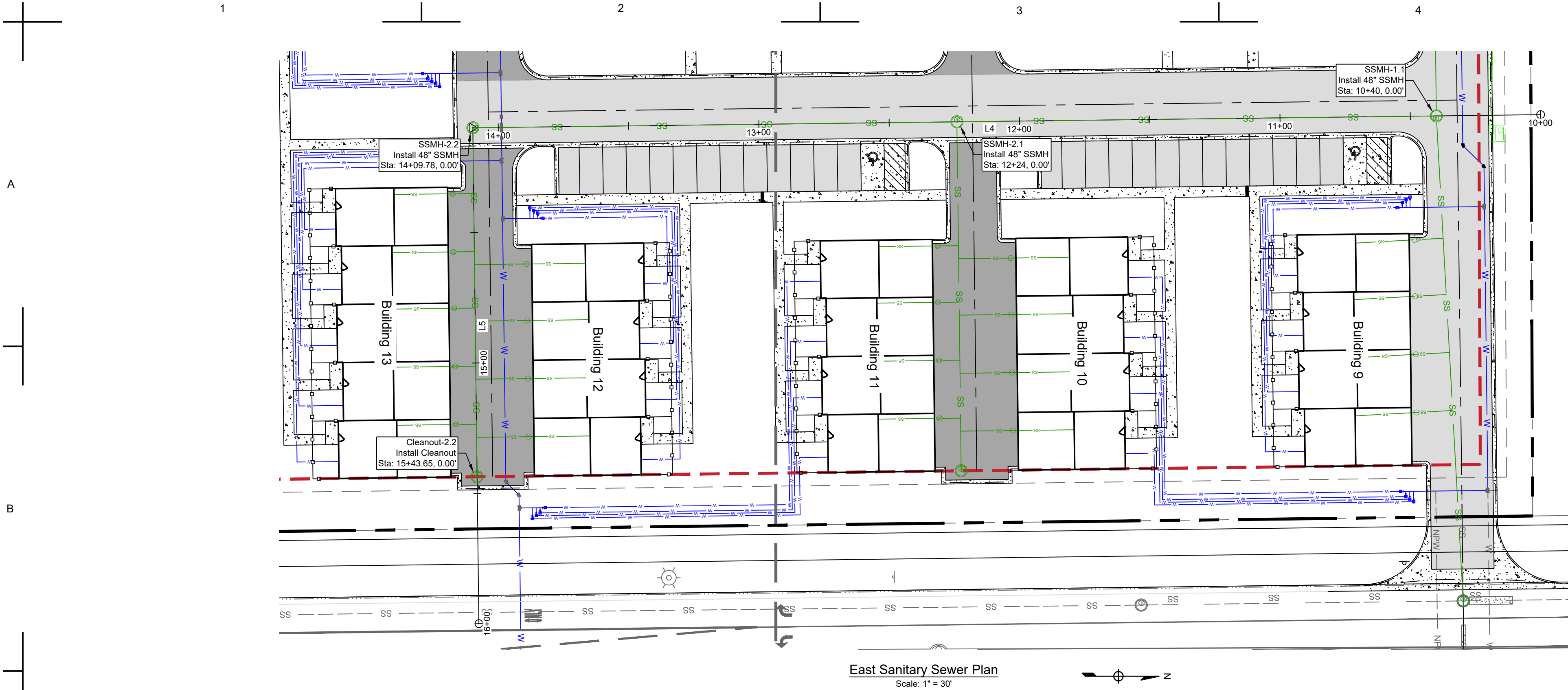
Rev. No.
0

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Sanitary Sewer Plan and Profile

Fort Lupton, CO

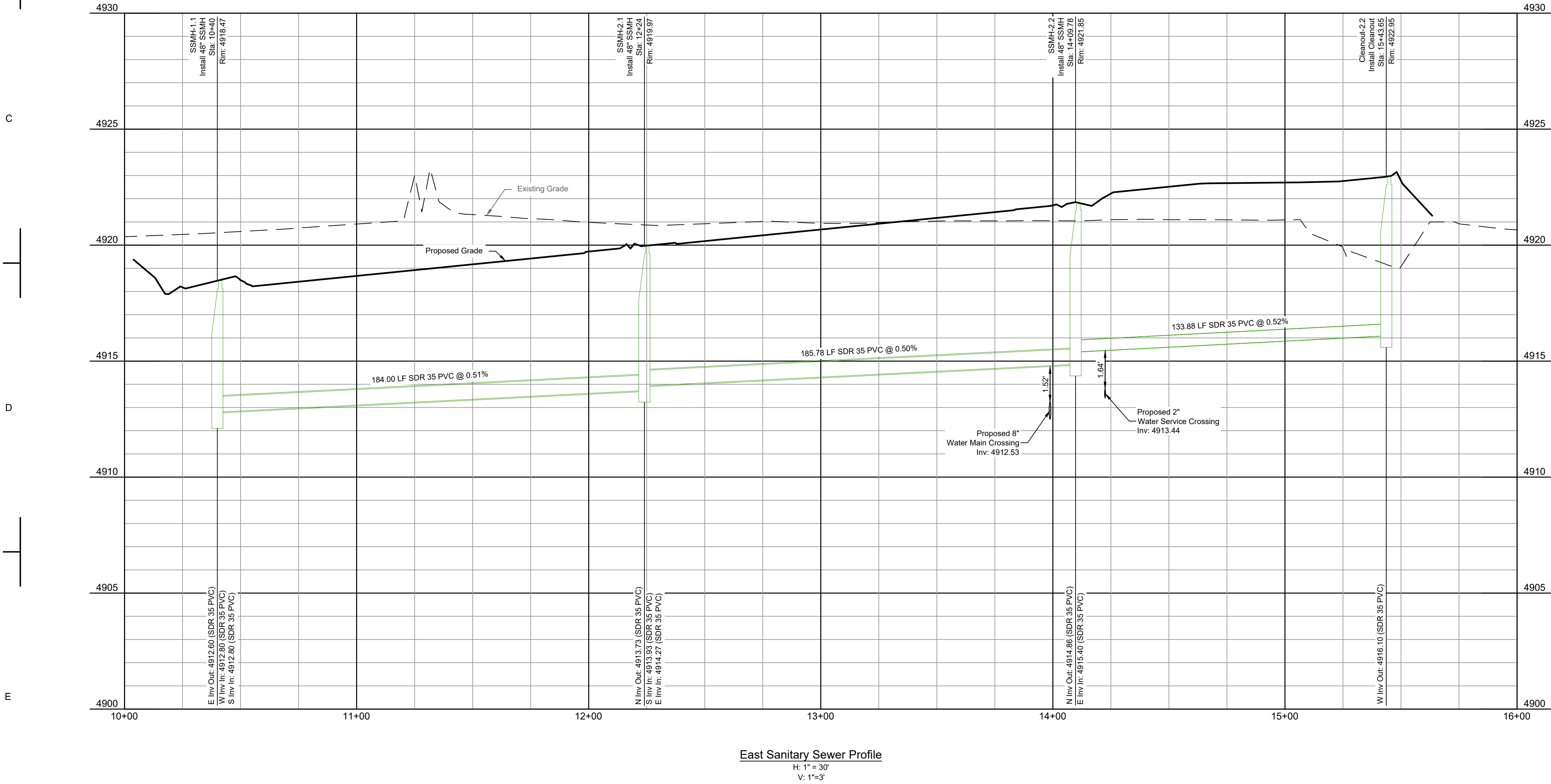
Sheet

C9.2



Sanitary Sewer Notes:
1. All 4" sanitary sewer service lines are required to be a minimum of 0.0208 ft/ft slope

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



Alignment Lines					
Line ID #	Station Range	Start Coord.	End Coord.	Direction	Length (ft)
L4	10+00 14+09.78	N: 48013.30 E: 30310.63	N: 47603.55 E: 30315.68	S0°42'20"E	409.78
L5	14+09.78 16+00	N: 47603.55 E: 30315.68	N: 47605.90 E: 30505.89	N89°17'40"E	190.22

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number 21-013
Checked By JG
Date 07/19/2021

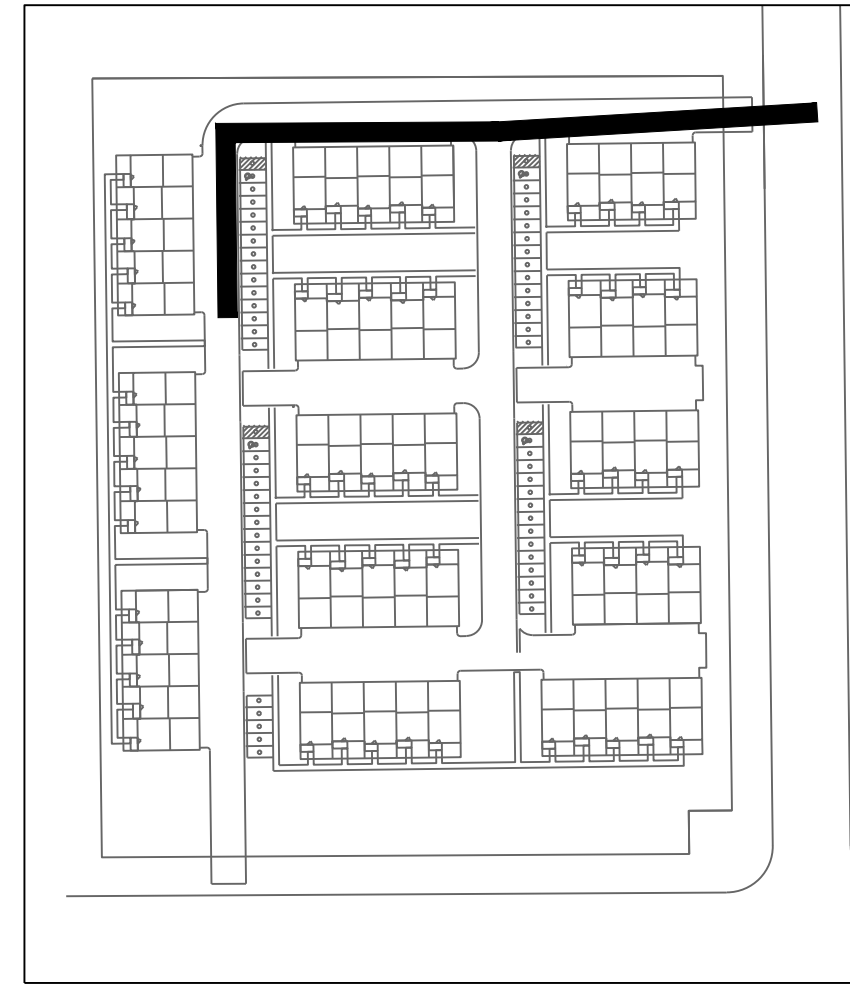
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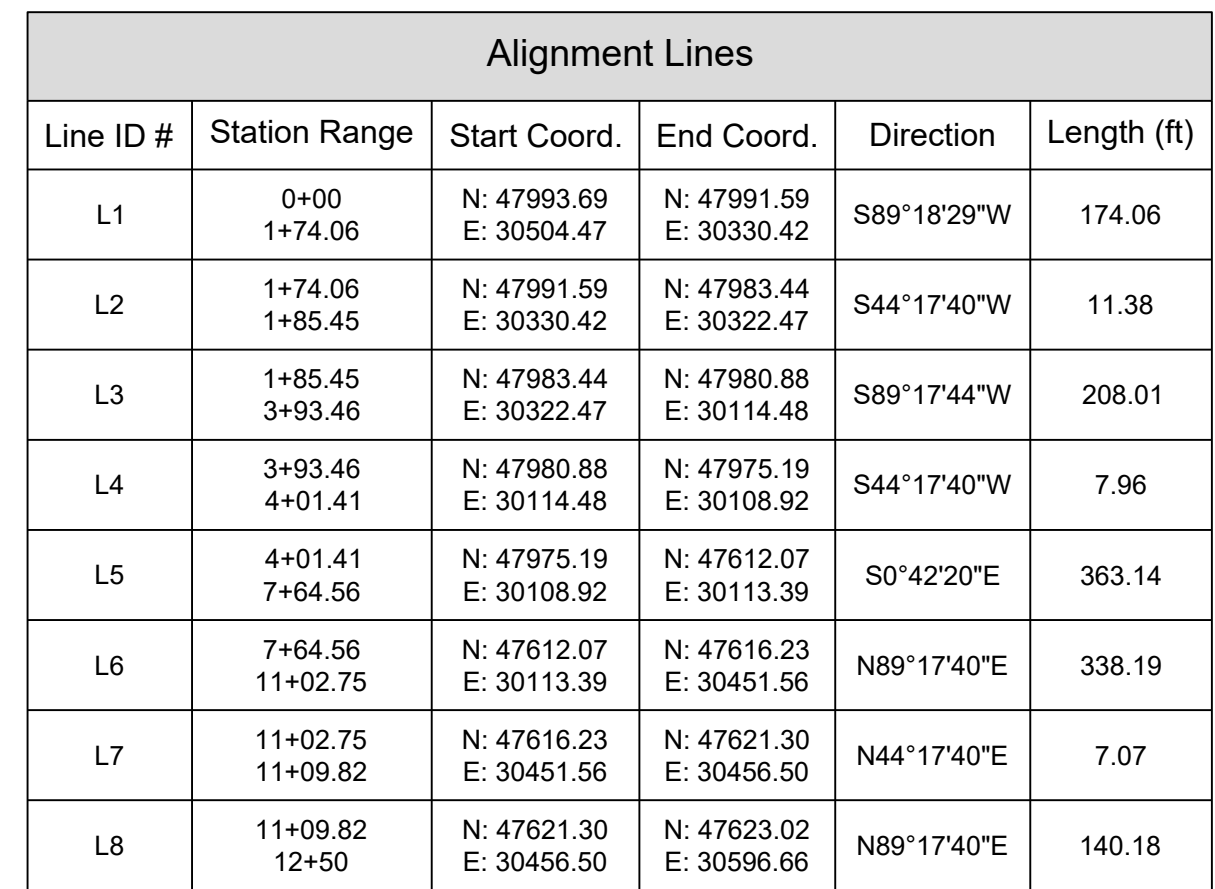
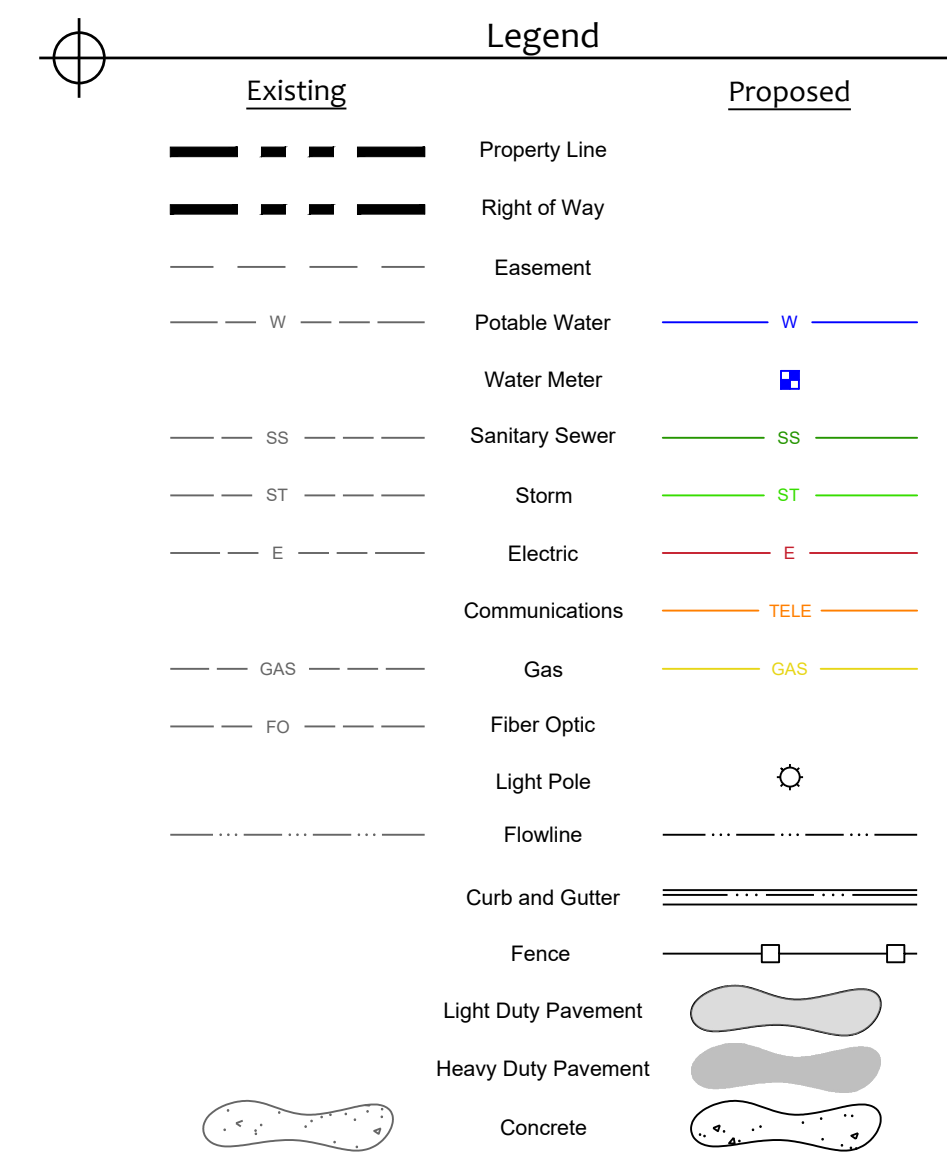
Revision Description	
1st Submittal to City	

Rev	No.	Date
0		07/19/2021

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Sanitary Sewer Plan and Profile
Fort Lupton, CO



Keymap
N.T.S.



Alignment Lines

Line ID #	Station Range	Start Coord.	End Coord.	Direction	Length (ft)
L1	0+00 1+74.06	N: 47993.69 E: 30504.47	N: 47991.59 E: 30330.42	S89°18'29"W	174.06
L2	1+74.06 1+85.45	N: 47991.59 E: 30330.42	N: 47983.44 E: 30322.47	S44°17'40"W	11.38
L3	1+85.45 3+93.46	N: 47983.44 E: 30322.47	N: 47980.88 E: 30114.48	S89°17'44"W	208.01
L4	3+93.46 4+01.41	N: 47980.88 E: 30114.48	N: 47975.19 E: 30108.92	S44°17'40"W	7.96
L5	4+01.41 7+64.56	N: 47975.19 E: 30108.92	N: 47612.07 E: 30113.39	S0°42'20"E	363.14
L6	7+64.56 11+02.75	N: 47612.07 E: 30113.39	N: 47616.23 E: 30451.56	N89°17'40"E	338.19
L7	11+02.75 11+09.82	N: 47616.23 E: 30451.56	N: 47621.30 E: 30456.50	N44°17'40"E	7.07
	11+09.82 12+59.50	N: 47621.30 E: 30456.50	N: 47623.02 E: 30596.66	N89°17'40"E	140.18

1

2

3

4

5

6

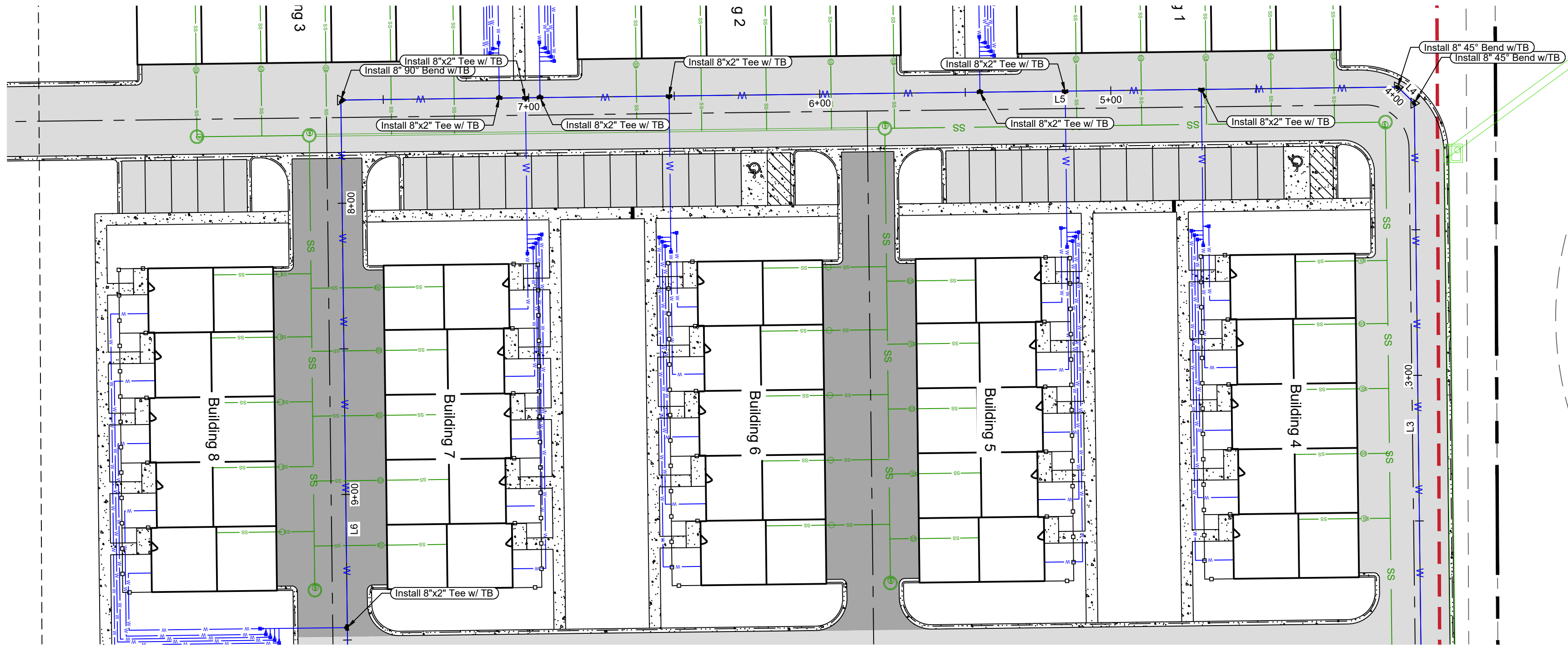
A

B

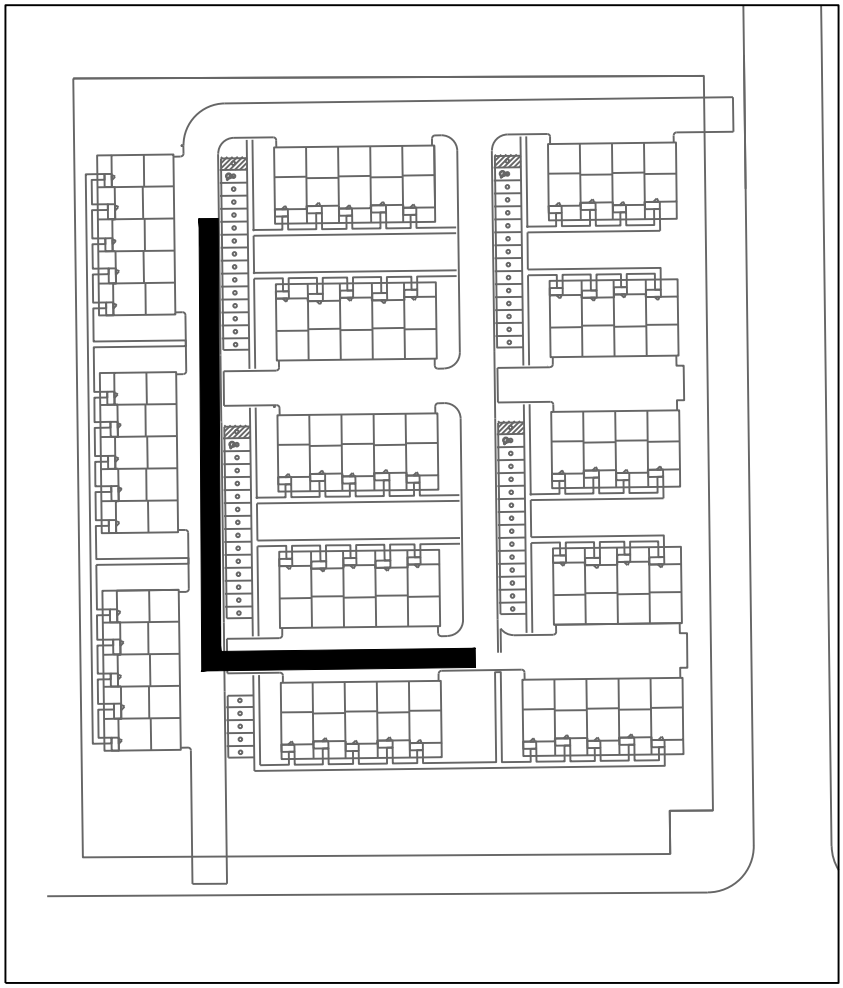
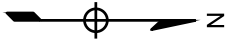
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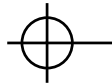
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Water Main Loop Plan
Scale: 1" = 30'



Keymap
N.T.S.

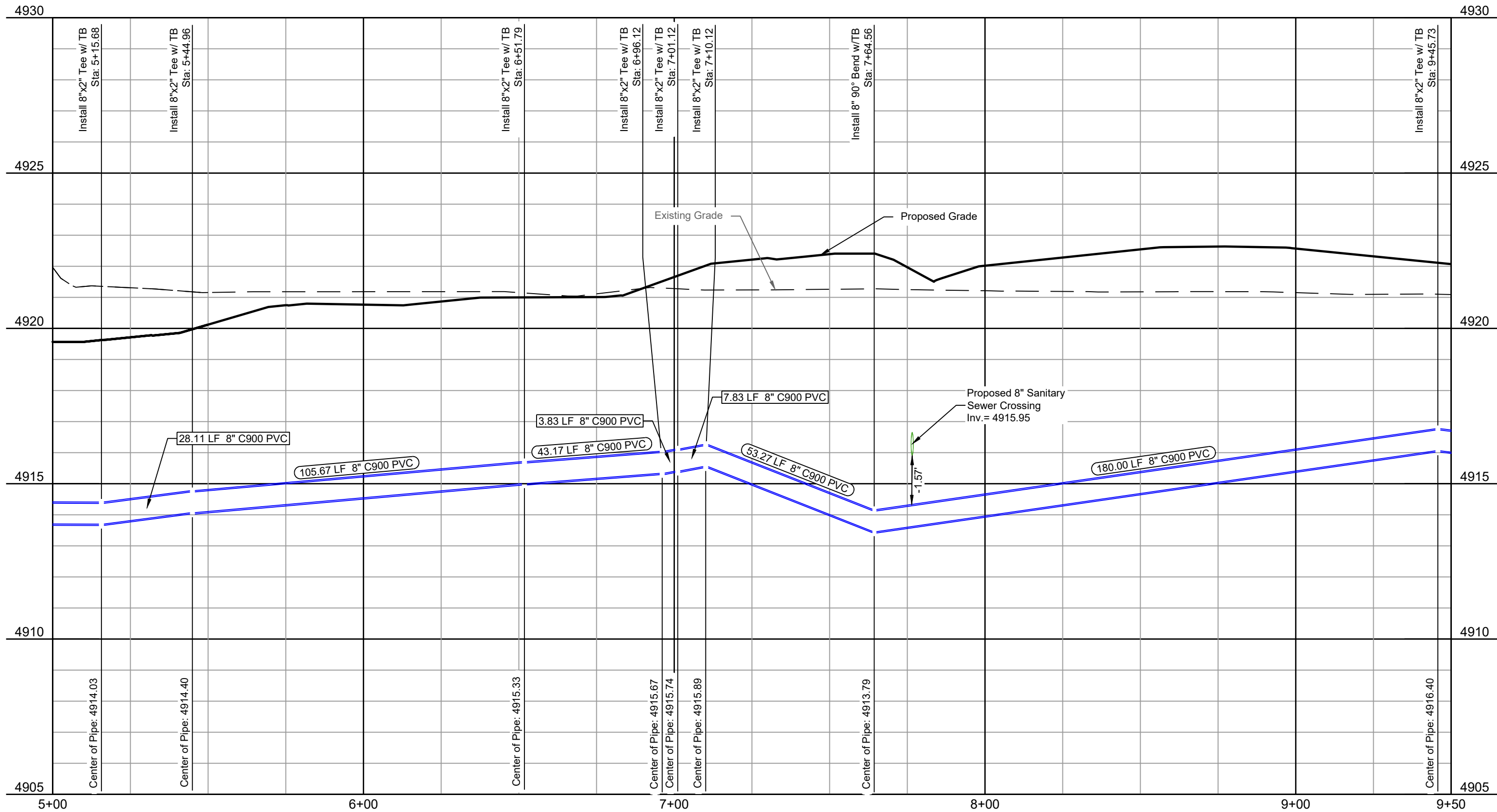


Existing

Legend

Proposed

Property Line	Property Line
Right of Way	Right of Way
Easement	Easement
W	W
Water Meter	Water Meter
Sanitary Sewer	Sanitary Sewer
Storm	Storm
Electric	Electric
Communications	Communications
GAS	GAS
Fiber Optic	Fiber Optic
Light Pole	Light Pole
Flowline	Flowline
Curb and Gutter	Curb and Gutter
Fence	Fence
Light Duty Pavement	Light Duty Pavement
Heavy Duty Pavement	Heavy Duty Pavement
Concrete	Concrete



Water Main Loop Profile
Scale: 1" = 30'

Alignment Lines					
Line ID #	Station Range	Start Coord.	End Coord.	Direction	Length (ft)
L1	0+00 1+74.06	N: 47993.69 E: 30504.47	N: 47991.59 E: 30330.42	S89°18'29"W	174.06
L2	1+74.06 1+85.45	N: 47991.59 E: 30330.42	N: 47983.44 E: 30322.47	S44°17'40"W	11.38
L3	1+85.45 3+93.46	N: 47983.44 E: 30322.47	N: 47980.88 E: 30114.48	S89°17'44"W	208.01
L4	3+93.46 4+01.41	N: 47980.88 E: 30114.48	N: 47975.19 E: 30108.92	S44°17'40"W	7.96
L5	4+01.41 7+64.56	N: 47975.19 E: 30108.92	N: 47612.07 E: 30113.39	S0°42'20"E	363.14
L6	7+64.56 11+02.75	N: 47612.07 E: 30113.39	N: 47616.23 E: 30451.56	N89°17'40"E	338.19
L7	11+02.75 11+09.82	N: 47616.23 E: 30451.56	N: 47621.30 E: 30456.50	N44°17'40"E	7.07
L8	11+09.82 12+50	N: 47621.30 E: 30456.50	N: 47623.02 E: 30596.66	N89°17'40"E	140.18

1

2

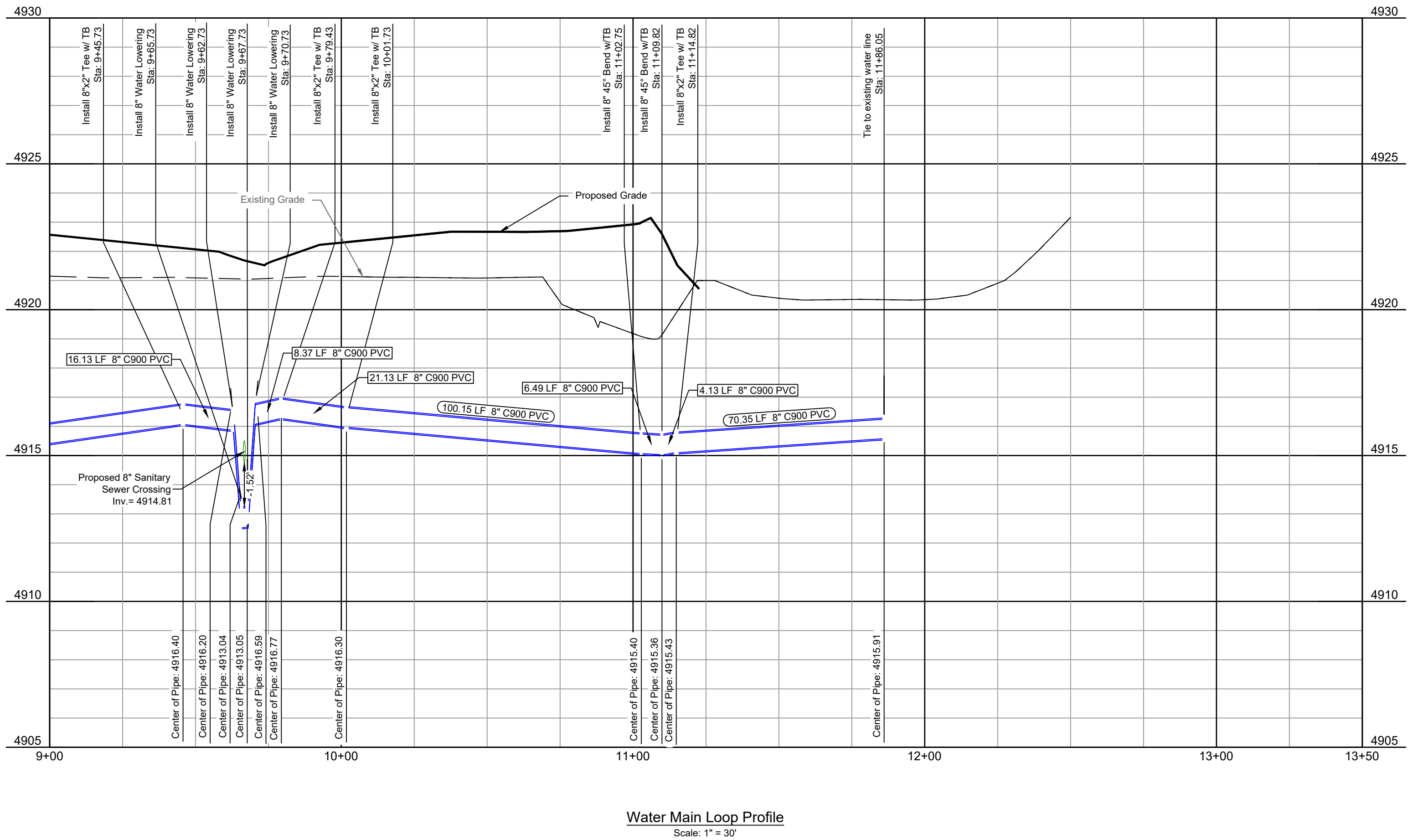
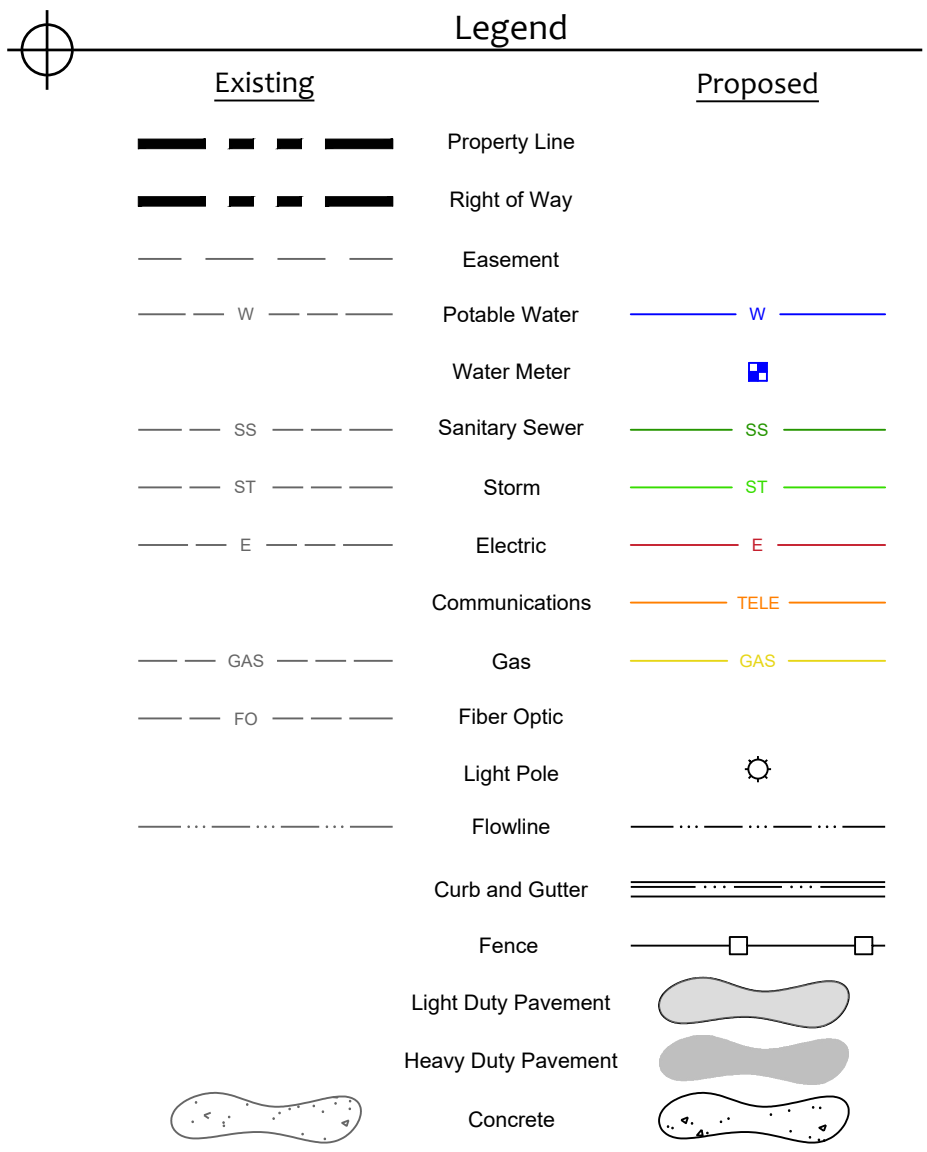
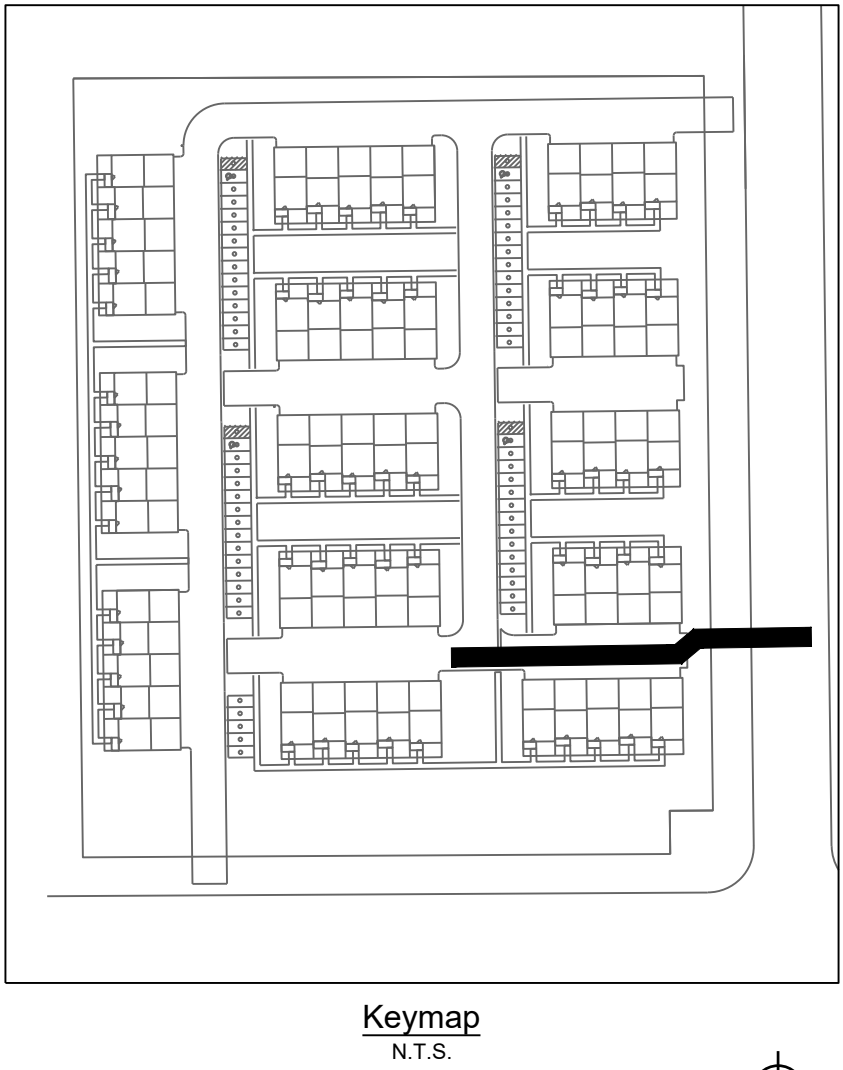
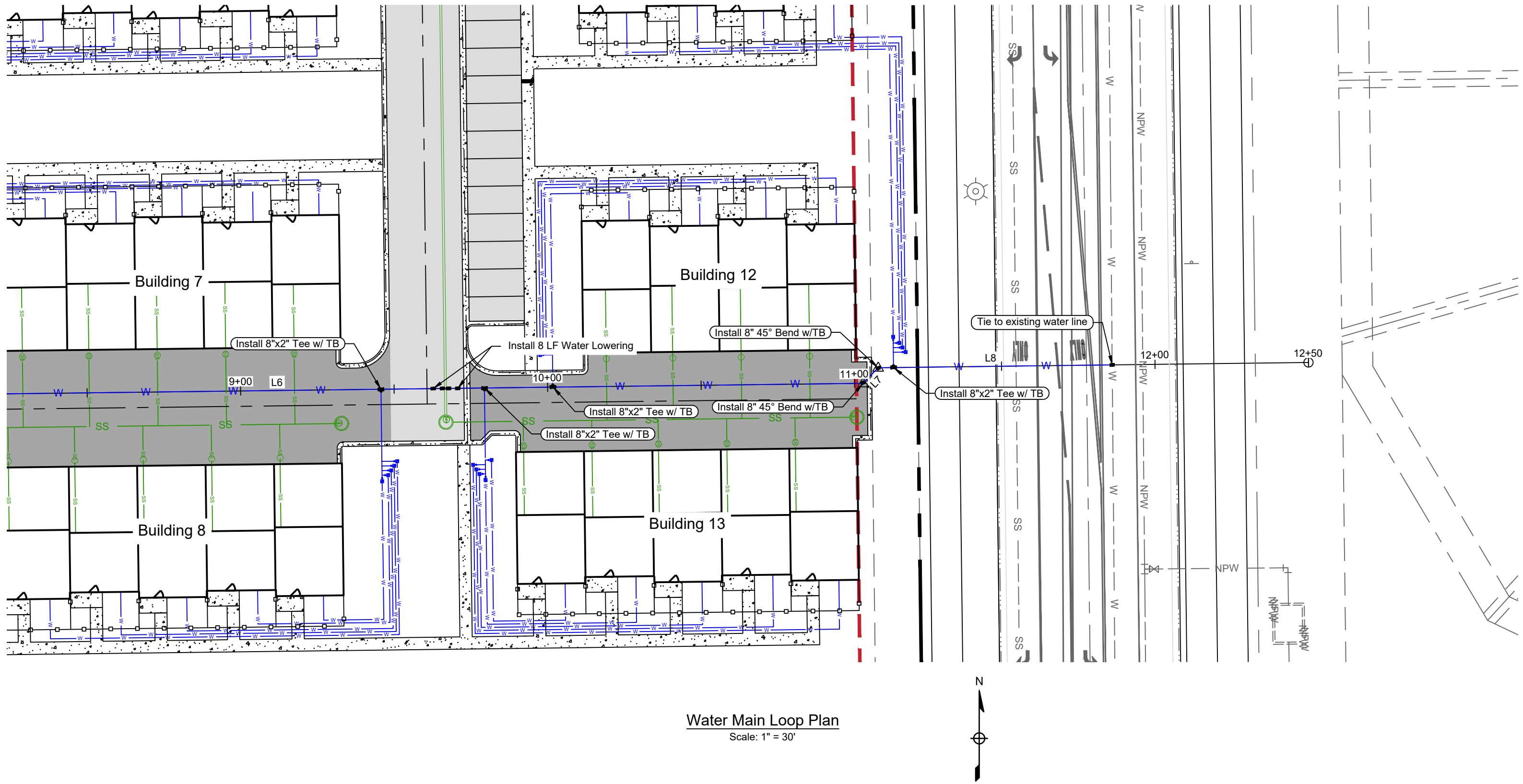
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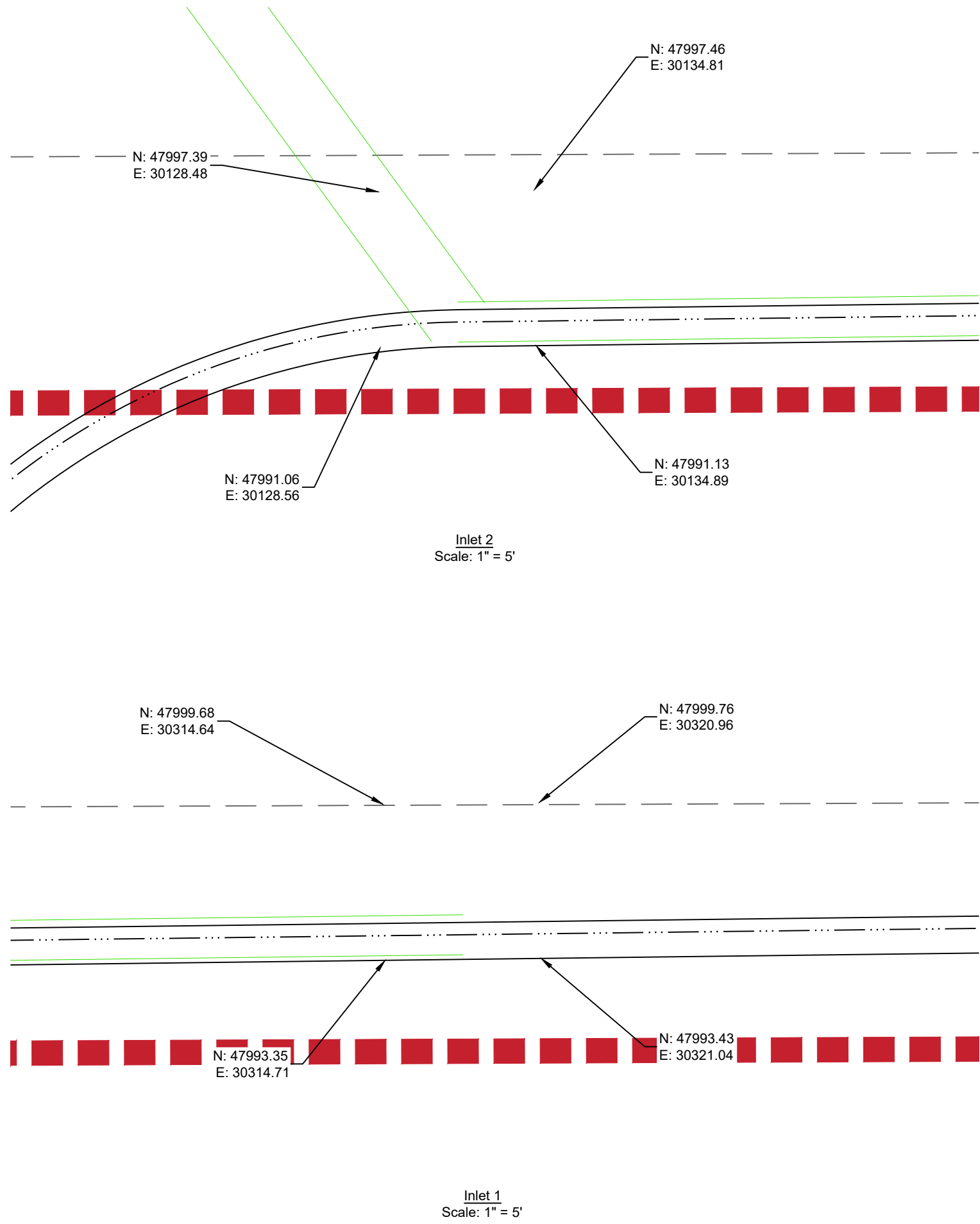
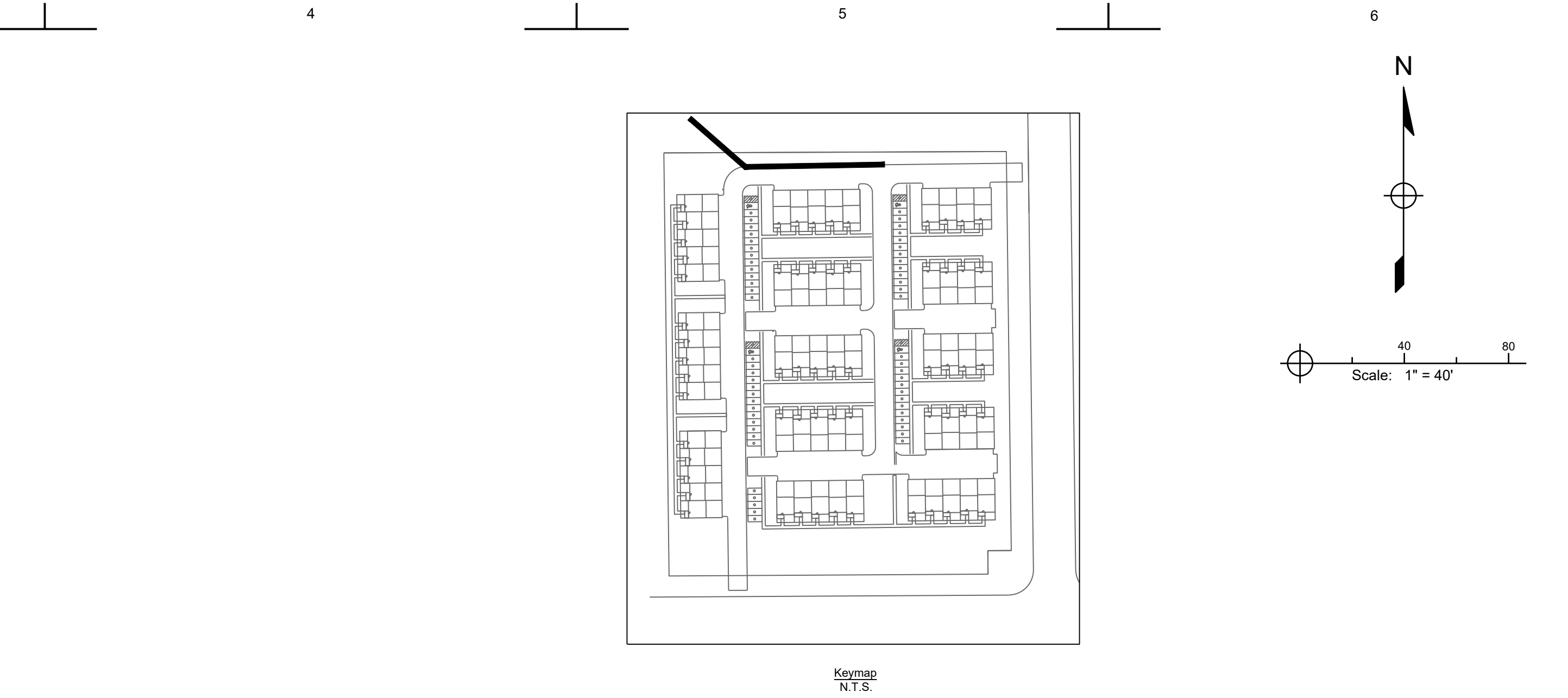
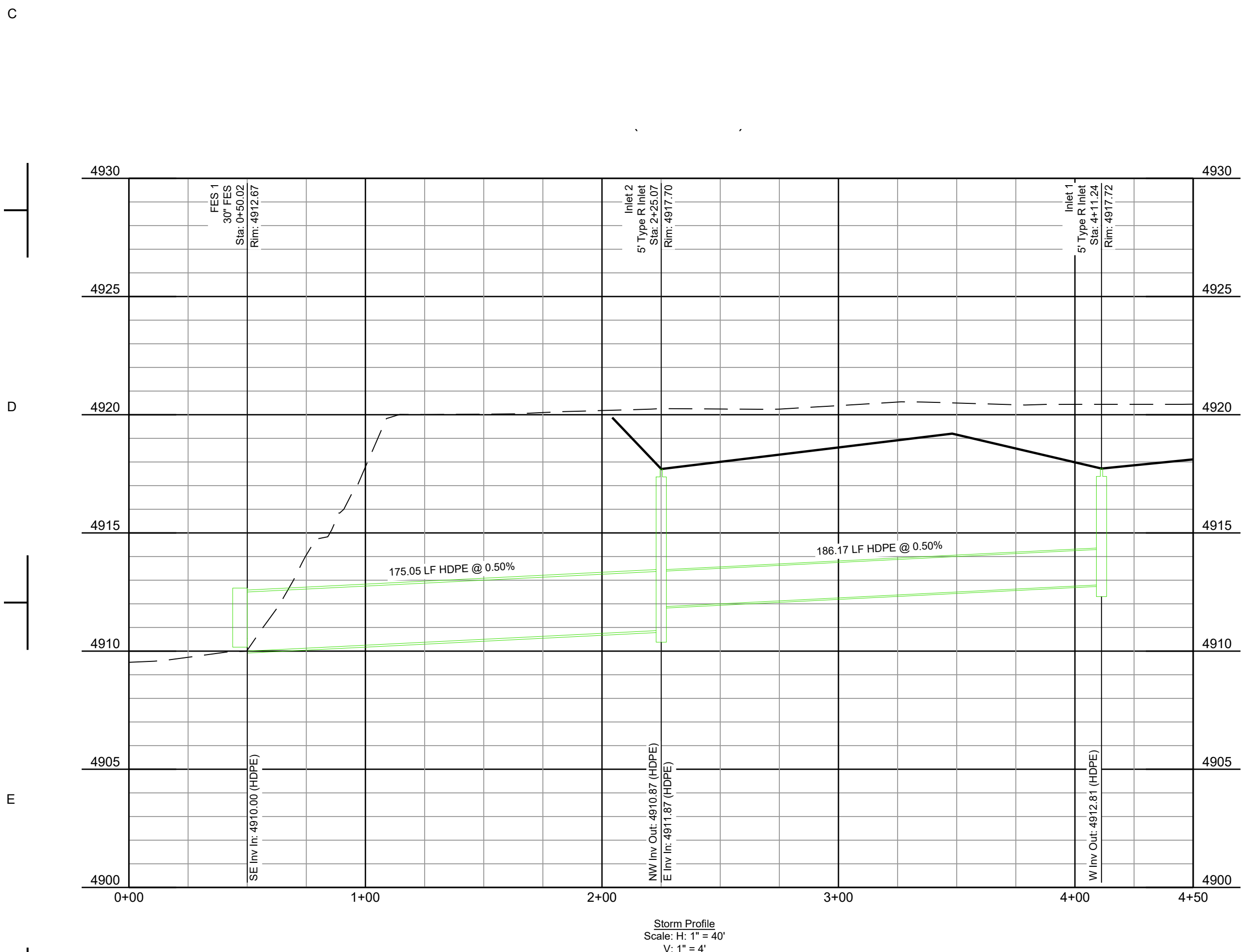
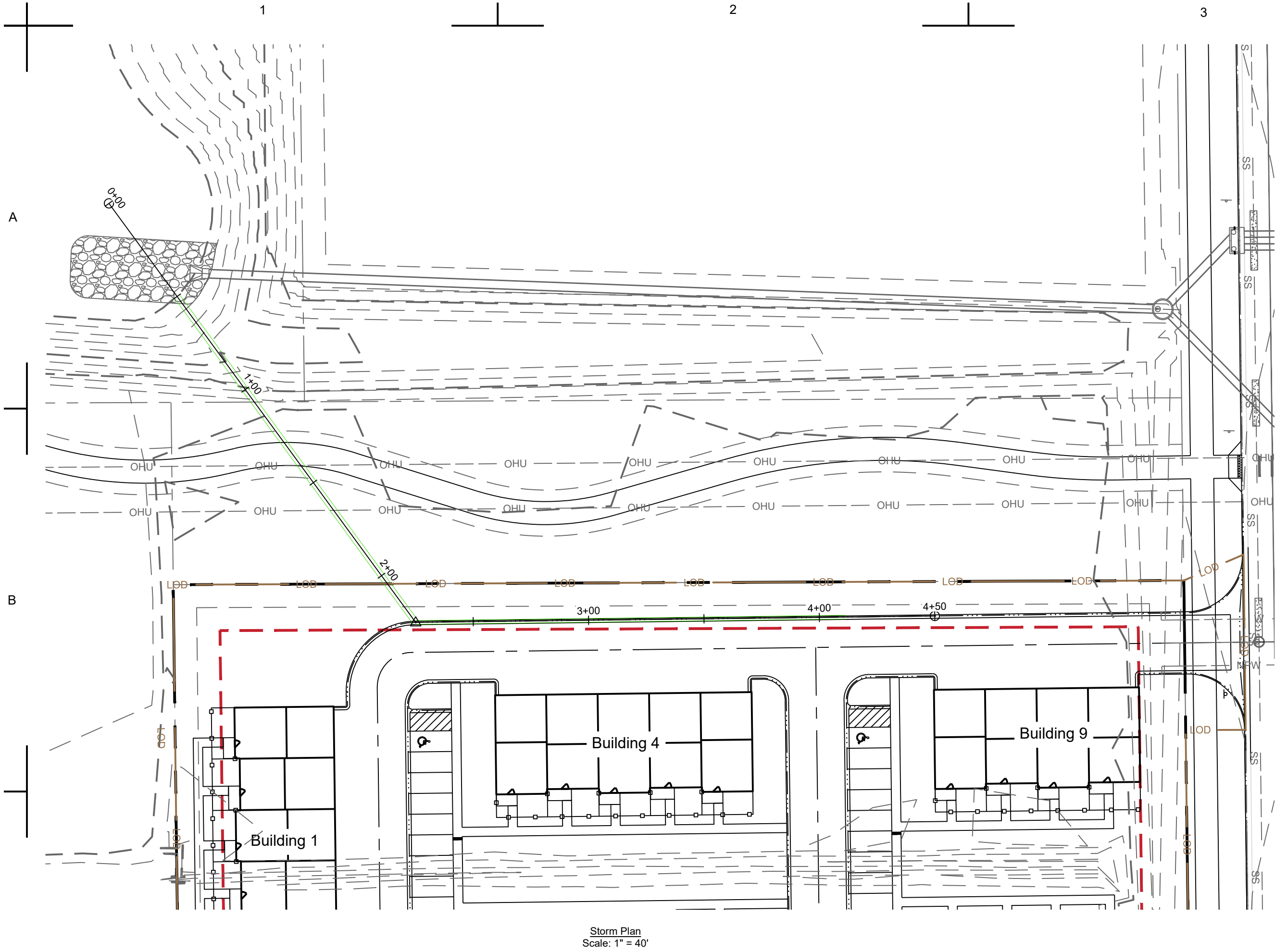
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Alignment Lines					
Line ID #	Station Range	Start Coord.	End Coord.	Direction	Length (ft)
L1	0+00 1+74.06	N: 47993.69 E: 30504.47	N: 47991.59 E: 30330.42	S89°18'29"W	174.06
L2	1+74.06 1+85.45	N: 47991.59 E: 30330.42	N: 47983.44 E: 30322.47	S44°17'40"W	11.38
L3	1+85.45 3+93.46	N: 47983.44 E: 30322.47	N: 47980.88 E: 30114.48	S89°17'44"W	208.01
L4	3+93.46 4+01.41	N: 47980.88 E: 30114.48	N: 47975.19 E: 30108.92	S44°17'40"W	7.96
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L6	7+64.56 11+02.75	N: 47612.07 E: 30113.39	N: 47616.23 E: 30451.56	N89°17'40"E	338.19
L7	11+02.75 11+09.82	N: 47616.23 E: 30451.56	N: 47621.30 E: 30456.50	N44°17'40"E	7.07
L8	11+09.82 12+50	N: 47621.30 E: 30456.50	N: 47623.02 E: 30596.66	N89°17'40"E	140.18



Legend	
Existing	Proposed
Property Line	Property Line
Right of Way	Right of Way
Easement	Easement
W	W
Water Meter	Water Meter
SS	SS
ST	ST
E	E
Communications	TELE
GAS	GAS
FO	FO
Light Pole	Light Pole
Flowline	Flowline
Curb and Gutter	Curb and Gutter
Fence	Fence
Light Duty Pavement	Light Duty Pavement
Heavy Duty Pavement	Heavy Duty Pavement
Concrete	Concrete

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number 21-013
Checked By JG
Date 07/19/2021

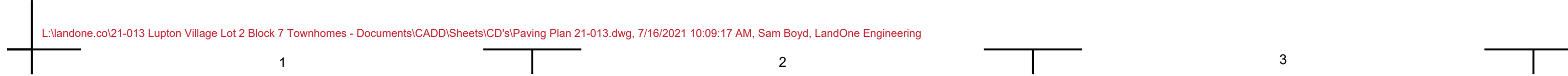
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Revision Description	
1st Submittal to City	

Date	
07/19/2021	

Rev. No.	
0	

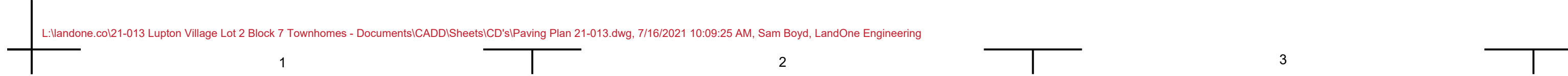


Sheet
C14.1

Sheet
C14.1

3. Install thickened edge sidewalk. See Thickened Edge Sidewalk Detail L1-1. See plan for width. See Contraction & Expansion Joint Detail L1-34.
4. Begin thickened edge sidewalk.
5. End thickened edge sidewalk.
6. Removed
5. Install handicap ramp. See Handicap Ramp Detail L1-13
6. Install handicap ramp. See Uni-Lateral Handicap Ramp Detail L1-17
7. Install handicap ramp. See Handicap Adjacent to Parking Detail L1-20
6. Removed
5. Install sidewalk. Depth = 4". See plan for width. See Detached Sidewalk Detail L1-24. See Contraction & Expansion Joint Detail L1-34
10. Install Asphalt paving. Type = Automobile Parking per Geotechnical Report.
11. Install Asphalt paving. Type = Roadways per Geotechnical Report.
12. Install 1" inflow curb and gutter. See Vertical Face Curb and Gutter Detail L1-5. See Contraction & Expansion Joint Detail L1-34.
13. Install 1" outflow curb and gutter. See Vertical Face Curb and Gutter Detail L1-5. See Contraction & Expansion Joint Detail L1-34.
14. Transition to existing curb and gutter.
15. Removed
16. Install Stop sign. See Sign Post Detail L1-44.
17. Install Concrete Driveway
18. Install concrete pan. See Concrete Pan Detail L1-4.
19. Install handicap sign. See ADA Parking Detail L1-2.
20. Removed
21. Install Stop Bar per MUTCD Standards.
22. Install Crosswalk Striping per MUTCD Standards.
23. Install handicap ramp. See Lateral Handicap Ramp Detail L1-12
24. Removed
25. Install 12" drainage chase in sidewalk. See detail L1-11.

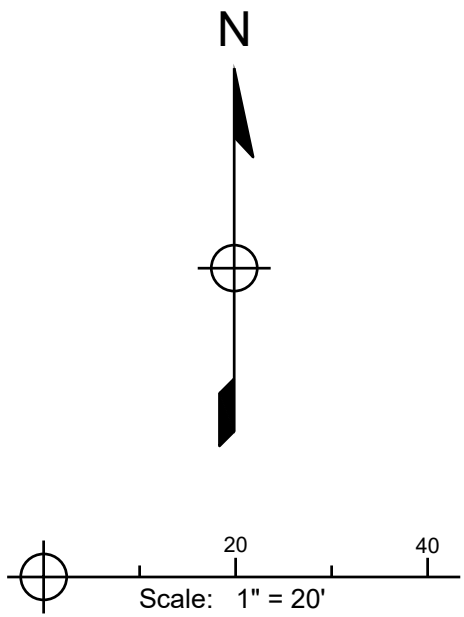
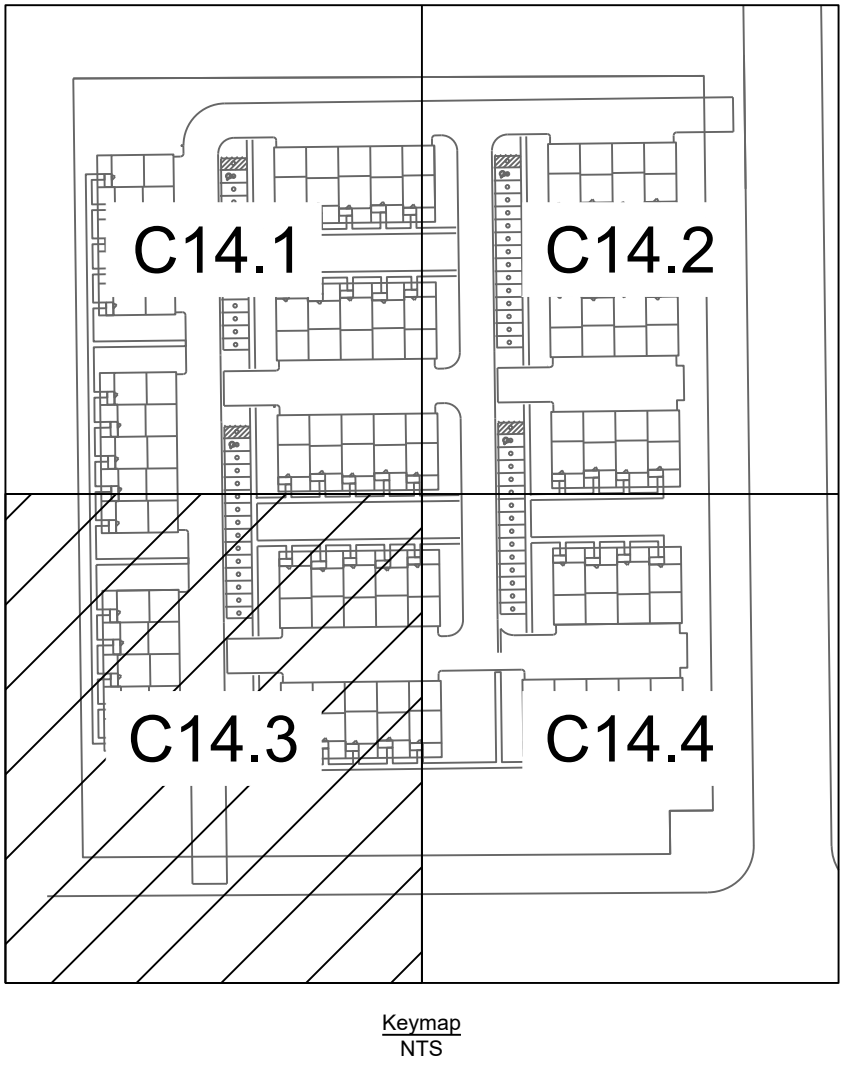
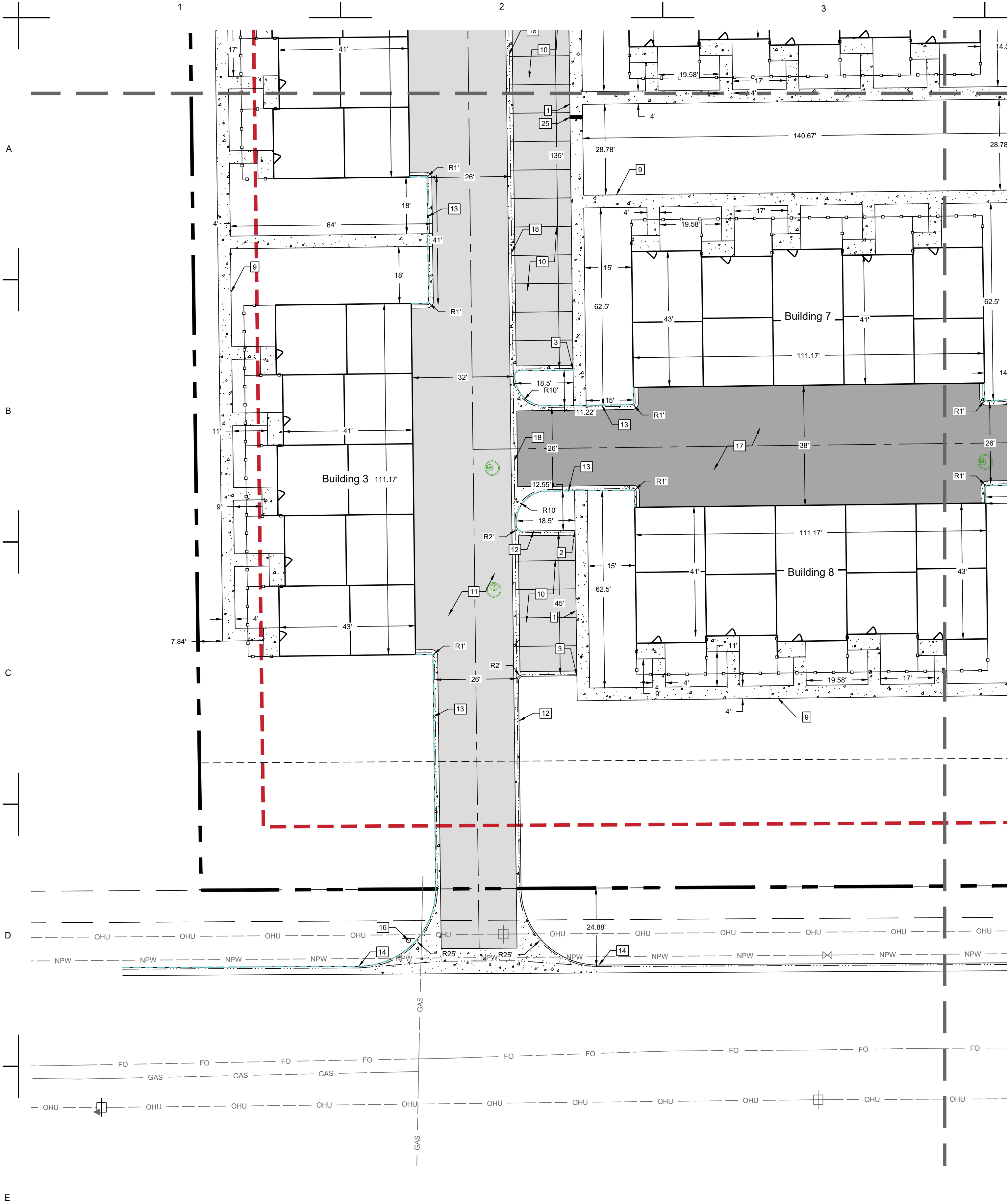
Existing	Proposed
Property Line	
Right of Way	
Easement	
Flowline	
Curb and Gutter	
Pavement	
Light Duty Pavement	
Heavy Duty Pavement	
Concrete	
Gravel	



1. Install thickened edge sidewalk. See Thickened Edge Sidewalk Detail L1-1. See plan for width. See Contraction & Expansion Joint Detail L1-34.
2. Begin thickened edge sidewalk.
3. End thickened edge sidewalk.
4. Removed
5. Install handicap ramp. See Handicap Ramp Detail L1-13
6. Install handicap ramp. See Un-Lateral Handicap Ramp Detail L1-17
7. Install handicap ramp. See Handicap Adjacent to Parking Detail L1-20
8. Removed
9. Install sidewalk. Depth = 4". See plan for width. See Detached Sidewalk Detail L1-24. See Contraction & Expansion Joint Detail L1-34.
10. Install Asphalt paving. Type = Automobile Parking per Geotechnical Report.
11. Install Asphalt paving. Type = Roadways per Geotechnical Report.
12. Install 1" overflow curb and gutter. See Vertical Face Curb and Gutter Detail L1-5. See Contraction & Expansion Joint Detail L1-34.
13. Install 1" overflow curb and gutter. See Vertical Face Curb and Gutter Detail L1-5. See Contraction & Expansion Joint Detail L1-34.
14. Transition to existing curb and gutter.
15. Removed
16. Install Stop sign. See Sign Post Detail L1-44.
17. Install Concrete Driveway
18. Install concrete pan. See Concrete Pan Detail L1-4.
19. Install handicap sign. See ADA Parking Detail L1-2.
20. Removed
21. Install Stop Bar per MUTCD Standards.
22. Install Crosswalk Striping per MUTCD Standards.
23. Install handicap ramp. See Lateral Handicap Ramp Detail L1-12
24. Removed
25. Install 12" drainage chase in sidewalk. See detail L1-11.

6

C14.2



Keynotes

1. Install thickened edge sidewalk. See Thickened Edge Sidewalk Detail L1-1. See plan for width. See Contraction & Expansion Joint Detail L1-34.
2. Begin thickened edge sidewalk.
3. End thickened edge sidewalk.
4. Removed
5. Install handicap ramp. See Handicap Ramp Detail L1-13.
6. Install handicap ramp. See Uni-Lateral Handicap Ramp Detail L1-17.
7. Install handicap ramp. See Handicap Adjacent to Parking Detail L1-20.
8. Removed
9. Install sidewalk, Depth = 4". See plan for width. See Detached Sidewalk Detail L1-24. See Contraction & Expansion Joint Detail L1-34.
10. Install Asphalt paving, Type = Automobile Parking per Geotechnical Report.
11. Install Asphalt paving, Type = Roadways per Geotechnical Report.
12. Install 1" inflow curb and gutter. See Vertical Face Curb and Gutter Detail L1-5. See Contraction & Expansion Joint Detail L1-34.
13. Install 1" outflow curb and gutter. See Vertical Face Curb and Gutter Detail L1-5. See Contraction & Expansion Joint Detail L1-34.
14. Transition to existing curb and gutter.
15. Removed
16. Install Stop sign. See Sign Post Detail L1-44.
17. Install Concrete Driveway
18. Install concrete pan. See Concrete Pan Detail L1-4.
19. Install handicap sign. See ADA Parking Detail L1-2.
20. Removed
21. Install Stop Bar per MUTCD Standards.
22. Install Crosswalk Striping per MUTCD Standards.
23. Install handicap ramp. See Lateral Handicap Ramp Detail L1-12.
24. Removed
25. Install 12" drainage chase in sidewalk. See detail L1-11.

Legend

Existing	Proposed

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number	21-013
Checked By	JG
Date	07/19/2021

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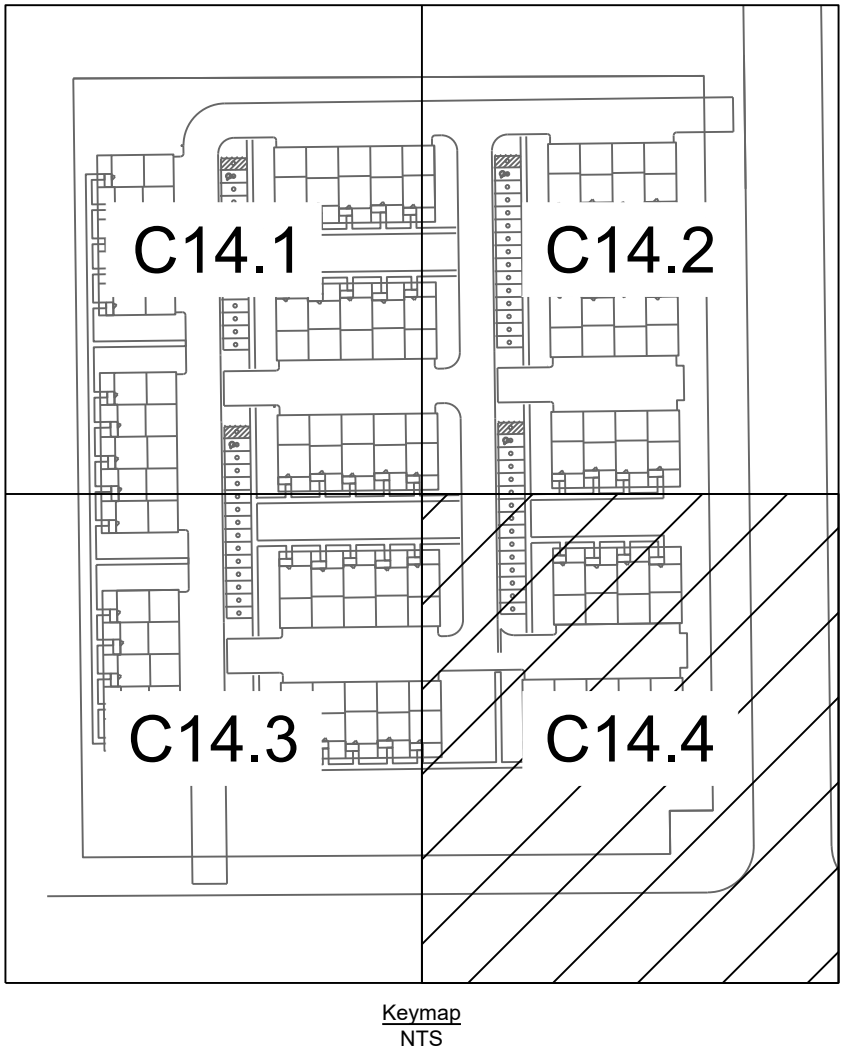
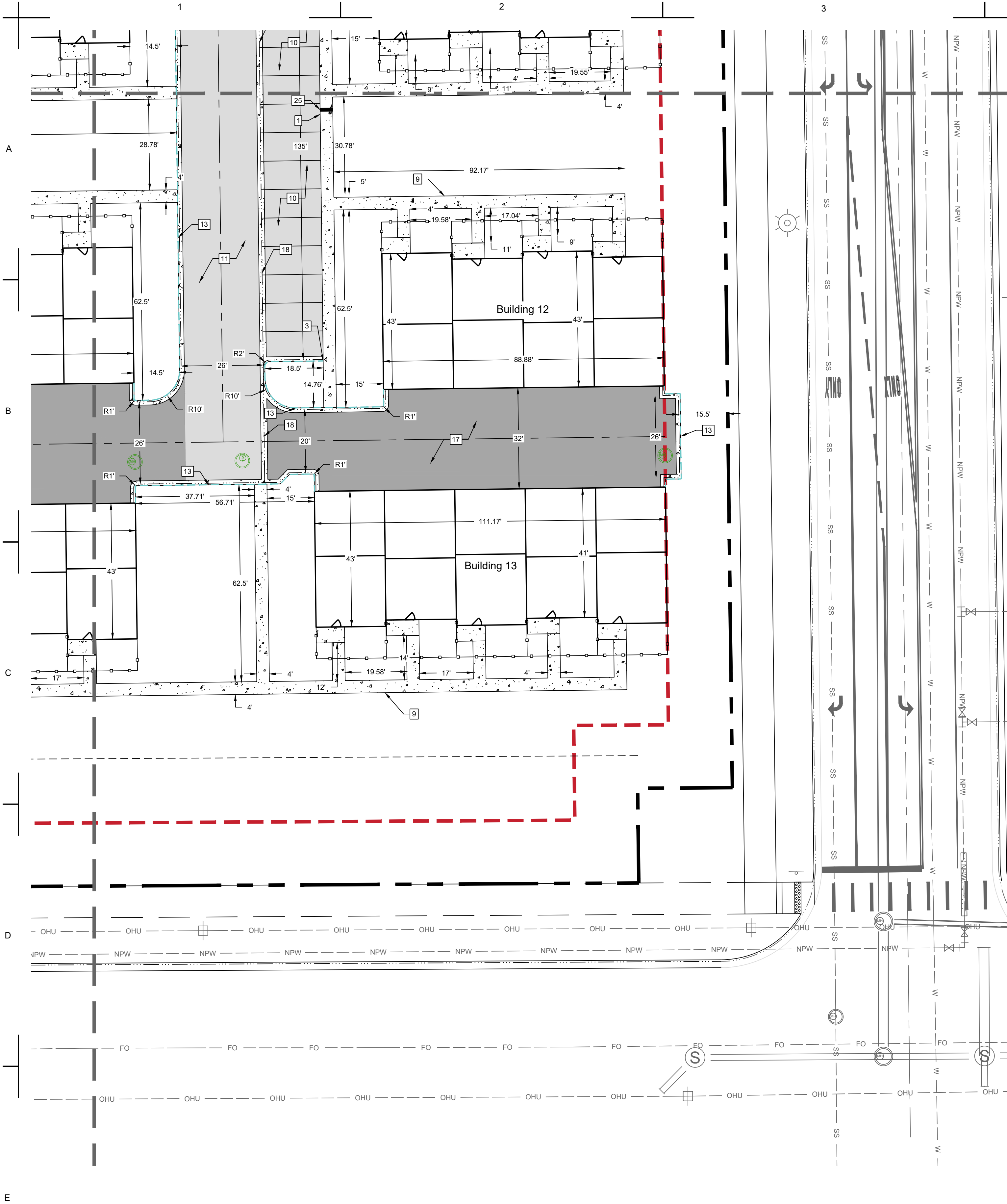


Revision Description
1st Submittal to City

Date
07/19/2021

Rev	No.
0	

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Paving Plan
Fort Lupton, CO



Keynotes

1. Install thickened edge sidewalk. See Thickened Edge Sidewalk Detail L1-1. See plan for width. See Contraction & Expansion Joint Detail L1-34.
2. Begin thickened edge sidewalk.
3. End thickened edge sidewalk.
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19. Install handicap sign. See ADA Parking Detail L1-2.
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23. Install handicap ramp. See Lateral Handicap Ramp Detail L1-12.
24. Removed
25. Install 12" drainage chase in sidewalk. See detail L1-11.

Legend

Existing	Proposed
	Property Line
	Right of Way
	Easement
	Flowline
	Curb and Gutter
	Pavement
	Light Duty Pavement
	Heavy Duty Pavement
	Concrete
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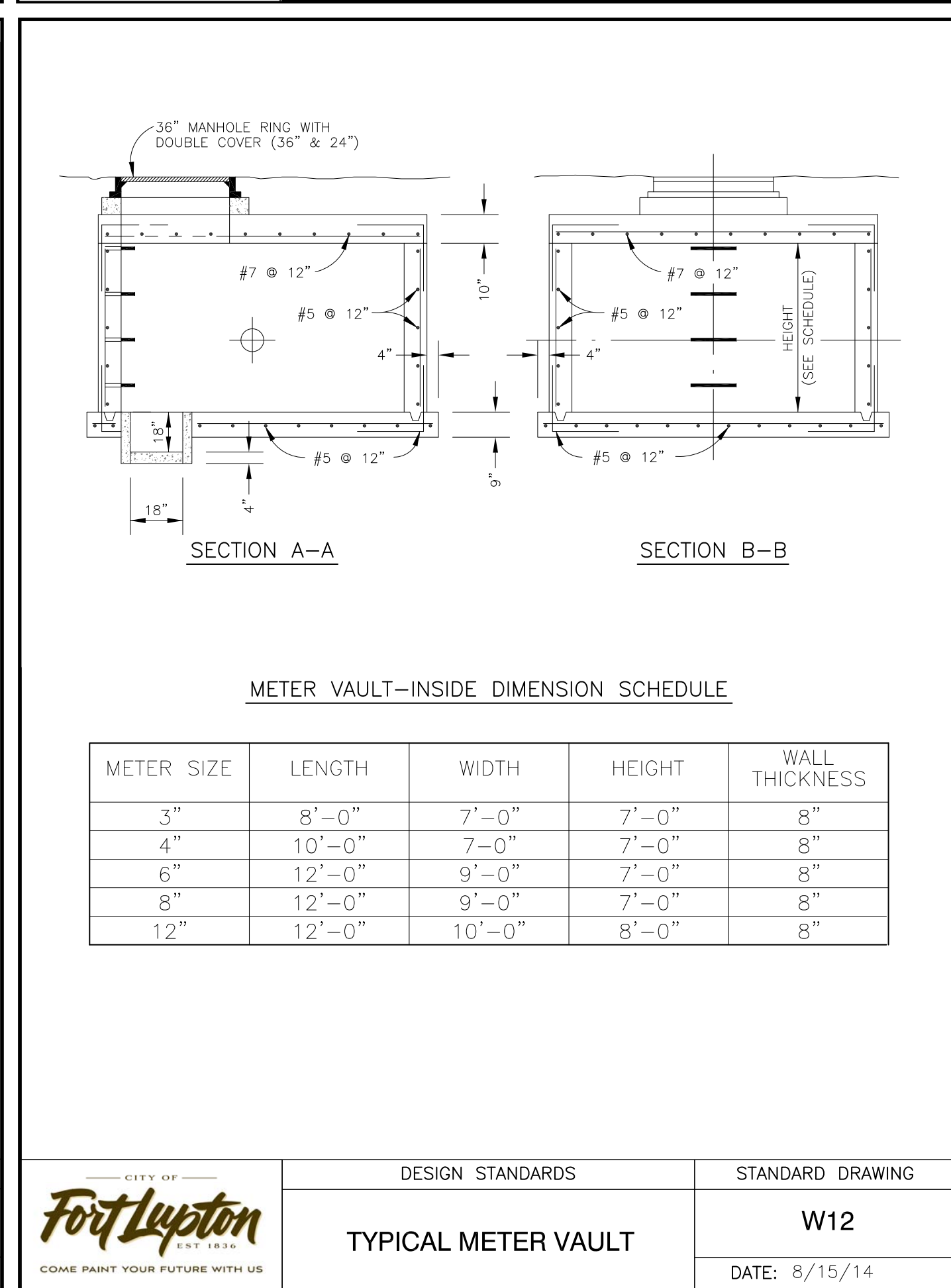
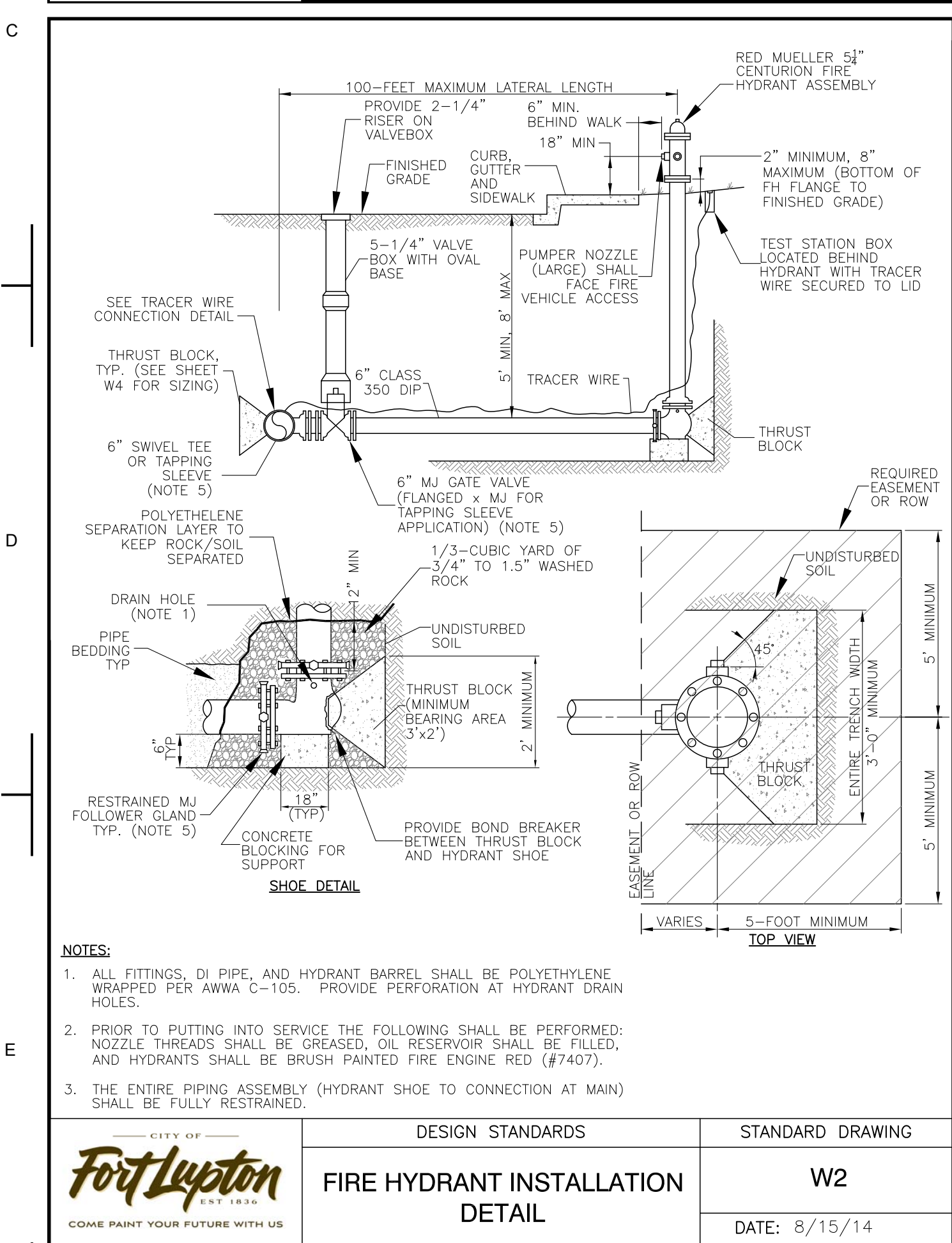
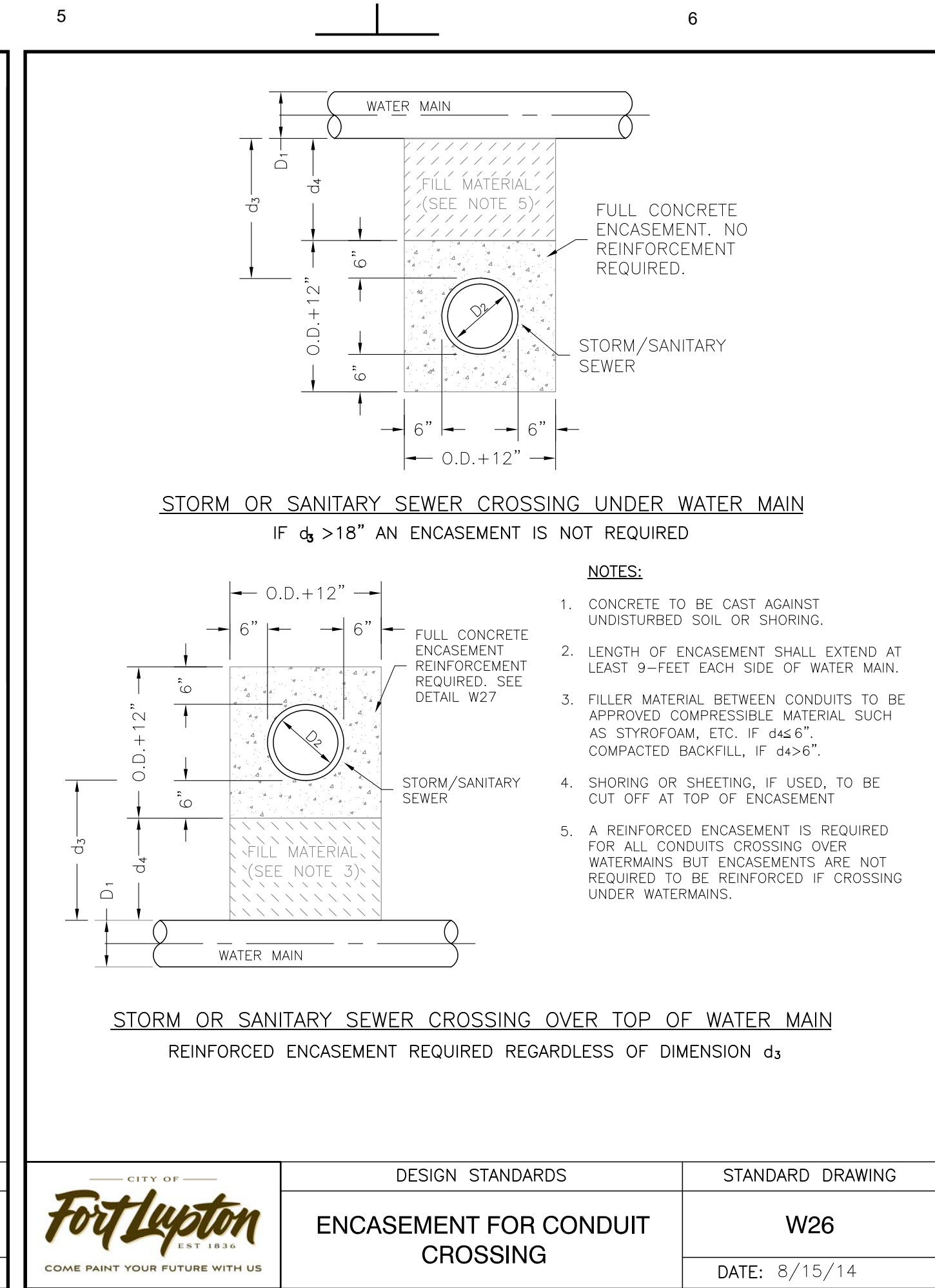
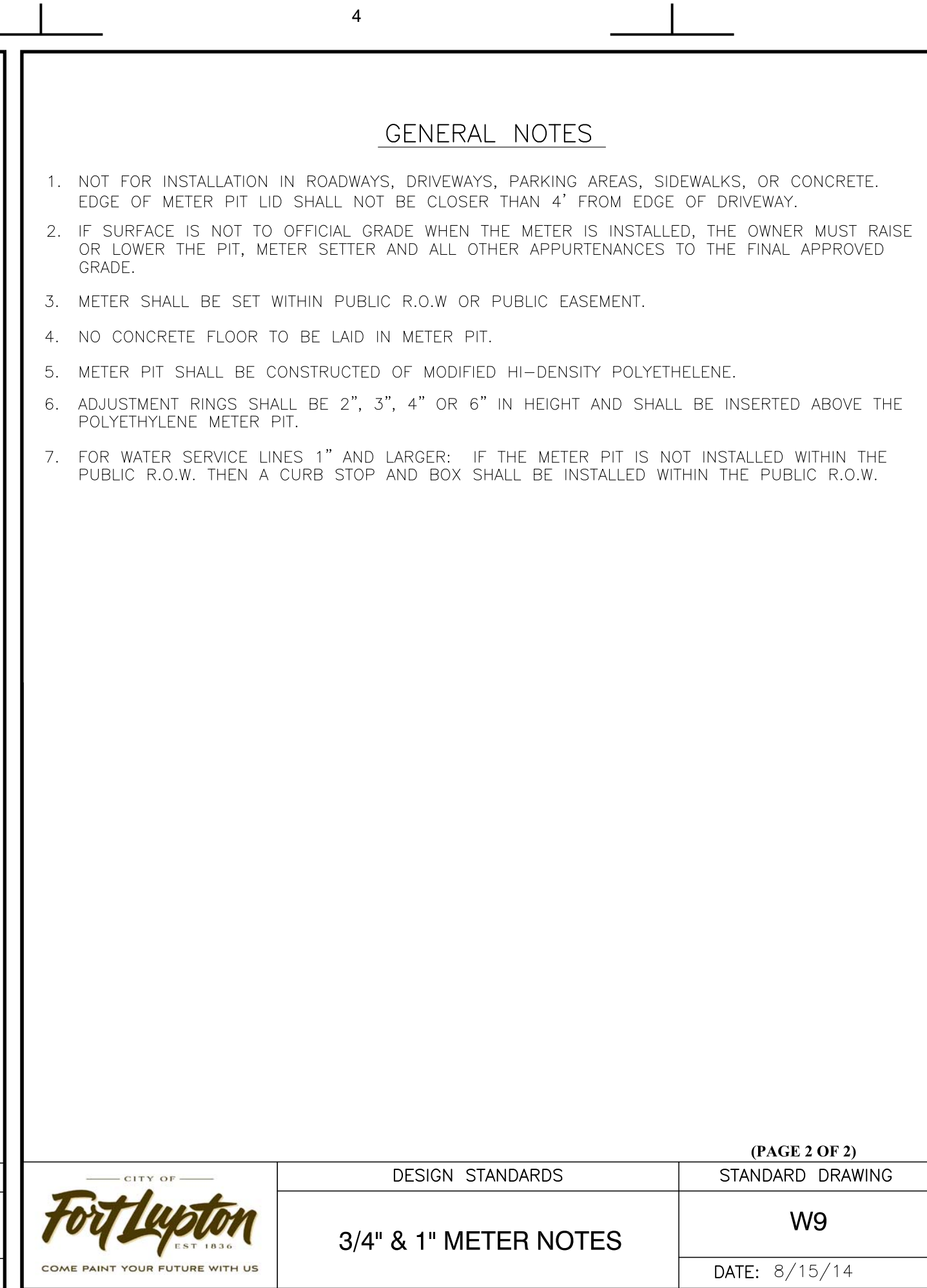
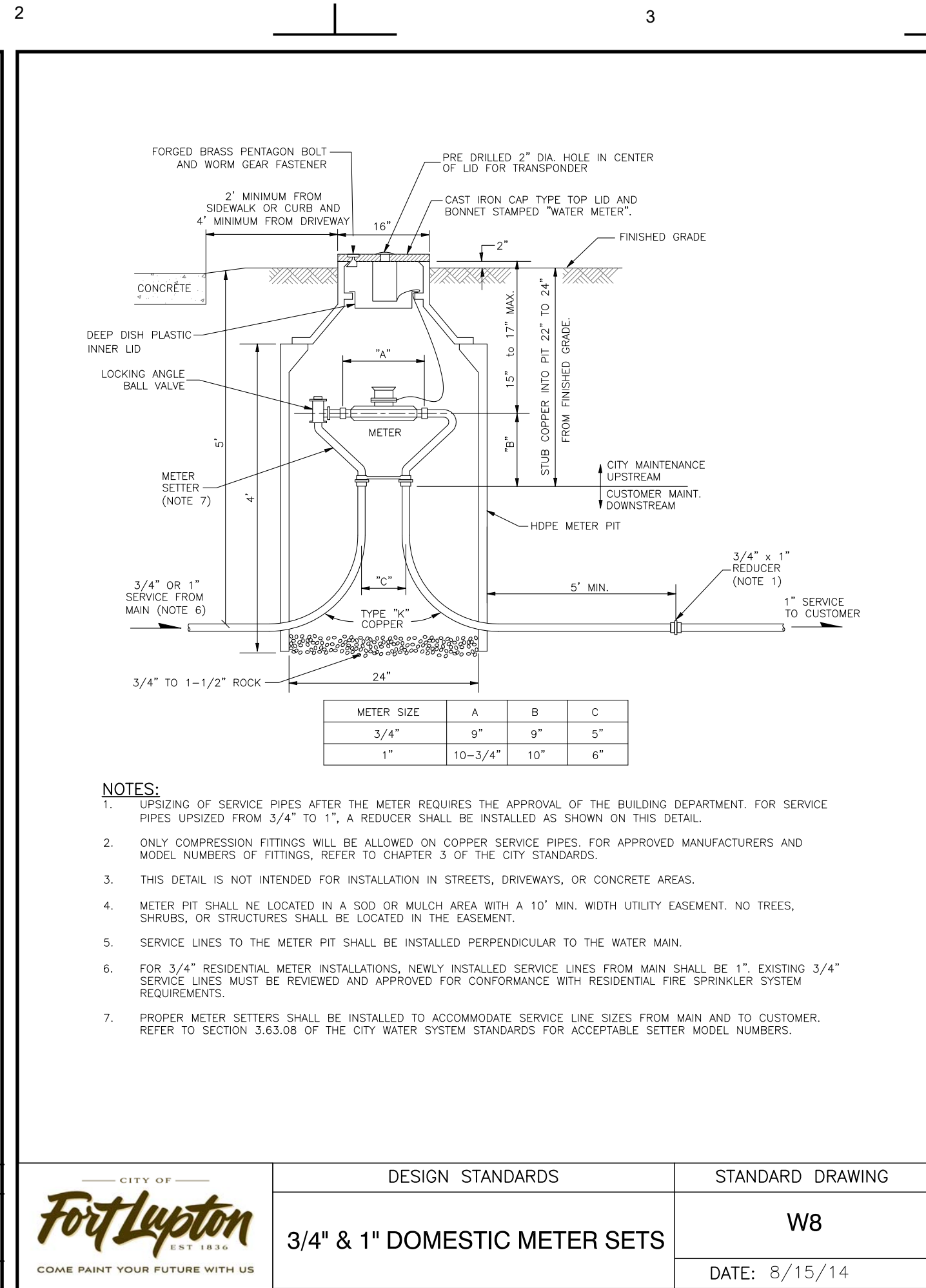
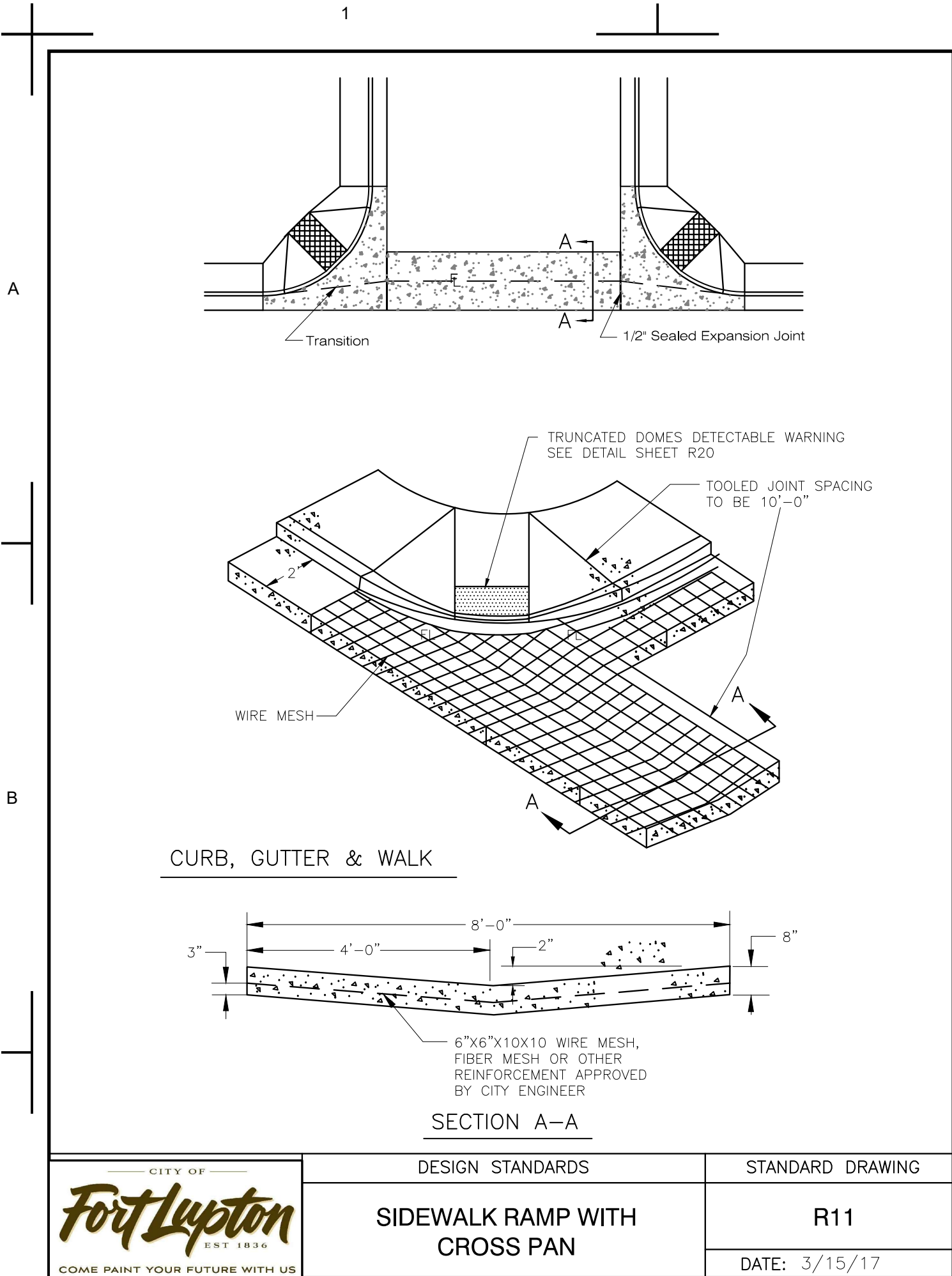


Revision Description
1st Submittal to City

Date
07/19/2021

Rev. No.
0

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Paving Plan
Fort Lupton, CO



Detail Index

Name	Detail Number	Reference Sheet	Source
Paving and Site Details			
Sidewalk Ramp with Cross Pan	R11	C14.1	Fort Lupton
Potable Water Details			
3/4" & 1" Domestic Meter Sets	W8	C8.5	Fort Lupton
3/4" & 1" Meter Notes	W9	C8.5	Fort Lupton
Encasement for Conduit Crossing	W26	C10.1-C10.3	Fort Lupton
Fire Hydrant Installation Detail	W2	C10.1-C10.3	Fort Lupton
Typical Meter Vault	W12	C8.5	Fort Lupton
Typical Trench Section Pipe Protection	W1	C10.1-C10.3	Fort Lupton
Valve Box	W1	C8.5	Fort Lupton
Water Vault Lid	W24	C8.5	Fort Lupton
Sanitary Sewer Details			
Encasement for Conduit Crossing	SS11	C8.1-C8.5	Fort Lupton
Single Sanitary Sewer Clean Out	L1-6	C8.5	LandOne
Sanitary Sewer Manhole Lid	SS12	C8.1-C8.5	Fort Lupton
Sanitary Sewer Standard Manhole	SS1	C8.1-C8.5	Fort Lupton
Typical Pipe Bedding	SS6	C9.1-C8.5	Fort Lupton
Stormwater Details			
Curb Inlet Type R	ST5	C12.1	Fort Lupton
Curb Inlet Type R	ST6	C12.1	Fort Lupton
Curb Inlet Type R	ST7	C12.1	Fort Lupton
Curb Inlet Type R	ST8	C12.1	Fort Lupton
Standard Manhole Base	ST1	C12.1	Fort Lupton
Typical Pipe Bedding	ST4	C12.1	Fort Lupton

Revision Description

Date

Rev. No.

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07/19/2021

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Lupton Village Lot 2 Block 7 Townhomes Construction Documents Details

Fort Lupton, CO

Sheet

C20.0

LANDONE engineering

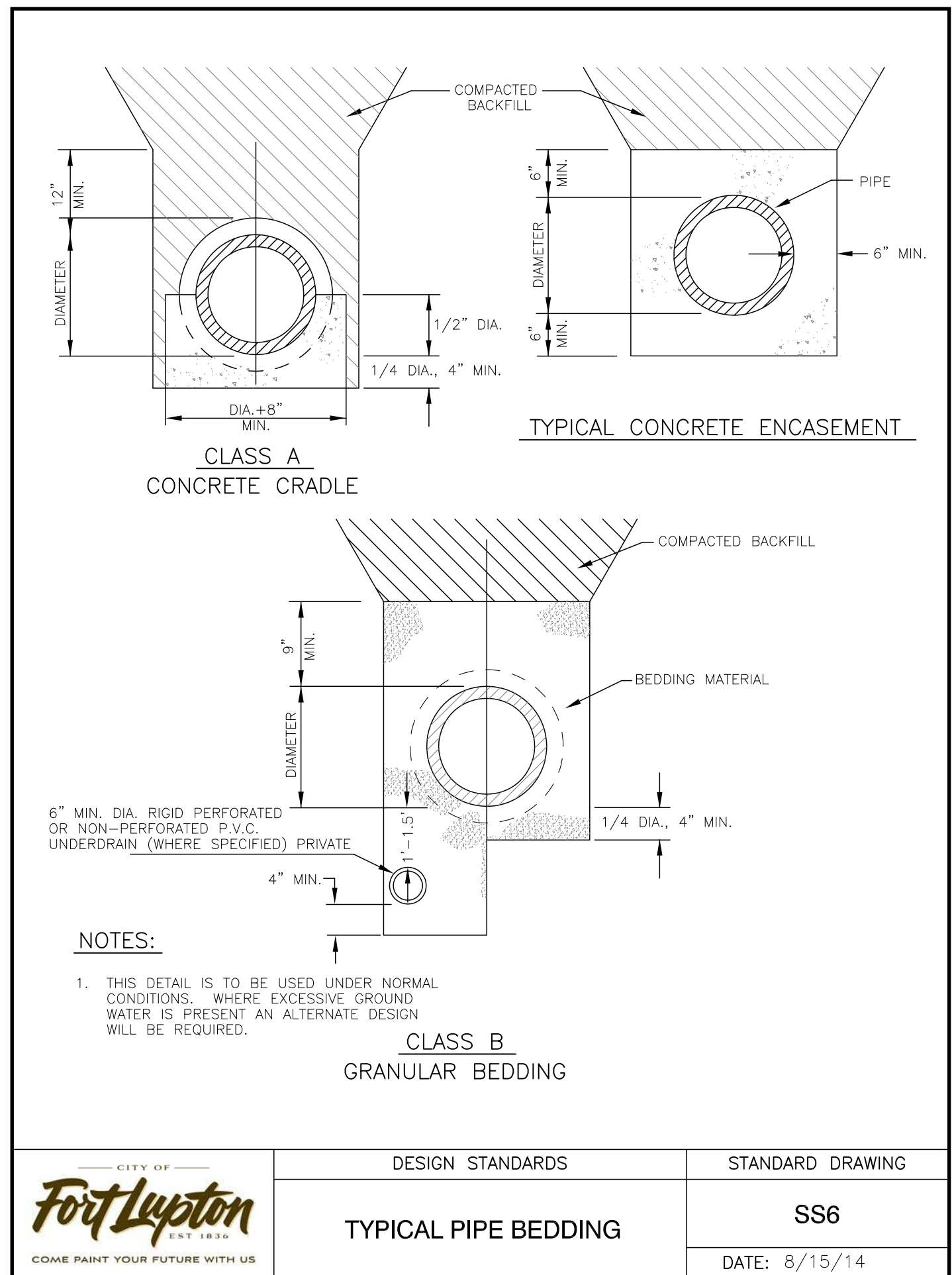
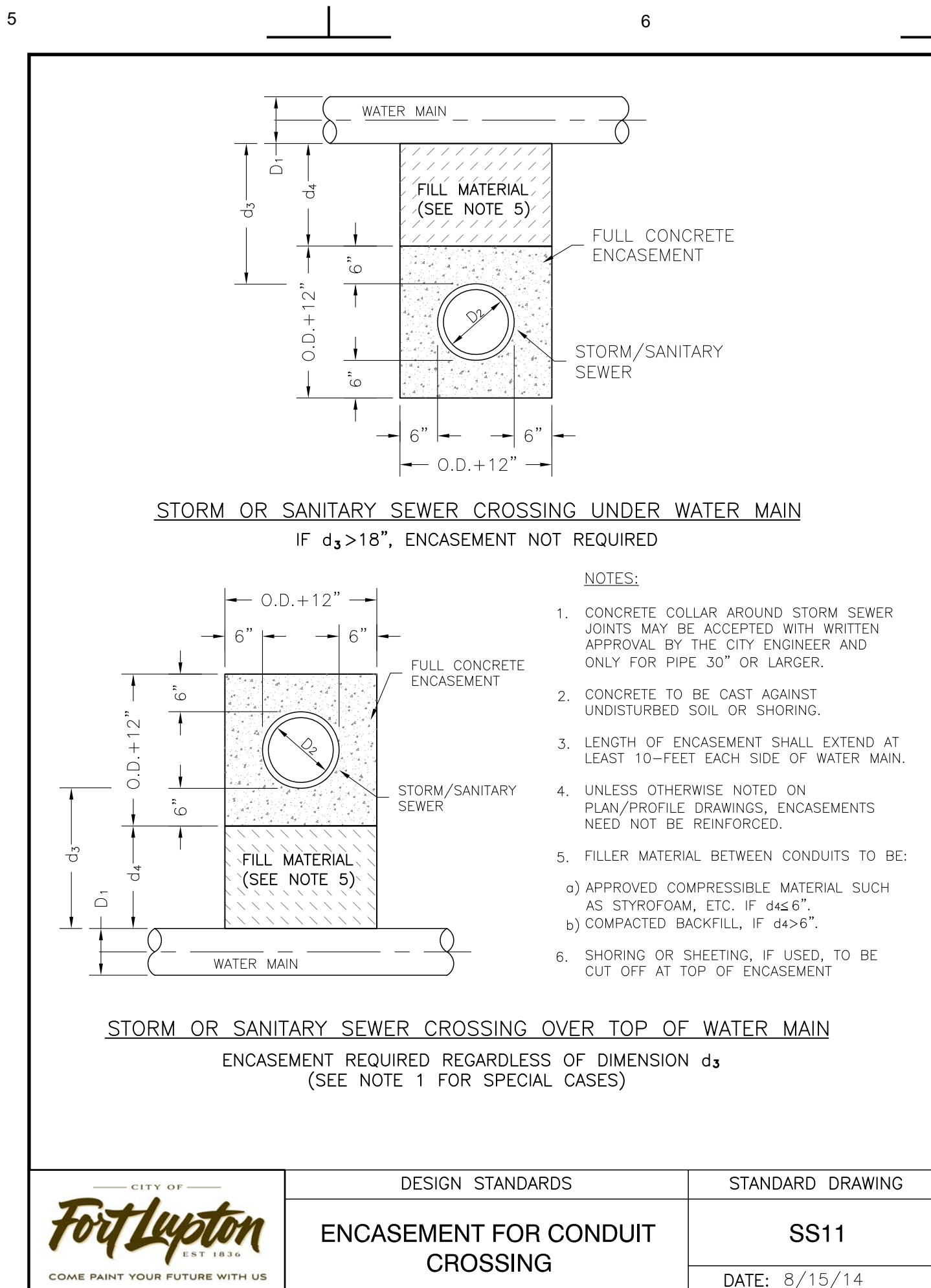
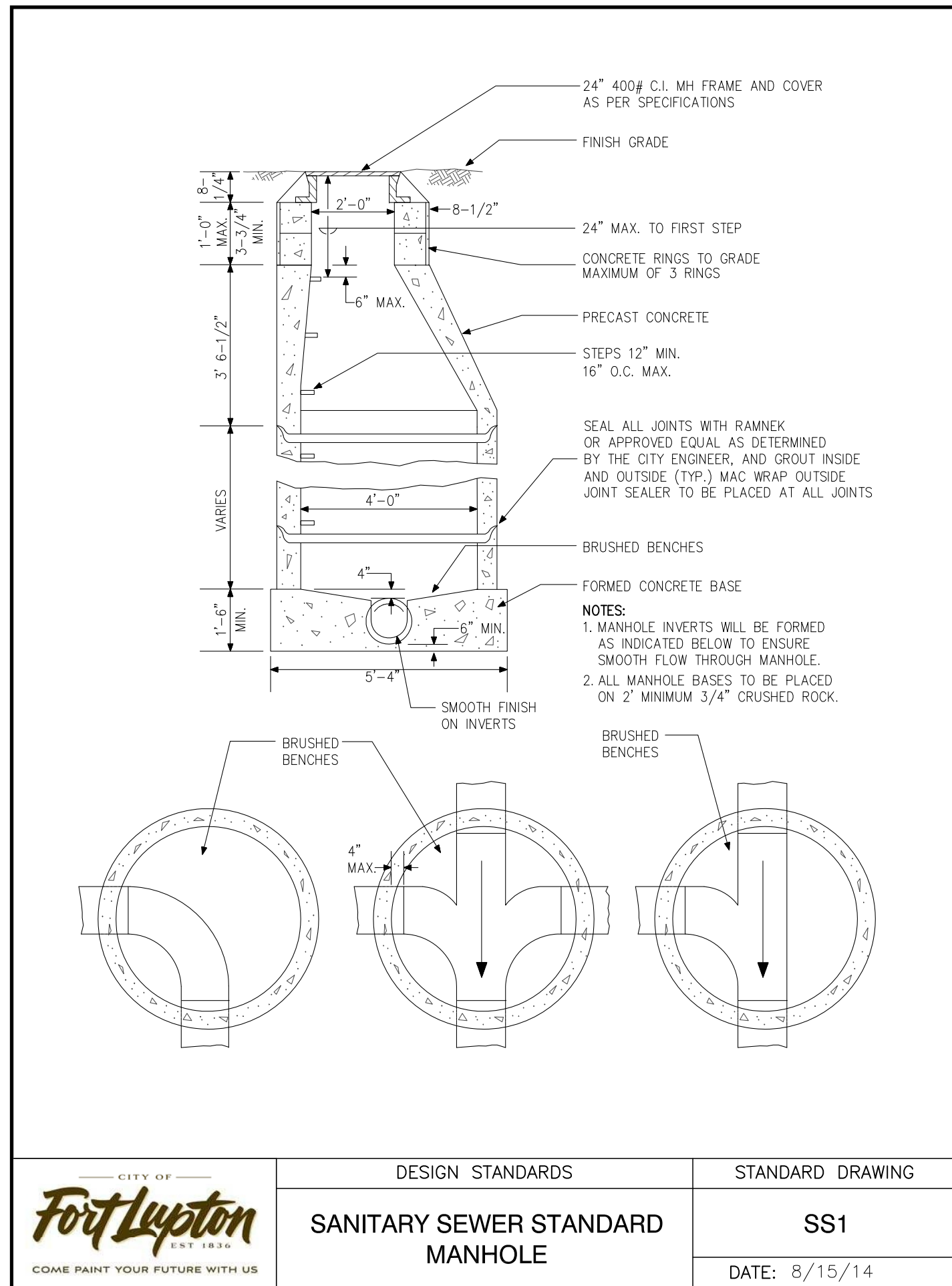
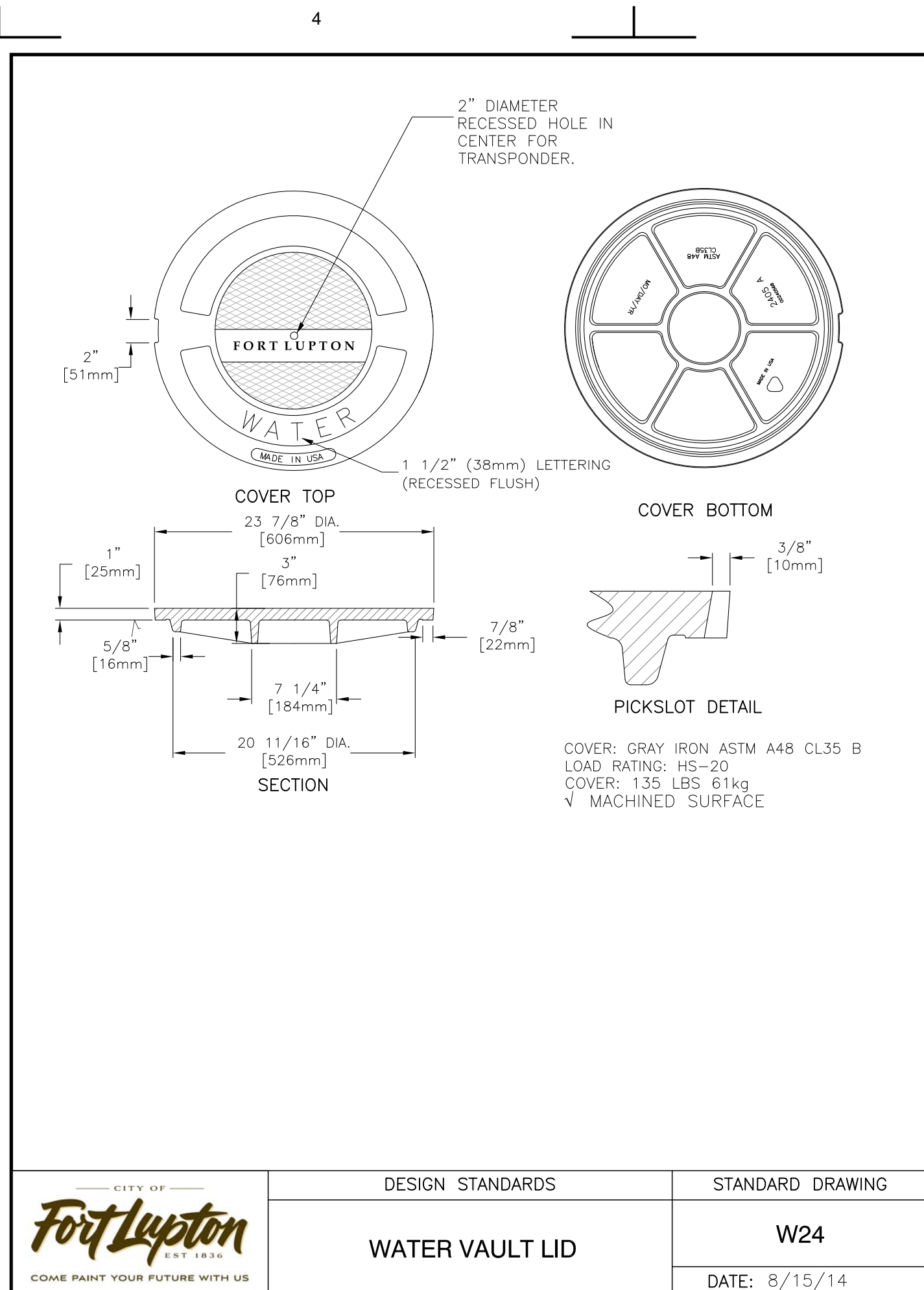
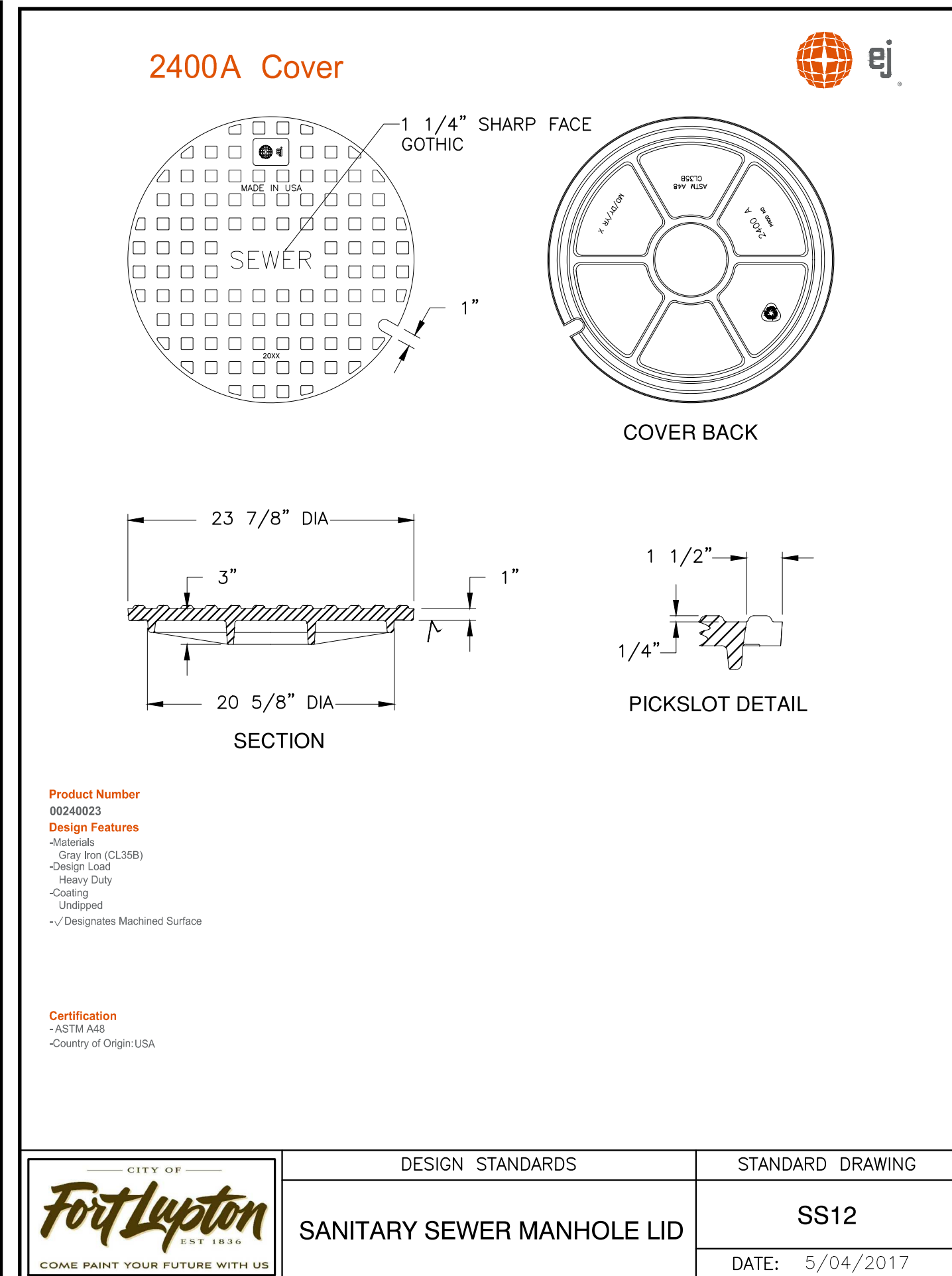
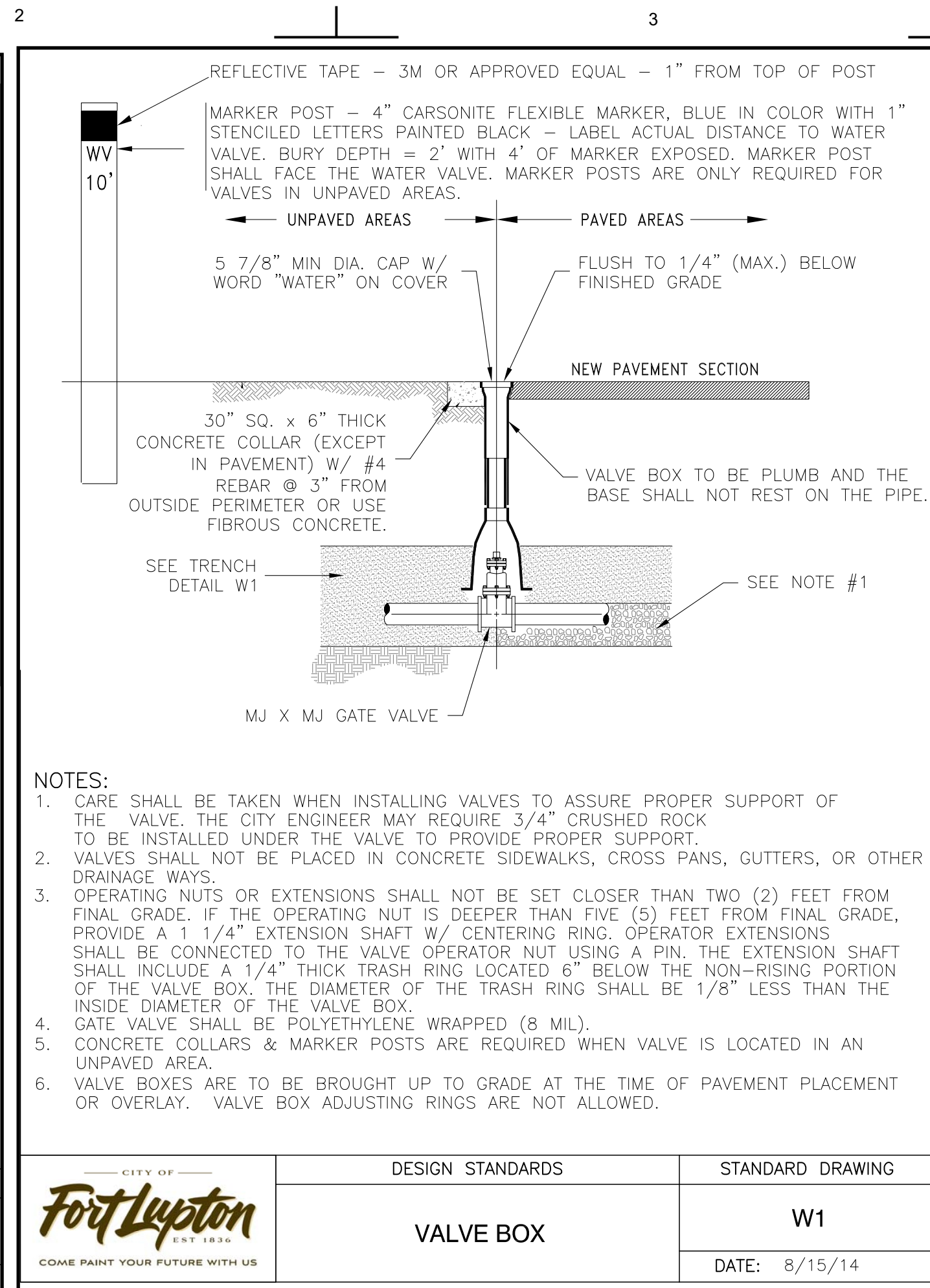
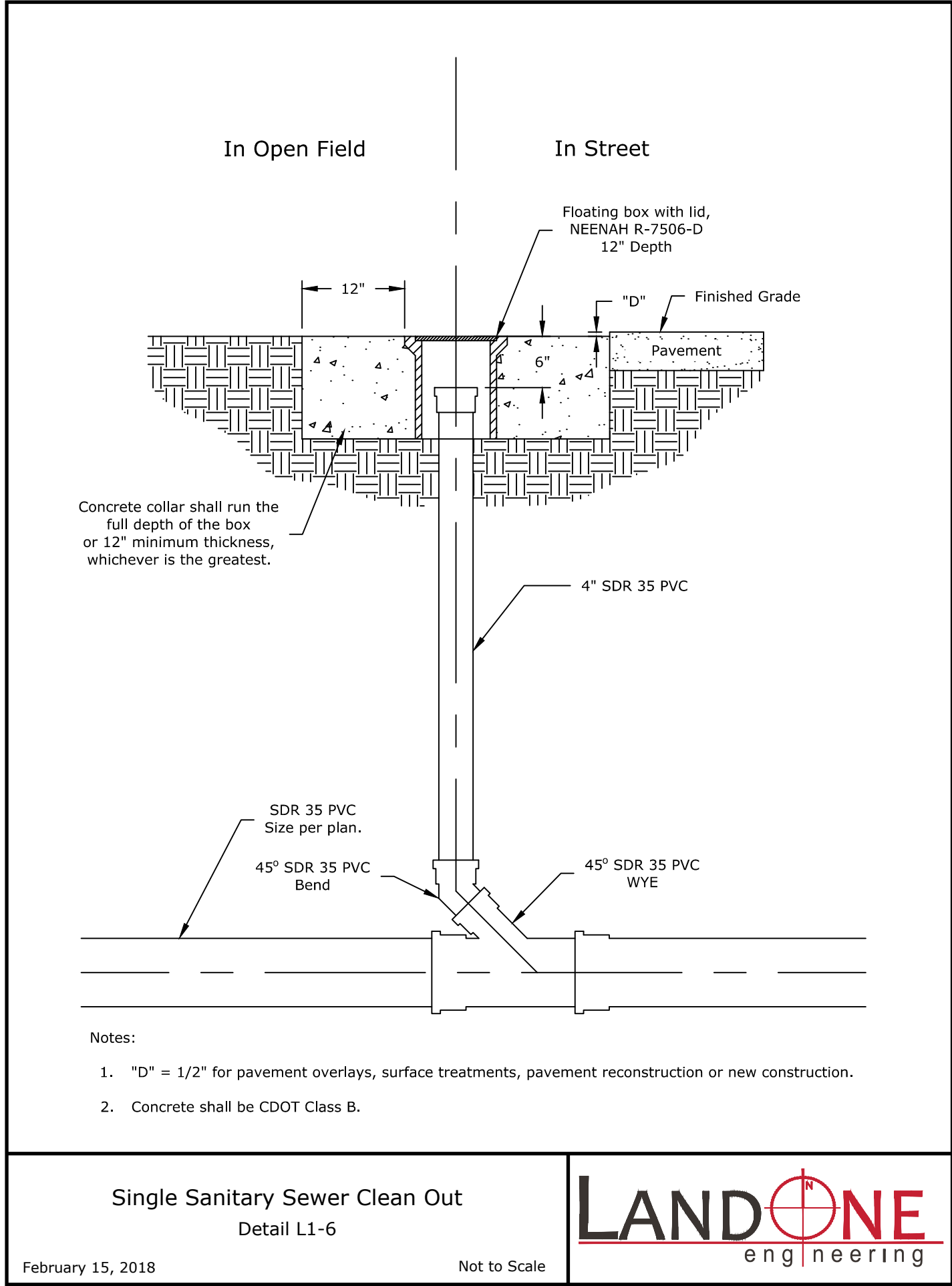
361 71st Avenue, Suite 100
Greeley, CO 80634

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number 21-013
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Date 07/19/2021

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COLORADO
811
CALL BEFORE YOU DIG



A

B

C

D

E

2

C

D

E

3

C

D

E

4

C

D

E

5

C

D

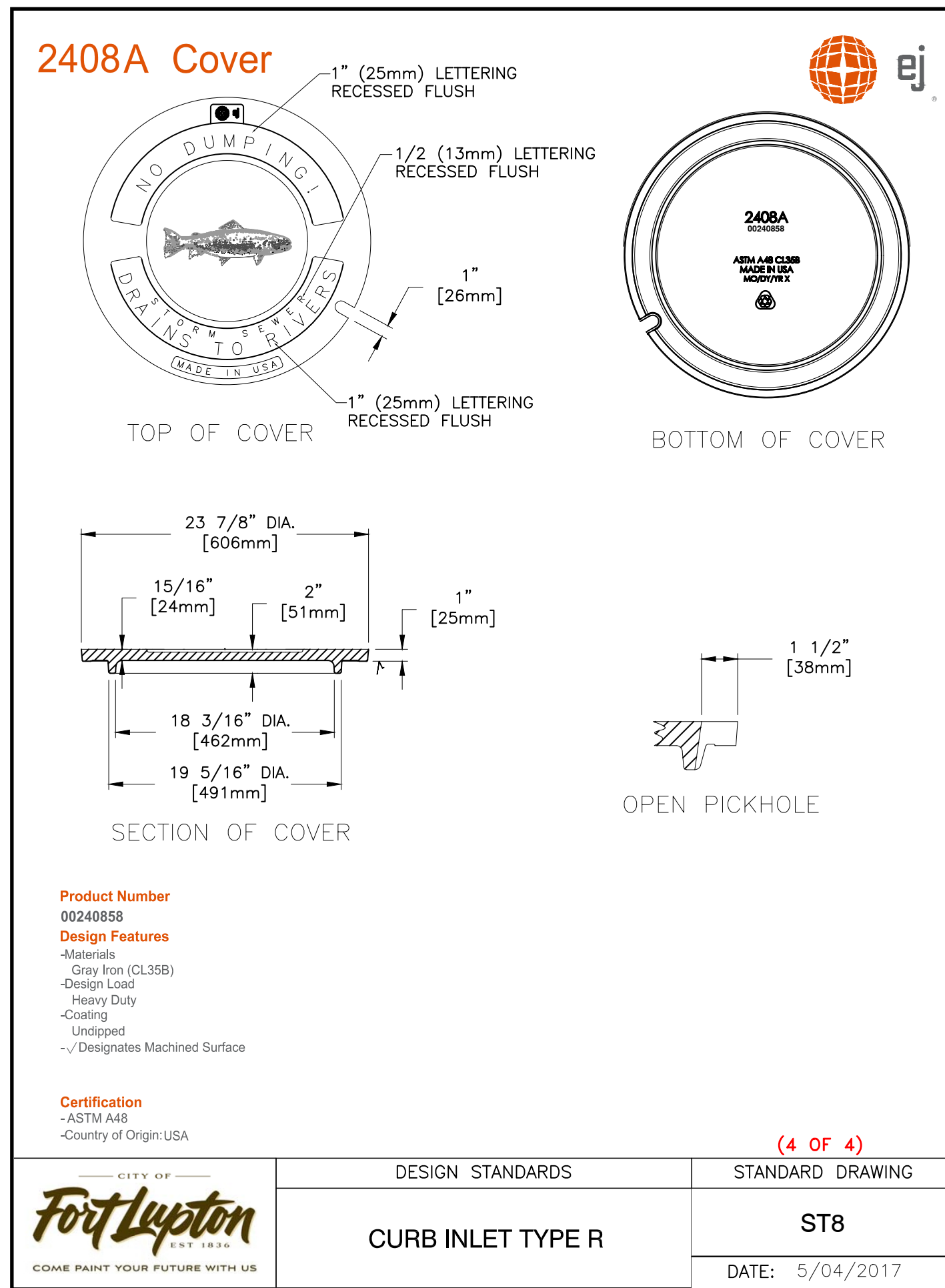
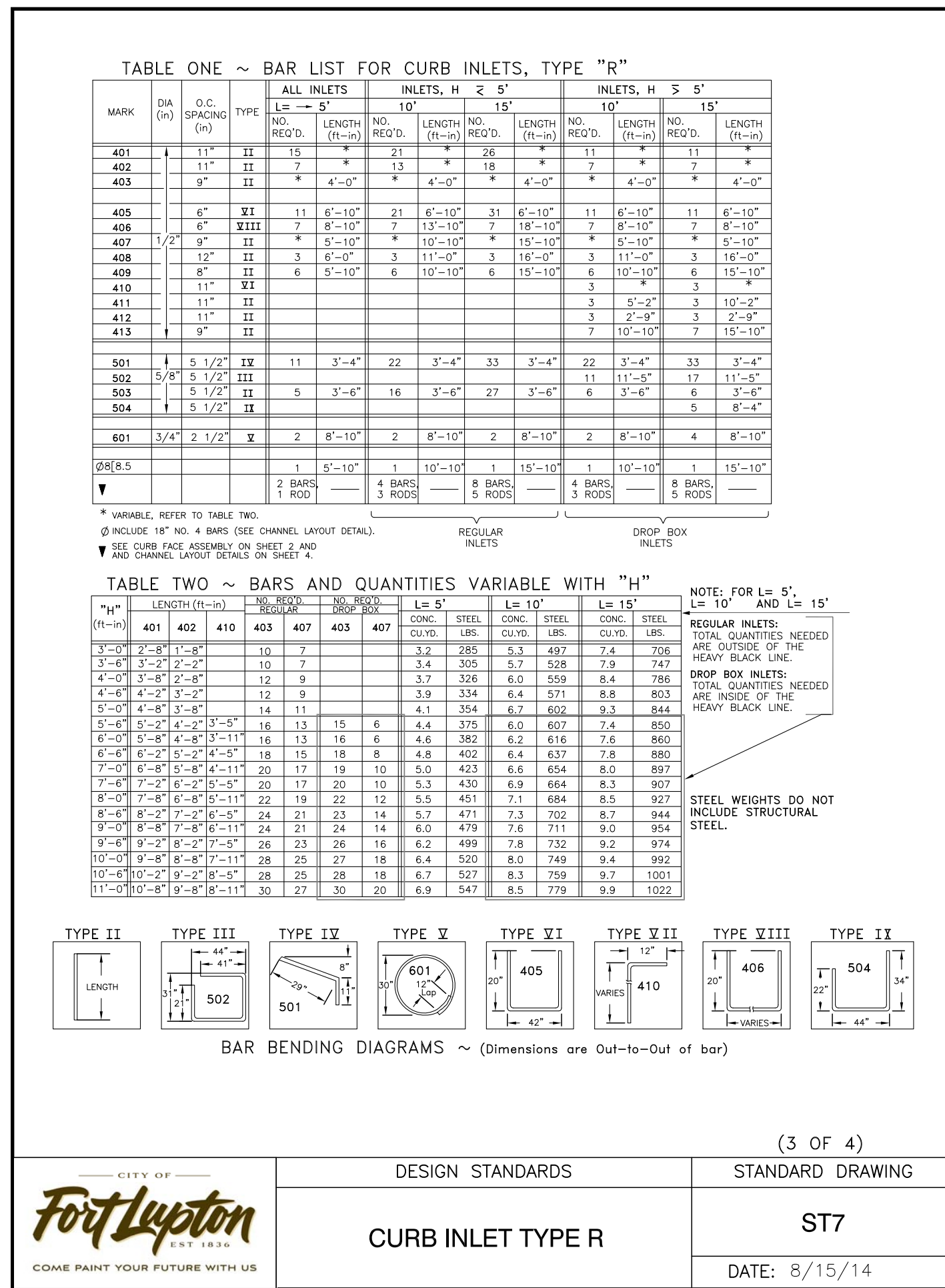
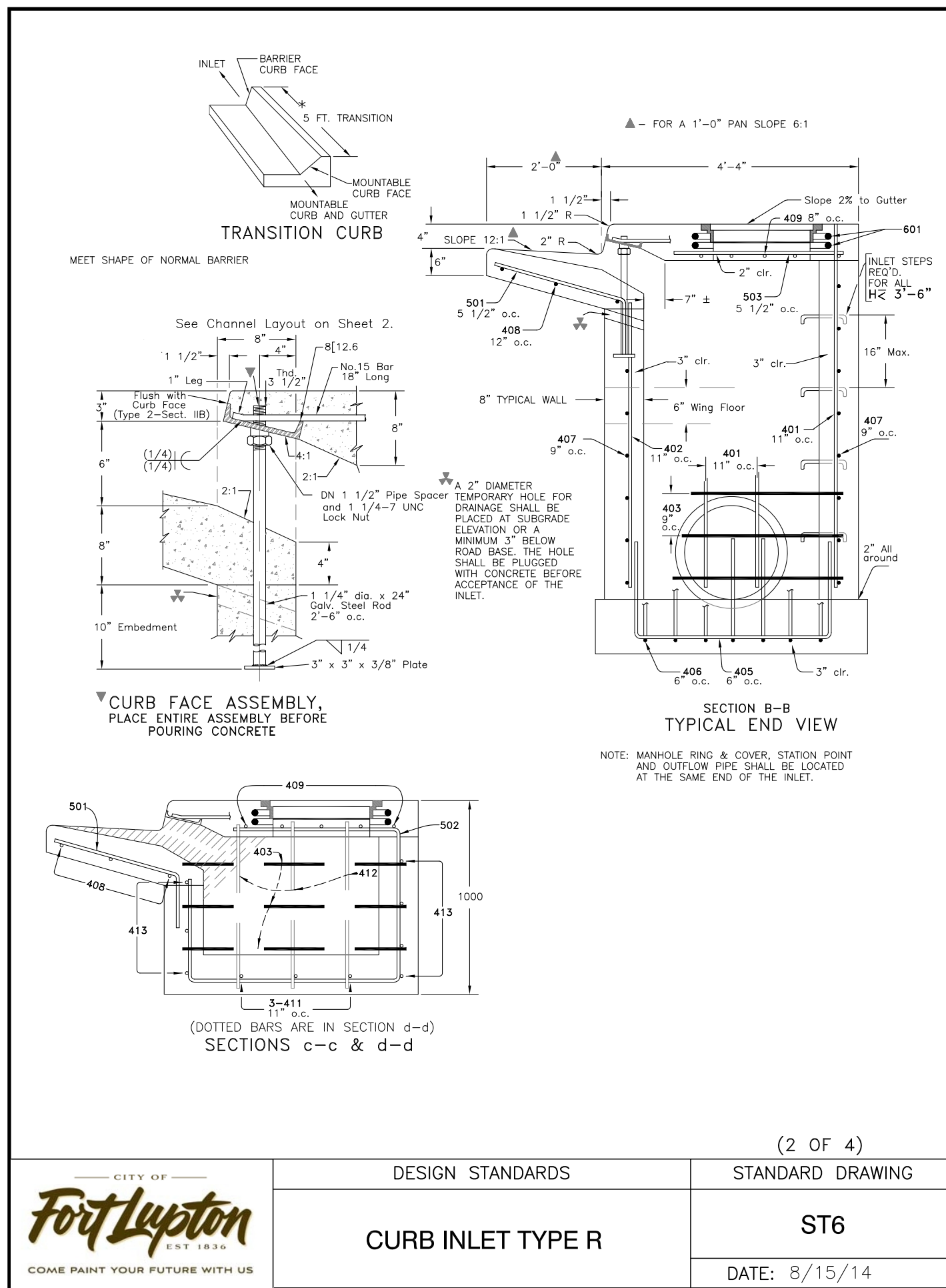
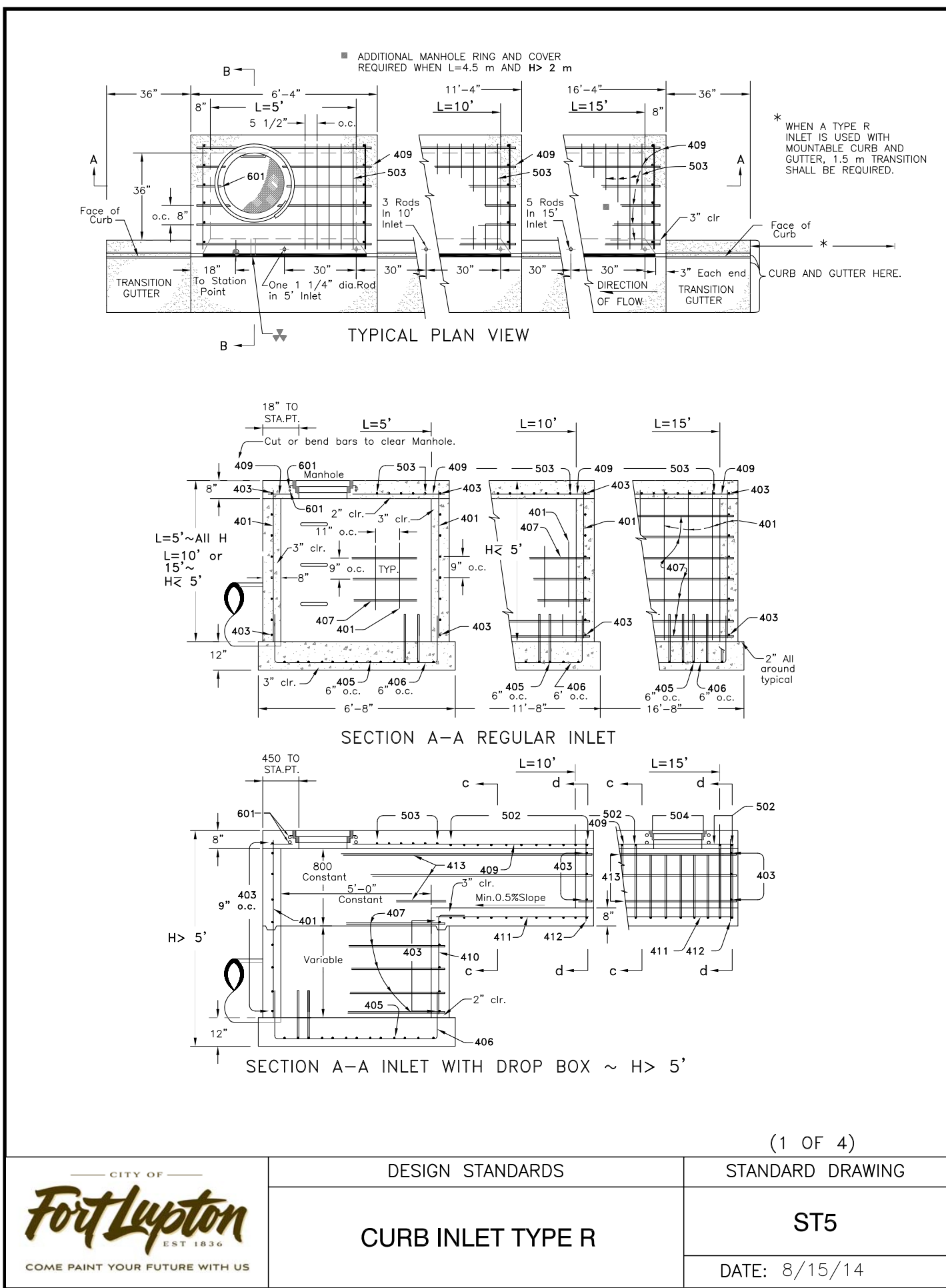
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C

D

E



LANDONE engineering

361 71st Avenue, Suite 100
Greeley, CO 80634

PRELIMINARY
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CONSTRUCTION

Job Number: 21-013
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COLORADO
811
CALL BEFORE YOU DIG

Rev	No	Date	Revision Description
0	0	07/19/2021	1st Submit to City

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Details
Fort Lupton, CO

Sheet C20.2

July 7, 2021

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

RE: Traffic Analysis
Lot 2, Block 7 Lupton Village Subdivision, Fort Lupton, Colorado

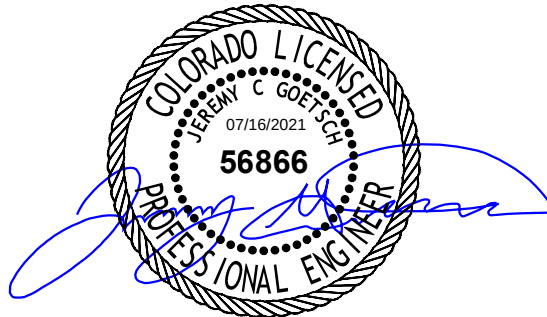
To whom it may concern:

LandOne has reviewed "Fort Lupton Village Transportation Impact Study", prepared by Olsson, prepared for FTL Land Assemblage, LLP, dated October 1st, 2018 (herein referred to as the Original TIS). Based on our review and proposed use, it is anticipated there will be a reduction in anticipated total daily trips to and from Lot 2, Block 7 Lupton Village Subdivision.

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

Sincerely,
LandOne Engineering, LLC

Jeremy Goetsch, PE
Project Engineer



July 15, 2021

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

RE: Drainage Analysis
Lot 2 Block 7, Lupton Village Subdivision, Fort Lupton, Colorado

To whom it may concern:

LandOne has completed an analysis of the drainage design for Lot 2 Block 7 of the Lupton Village Subdivision, Fort Lupton, Colorado (See Exhibit A), to determine the changes from the original to the proposed design. "Lupton Village Final Drainage Report", prepared by Olsson, prepared for Lupton Village 110, LLP, dated September 25, 2020 (herein referred to as the Final Drainage Report) was referenced for information on the original drainage design.

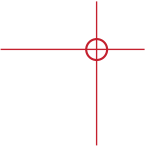
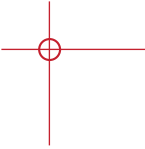
An analysis of the original drainage report found that the limits of the Lot 2 Block 7 property extend across two of the original basins, Basin B7 and Basin B11 (See Exhibit D). As the proposed property is partially within two existing basins, an analysis of the existing overall (summation of the flows from B7 and B11) contribution to the West Retention Pond was compared to that of the proposed design (summation of flows from Basin MBA and Basin MBB (See Exhibit C)).

The existing overall flow contributing to the West Retention Pond in the major event (100-yr) was calculated in the Final Drainage Report to be 33.78 cfs (Reference Exhibit D). The proposed design overall flow contributing to the West Retention Pond in the major event (100-yr) was calculated to be 22.81 cfs (Reference Exhibit C). The specific subbasin calculations for the proposed design can be found in Exhibit B.

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

The following information is provided for reference:

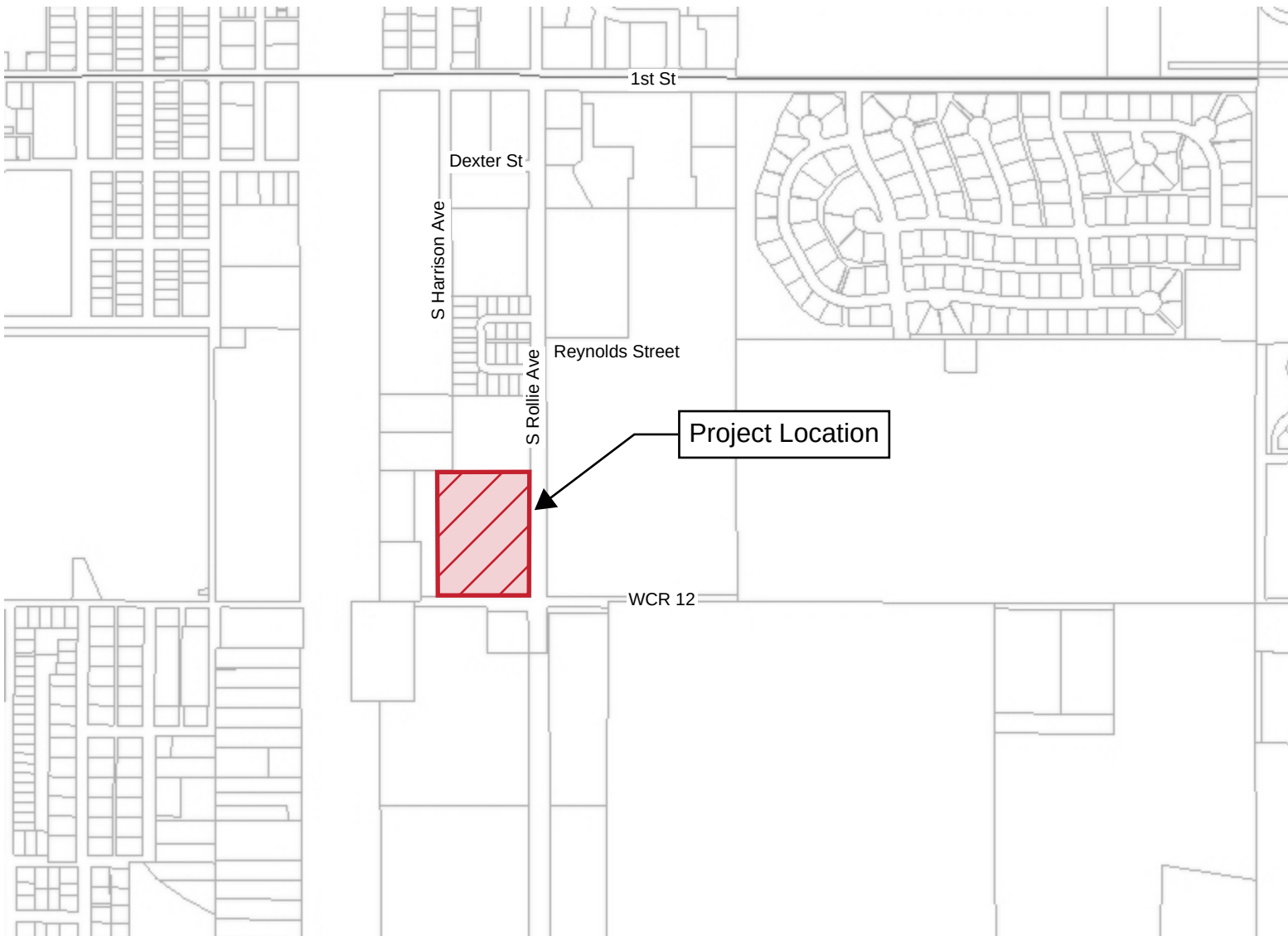
- Exhibit A – Vicinity Map
- Exhibit B – Proposed Site Peak Flow Analysis
- Exhibit C – Proposed Basins
- Exhibit D – Original Basin Peak Flow Calculations and Map



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

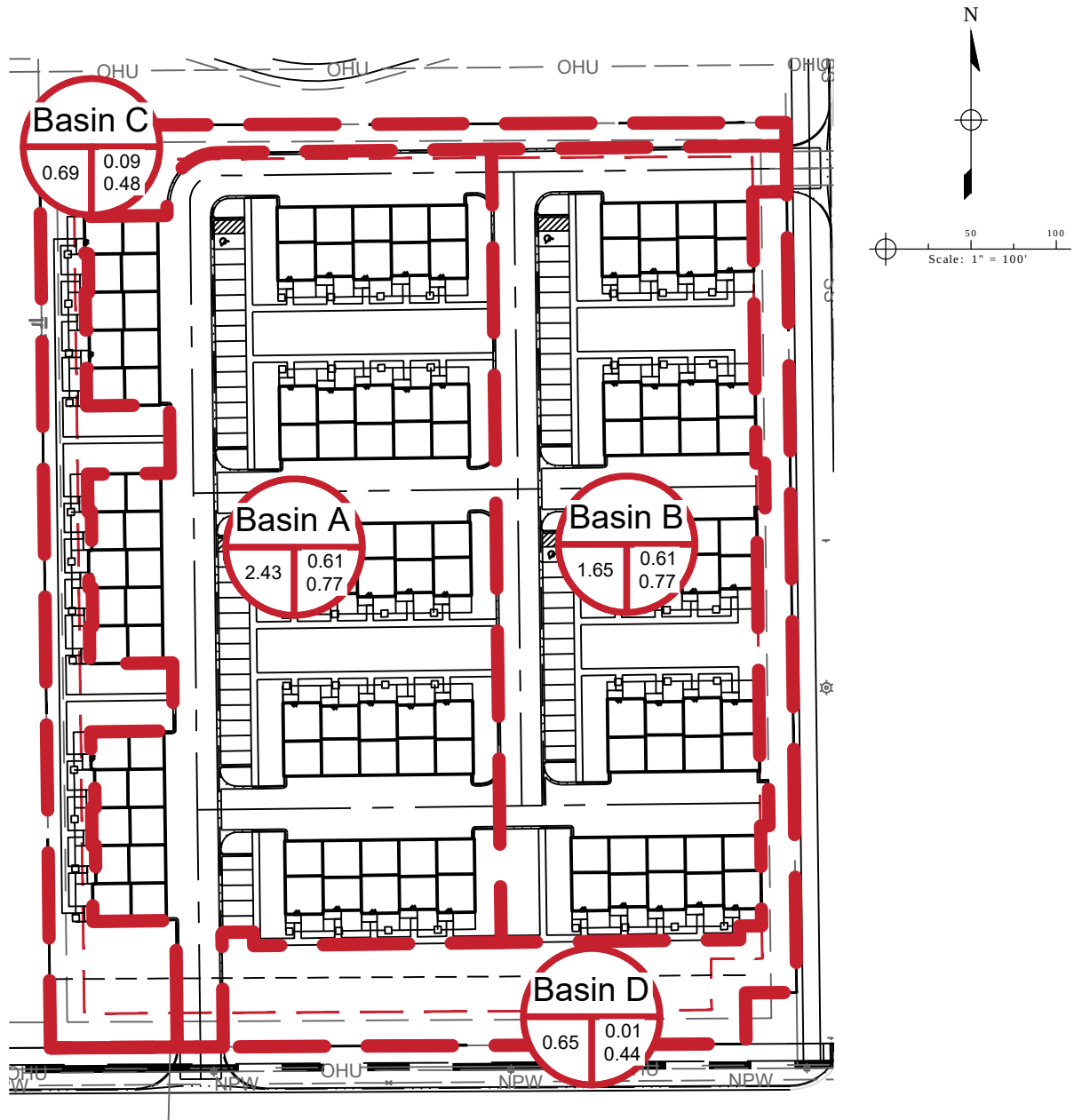
Sincerely,
LandOne Engineering, LLC

Jeremy Goetsch, PE
Project Engineer
Enclosures

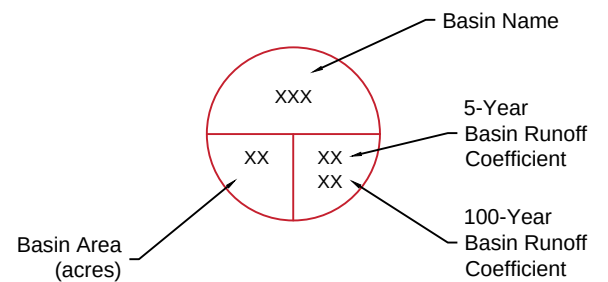


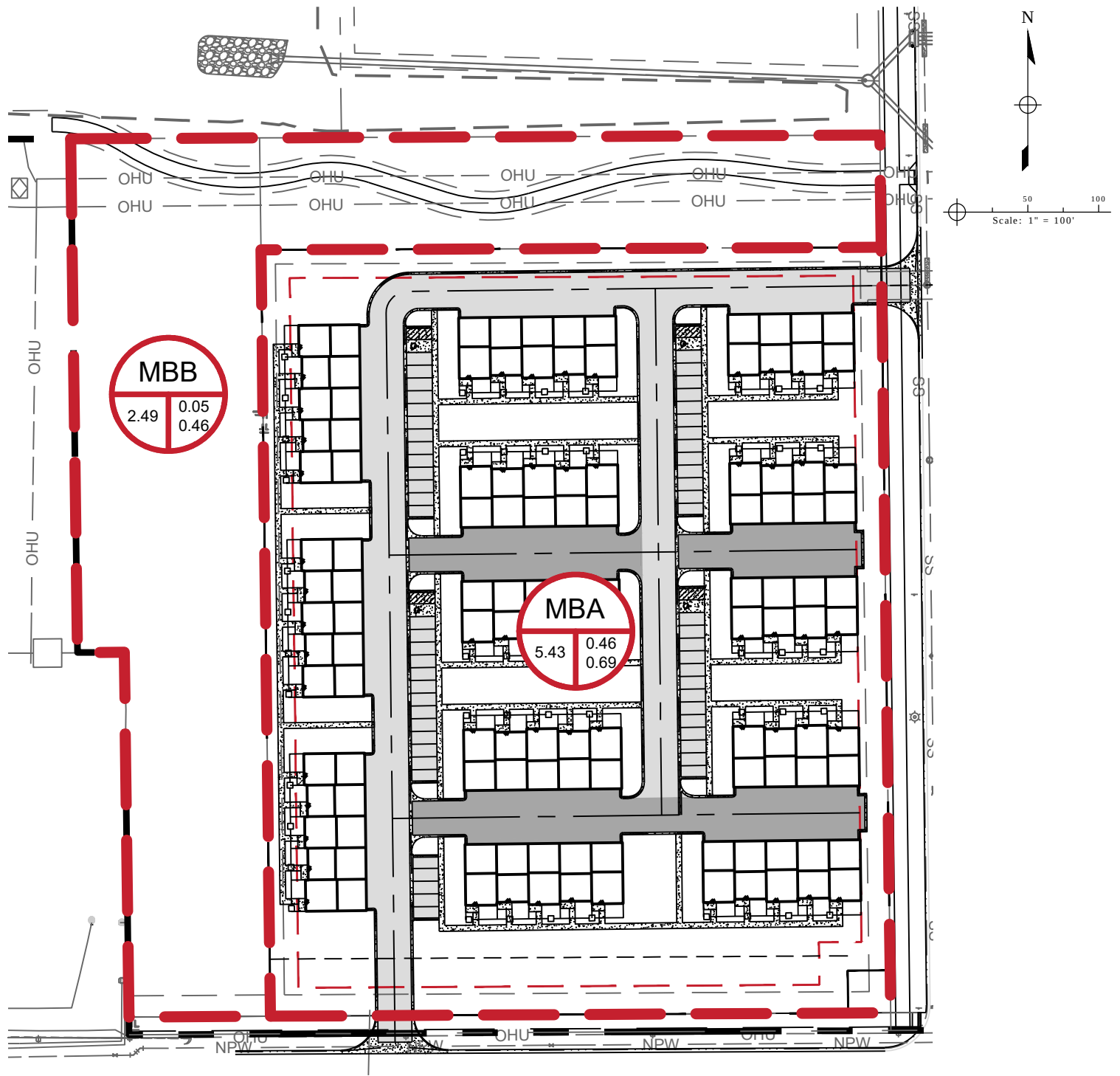
**Lot 2 Block 7 -
Lupton Village Townhomes**

Exhibit A - Vicinity Map

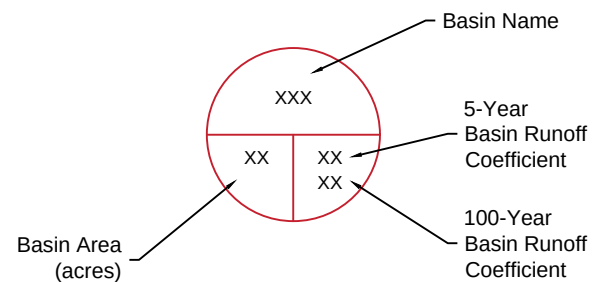


Peak Flow Analysis (cfs)		
Basin	Minor Event (5-yr)	Major Event (100-yr)
A	3.64	9.71
B	2.45	6.52
C	0.11	1.29
D	0.02	1.2
Proposed Total	6.22	18.72





Peak Flow Analysis (cfs)		
Basin	Minor Event (5-yr)	Major Event (100-yr)
Major Basin A	6.22	18.72
Major Basin B	0.2	4.09
Proposed Total	6.42	22.81



DEVELOPED BASIN RUNOFF CALCULATIONS

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

EXISTING BASIN RUNOFF CALCULATIONS

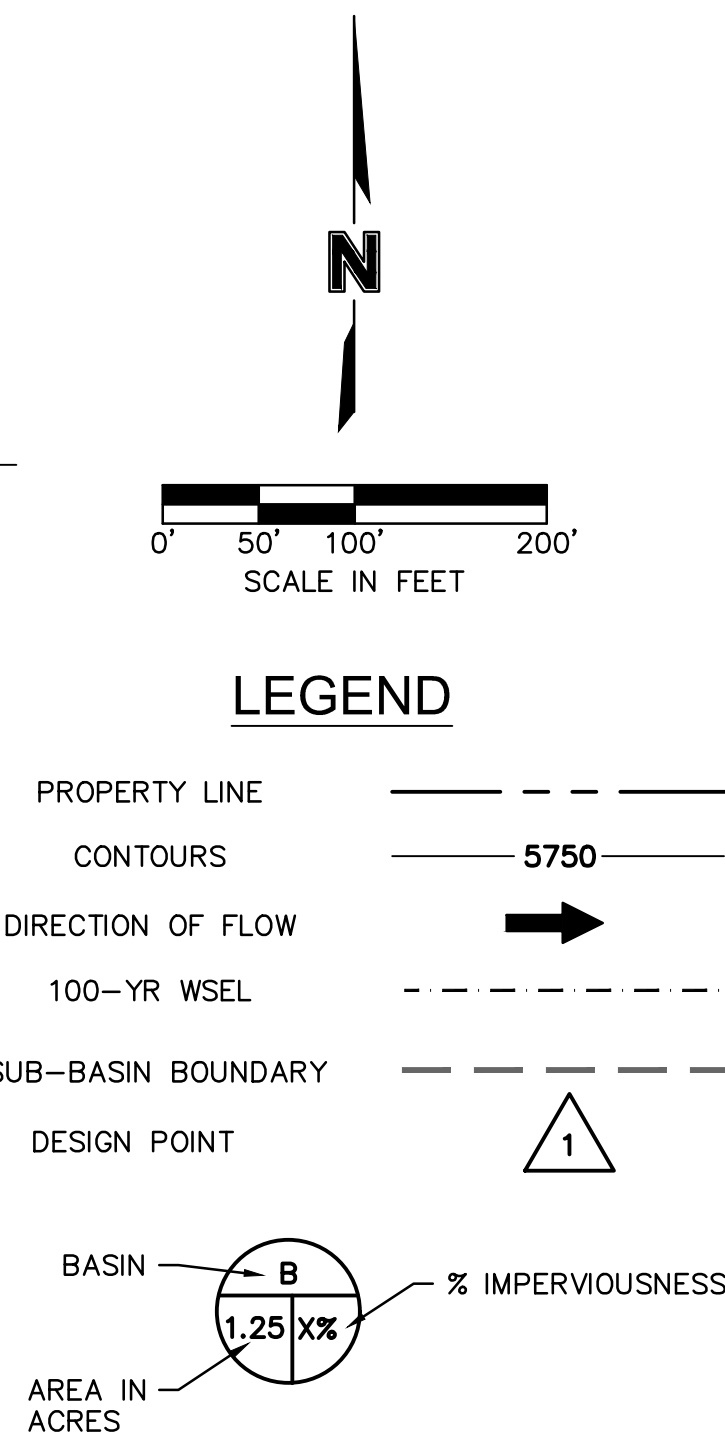
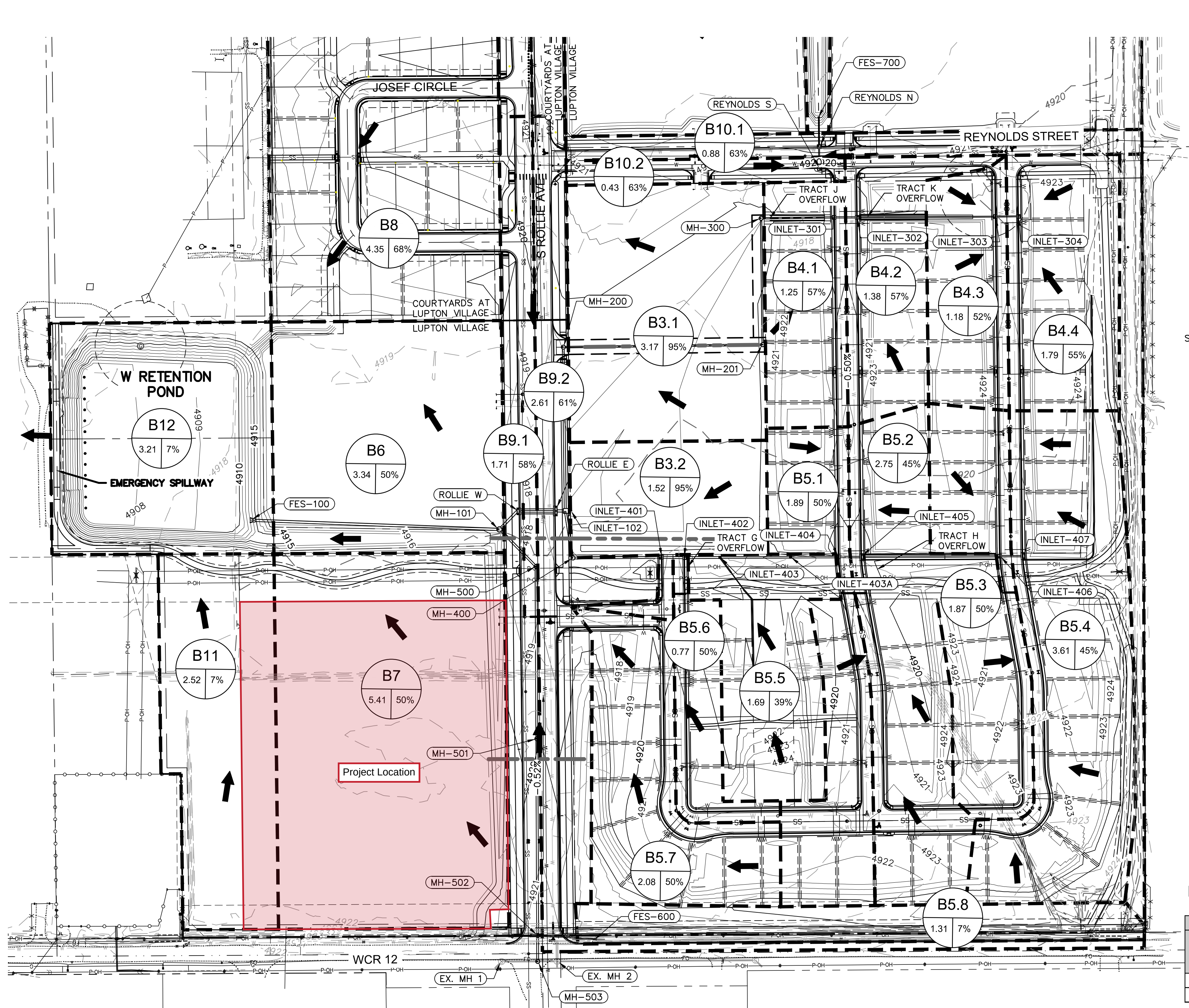
Basin Characteristics						Intensities		Sub-basin	
Basin Name	Description	Area (acres)	C5	C100	Tc* (min)	I5 (in/hr)	I 100 (in/hr)	Q 5-yr (cfs)	Q 100-yr (cfs)
EX1	Rollie E ROW to Ex. Inlet	0.95	0.78	0.86	12.73	3.53	6.75	2.60	5.51
EX2	Rollie W ROW to Ex. Inlet	0.94	0.69	0.80	14.32	3.36	6.43	2.18	4.83

LUPTON VILLAGE

B.1 HYDROLOGIC
CALCULATIONS



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



DEVELOPED BASIN RUNOFF CALCULATIONS										
Basin Characteristics					Intensities			Sub-basin		
Basin Name	Description	Area (acres)	C5	C100	Tc* (min)	I5 (in/hr)	I 100 (in/hr)	Q 5-yr (cfs)	Q 100-yr (cfs)	Q 100-yr (cfs)
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B5.1	SF South Road C	1.89	0.50	0.70	11.50	3.67	7.03	3.47	9.31	
B5.2	SF South Road C	2.75	0.46	0.67	11.96	3.62	6.92	4.57	12.72	
B5.3	SF South Road B	1.87	0.50	0.70	16.87	3.13	5.98	2.93	7.85	
B5.4	SF South Road B	3.61	0.46	0.67	17.69	3.06	5.85	5.11	14.17	
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North Retention Pond								34.21	78.84	
West Retention Pond								86.64	219.89	

* If time of concentration was less than 5 minutes, 5 minutes was used.

Peak Flow Analysis (cfs)		
Basin	Minor Event (5-yr)	Major Event (100-yr)
B7	10.02	26.86
B11	1.45	6.92
Existing Total	11.47	33.78

Lot 2 Block 7 -
Lupton Village Townhomes

Exhibit D - Original Basin Peak Flow Calculations and Map



970-632-2311



June 15th, 2021

Mr. Zach Cesar. Land Project Manager.
Beassler Homes
3780 W 10th St Suite 200
Greeley Co 80634

RE: New Site: Lupton Village. Located on. S Rollie Ave and CR12 Fort Lupton Co
Lot 2 Block 7

Please accept this letter as confirmation of Comcast Cable Corporation ability to provide cable, telephony and internet service to the captioned location. The provision of service is contingent upon successful negotiations of an agreement between the developer and Comcast Cable Corporation.

Should you require additional information, please contact me at 720-237-1622.

Sincerely,

John Ruscio
Construction Coordinator
Colorado Market

This letter is not intended to give rise to binding obligations for either party. Any contractual relationship between the parties will be the result of formal negotiations and will only become effective upon execution of the contract by representatives of the parties authorized to enter into such agreements. During any negotiations, each party will bear its own costs and will not be responsible for any costs or expenses of the other party, unless separately agreed to in writing.



July 20, 2021

Zach Cesar
Baessler Homes
3780 W 10th Street Suite 200
Greeley, CO 80634

Dear Mr. Cesar:

United Power is the provider of electric service in the area to the proposed townhomes, located at County Road 12 & South Rollie Ave in Fort Lupton, Colorado (Lot 2, Block 7 of Lupton Village). There is electrical distribution in the area that may or may not need to be upgraded, depending on the requirements of the site, in order to provide capacity and safe reliable power to the area.

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 this opportunity to provide electric service. If you have any questions, please give me a call at 303-579-2947.

Sincerely,

Hector Avendano

Hector Avendano
Project Manager

HAC:jdr



WILL SERVE LETTER

July 19, 2021

Baessler Homes
3780 W 10th St
Greeley CO 80634

Re: Lupton Village

Dear Zach,

This letter is to confirm that Xcel Energy is your utility provider for natural gas. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas facilities can be made available to serve the project at Lot Block 7 Lupton Village . The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Xcel Energy's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one - line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received*** (Residential Service Laterals if applicable)
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction*** - the site ready information can be found on our website at may be viewed at [Construction and Inspection | Xcel Energy](https://www.xcelenergy.com/ConstructionAndInspection).

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Patrick Quinn
Xcel Energy Designer

Mailing address: Public Service Company of Colorado
5460 W 60th Ave
Arvada, CO 80003

Magaly Morales-Tejada

From: Jonathan Gesick <jgesick@procodeinc.net>
Sent: Friday, August 13, 2021 12:10 PM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Lupton Village Filing No. 3 (LUP2021-0023)

Hi Magaly.

Building has no concerns at this point. We will work with the contractors to get them through the permitting process. If they have any questions please have them contact me.

Thanks.

Jonathan Gesick

Certified Building Official

(970) 305-3161

www.procodeinc.net



Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Friday, August 13, 2021 8:46 AM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request: Lupton Village Filing No. 3 (LUP2021-0023)

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for a preliminary and final plat being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortluptonco.gov/DocumentCenter/Index/618>.

Any comments you consider relevant to this request would be appreciated. Please reply by **September 3, 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, September 23, 2021 at 6:00 PM; and
- City Council: Tuesday, October 19, 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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Please be cautious

This email was sent outside of your organization



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

Office: (303)857-4603 • Fax: (303)857-6619 • Website: www.fortluptonfire.org

Date: 09/01/2021

Project name: Lupton Village Filing No. 3

Project address: Lot 2, Block 7, Lupton Village Subdivision, Fort Lupton, CO 80621

FLFPD Project # 2021-026

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the information provided for **Lupton Village Filing No. 3** located at **Lot 2, Block 7, Lupton Village Subdivision.**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2012 International Fire Code (IFC)* and National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, City Council of Fort Lupton, and the Weld County Commissioners. The following specific requirements and conditions shall be met.

Specific Requirements:

1. See page C8 for hydrant information
2. All Fire Hydrants shall be pressure tested and results given to the Fort Lupton Fire Protection District prior to building construction of the proposed townhouses beginning.
3. During building construction, unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. 2012 IFC, 507.5.4

Please contact Fire Marshal, Taw Tamlin at 303-857-4603 if you have questions or need further assistance.

Lupton Village Lot 2 Block 7 Townhomes

Construction Documents

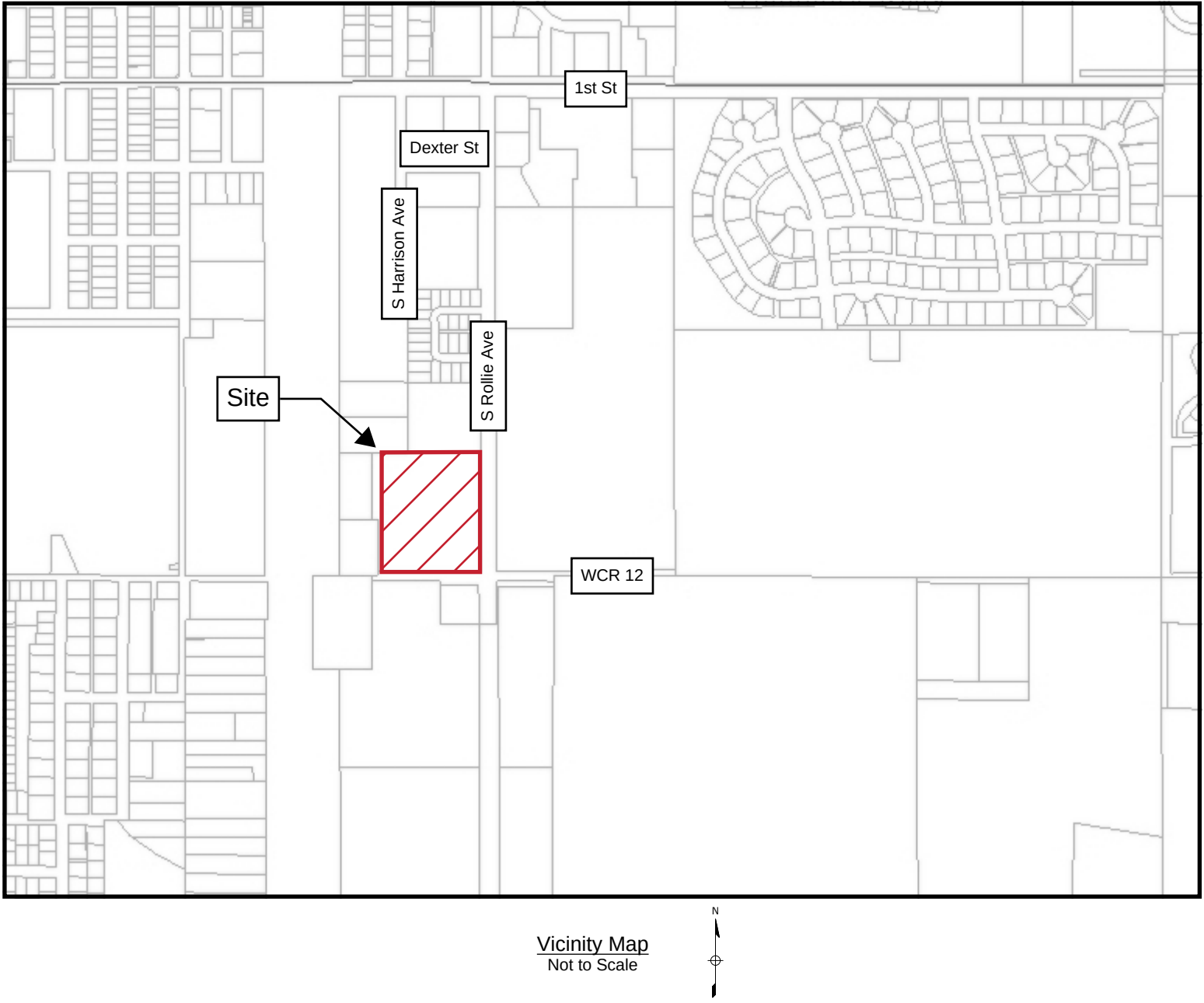
All work must conform to the 2012 International Fire Code.

Reviewed for Code Compliance
These documents have been reviewed for general code compliance with the adopted codes of the authority having jurisdiction. Any violations that may exist in these documents are not approved. Any revisions must be submitted and reviewed by the fire district prior to construction. One set of reviewed documents shall be on site at all times.

08/17/2021 3:00:56 PM

1. See page C8 for hydrant information
2. All Fire Hydrants shall be pressure tested and results given to the Fort Lupton Fire Protection District prior to building construction of the proposed townhouses beginning.
3. During building construction, unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. 2012 IFC, 507.5.4

Project #2021-026



Sheet List Table			Revisions			
Page	Sheet Number	Sheet Title	0			
1	C1.0	Cover Sheet	✓			
2	C1.1	General Notes	✓			
3	C2.1	Existing Conditions	✓			
4	C3.1	Horizontal Control Plan	✓			
5	C3.2	Horizontal Control Plan	✓			
6	C3.3	Horizontal Control Plan	✓			
7	C3.4	Horizontal Control Plan	✓			
8	C3.5	Horizontal Control Plan	✓			
9	C3.6	Horizontal Control Plan	✓			
10	C4.1	Erosion and Sediment Control Plan	✓			
11	C4.2	Erosion and Sediment Control Plan	✓			
12	C4.3	Erosion and Sediment Control Plan	✓			
13	C4.4	Erosion and Sediment Control Plan	✓			
14	C4.5	Erosion and Sediment Control Details	✓			
15	C4.6	Erosion and Sediment Control Details	✓			
16	C6.0	Overall Grading Plan	✓			
17	C6.1	Grading Plan	✓			
18	C6.2	Grading Plan	✓			
19	C6.3	Grading Plan	✓			
20	C6.4	Grading Plan	✓			
21	C8.0	Overall Utility Plan	✓			
22	C8.1	Utility Plan	✓			
23	C8.2	Utility Plan	✓			
24	C8.3	Utility Plan	✓			
25	C8.4	Utility Plan	✓			
26	C8.5	Typical Utility Services	✓			
27	C9.1	Sanitary Sewer Plan and Profile	✓			
28	C9.2	Sanitary Sewer Plan and Profile	✓			
29	C9.3	Sanitary Sewer Plan and Profile	✓			
30	C10.1	Potable Water Plan and Profile	✓			
31	C10.2	Potable Water Plan and Profile	✓			
32	C10.3	Potable Water Plan and Profile	✓			
33	C12.1	Storm Plan & Profile	✓			
34	C14.1	Paving Plan	✓			
35	C14.2	Paving Plan	✓			
36	C14.3	Paving Plan	✓			
37	C14.4	Paving Plan	✓			
38	C20.0	Details	✓			
39	C20.1	Details	✓			
40	C20.2	Details	✓			

Legal Description

A parcel of land located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado, more accurately described as follows: Lot 2, Block 7, Lupton Village Subdivision.

Basis of Bearing

The sixth principal meridian having a record bearing of south 00° 16' 19" east as shown on the plat of Fort Lupton Community Center Subdivision recorded May 5, 2000 as reception number 2766474.

Project Contacts

Owner FTL Land Assemblage 1295 Main Street Unit #5 Windsor, CO 80550	Civil Engineer LandOne Engineering 361 71st Avenue, Suite 100 Greeley, CO 80634 (970) 632-2311	Landscape Architect Ripley Design, Inc. 419 Canyon Avenue, Suite 200 Fort Collins, CO 80521 (970) 224-5828
Owner Baessler Development, LLC 3780 West 10th Street, Suite 200 Greeley, CO 80634 (970) 702-2051	Surveyor La40, Inc. 6250 West 10th Street #2 Greeley, CO 80634 (970) 515-5294	

Agency Contacts

Planning Alyssa Knutson Planner II and FLURA Staff Liason 130 S. McKinley Ave. Fort Lupton, CO 80621 (303)857-6694	Engineering Roy Vestal Public Works Director/City Engineer 130 S. McKinley Ave. Fort Lupton, CO 80621 (720)466-6109
--	---

Utility Maintenance Statement

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

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number 21-013
Checked By JG
Date 07/19/2021

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



Revision Description

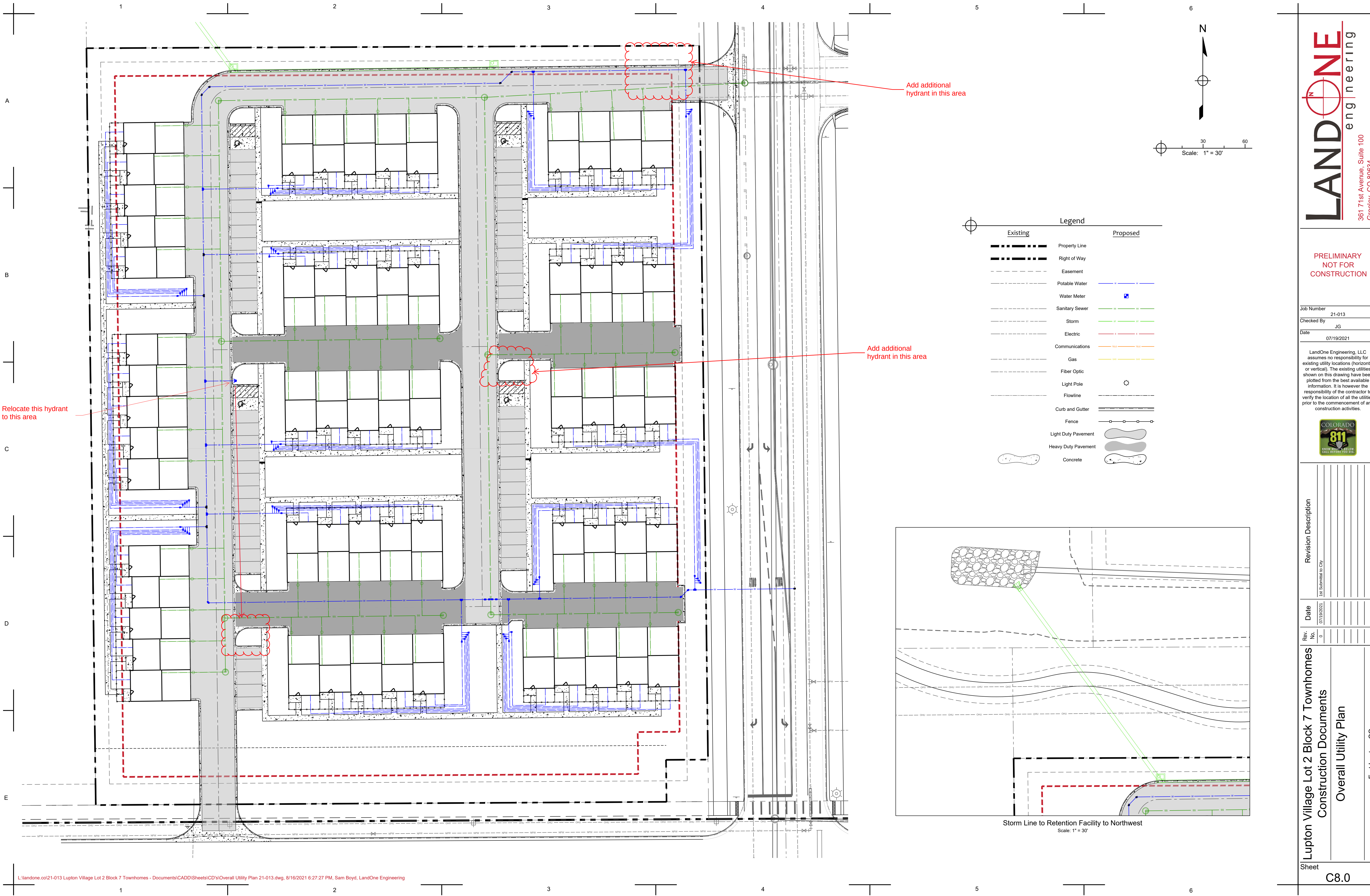
Date

Rev. No.

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Cover Sheet

Sheet

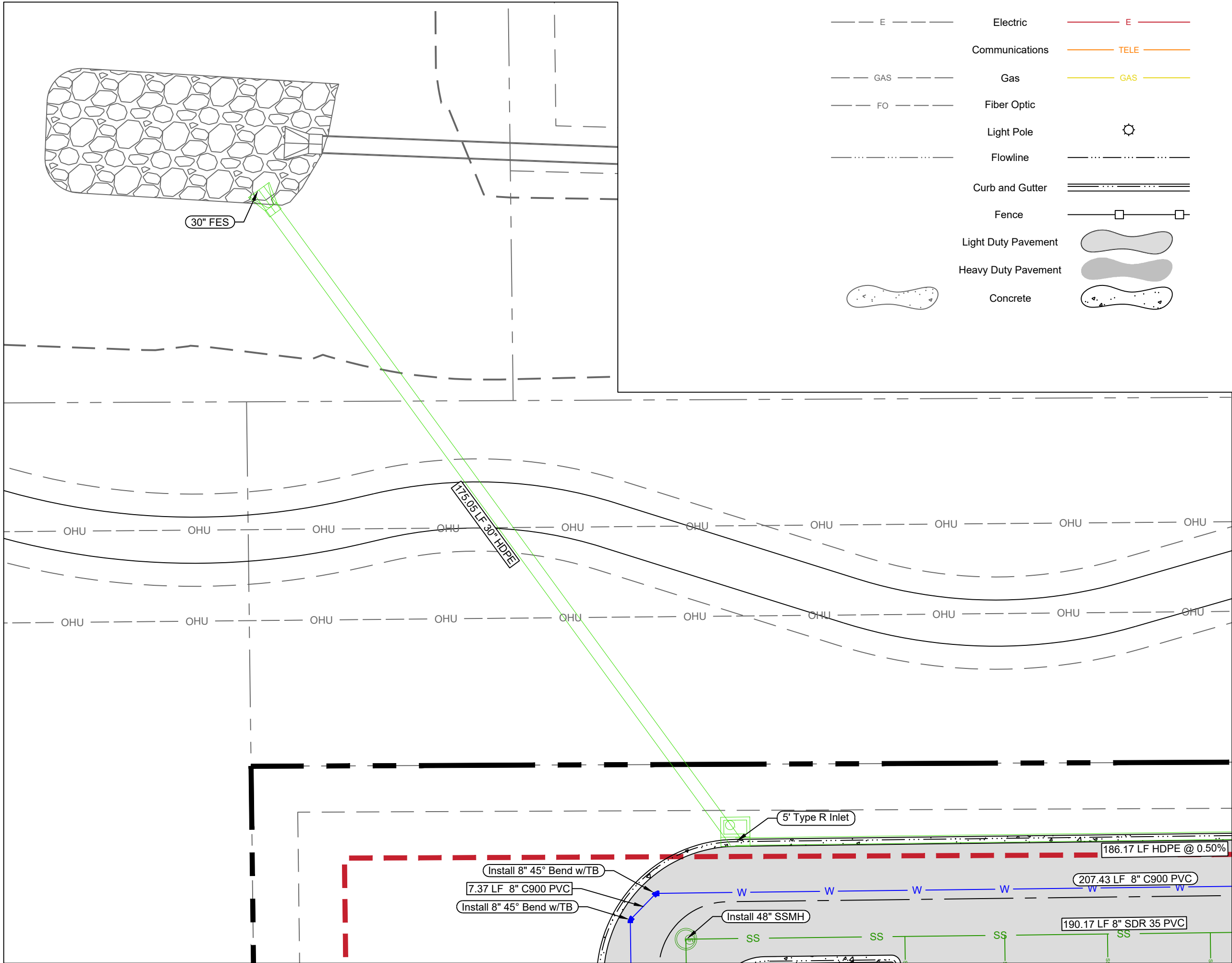
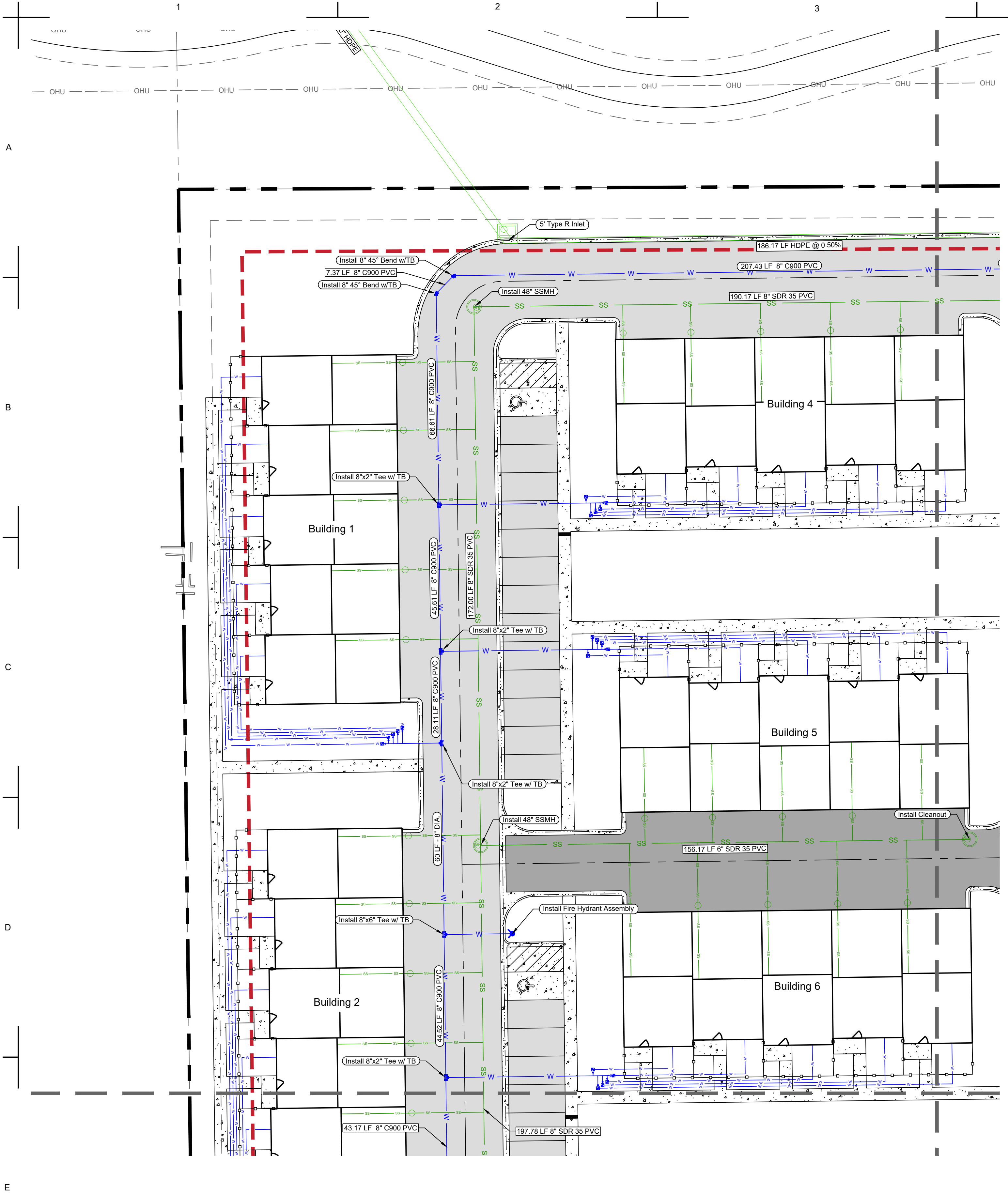
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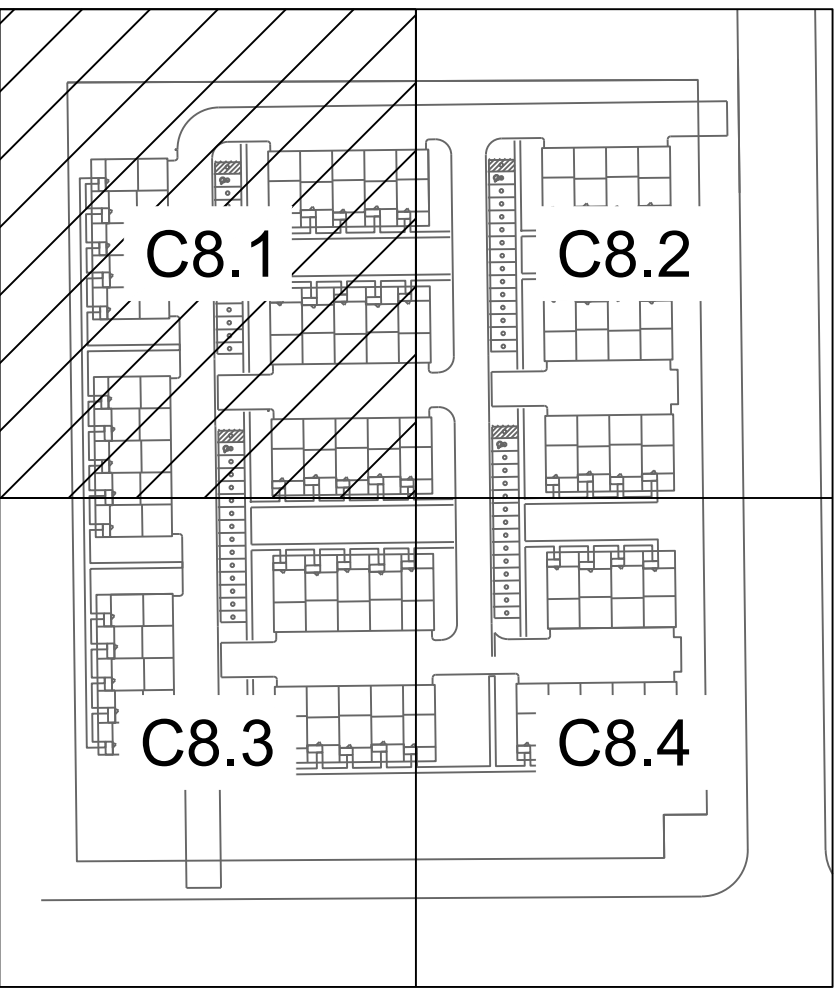
Revision Description
1st Submittal to City

Date
07/19/2021

Rev. No.
0

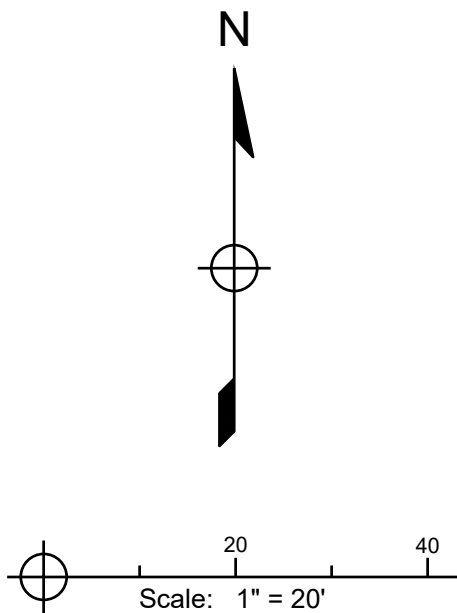


Storm Line to Retention Facility to Northwest
Scale: 1" = 20'



Keymap
N.T.S.

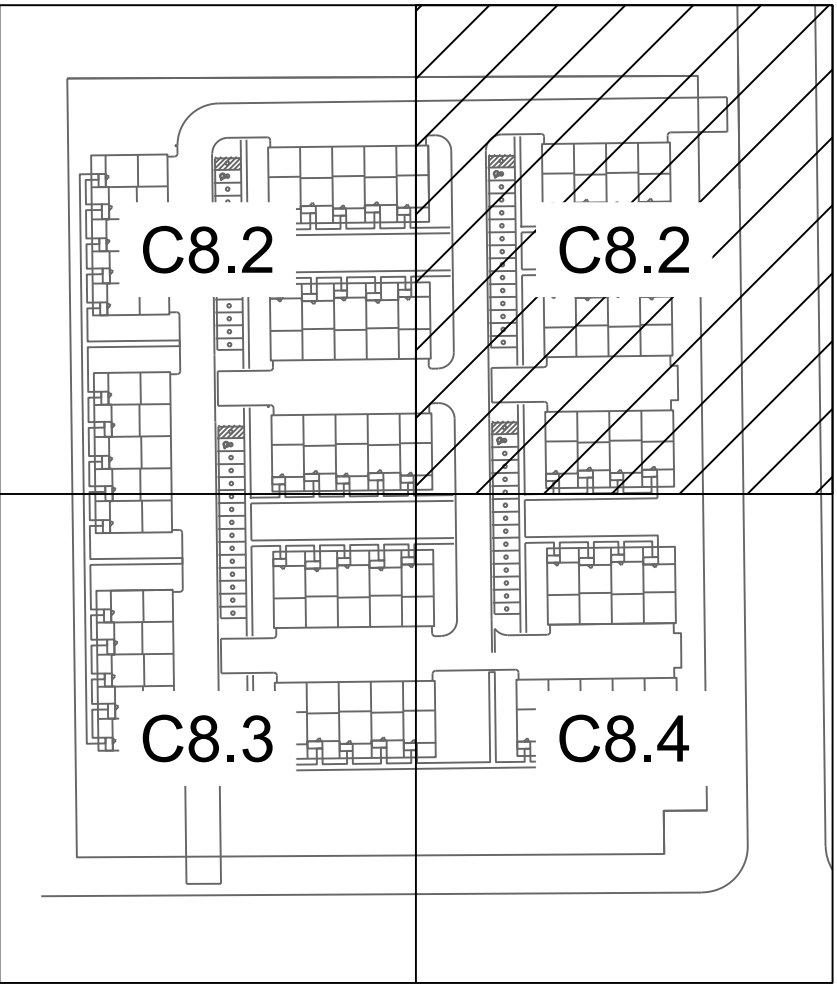
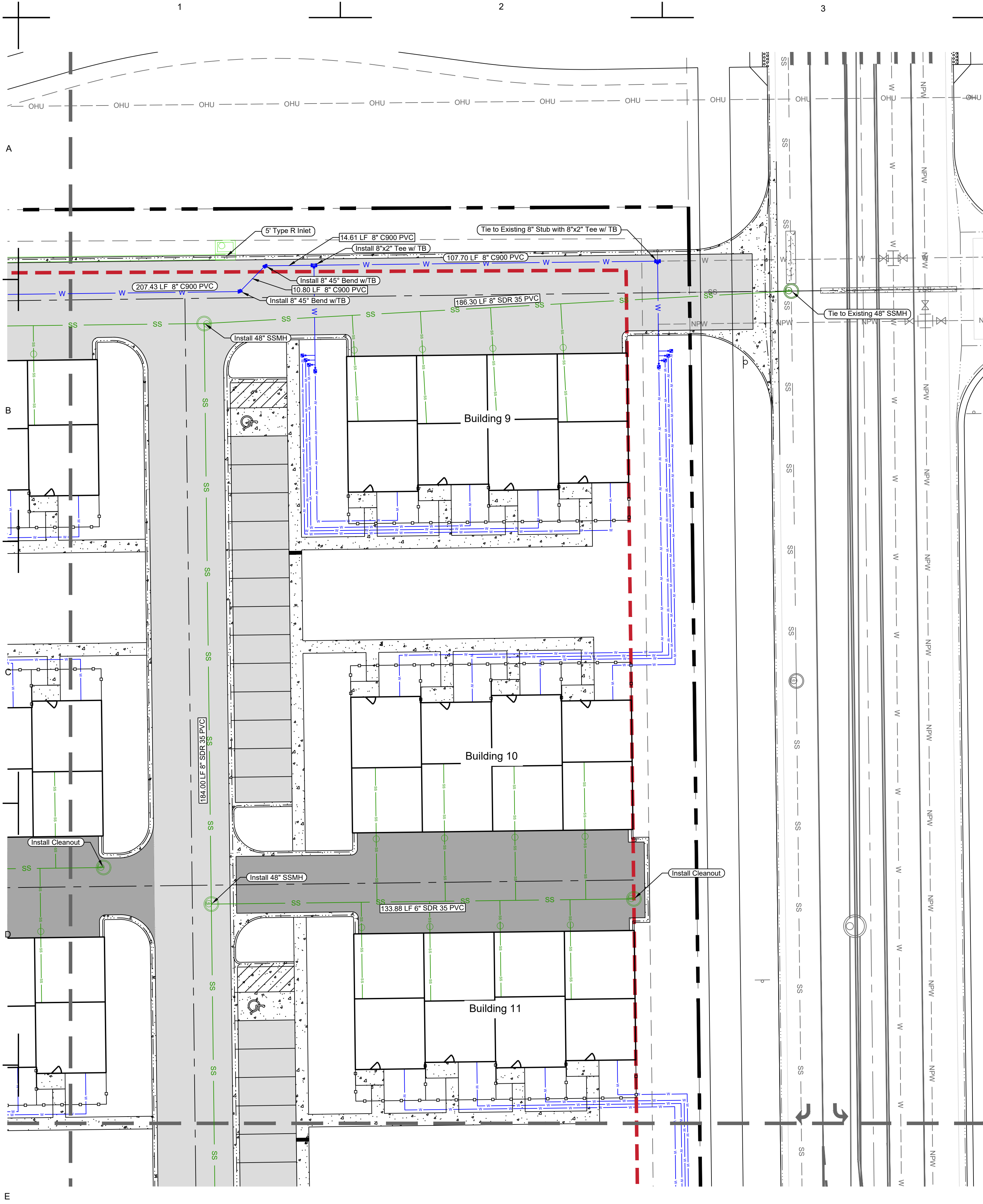
Legend	
Existing	Proposed
	Property Line
	Right of Way
	Easement
	Potable Water
	Water Meter
	Sanitary Sewer
	Storm
	Electric
	Communications
	Gas
	Fiber Optic
	Light Pole
	Flowline
	Curb and Gutter
	Fence
	Light Duty Pavement
	Heavy Duty Pavement
	Concrete



Revision Description
1st Submitted to City

Date
07/19/2021

Rev. No.
0



Legend	
Existing	Proposed
	Property Line
	Right of Way
	Easement
	Potable Water
	Water Meter
	Sanitary Sewer
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	Communications
	Gas
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	Light Pole
	Flowline
	Curb and Gutter
	Fence
	Light Duty Pavement
	Heavy Duty Pavement
	Concrete

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number 21-013
Checked By JG
Date 07/19/2021

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Revision Description
1st Submittal to City

Date
07/19/2021

Rev. No.
0

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Utility Plan
Fort Lupton, CO



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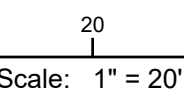
Revision Description
1st Submittal to City

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Village Lot 2 Block 7 Townhomes Construction Documents

Fort Lupton, CO

Sheet C8.3



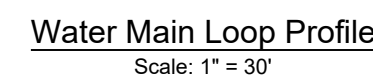
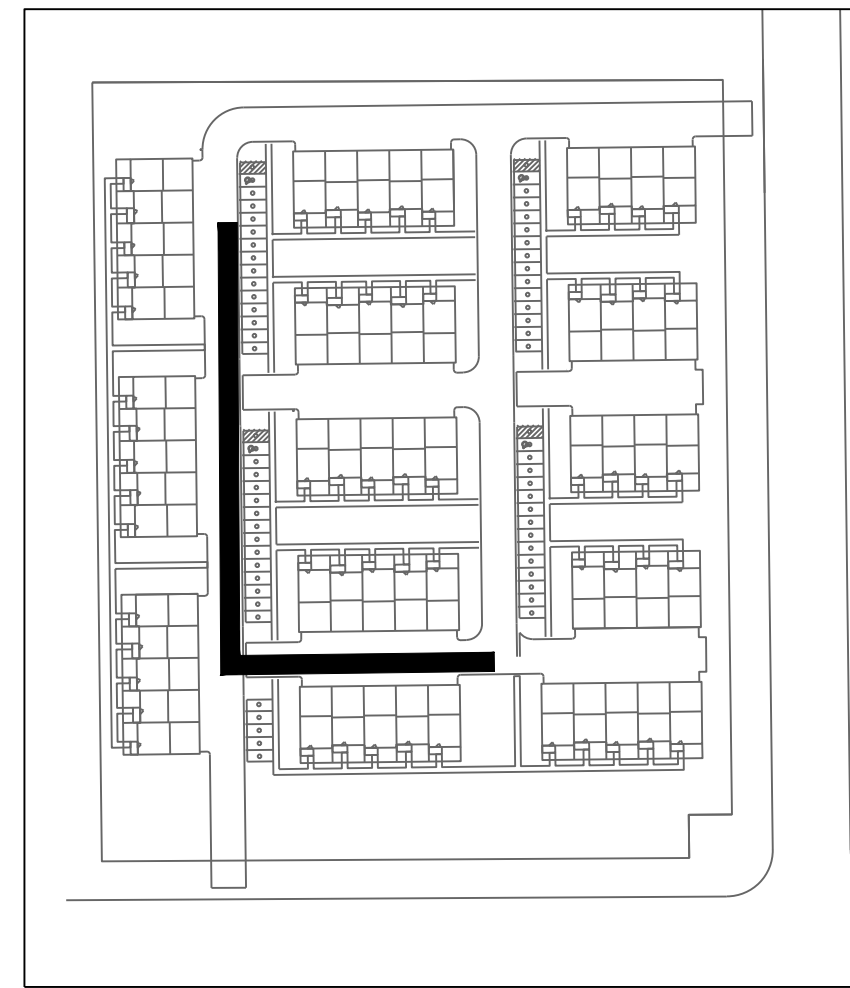
PRELIMINARY
NOT FOR
CONSTRUCTION

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[illegible][illegible]

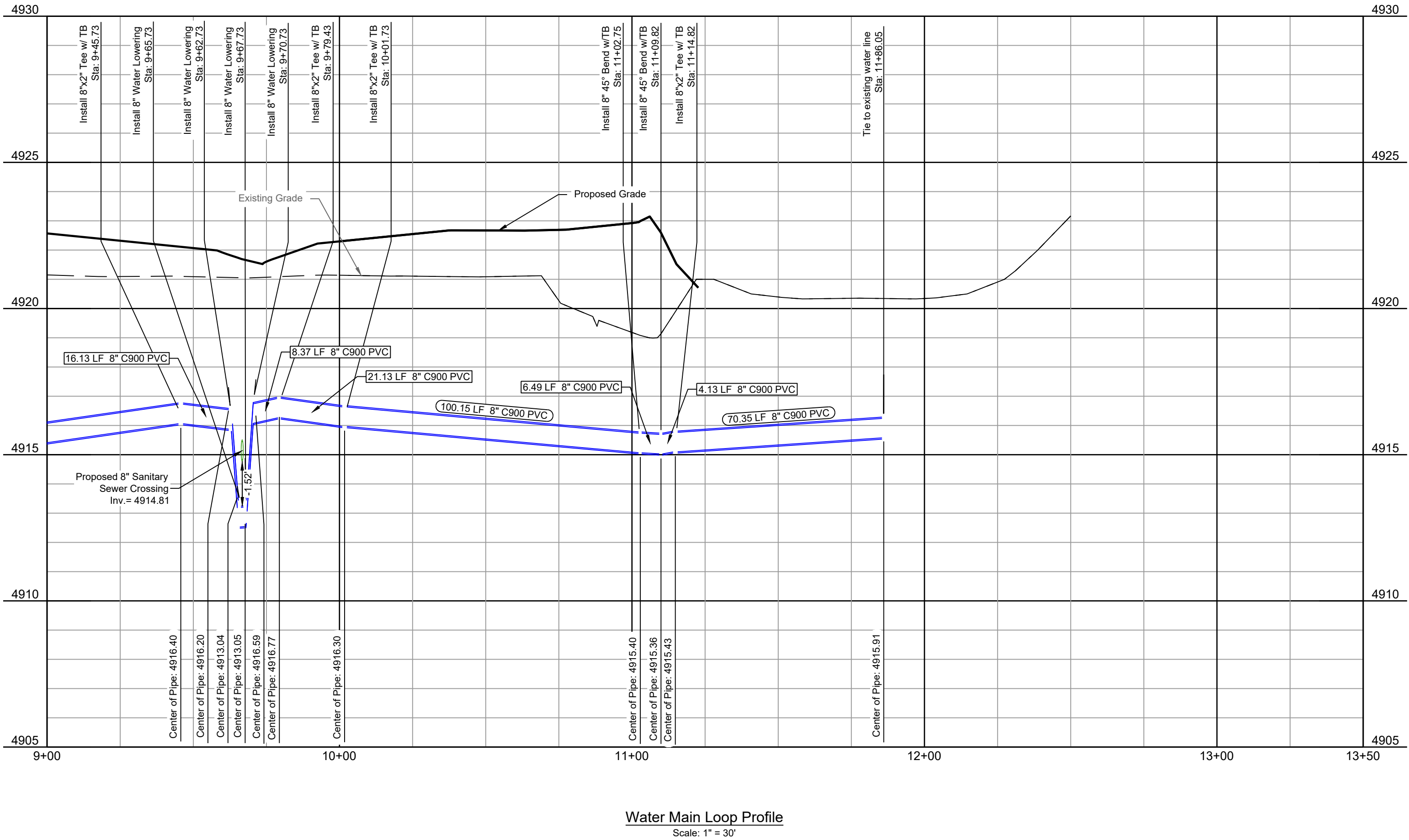
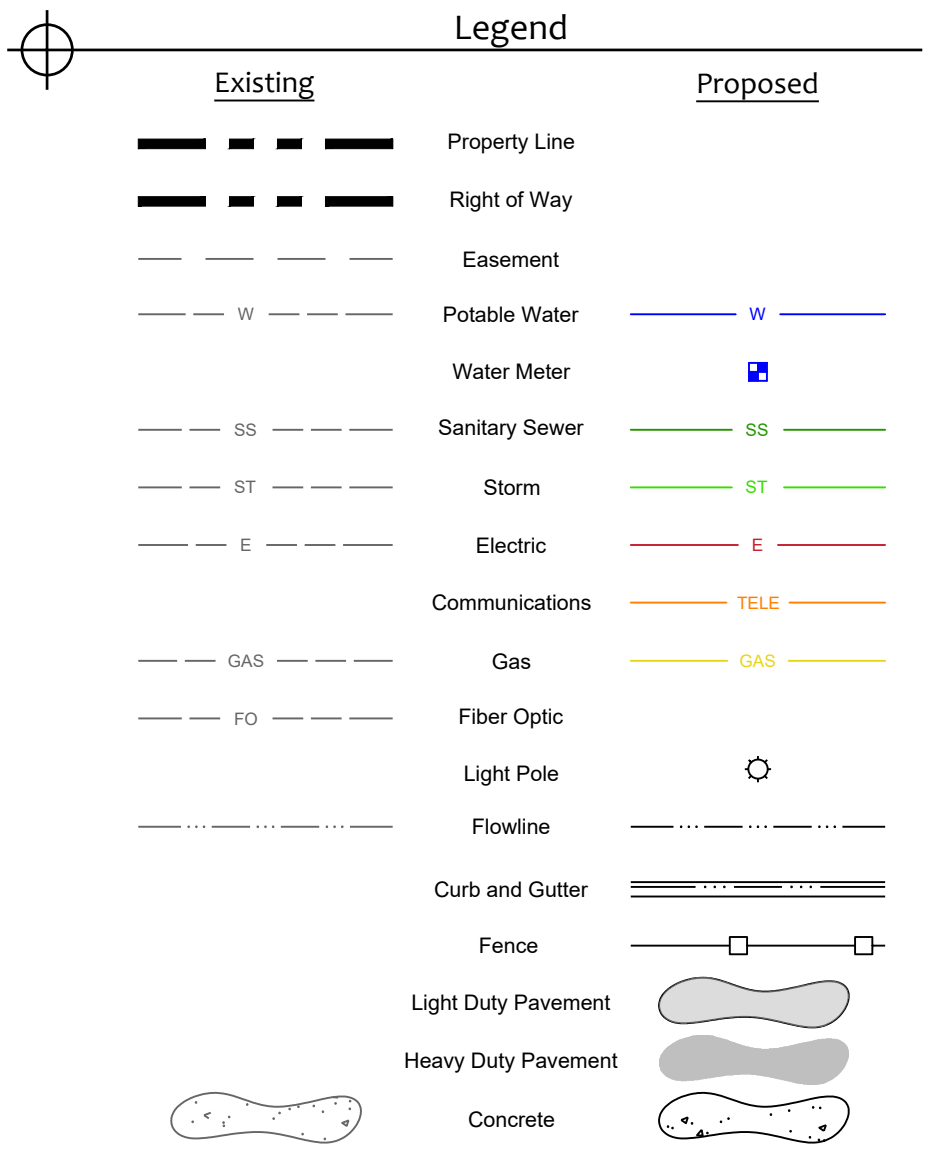
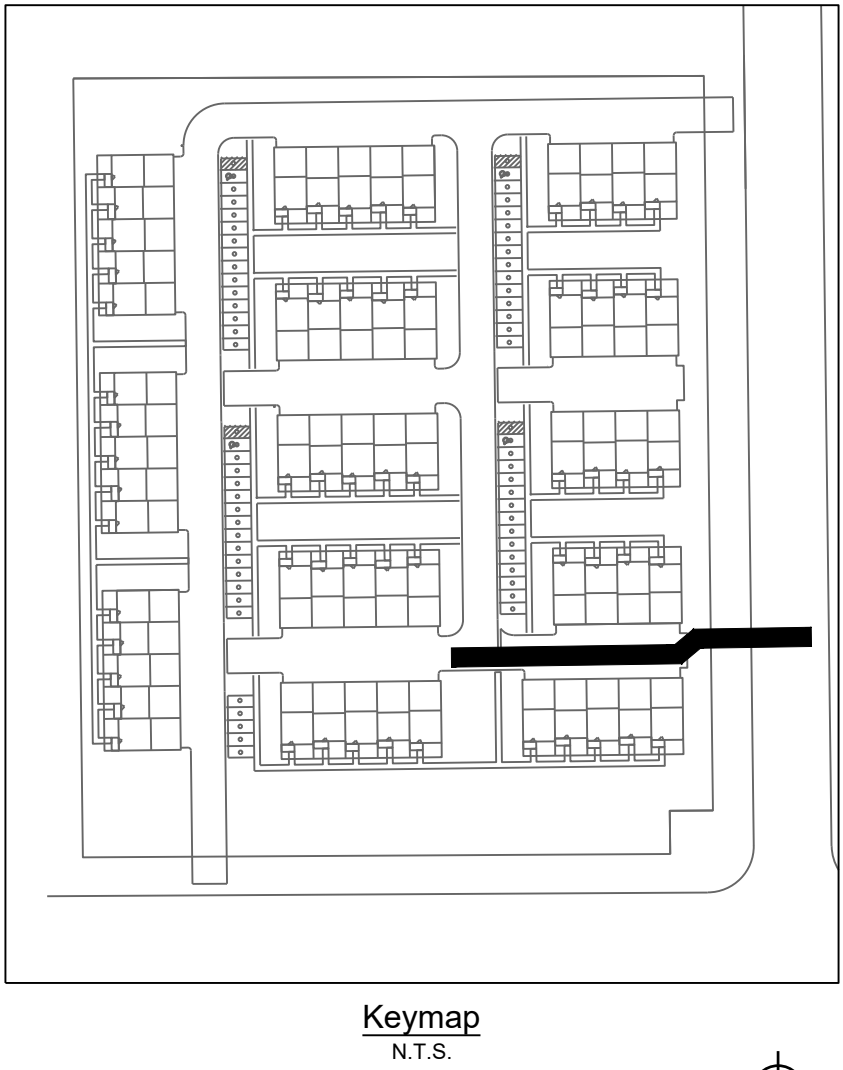
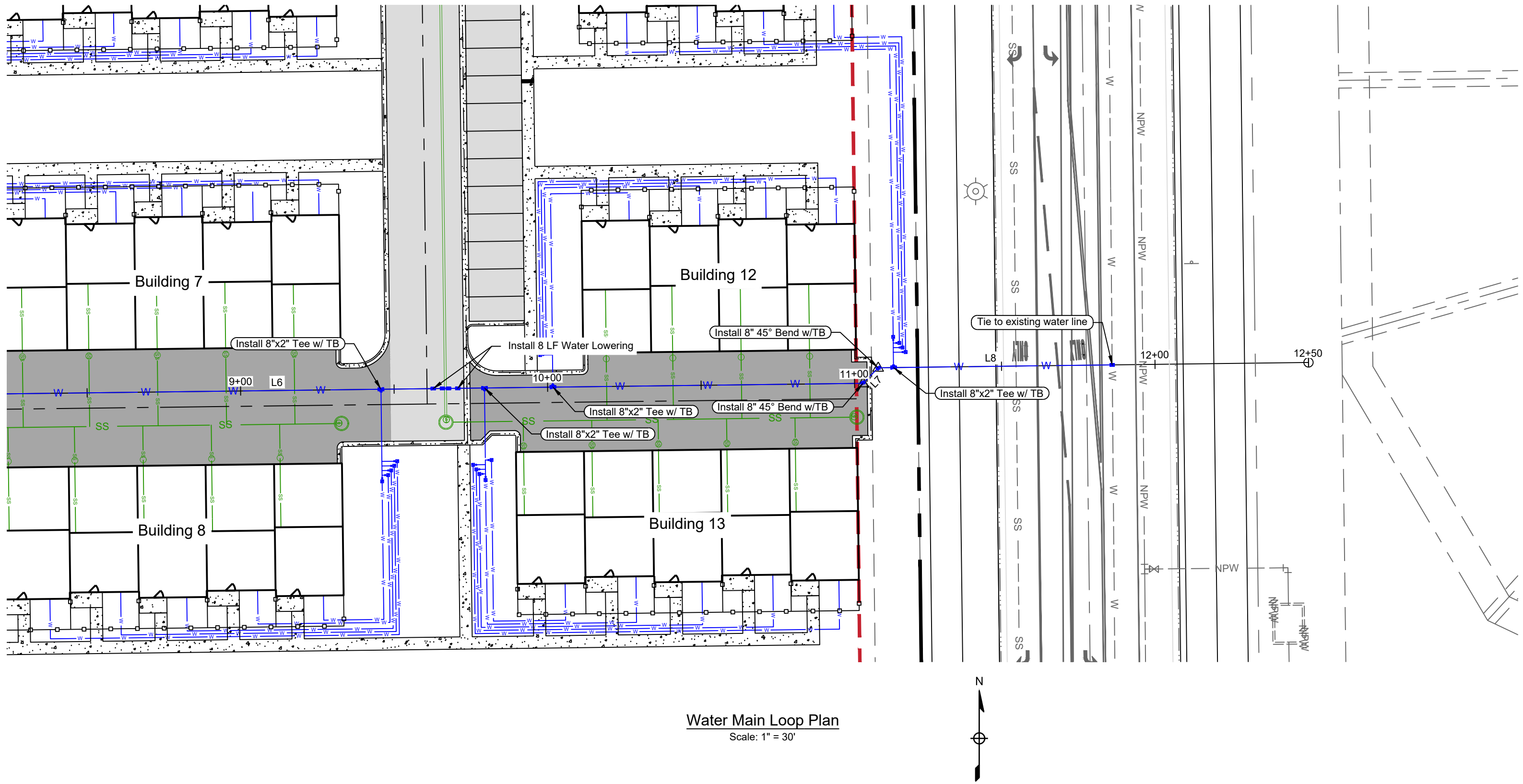
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C8.4

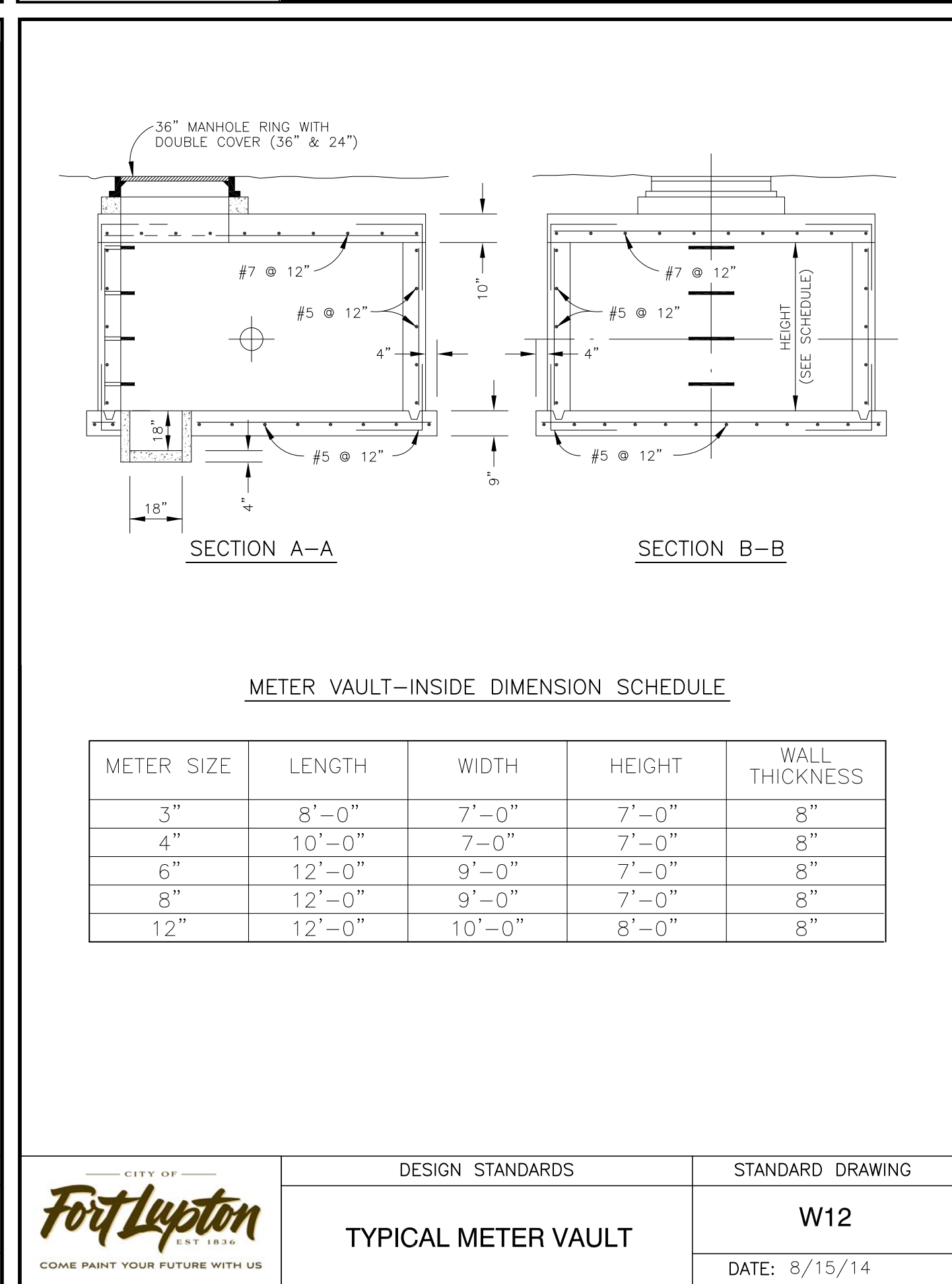
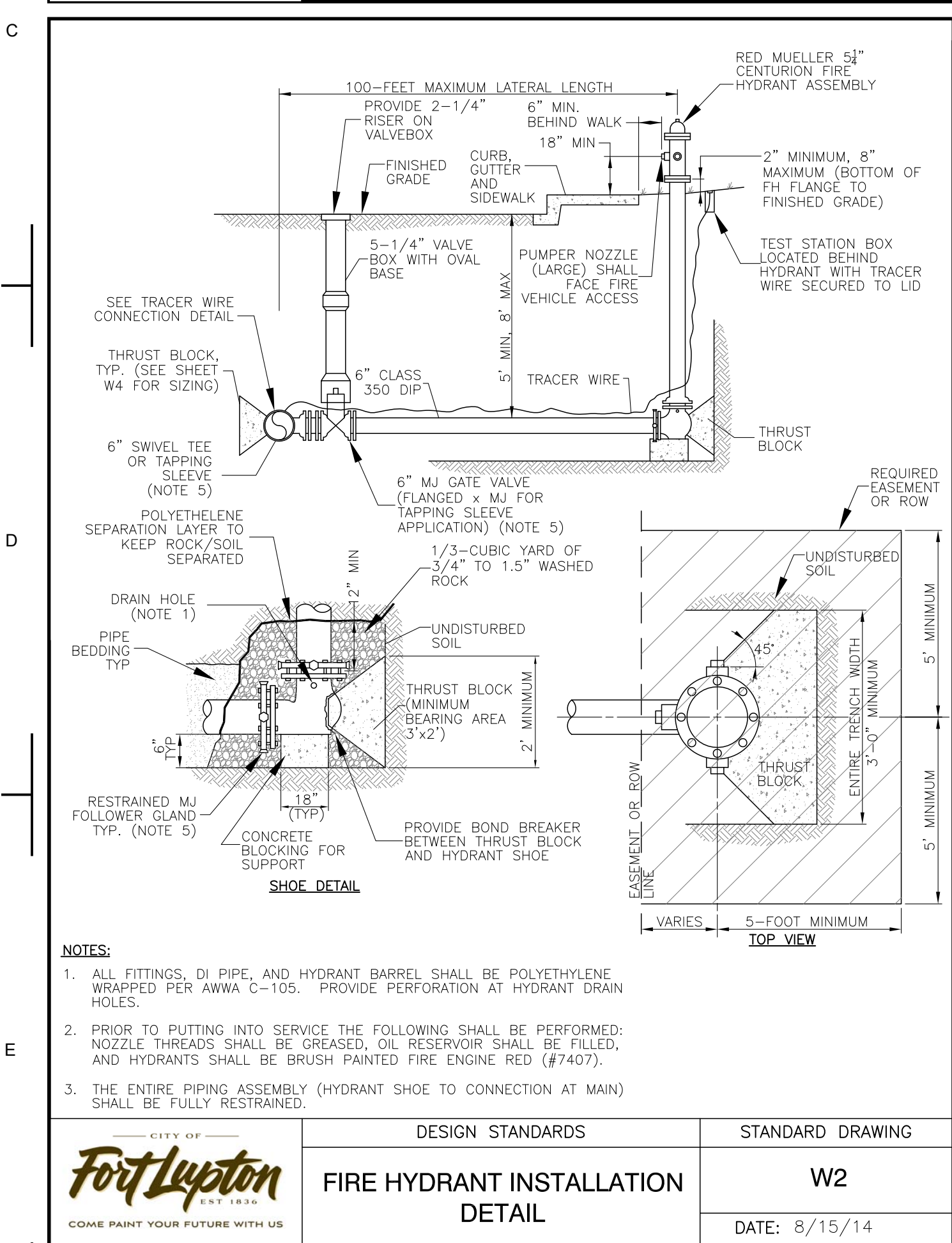
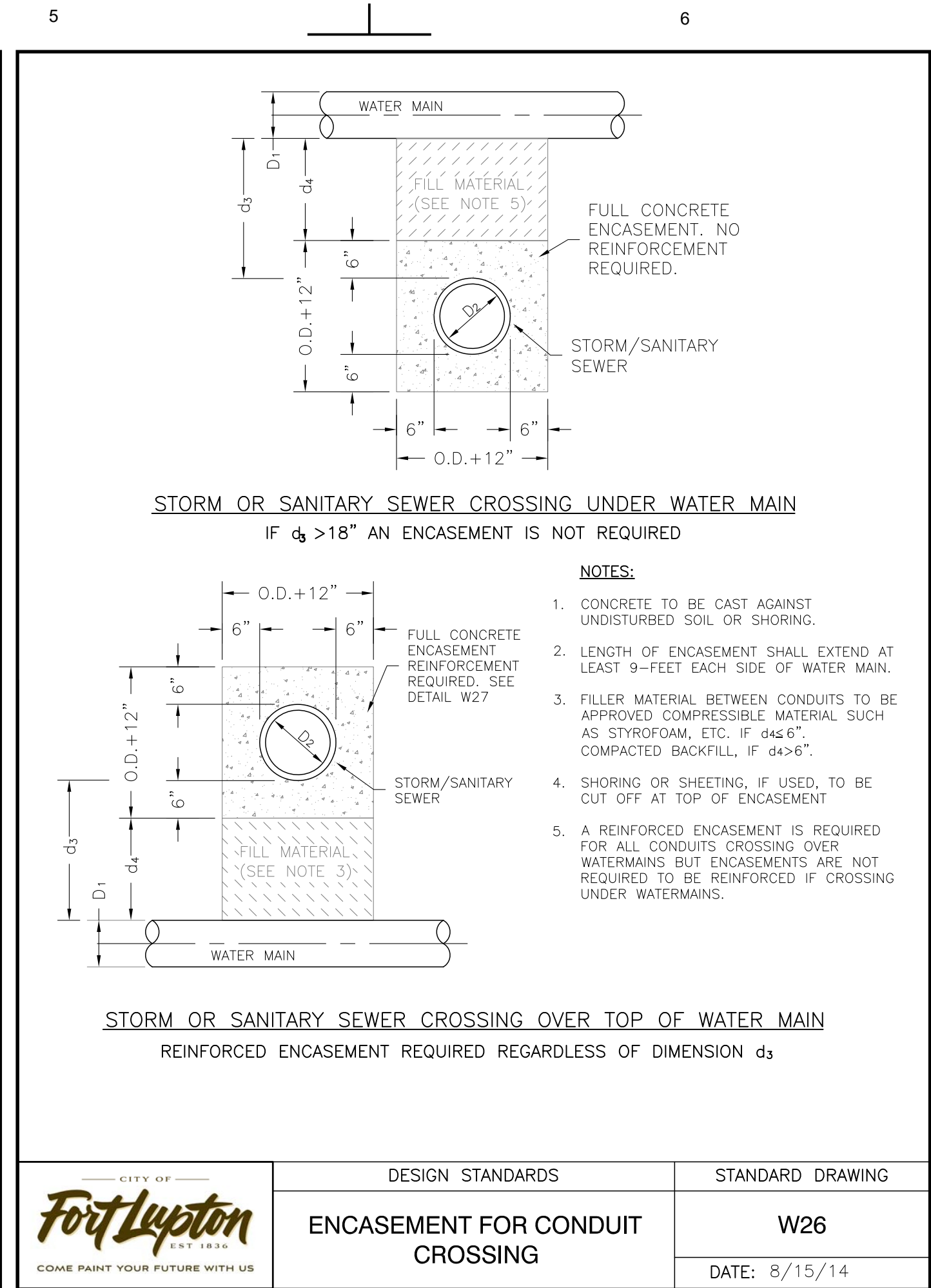
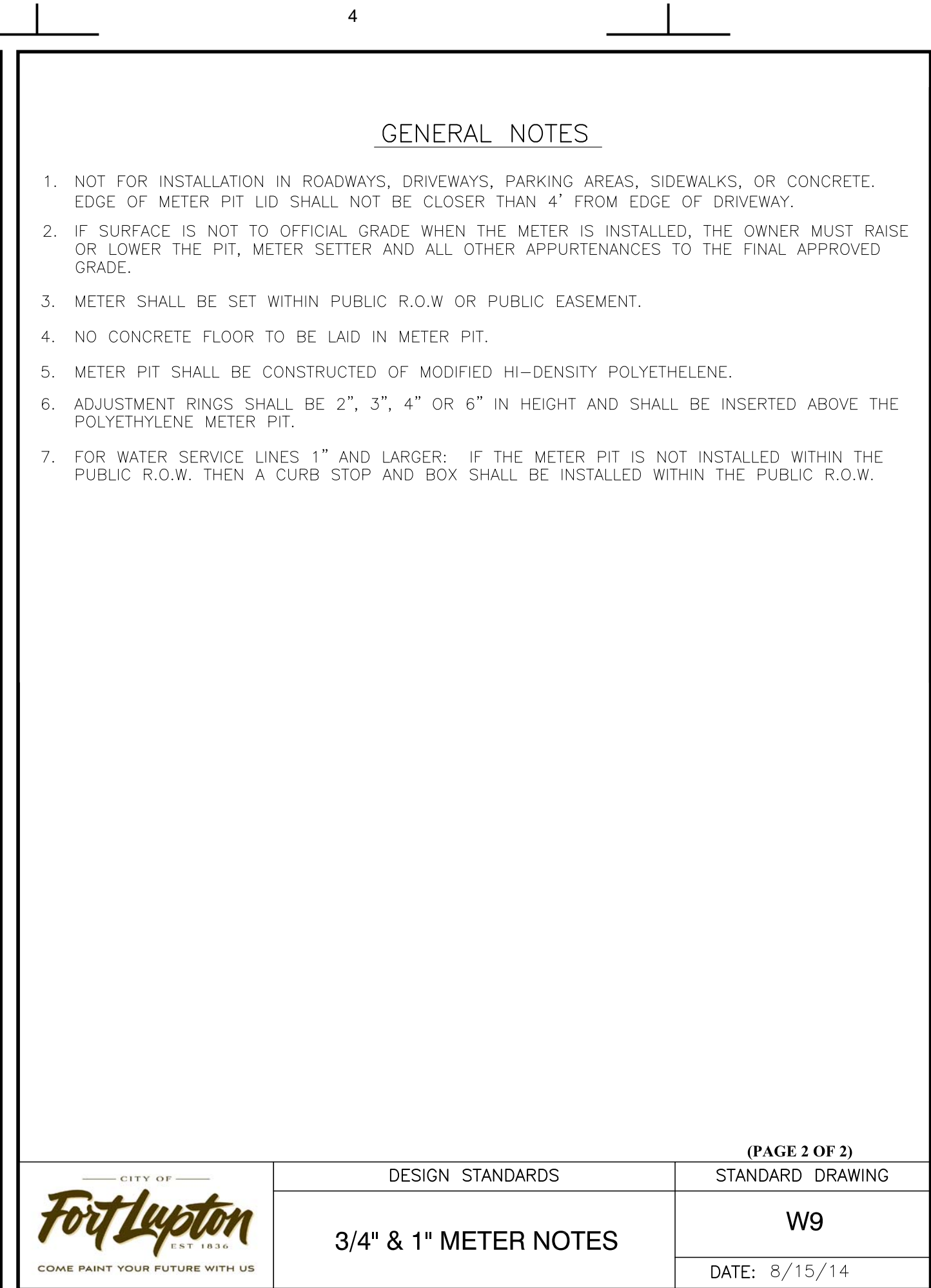
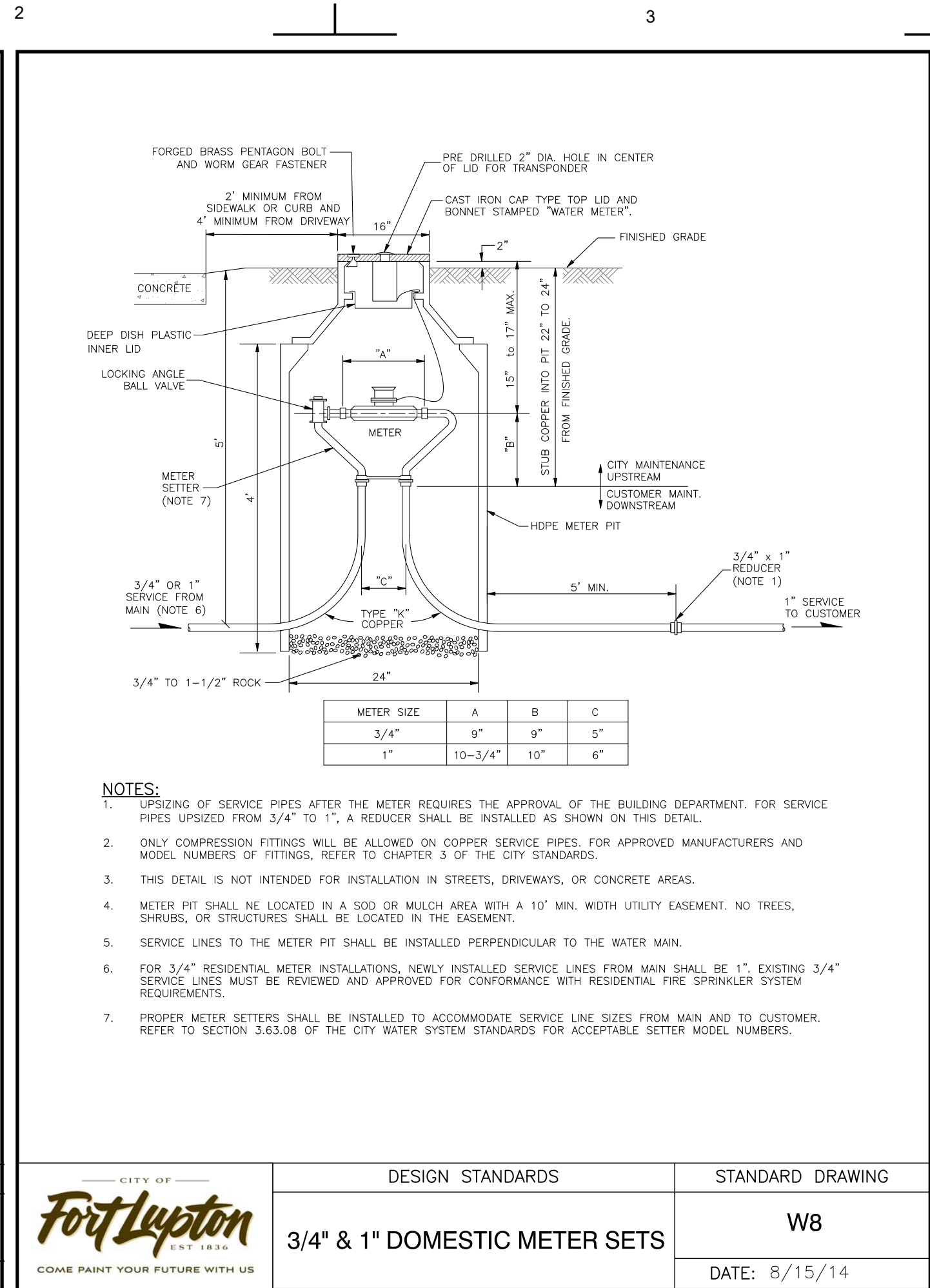
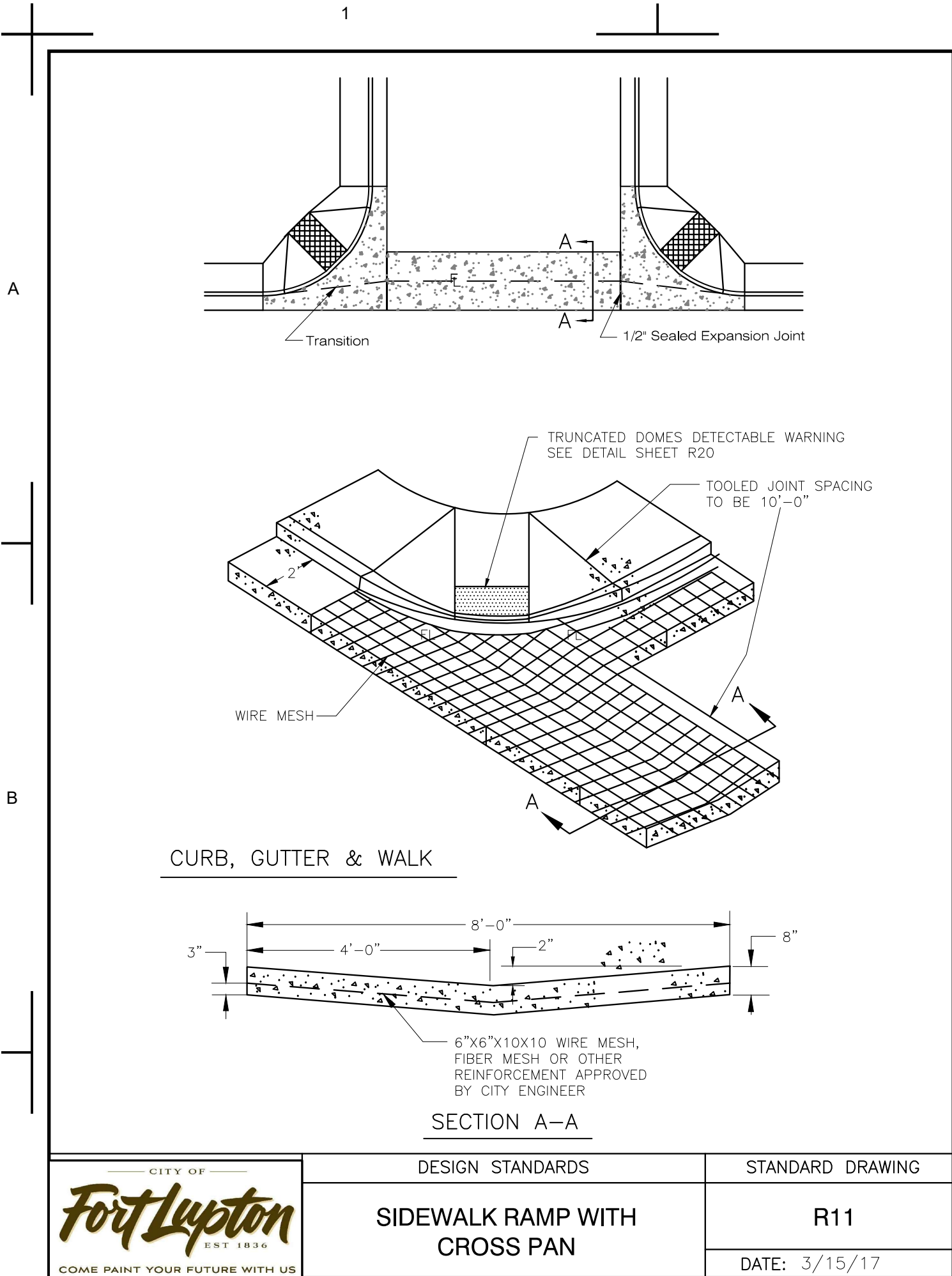


Alignment Lines					
Line ID #	Station Range	Start Coord.	End Coord.	Direction	Length (ft)
L1	0+00	N: 47993.69	N: 47991.59	S89°18'29"W	174.06
	1+74.06	E: 30504.47	E: 30330.42		
L2	1+74.06	N: 47991.59	N: 47983.44	S44°17'40"W	11.38
	1+85.45	E: 30330.42	E: 30322.47		
L3	1+85.45	N: 47983.44	N: 47980.88	S89°17'44"W	208.01
	3+93.46	E: 30322.47	E: 30114.48		
L4	3+93.46	N: 47980.88	N: 47975.19	S44°17'40"W	7.96
	4+01.41	E: 30114.48	E: 30108.92		
L5	4+01.41	N: 47975.19	N: 47612.07	S0°42'20"E	363.14
	7+64.56	E: 30108.92	E: 30113.39		
L6	7+64.56	N: 47612.07	N: 47616.23	N89°17'40"E	338.19
	11+02.75	E: 30113.39	E: 30451.56		
L7	11+02.75	N: 47616.23	N: 47621.30	N44°17'40"E	7.07
	11+09.82	E: 30451.56	E: 30456.50		
L8	11+09.82	N: 47621.30	N: 47623.02	N89°17'40"E	140.18
	12+50	E: 30456.50	E: 30596.66		

Alignment Lines					
Line ID #	Station Range	Start Coord.	End Coord.	Direction	Length (ft)
L1	0+00	N: 47993.69	N: 47991.59	S89°18'29"W	174.06
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L2	1+74.06	N: 47991.59	N: 47983.44	S44°17'40"W	11.38
	1+85.45	E: 30330.42	E: 30322.47		
L3	1+85.45	N: 47983.44	N: 47980.88	S89°17'44"W	208.01
	3+93.46	E: 30322.47	E: 30114.48		
L4	3+93.46	N: 47980.88	N: 47975.19	S44°17'40"W	7.96
	4+01.41	E: 30114.48	E: 30108.92		
L5	4+01.41	N: 47975.19	N: 47612.07	S0°42'20"E	363.14
	7+64.56	E: 30108.92	E: 30113.39		
L6	7+64.56	N: 47612.07	N: 47616.23	N89°17'40"E	338.19
	11+02.75	E: 30113.39	E: 30451.56		
L7	11+02.75	N: 47616.23	N: 47621.30	N44°17'40"E	7.07
	11+09.82	E: 30451.56	E: 30456.50		
L8	11+09.82	N: 47621.30	N: 47623.02	N89°17'40"E	140.18
	12+50	E: 30456.50	E: 30596.66		



Alignment Lines					
Line ID #	Station Range	Start Coord.	End Coord.	Direction	Length (ft)
L1	0+00 1+74.06	N: 47993.69 E: 30504.47	N: 47991.59 E: 30330.42	S89°18'29"W	174.06
L2	1+74.06 1+85.45	N: 47991.59 E: 30330.42	N: 47983.44 E: 30322.47	S44°17'40"W	11.38
L3	1+85.45 3+93.46	N: 47983.44 E: 30322.47	N: 47980.88 E: 30114.48	S89°17'44"W	208.01
L4	3+93.46 4+01.41	N: 47980.88 E: 30114.48	N: 47975.19 E: 30108.92	S44°17'40"W	7.96
L5	4+01.41 7+64.56	N: 47975.19 E: 30108.92	N: 47612.07 E: 30113.39	S0°42'20"E	363.14
L6	7+64.56 11+02.75	N: 47612.07 E: 30113.39	N: 47616.23 E: 30451.56	N89°17'40"E	338.19
L7	11+02.75 11+09.82	N: 47616.23 E: 30451.56	N: 47621.30 E: 30456.50	N44°17'40"E	7.07
L8	11+09.82 12+50	N: 47621.30 E: 30456.50	N: 47623.02 E: 30596.66	N89°17'40"E	140.18



Detail Index

Name	Detail Number	Reference Sheet	Source
Paving and Site Details			
Sidewalk Ramp with Cross Pan	R11	C14.1	Fort Lupton
Potable Water Details			
3/4" & 1" Domestic Meter Sets	W8	C8.5	Fort Lupton
3/4" & 1" Meter Notes	W9	C8.5	Fort Lupton
Encasement for Conduit Crossing	W26	C10.1-C10.3	Fort Lupton
Fire Hydrant Installation Detail	W2	C10.1-C10.3	Fort Lupton
Typical Meter Vault	W12	C8.5	Fort Lupton
Typical Trench Section Pipe Protection	W1	C10.1-C10.3	Fort Lupton
Valve Box	W1	C8.5	Fort Lupton
Water Vault Lid	W24	C8.5	Fort Lupton
Sanitary Sewer Details			
Encasement for Conduit Crossing	SS11	C8.1-C8.5	Fort Lupton
Single Sanitary Sewer Clean Out	L1-6	C8.5	LandOne
Sanitary Sewer Manhole Lid	SS12	C8.1-C8.5	Fort Lupton
Sanitary Sewer Standard Manhole	SS1	C8.1-C8.5	Fort Lupton
Typical Pipe Bedding	SS6	C9.1-C8.5	Fort Lupton
Stormwater Details			
Curb Inlet Type R	ST5	C12.1	Fort Lupton
Curb Inlet Type R	ST6	C12.1	Fort Lupton
Curb Inlet Type R	ST7	C12.1	Fort Lupton
Curb Inlet Type R	ST8	C12.1	Fort Lupton
Standard Manhole Base	ST1	C12.1	Fort Lupton
Typical Pipe Bedding	ST4	C12.1	Fort Lupton

Revision Description

Date

Rev. No.

1st Submittal to City

07/19/2021

0

Lupton Village Lot 2 Block 7 Townhomes Construction Documents Details

Fort Lupton, CO

Sheet

C20.0

LANDONE engineering

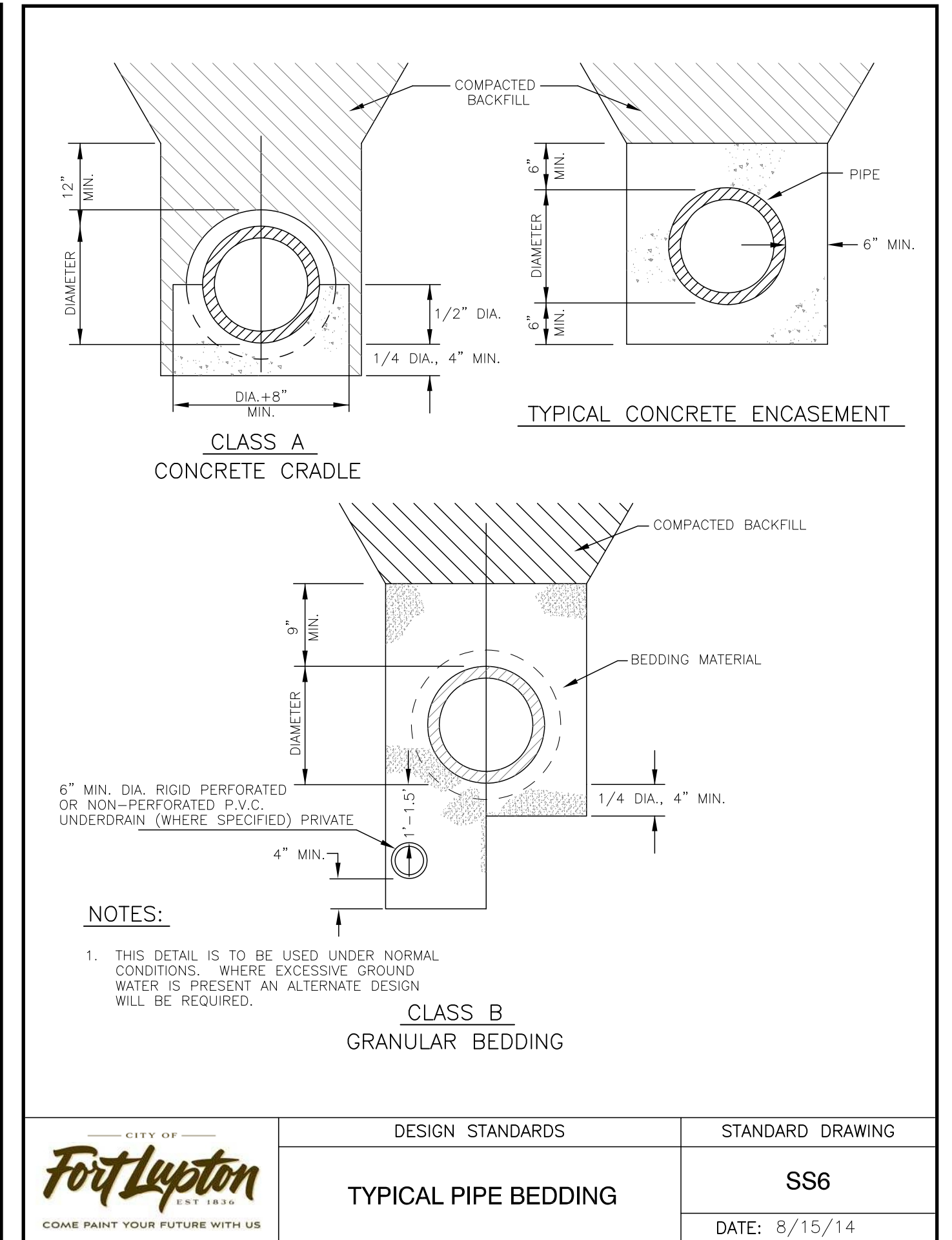
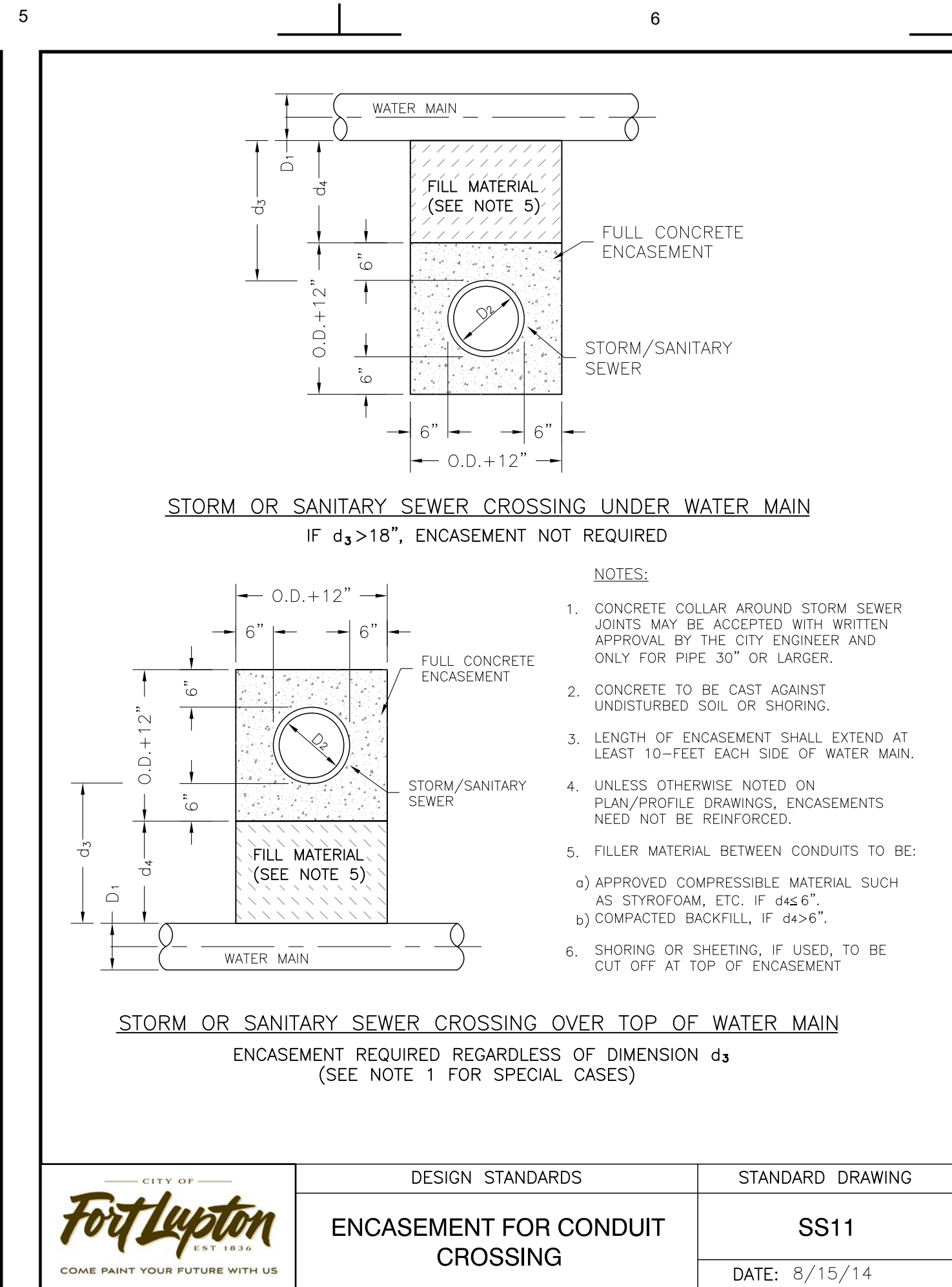
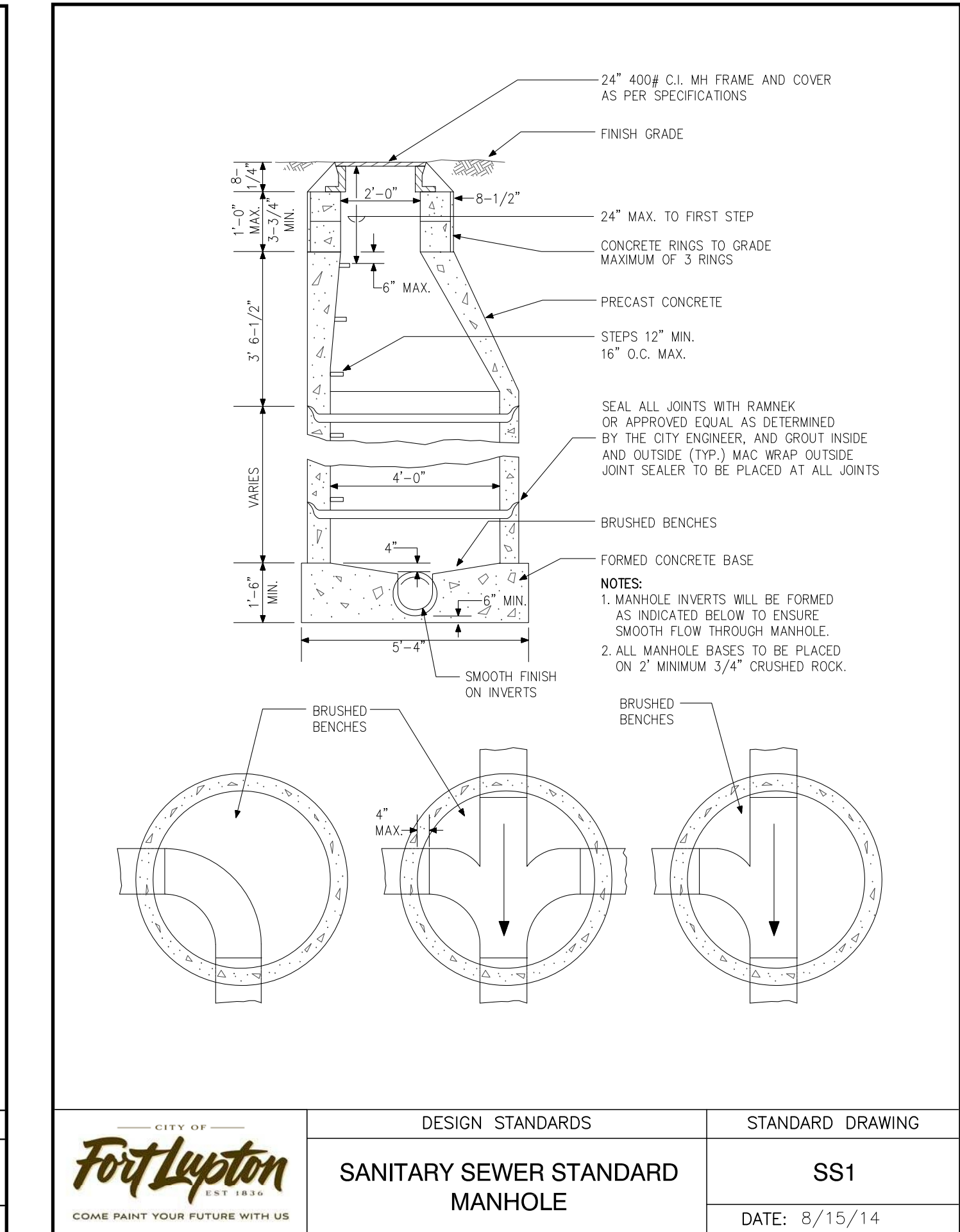
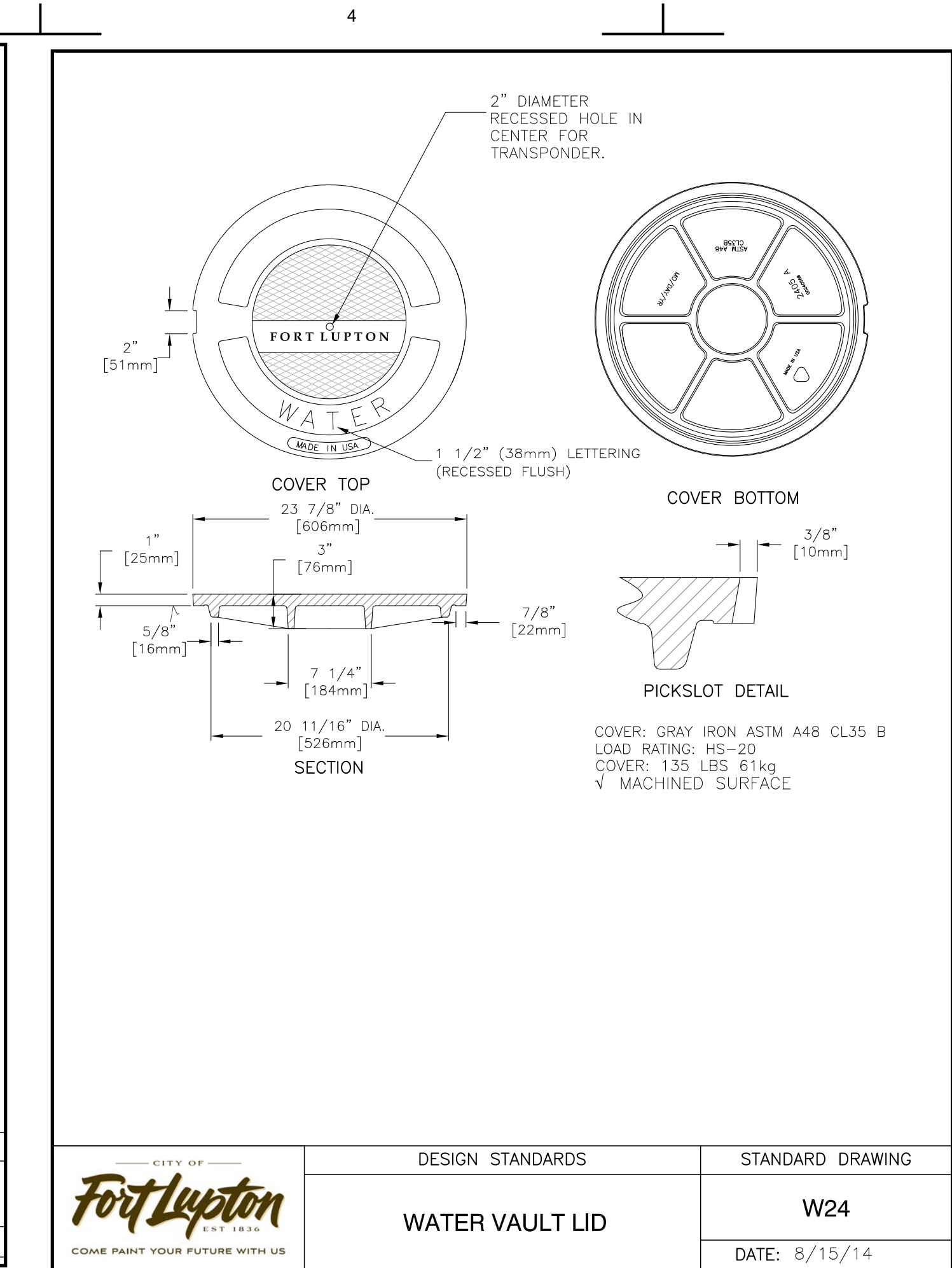
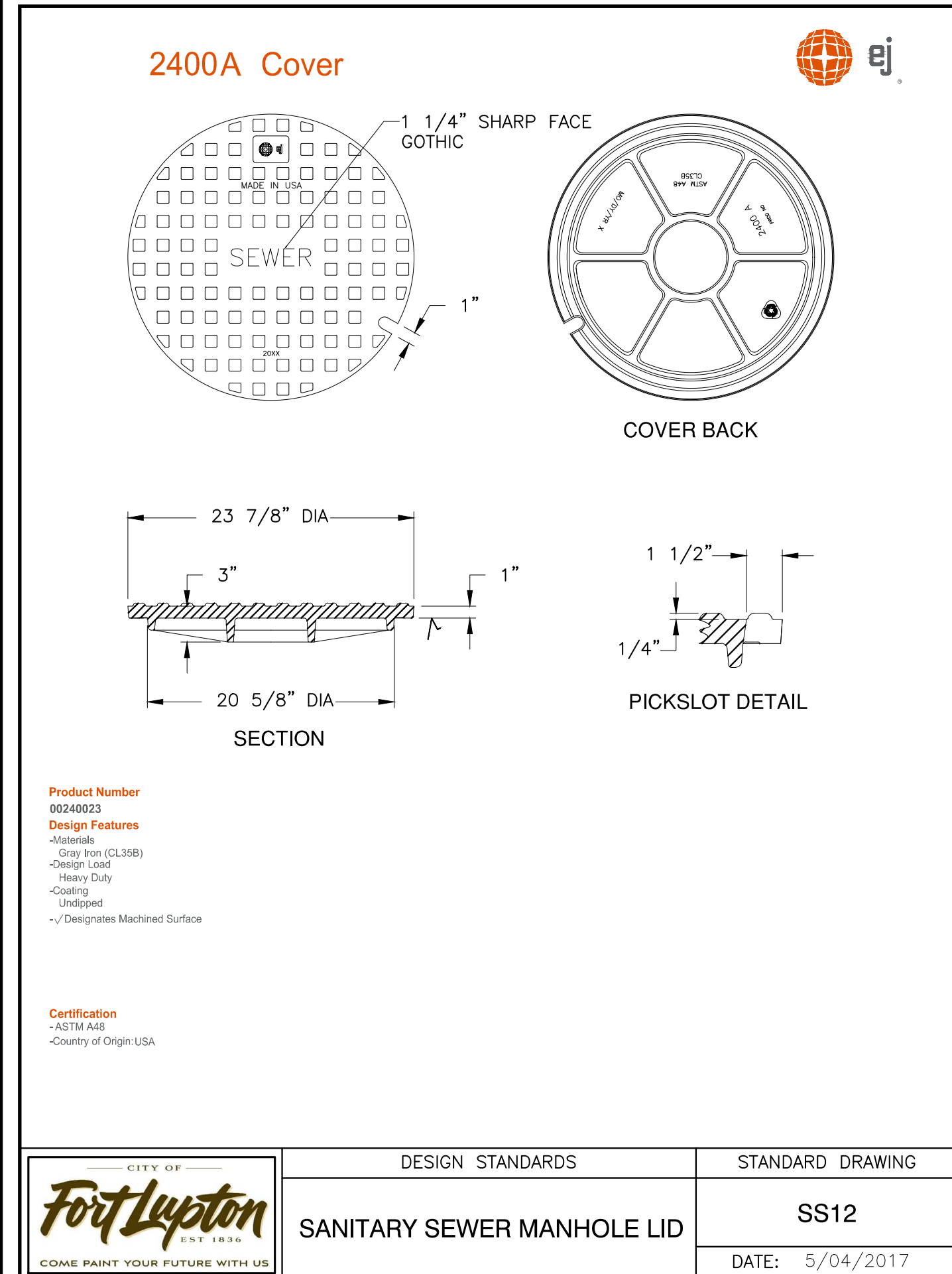
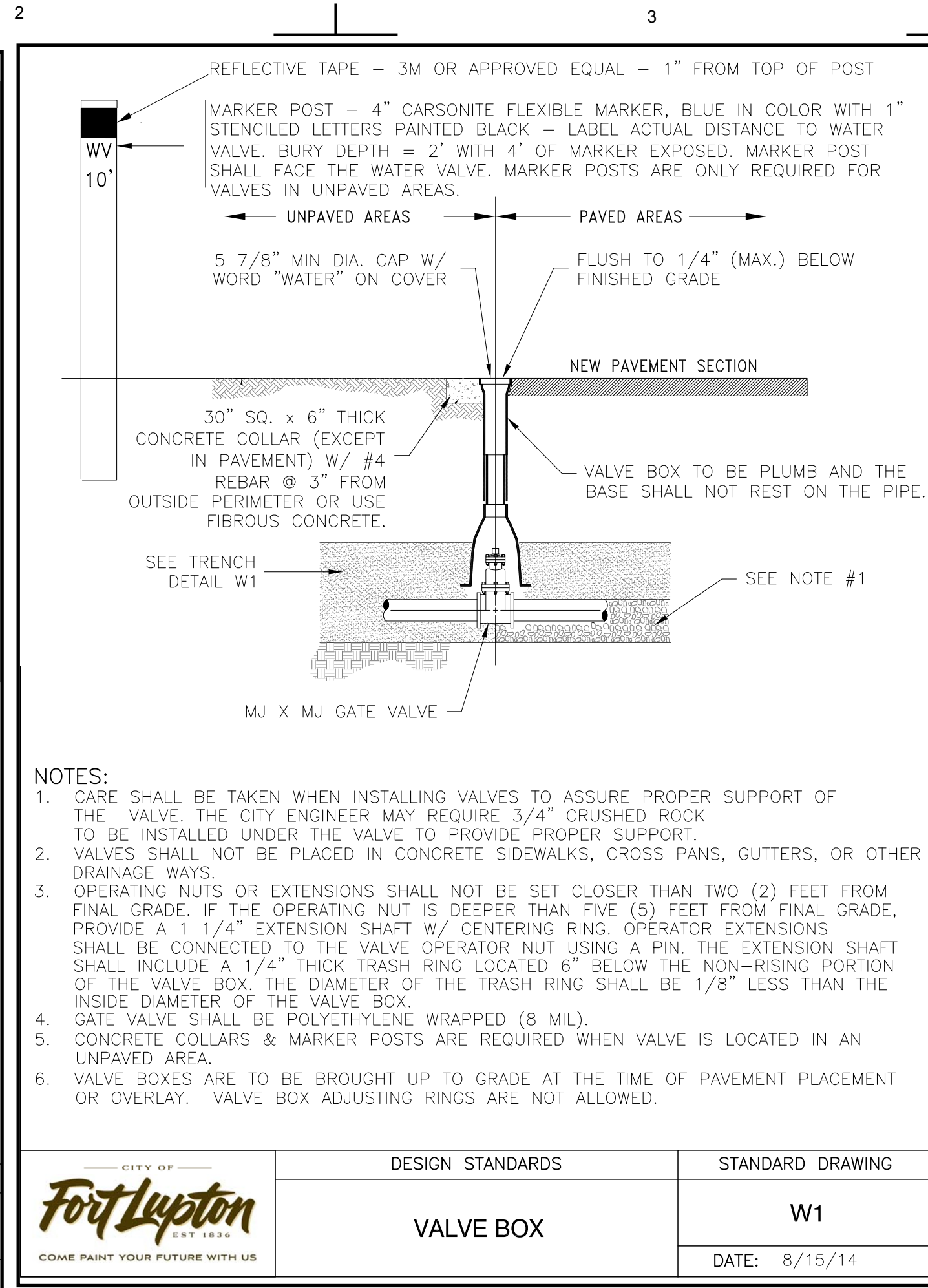
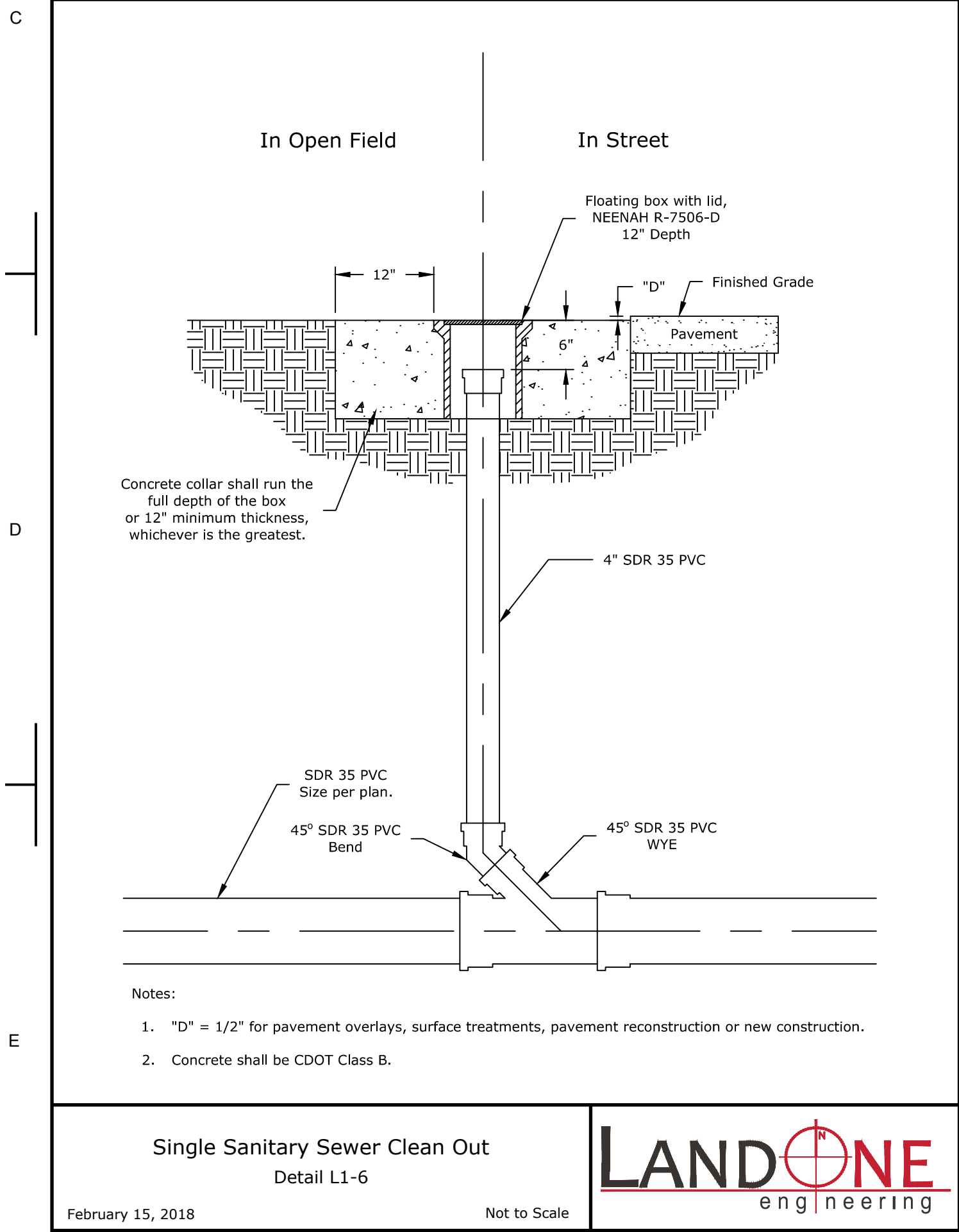
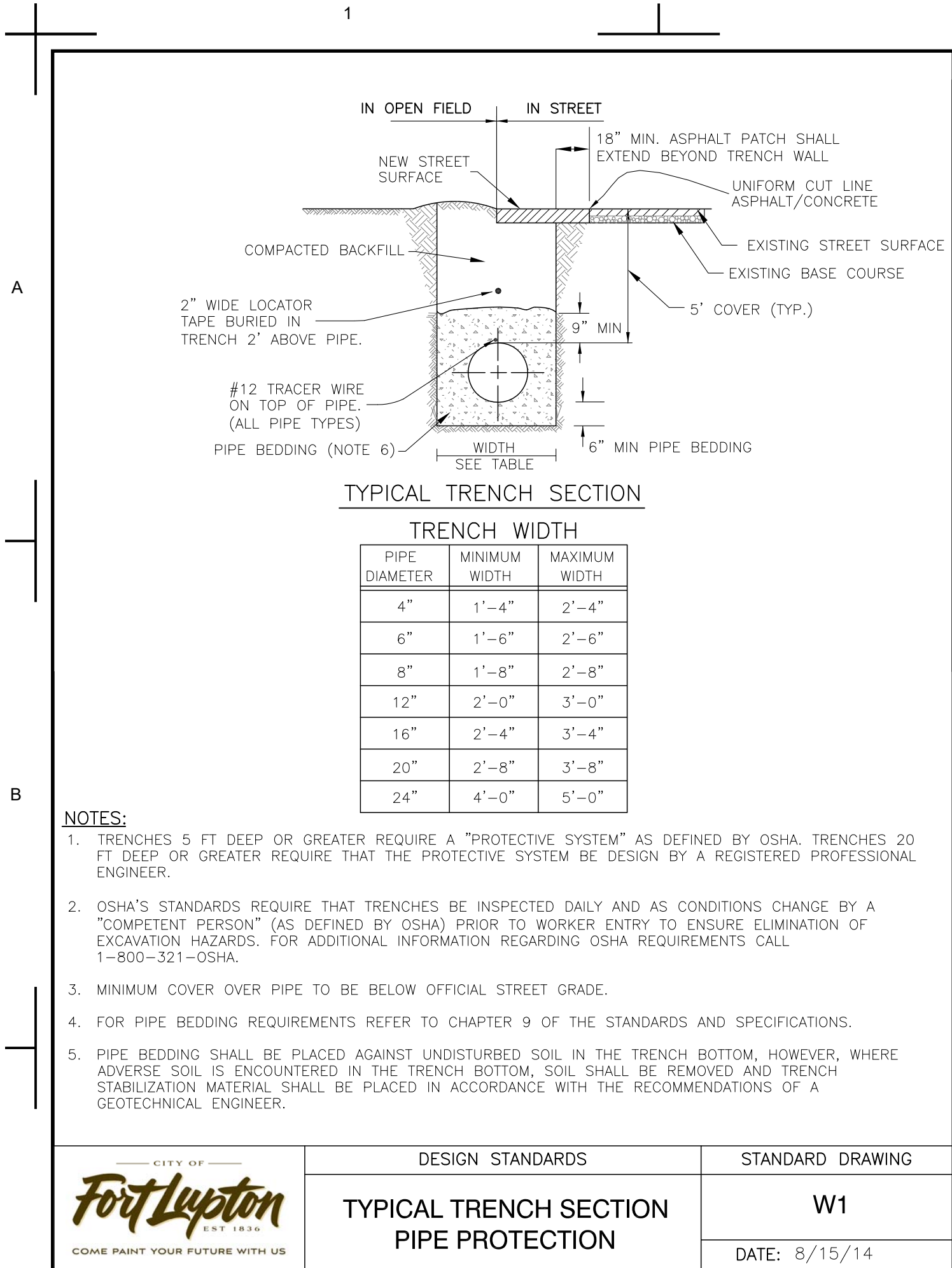
361 71st Avenue, Suite 100
Greeley, CO 80634

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number 21-013
Checked By JG
Date 07/19/2021

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COLORADO
811
CALL BEFORE YOU DIG



LANDONE engineering

361 71st Avenue, Suite 100
Greeley, CO 80634

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COLORADO 811
CALL BEFORE YOU DIG

Revision	Description	Date
1st	Submitted to City	07/19/2021

Rev. No. 0

Lupton Village Lot 2 Block 7 Townhomes Construction Documents Details

Fort Lupton, CO

Sheet C20.1

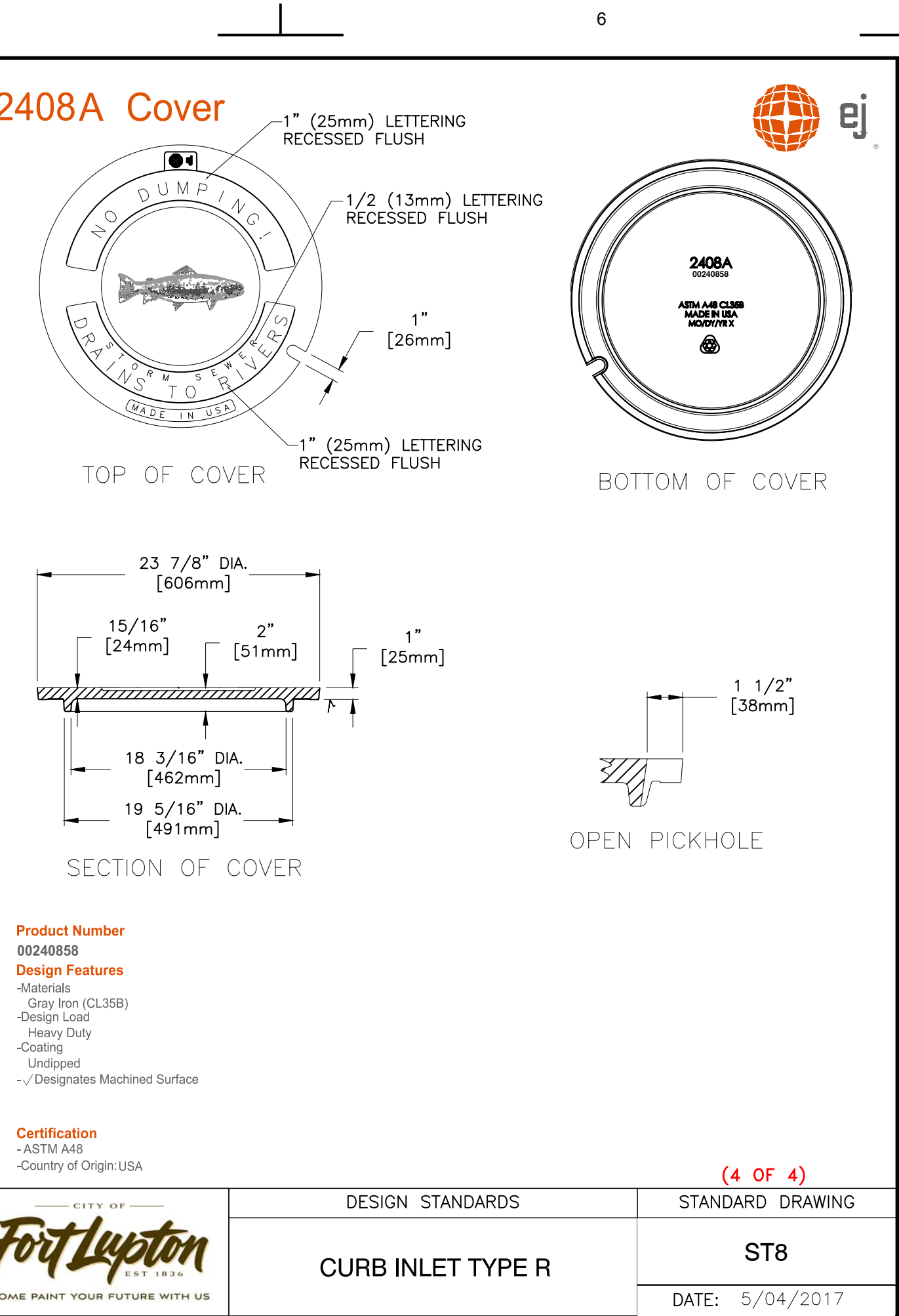
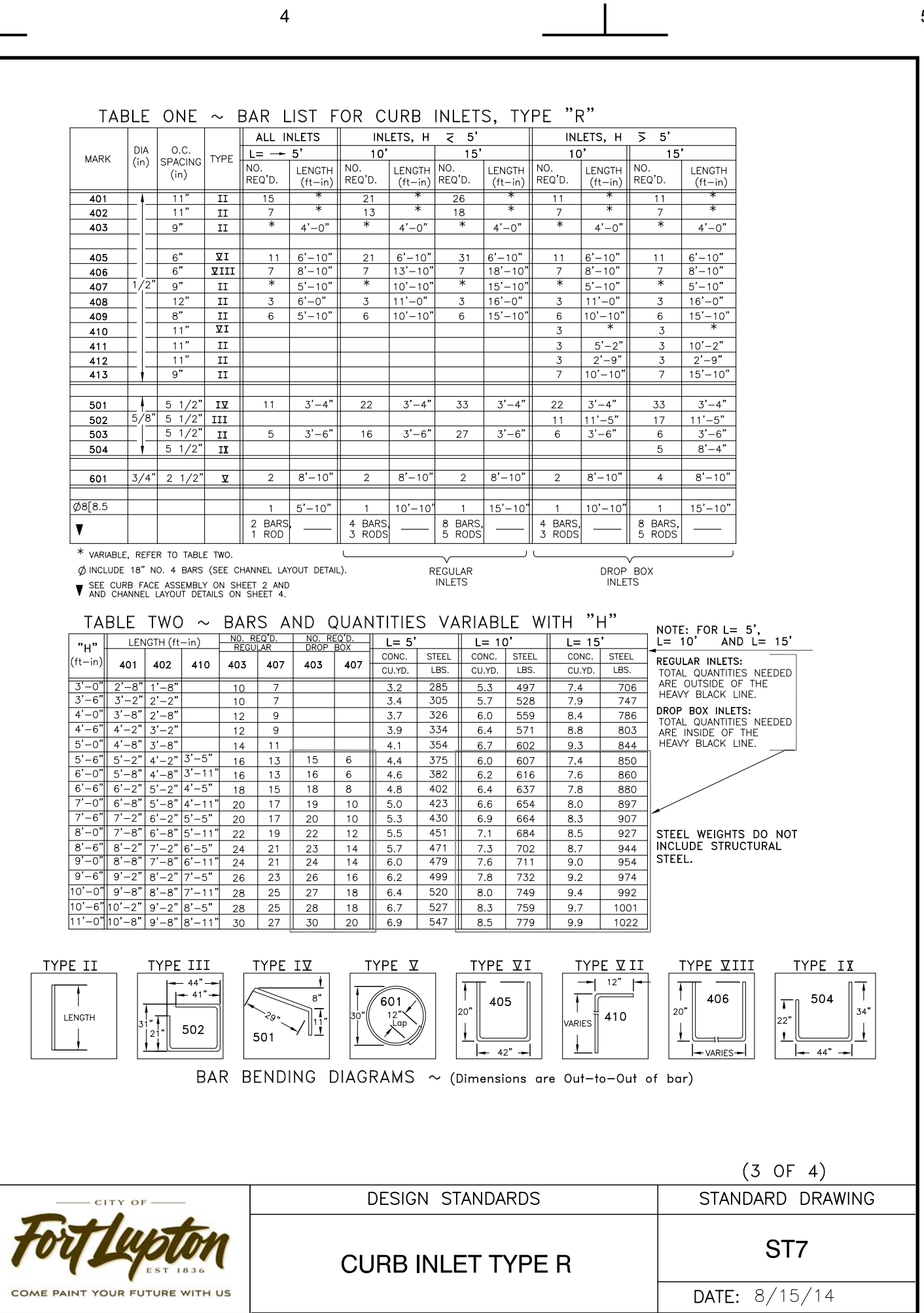
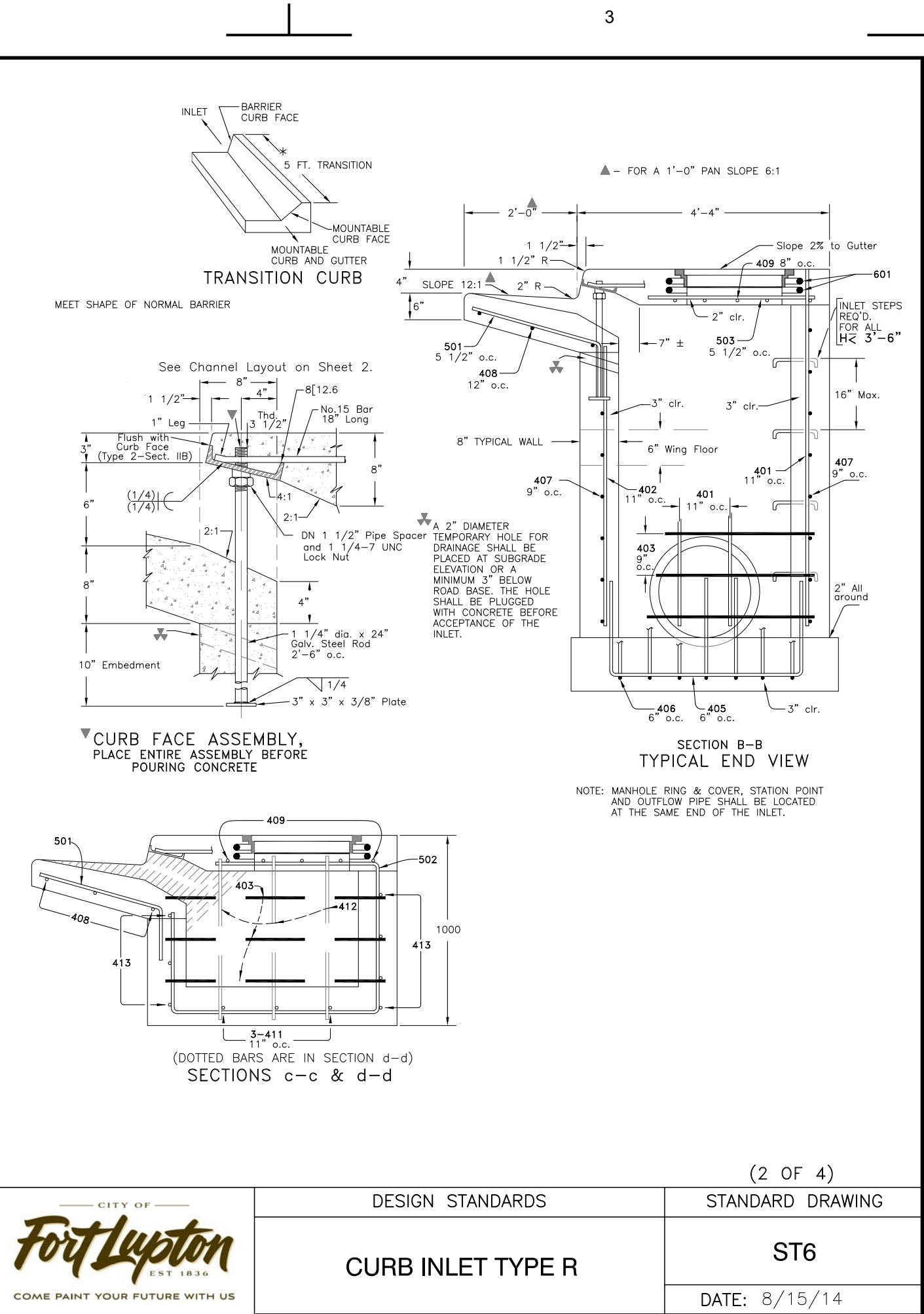
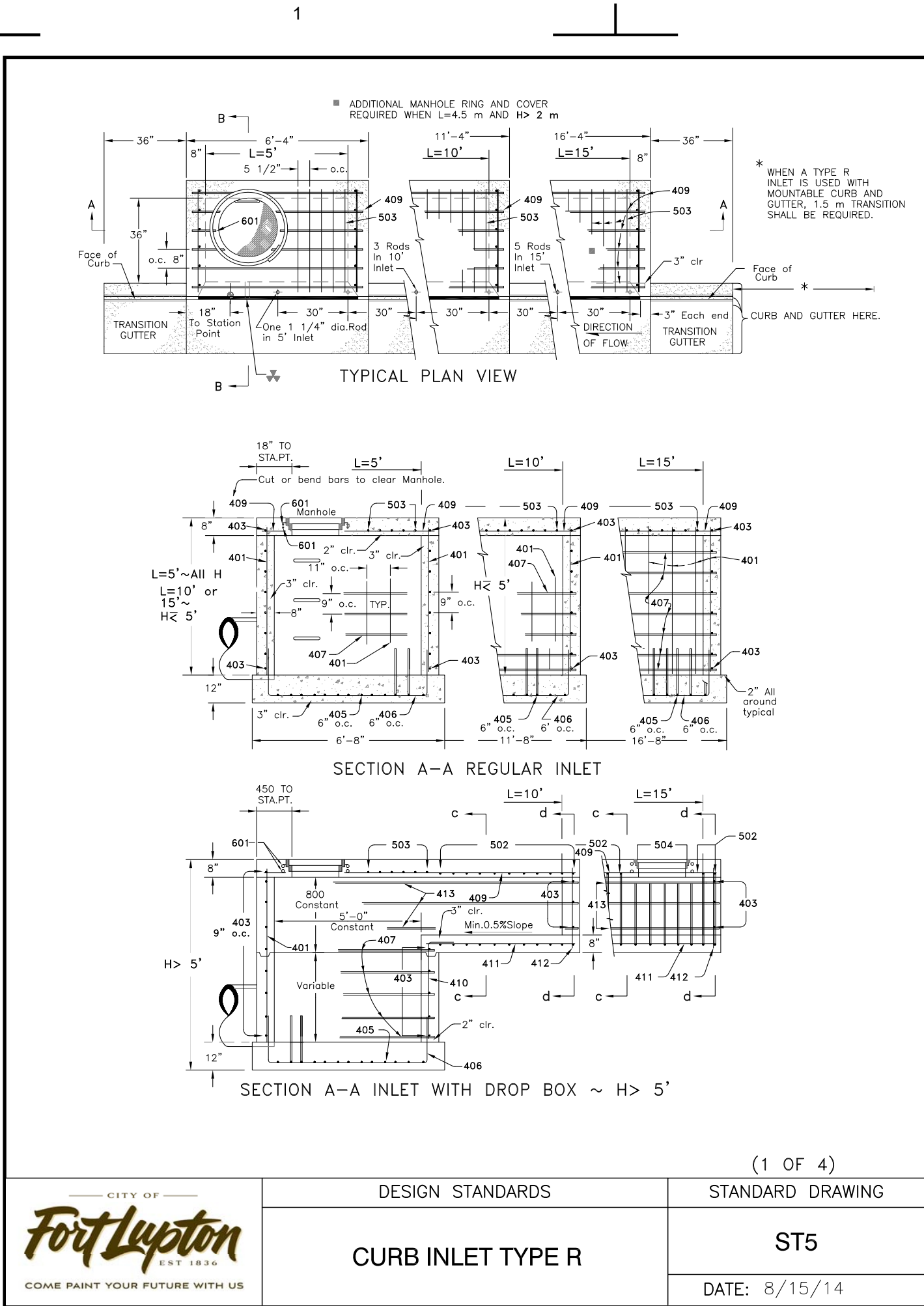
A

B

C

D

E





FROM: Maria Lancto
 DATE: 08/13/21
 PROJECT: Project Name Lupton Village Filing No.3
 Project No. LUP2021-0023; Plan No. PUD2021-0001; FPL2021-0003 & PPL2021-0003

INTERNAL DISTRIBUTION:

- | | | |
|---|--|---|
| ☒ Buildings/Grounds Manager | ☒ City Attorney | ☒ Police Chief |
| ☐ City Administrator | ☐ City Clerk | ☒ Public Works Director |
| ☒ Building Inspector | ☒ Recreation Manager | ☒ Golf Course Manager |
| ☒ OMI | ☒ GIS Specialist | ☐ Finance Director |

OUTSIDE DISTRIBUTION:

- | | |
|--|--|
| ☒ Fort Lupton Fire Protection District | ☐ Weld County Dept. of Public Health & Env. |
| ☒ CDOT | ☐ Weld County Public Works |
| ☐ Colorado DRMS | ☒ Weld County School District RE-8 |
| ☐ Colorado Parks and Wildlife | ☒ NCWCD |
| ☐ Division of Water Resources | ☒ Fulton Ditch Company |
| ☐ Army Corp of Engineers | ☐ Platteville Ditch Company |
| ☒ United Power | ☐ City of Brighton |
| ☒ Comcast | ☐ Town of Frederick |
| ☒ CenturyLink | ☐ Town of Platteville |
| ☒ Xcel Energy | ☐ City of Dacono |
| ☒ Postmaster | ☐ Town of Firestone |
| ☐ Weld County Department of Planning | ☐ Other: |

If you have comments, please respond by: 09/03/21

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:

No comment.

Kris Thompson, Northern Colorado Water Conservancy District



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Todd Hodges
Alyssa Knutson

From: Roy Vestal

Date: August 31, 2021

Subject: Lupton Village Filing No. 3 (LUP2021-0023)
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat submittal. Be advised, review of construction drawings is for general compliance with city standards. There may be additional concerns as this design develops.

1. Plat

- a. 12.5-feet of ROW from Section line does not look correct. Please verify where the existing ROW is and ensure we are looking at a full 42.5-feet from centerline of the roadway (section line).

2. Drainage

- a. Drainage analysis is valid for retention determination. However, don't you need to show sizing on the storm outfall and curb flow depths inside the site? Also, need to have the CR 12 north barrow flows taken care of with the road improvements required.
- b. Consideration of offsite flows conveyance through this area must be made.
- c. HDPE pipe as proposed is acceptable. Clearly mark plans as Metro or HOA responsibility for maintenance

3. Transportation

- a. Traffic letter should include the compared total daily trips. Just stating the belief the reduction is anticipated is not adequate.
- b. CR 12 improvements required with this project. Same section as east of Rollie.

4. 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. Or confirm inclusion of this project with existing permit.

- b. Review proposed landscape plans at street locations and evaluate for sight triangle conflicts. Trees adjacent to sidewalk at drive entries are of a concern.
- c. Coordination of landscaping with proposed water service is required.

5. Utilities

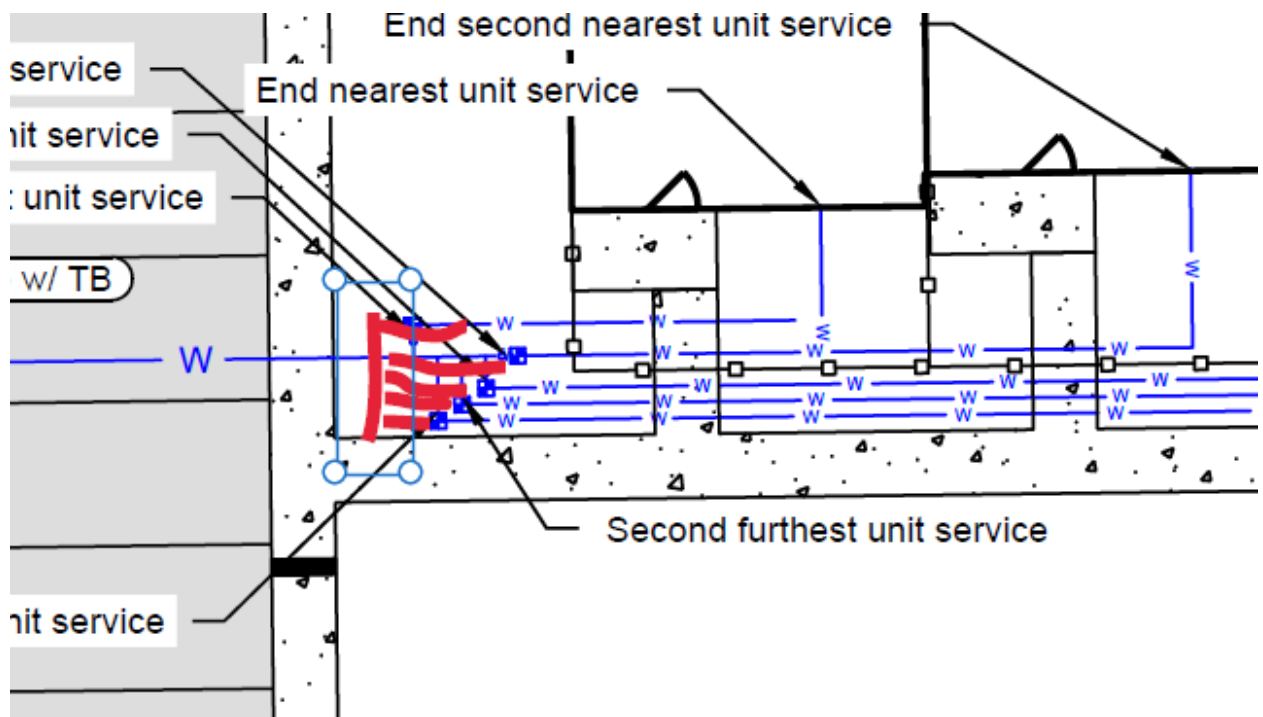
a. Water - Chapter 3

- i. Section 3.12.01 Water System Utility Study required.
- ii. Coordinate meter locations with the landscaping.
- iii. Water main crossing under sanitary sewer -

3.18.04 Sanitary Sewer Line Crossing Over A Waterline

"In all cases, regardless of vertical clearance, the sanitary sewer shall be encased in concrete a minimum of nine feet on each side of the centerline of the crossing or polyvinyl chloride pressure pipe in accordance with American Water Works Association C900, pressure class 305 psi may be used."

- iv. Water service configuration must be reconfigured. Make the manifold at the back of walk and align all meters in a row and they will require clear demarcation of which unit is which.



- v. We will require a detail for the service manifold, identify parts and materials.
- vi. Label service line materials.
- vii. Coordinate fire hydrant locations with Fire Department.

- viii. Backflow prevention assemblies for irrigation services will be required and shall be tested by a Certified Cross-Connection Control Technician upon installation and tested at annually, thereafter. Registration on the City's Aqua Flow web site is required.

b. Storm Sewer - Chapter 5

- i. The storm sewer will be clearly identified as "PRIVATE" and expected to be maintained by HOA or Metro District.
- ii. Sheet C12.1 is not complete. Inlet 1 detail is not complete.

c. Roadway - Chapter 6

- i. *Section 6.18.02* At the intersection of two public streets or a private driveway and a public street, sight distance shall be evaluated across a "sight distance triangle" where obstructions are restricted according to the following criteria. The site triangle needs to be pulled back to the ultimate roadway section.
- ii. Please show full CR 12 ROW and improvements.
- iii. Cross walk ramps to the south at 9th / College intersection

- 6. A Public Works Permit will be required for construction of the water line, sewer line and street connection improvements.

- 7. **Public Improvement Agreement** – A Subdivision Improvements Agreement will be required for the construction of water, sewer and CR 12 improvements. See attached template.

There may be additional concerns as this design develops.



September 3, 2021

Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204

Re: Project Name Lupton Village Filing No.3 Project No. LUP2021-0023; Plan No. PUD2021-0001; FPL2021-0003 & PPL2021-0003

Dear Magaly Morales-Tejada:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Project Name Lupton Village Filing No.3. After review of the information, United Power has no concerns or objection to the proposed Project No. LUP2021-0023; Plan No. PUD2021-0001; FPL2021-0003 & PPL2021-0003; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

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

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

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

Thank you,

Amber Mendoza

Amber Mendoza, RWA
ROW Agent
720.249.9315 | platreferral@unitedpower.com



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

August 31, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Lupton Village Filing No. 3, Case # LUP2021-0023

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. Please clarify where the natural gas distribution facilities are intended to be located in relation to the lots within this development. Will *all* utilities be located within Outlot A? If so, will there be sufficient separation? Please note natural gas distribution facilities minimum 5-foot clearance from any structure on the side of the lot that is drivable pavement (minimum 8-feet wide, 6-inches thick) with space for service truck access and plowing in snowy conditions, typically within minimum 6-foot wide utility easements in each lot.

The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

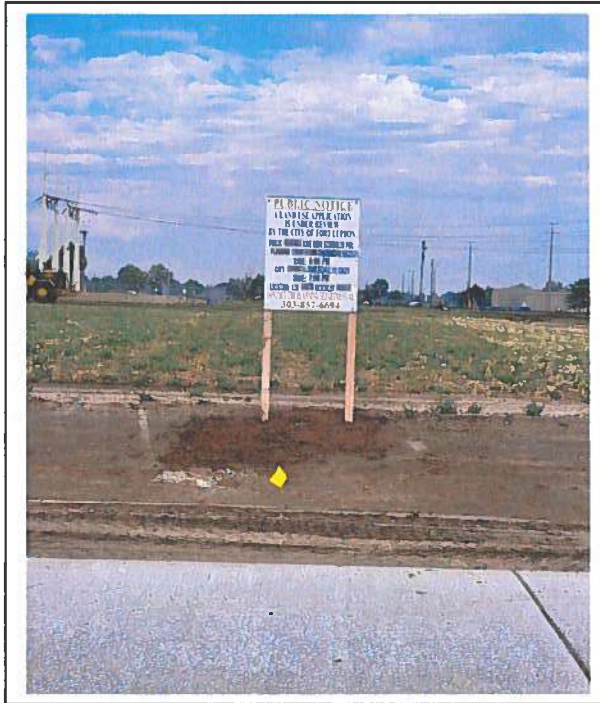
If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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

Sign Posting Affidavit

Lupton Village Filing No. 3 Preliminary and Final Plat

Project No. LUP2021-0023 / Plan Nos. PUD2021-0001; FPL2021-0003 & PPL2021-0003

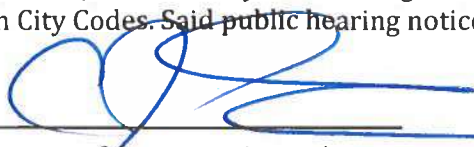


Facing CR 12



Facing Rollie Ave

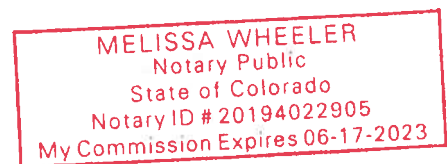
I, Andrew J. Gerk hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 7th day of September 2021.


Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Andrew J. Gerk, this 7th day of September 2021. Witness my hand and seal.

My commission expires 6/17/2023


Notary Public



(SEAL)

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

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a Preliminary and Final plat referred to as the Lupton Village Filing No. 3 Preliminary and Final Plat, located west and adjacent to S. Rollie Avenue and north and adjacent to County Road 12 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, September 23, 2021, at 6:00 P.M., and before the City Council on Tuesday, October 19, 2021, at 7:00 P.M. or as soon as possible thereafter.

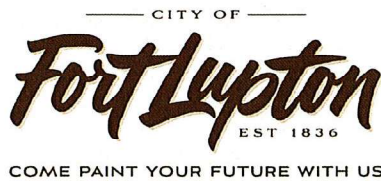
The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall remains closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to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

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

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

Lot 2, Block 7 of the Lupton Village P.U.D., City of Fort Lupton, County of Weld, State of Colorado



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 2nd day of September, 2021, a true and correct copy of the foregoing Notice of Public Hearings, Preliminary and Final Plat maps for the Lupton Village Townhomes Filing No.3 was sent via U.S. Mail, postage pre-paid, to the following addresses:

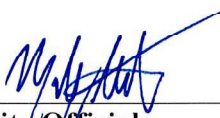
PUBLIC SERVICE COMPANY OF COLORADO PO BOX 1979 DENVER, CO 80201	UNITED POWER INC 500 COOPERATIVE WAY BRIGHTON, CO 80603
---	---

EASTMAN PROPERTIES LLC 745 HEATHER GLEN LN FORT COLLINS, CO 80525	FORT LUPTON FIRE PROTECTION DISTRICT 1121 DENVER AVE FORT LUPTON, CO 80621
---	--

GWEN CERETTO MICHAEL CERETTO 13144 COUNTY ROAD 12 FORT LUPTON, CO 80621	CORINNE GABEL TODD GABEL 17154 COUNTY ROAD 29 PLATTEVILLE, CO 80651
--	--

C/O JOSEF GUETLEIN FORT LUPTON GREENS 5305 W 86 TH AVE ARVADA, CO 80003	LUPTON VILLAGE LAND DEVELOPERS LLC 3780 W 10 TH ST STE 200 GREELEY, CO 80634
---	--

ATTN: LAND MANAGER
KERR-MCGEE OIL & GAS ONSHORE LP
1099 18TH ST
STE 1500
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 for a Preliminary and Final plat referred to as the Lupton Village Filing No. 3 Preliminary and Final Plat, located west and adjacent to S. Rollie Avenue and north and adjacent to County Road 12 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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

ALL INTERESTED PERSONS MAY ATTEND.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: LUPTON VILLAGE TOWNHOMES PRELIMINARY AND FINAL PLAT FILING NO.3

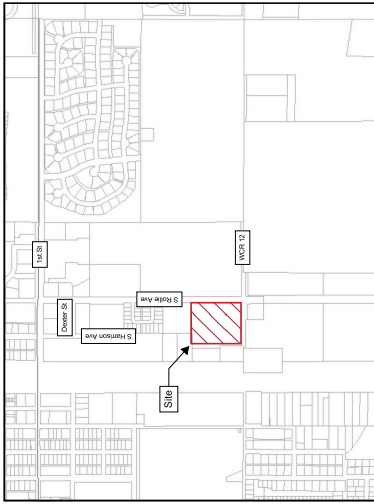
LEGAL DESCRIPTION

LOT 2, BLOCK 7 OF THE LUPTON VILLAGE P.U.D., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

Lupton Village Townhomes

Lot 2 Block 7

A parcel of land located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado, more accurately described as follows: Lot 2, Block 7, Lupton Village Subdivision



Land Use Summary Table					
Land Use	Area (Ac)	No. of Units	Density	Off-Street Parking Spaces	Land Use
MHI-Family Residential	5.41	41	11.23 units/ac	122	Open Space
				65	2.11 acres
					39%

Land Use Design Standards					
Land Use	Setbacks (ft)			Maximum Height (ft)	
	Front	Side	Corner	Corner	Per City Code
MHI-Family Residential	20	20	20	20	20

General PUD Notes

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

PUD Land Use Standards

Permitted for outdoor recreation facilities and large open areas. No buildings shall be constructed in the park area, unless specifically permitted to an outdoor recreation use, i.e. a public restroom facility or outdoor picnic shelter.

Page	Sheet Number	Sheet Title
1	C1.0	Cover Sheet
2	C1.1	Preliminary Plat
3	C&O	Grading Plan
4	C&O	Utility Plan
5	C&O	Utility Plan
6	E1.0	Representative Elevations
7	L1.0	Landscape Plan
8	L2.0	Landscape Notes and Details
9	L2.1.0	Lighting Plan

Job Number: 24-013
Checked By: JG
Date: 07/19/2021

PRELIMINARY
CONSTRUCTION



LANDONE ENGINEERING, LLC
Greely, CO 80634
361 71st Avenue, Suite 100

Legal Description

West 1/2 of the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado, more accurately described as follows: Lot 2, Block 7, Lupton Village Subdivision

Project Contacts

Project Manager
C&O Engineering, LLC
2100 West 10th Street, Suite 200
Fort Lupton, CO 80634
(970) 755-2051

City Engineer
City of Fort Lupton
381 71st Avenue, Suite 100
Greely, CO 80634
(970) 755-2311

Project
C&O Engineering, LLC
2100 West 10th Street, Suite 200
Fort Lupton, CO 80634
(970) 755-2051

Landscape Architect
C&O Engineering, LLC
2100 West 10th Street, Suite 200
Fort Lupton, CO 80634
(970) 755-2051

Utility Maintenance Statement

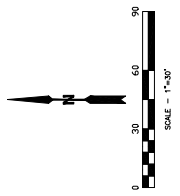
As the City of Fort Lupton is the owner of the public utility and is responsible for the maintenance of the public utility, the City of Fort Lupton hereby warrants that the City of Fort Lupton will maintain the public utility in accordance with the City of Fort Lupton's utility maintenance standards. The City of Fort Lupton is not responsible for the maintenance of the public utility if the City of Fort Lupton is not the owner of the public utility.



Lupton Village Townhomes
Lot 2 Block 7
Cover Sheet
Fort Lupton, CO

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BTLTY/DEVELOPMENT](#) AND SCROLLING DOWN TO THE ROW TITLED: LUPTON VILLAGE TOWNHOMES PRELIMINARY AND FINAL PLAT FILING NO.3

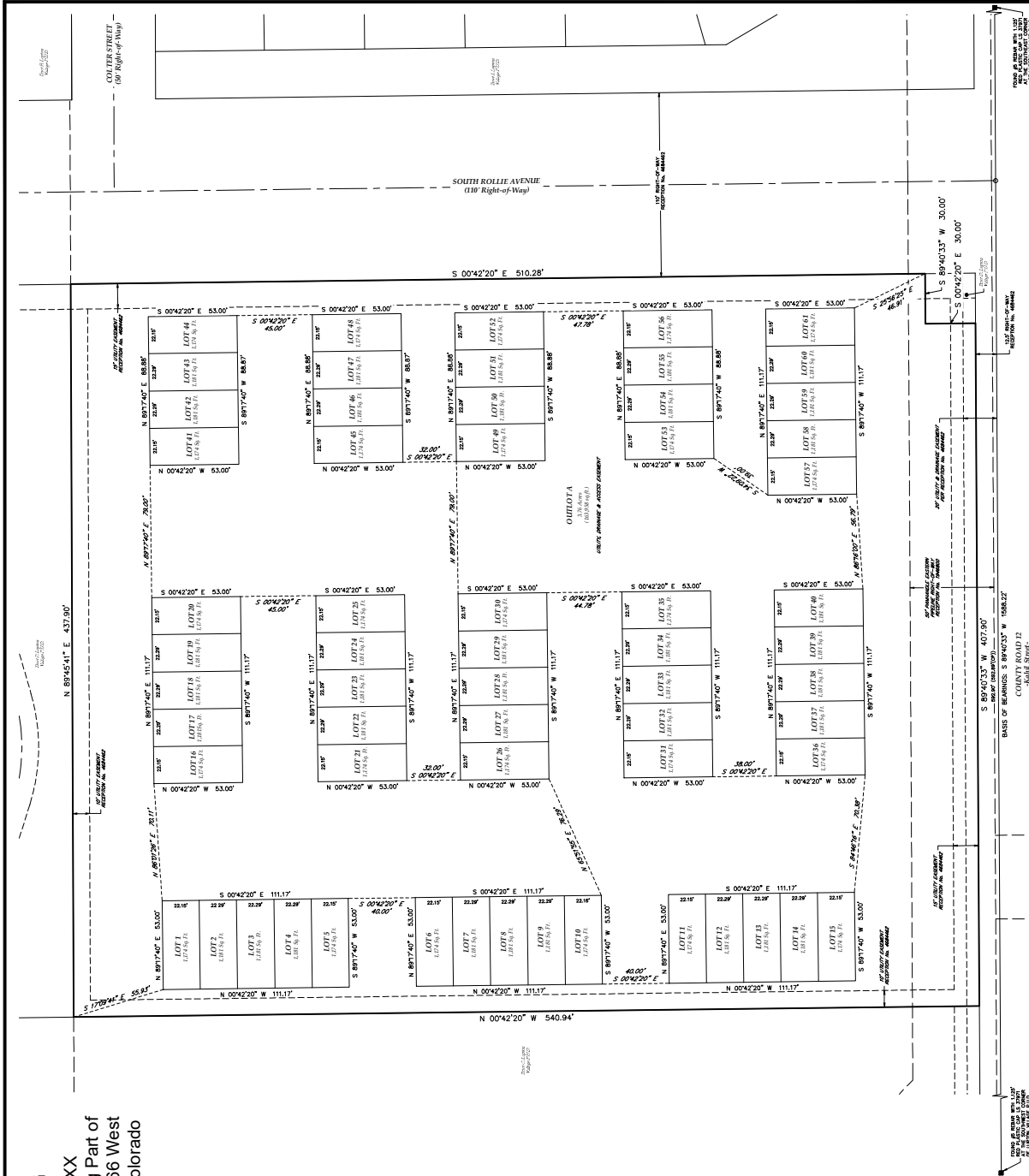
Final Plat of LUPTON VILLAGE PUD THIRD FILING PROJECT No. LUP2021-XXXX & PLAN No. FPL2021-XXXX Being a Replat of Lot 2, Block 7, Lupton Village PUD, and being Part of the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado



LEGEND

—	BOUNDARY LINE
—	EXISTING EASEMENT LINE
- - -	DESCRIPTED EASEMENT LINE
- - -	SURVEY TIE
- - -	PAVEMENT LINES PER LUPTON VILLAGE PUD FINAL PLAT
■	FOUND ADJUST CORNER
■	FOUND MONUMENT AS DESCRIBED
●	SET 3/4" OF 1/4" IRON PIN WITH A PLAIN PLASTER CAP STAMPED
○	CALCULATED POSITION

Sheet 2 of 2
 James S. Allen-On behalf of Lot40, Inc.
 Licensed Professional Land Surveyor
 License No. 308379



DATE: 7/19/2021 FILE NAME: 202016SUBJ2_287		CHECKED BY: JSA SCALE: AS NOTED	PROJECT # 202016
REVISIONS:		DATE:	LUPTON VILLAGE THIRD FILING LANDONE ENGINEERING 361 71ST AVENUE GREELEY, CO 80634
Lot40, Inc. Professional Land Surveyors 6250 W. 10th Street, Unit 2 Greeley, CO 80634 O: 970-515-5294			



2

SHEET 2 OF 2

RESOLUTION NO. P2021-022

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE PEARSON PARK CHANGE OF ZONE TO THE “P” PARKS AND OPEN SPACE ZONE DISTRICT ON A PROPERTY LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on September 23, 2021 for the purpose of reviewing a change of zone known as the Pearson Park Change of Zone to the “P” Parks and Open Space Zone District on a property legally described under Exhibit A to this Resolution, and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the Pearson Park Change of Zone application 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 posted notice of the public hearings on the site.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and citizen testimony in response to this application. Based upon the facts presented on this date the Planning Commission hereby recommends approval of the Pearson Park Change of Zone to the “P” Parks and Open Space Zone District.

DONE THIS 23RD DAY OF SEPTEMBER, 2021, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A

LEGAL DESCRIPTION

LOT 1, PEARSON PARK SUBDIVISION LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.



PEARSON PARK CHANGE OF ZONE STAFF REPORT
PROJECT NO. LUP2021-0020 / PLAN NO. COZ2021-0006

PROJECT DESCRIPTION

Project No.: LUP2021-0020 / Plan No. COZ2021-0006

Project name: Pearson Park Change of Zone

Owner's Name: City of Fort Lupton

Location of Request:

The site is located north and adjacent to State Highway 52, and west of U.S. Highway 85 in Fort Lupton, Colorado (Parcel No. 147106000038) (the Property). The Property is Lot 1 of the Pearson Park Subdivision, and located in a portion of the East Half of the Northwest Quarter of Section 6, Township 1 North, Range 66 West of the 6th Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado.

Nature of Request:

The applicant is requesting a change of zone from the City of Fort Lupton's I-1 Light Industrial Zone District to the City's "P" Parks & Open Space Zone District.

The Property associated with this request is owned by the City of Fort Lupton, and is occupied by Pearson Park.

Site Size: The Property is 53.68 acres, more or less.



Current Zone District: 'I-1' Light Industrial (Fort Lupton).

Proposed Zone District: 'P' Parks & Open Space (Fort Lupton).

Proposed Use: There is no proposed development at this time.

Existing Use: Pearson Park, including baseball fields, open space and trails.

Hearing Dates: Planning Commission – September 23, 2021 at 6:00 PM; and
City Council – October 19, 2021 at 7:00 PM.

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

Staff Recommendation: Approval.

SUMMARY OF PREVIOUS APPLICATIONS

On August 27, 2021, the City recorded the Pearson Park Subdivision, which amended the lot line of the Pearson Park parcel to the south, so that the entirety of the Wastewater Treatment Plant's facilities, as well as the future planned gravel mining are located on a separate parcel. The Pearson Park Subdivision map is included in the application materials for reference.

APPLICATION PROCESS

The Applicant is requesting approval of initial zoning to the 'P' Parks & Open Space Zone District.

A change of zone is processed under [Section 16-9](#) of the Fort Lupton Municipal Code ("Code"). After required public notice of the change of zone, 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 change of zone. 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 change of zone, 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 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 September 8, 2021.

Notice of the public hearings were posted on the Property pursuant to the Zoning Regulations on September 1, 2021, which is at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on September 8, 2021.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Applicant is proposing a change of zone pursuant to [Section 16-9](#) of the Fort Lupton Municipal Code (the "Code"). The proposed zoning is to the 'P' Parks & Open Space Zone District, governed by [Section 16-44](#) of the Code. The intent of the 'P' Parks & Open Space Zone district is for outdoor recreation facilities and large open land areas which, by reason of topographic features, proximity to a natural drainage course or other natural or man-made features, may be either unsuitable for customary density of construction or use or suitable for preservation as a park or as an open space area. The proposed change of zone from Light Industrial to Parks & Open Space better aligns with the property's current use as a ballfield and open

space, and meets the intent for the Parks & Open Space Zone District. The Property is also immediately adjacent to the South Platte River and open space to the north, which directly meets the intent of the proposed zone district.

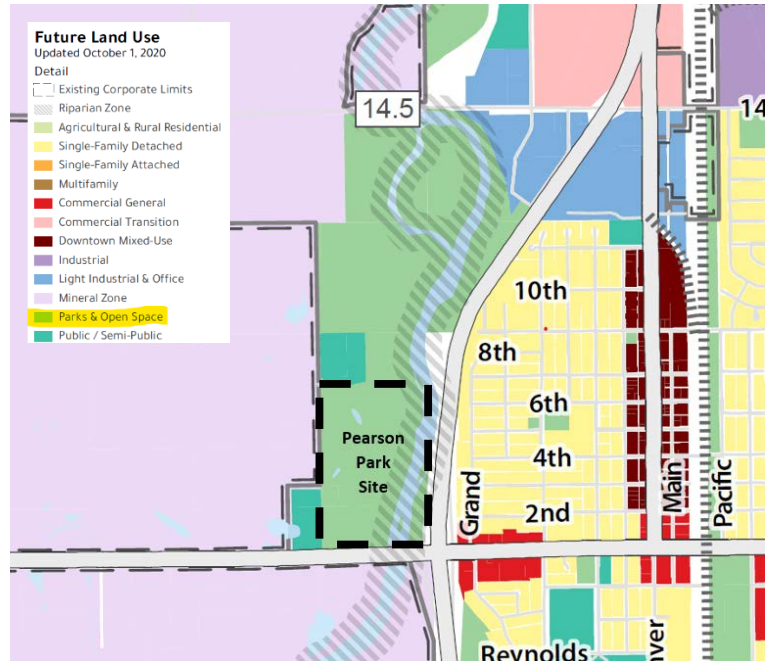
All required documents have been submitted.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates the Property for parks and open space, as shown on the image below.

The parks and open space designation consists of parks, open spaces, open water storage, and environmental features that provide residents with access to the outdoors and contribute to the natural landscape of Fort Lupton. In addition to maintaining existing amenities, the establishment of greenways and new park spaces should ensure parkland access for all residents and help to buffer residential from more intense land uses.

The proposed zoning directly conforms to the parks and open space land use designation. As stated earlier, the current use of the Property is for Pearson Park, which includes open space and ballfields. It is also directly adjacent to the South Platte River. The proposed zoning ensures that the current open space and park amenities are prevented from a more intense development adjacent to the river corridor.



REFERRALS

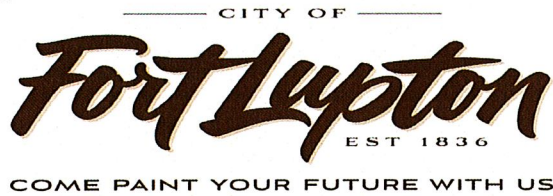
Referrals were provided to the list below. Any comments received are enclosed with the Planning Commission packet.

City Attorney	Police Chief	City Administrator
Public Works Director	Building Inspector	Water Treatment Plant Supervisor
GIS Specialist	Fort Lupton Fire Protection District	CDOT
Colorado DRMS	Colorado Parks and Wildlife	Army Corp of Engineers
United Power	Comcast	CenturyLink
Xcel Energy	Weld County Department of Planning	Weld County Public Works
NCWCD	Lupton Bottom Ditch	

STAFF RECOMMENDATION

Staff recommends approval of the Pearson Park Change of Zone.

***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 80621Phone: 303.857.6694
Fax: 303.857.0351www.fortlupton.org

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: City of Fort Lupton
 Company: City of Fort Lupton
 Phone: 303-857-6694 Email: _____
 Address: 130 S. McKinley Ave., Fort Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Alyssa Knutson
 Company: City of Fort Lupton
 Phone: 720-466-6128 Email: aknutson@fortluptonco.gov
 Address: 130 S. McKinley Ave., Fort Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Alyssa Knutson
 Billing Company: City of Fort Lupton
 Phone: 720-466-6128 Email: aknutson@fortluptonco.gov
 Address: 130 S. McKinley Ave., Fort Lupton, CO 80621

B. SITE DESCRIPTION

Site Address: 12285 Highway 52
 Parcel Number: 147106000037, 147106000038 & 130931000011
 Existing Zone Classification: I-1 Proposed Zone Classification: Agriculture
 Water Type: _____ Name: _____
 Sewage Type: _____ District Name or Location Hauled to: _____

(north parcel) /
Parks & Open Space
(south parcel)

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

D. PROJECT DESCRIPTIONProject Name: Pearson Park Subdivision & Change of Zone

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

Amend the lot line so that the property lines are consistent with the proposed WWTP gravel mining special use permit being submitted concurrently. The north parcel will be zoned Agriculture, which is the only zoning designation that allows for mining, removal and processing of gravel and/or sand (as a special use permit). The south parcel will be zoned Parks & Open space, which aligns with its current use as Pearson Park

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: Alyssa Knutson

Digitally signed by Alyssa Knutson
DN: cn=Alyssa Knutson, c=City of Fort Lupton, ou=Planning,
email=aknutson@fortluptonco.gov, c=US
Date: 2021.07.19 11:06:13 -0600

Date: 7/19/21**Owner Certification**

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

Owner: Date: 7/19/21**For Office Use Only**

Received Date: _____

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

Deemed Complete Date: _____

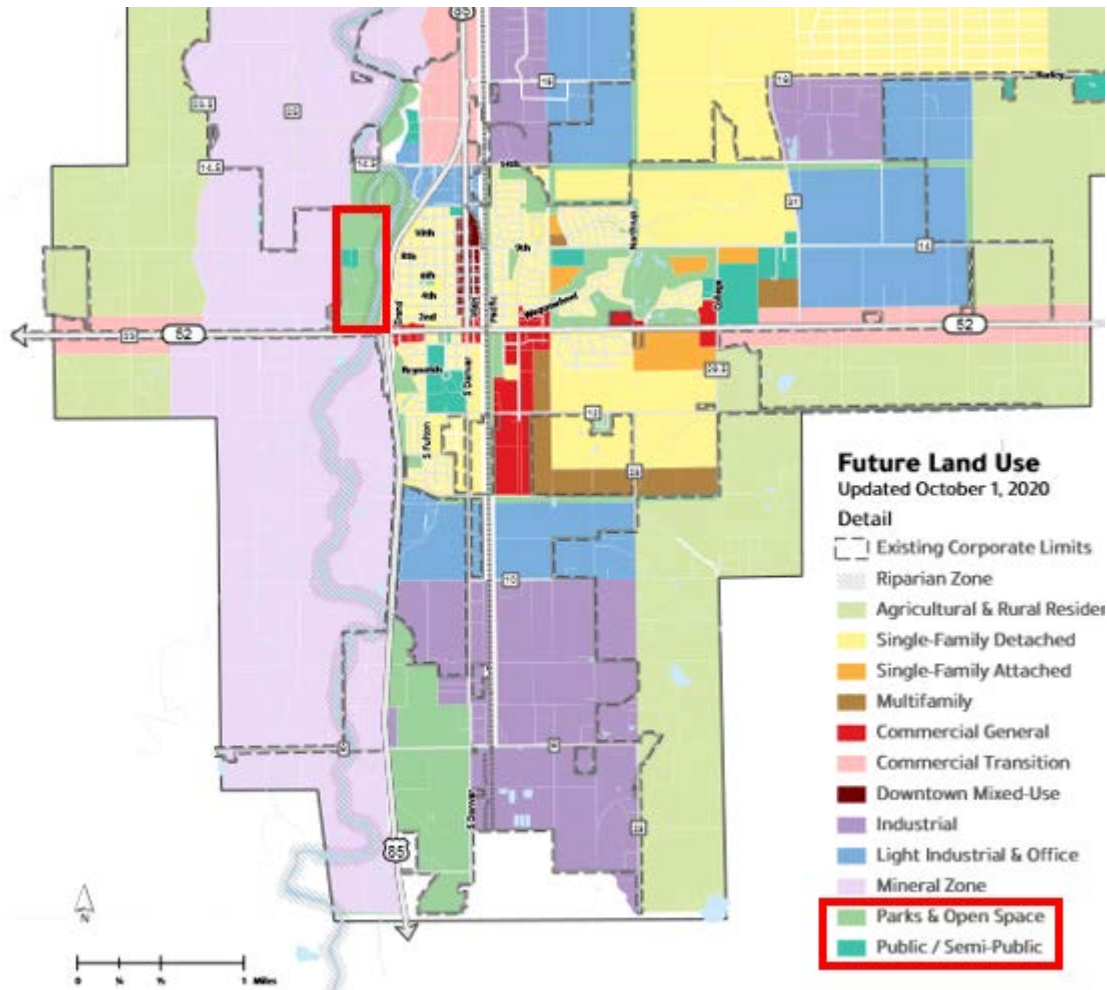
Fees Submitted: _____

Escrow Submitted: _____

PEARSON PARK SUBDIVISION CHANGE OF ZONE

PROJECT NARRATIVE

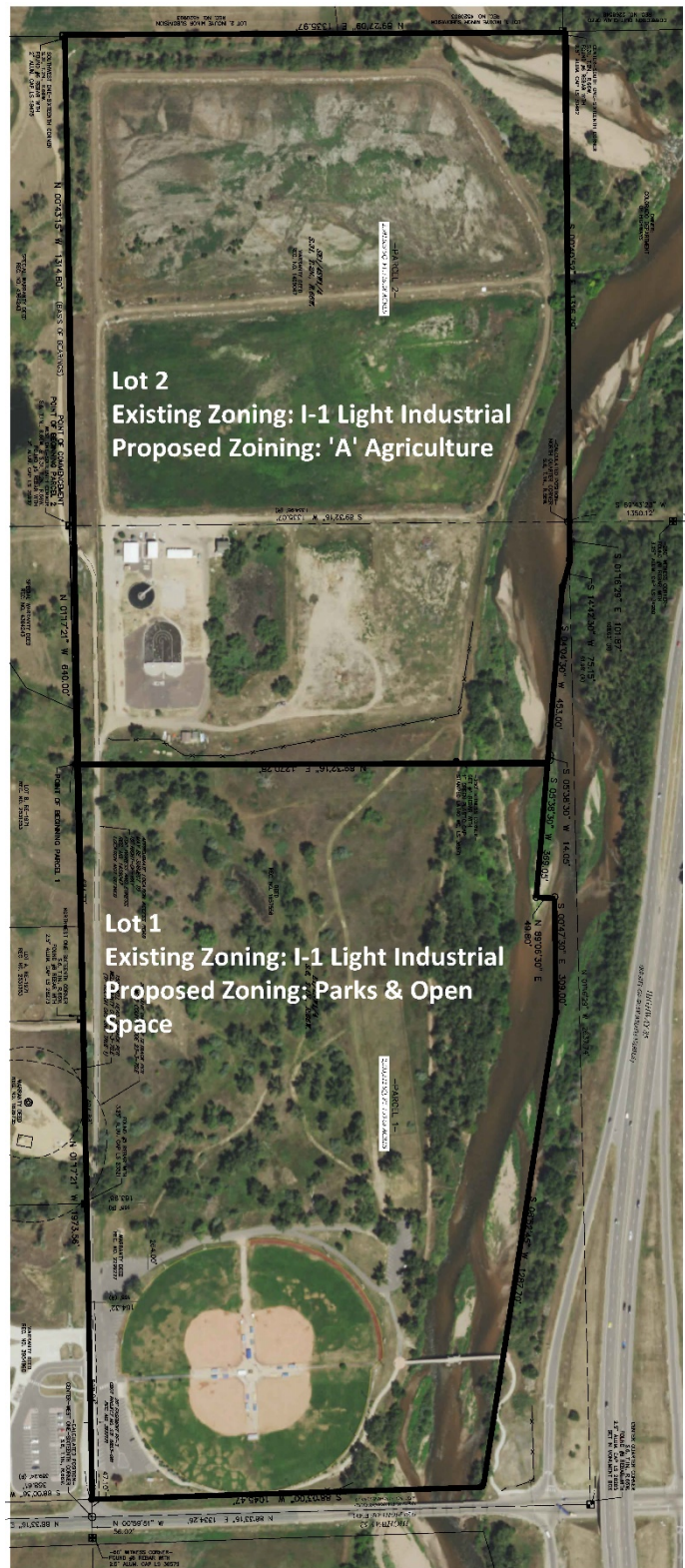
The City of Fort Lupton is applying to change the zone of Lot 1 and Lot 2 of the Pearson Park Subdivision (an amended plat reviewed administratively by Planning staff). The current zoning for these properties is I-1 Light Industrial, which does not comply with the current land use designation from the Fort Lupton Comprehensive Plan. The Comprehensive Plan lists these as Parks & Open Space, as well as Public/Semi-Public for the portion of land occupied by the wastewater treatment plant. The current zoning as Light Industrial also does not conform with the current use of the southern property, which is a City owned park, known as Pearson Park. The northern property includes



the wastewater treatment plant. This type of use is permitted as a special use permit in the I-1 Light Industrial Zone District, but gravel mining is not. There is a special use permit for gravel mining being submitted concurrently with this application, and therefore the zoning (allowed only in the Agriculture Zone District with an approved special use permit) must change. The planned reclamation for the gravel mining is to lined water storage, and the Comprehensive Plan states that the Parks & Open Space land use designation shall consist of parks, open spaces, and open water storage.

The zoning proposed for Lot 2 is to 'A' Agriculture. As stated previously, a concurrent special use permit for gravel mining is being proposed for Lot 2, and the Fort Lupton Municipal Code only allows that use in the 'A' Agriculture zone district with an approved special use permit. The existing wastewater treatment plant facilities will continue on the site. In addition, the reclamation of the gravel mining to open water storage complies with the Comprehensive Plan designation for Parks & Open Space.

The zoning proposed for Lot 1 is 'P' Parks & Open Space, and the current use of a park and baseball fields complies with this zoning. The change of zone to the 'P' Parks & Open Space Zone District also conforms to the Comprehensive Plan designation for Parks & Open Space.



PEARSON PARK SUBDIVISION

The Southeast Quarter Of The Southwest Quarter Of Section 31, Township 2 North, Range 66 West
And Part Of The East Half Of The Northwest Quarter Of Section 6, Township 1 North, Range 66 West Of The 6th P.M.,
City Of Fort Lupton, County Of Weld, State Of Colorado

PROPERTY DESCRIPTION (Per Title Commitment No. 22073UTG, 22074UTG and 22075UTG)

A parcel of land in the City of Fort Lupton, Colorado, located in the Southeast Quarter of the Southwest Quarter of Section 31, Township 2 North, Range 66 West and the East Half of the Northwest Quarter of Section 6, Township 1 North, Range 66 West of the 6th P.M. and more particularly described as follows:

The Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 31, Township 2 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado.

AND ALSO

A tract of land located in the E1/2 of the NW1/4 of Section 6, Township 1 North, Range 66 West, of the 6th P.M., WELD COUNTY, COLORADO being more particularly described as follows:

All recorded distances and bearings mentioned herein are in reference to deed recorded in Book 1435, Page 640, at Reception No. 1217910 of the Weld County Records.

Commencing at the Northwest corner of said Section 6 and considering the North line of said Section 6 to bear South 89°57'31" East with all other bearings contained herein being relative thereto:

Thence South 89°57'31" East, 1,451.85 feet along the North line of said Section 6 to the Northwest corner of the E1/2 of the NW1/4, said corner being the TRUE POINT OF BEGINNING.

Thence continuing along the North line of said Section 6 South 89°57'31" East, 1,334.95 feet to the Northeast corner of the E1/2 of the NW1/4 of said Section 6;

Thence South 00°53'10" West, 108.63 feet along the East line of the E1/2 of the NW1/4 of said Section 6 to the West right-of-way line of U. S. Highway No. 85 Bypass;

Thence along said West right-of-way line by the following six (6) bearings and distances:

South 15°03'00" West, 61.98 feet;

South 04°25'00" West, 453.00 feet;

South 05°59'00" West, 383.10 feet;

North 89°27'00" East, 49.80 feet;

South 00°27'00" East, 309.00 feet;

South 09°13'15" West, 1,287.70 feet to the North right-of-way line of Colorado State Highway No. 52;

Thence South 88°23'30" West, 1,045.47 feet along said North right-of-way line to the West line of the E1/2 of the NW1/4 of said Section 6, said point being North 01°01'16" West, 46.96 feet from the Southwest corner of the E1/2 of the NW1/4 of said Section 6 (recorded North 00°17'00" East);

Thence North 01°01'36" West along the West line of the E1/2 of the NW1/4 of said Section 6, 528.04 feet (recorded North 00°17'00" East, 575.00 feet from the Southwest corner of the E1/2 of the NW1/4 of said Section 6);

Thence North 88°58'44" East, 165.00 feet (recorded South 89°43'00" East, 165.00 feet);

Thence North 01°01'16" West, 264.00 feet (recorded North 00°17'00" East, 264.00 feet);

Thence South 88°58'44" West, 165.00 feet to the West line of the E1/2 of the NW1/4 of said Section 6

(recorded North 89°43'00" West, 165.00 feet);

Thence North 01°01'16" West along the West line of the E1/2 of the NW1/4 1,819.30 feet to the TRUE POINT OF BEGINNING.

AND ALSO

Part of the SE1/4 of the NW1/4 of Section 6, Township 1 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado, more particularly described as follows:

Beginning at a point on the West line of the SE1/4 of the NW1/4 of Section 6, Township 1 North,

Range 66 West of the 6th P.M., 1,480.4 feet East and 575 feet North 0 degrees 17 minutes East of the West quarter corner to said Section 6;

thence South 89 degrees 43 minutes East 165 feet;

thence North 0 degrees 17 minutes East 264 feet;

thence North 89 degrees 43 minutes West 165 feet to said West line of the SE1/4 of the NW1/4 of said Section 6;

thence South 0 degrees 17 minutes West along said West line 264 feet to the place of beginning.

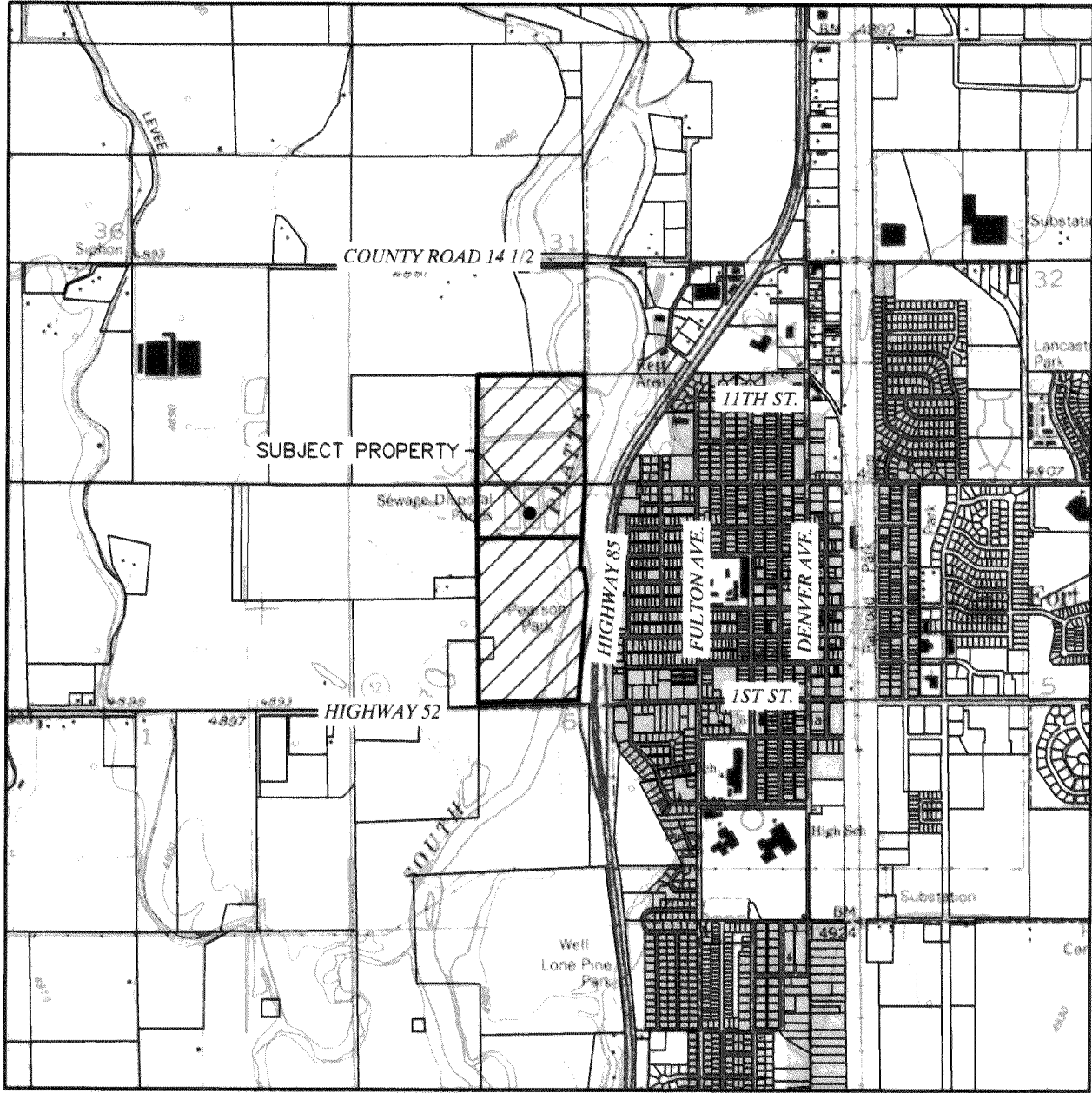
NOTES

1. This survey does not constitute a title search by Lat40, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, Lat40, Inc. relied upon Title Commitment Number 22073UTG, 22074UTG and 22075UTG, having an effective date of April 6, 2021 at 8:00 am as prepared by Unified Title Company of Northern Colorado, LLC to delineate the aforesaid information.

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

3. The subject property is located within Flood Zone AE, defined as Special Flood Hazard Areas subject to at least 1% annual chance of flooding, "area inundated by the Base Flood with Base Flood Elevations determined" according to FEMA FIRM Map 08123C2104E with an effective date of January 20, 2016.

4. Field survey completed April 7, 2021.



VICINITY MAP

SCALE - 1"=2000'

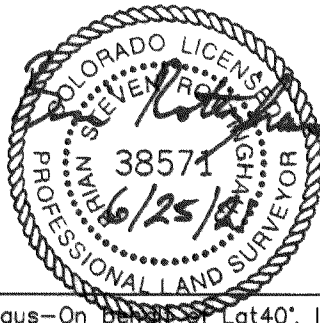
BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southeast Quarter of the Southwest Quarter of Section 31, T.2N., R.66W., as monumented by a #5 rebar with a 2" aluminum cap LS 25937 on the South end and by a #6 rebar with a 2" aluminum cap LS 18475 on the North end, as bearing North 00°43'15" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1314.80 feet with all other bearings contained herein relative thereto.

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

SURVEYOR'S CERTIFICATE

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

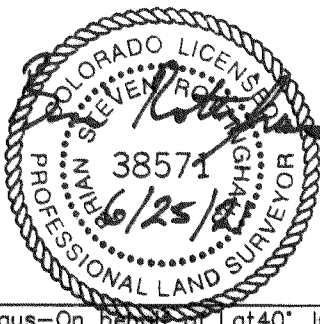


SHEET 1 OF 2

Brian S. Rottinghaus-On behalf of Lat40, Inc.
Colorado Licensed Professional
Land Surveyor No. 38571

SURVEYOR'S IMPROVEMENT CERTIFICATE

I hereby certify that, on April 7, 2021, a field survey was conducted under my supervision of the above-described property, and that the fence lines as shown hereon, easements and rights-of-way in evidence or known to me are correctly shown on the above plat. I further certify that there are no encroachments by and/or on this property, unless otherwise noted.



Brian S. Rottinghaus-On behalf of Lat40, Inc.
Colorado Licensed Professional
Land Surveyor No. 38571

DEDICATION

Know All Men By These Presents, that we, City of Fort Lupton, being the sole owner(s) of the land described herein, have caused said land to be laid out and platted under the name of PEARSON PARK SUBDIVISION and do hereby dedicate to the City of Fort Lupton and its licensees for public use forever all streets, alleys and utility easements as indicated hereon, in compliance with the City of Fort Lupton Subdivision Regulations and by contractual agreement, the landowner shall bear all expenses involved in improvements.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of August, 2021.

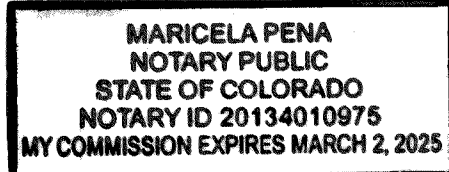
STATE OF Colorado

COUNTY OF Weld

The foregoing instrument was acknowledged before me by Zo Stieber, Mayor, City of Fort Lupton on this 17th day of August, 2021.

Witness my hand and seal.

My commission expires March 2, 2025



Notary Public

OWNER'S APPROVAL

Know All Men By These Presents, that we, City of Fort Lupton, being the sole owner(s) of the land described herein, and 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 17th day of August, 2021.

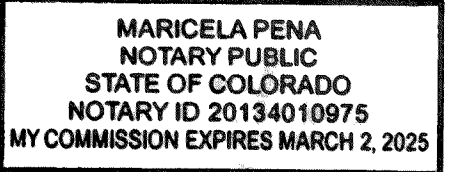
STATE OF Colorado

COUNTY OF Weld

The foregoing instrument was acknowledged before me by Zo Stieber, Mayor, City of Fort Lupton on this 17th day of August, 2021.

Witness my hand and seal.

My commission expires March 2, 2025



Notary Public

CITY ADMINISTRATOR'S APPROVAL

Approved this 23 day of July, 2021.

City Administrator

CITY WATER AND SEWER DEPARTMENT APPROVAL

Approved this 20th day of July, 2021.

Director of Public Works

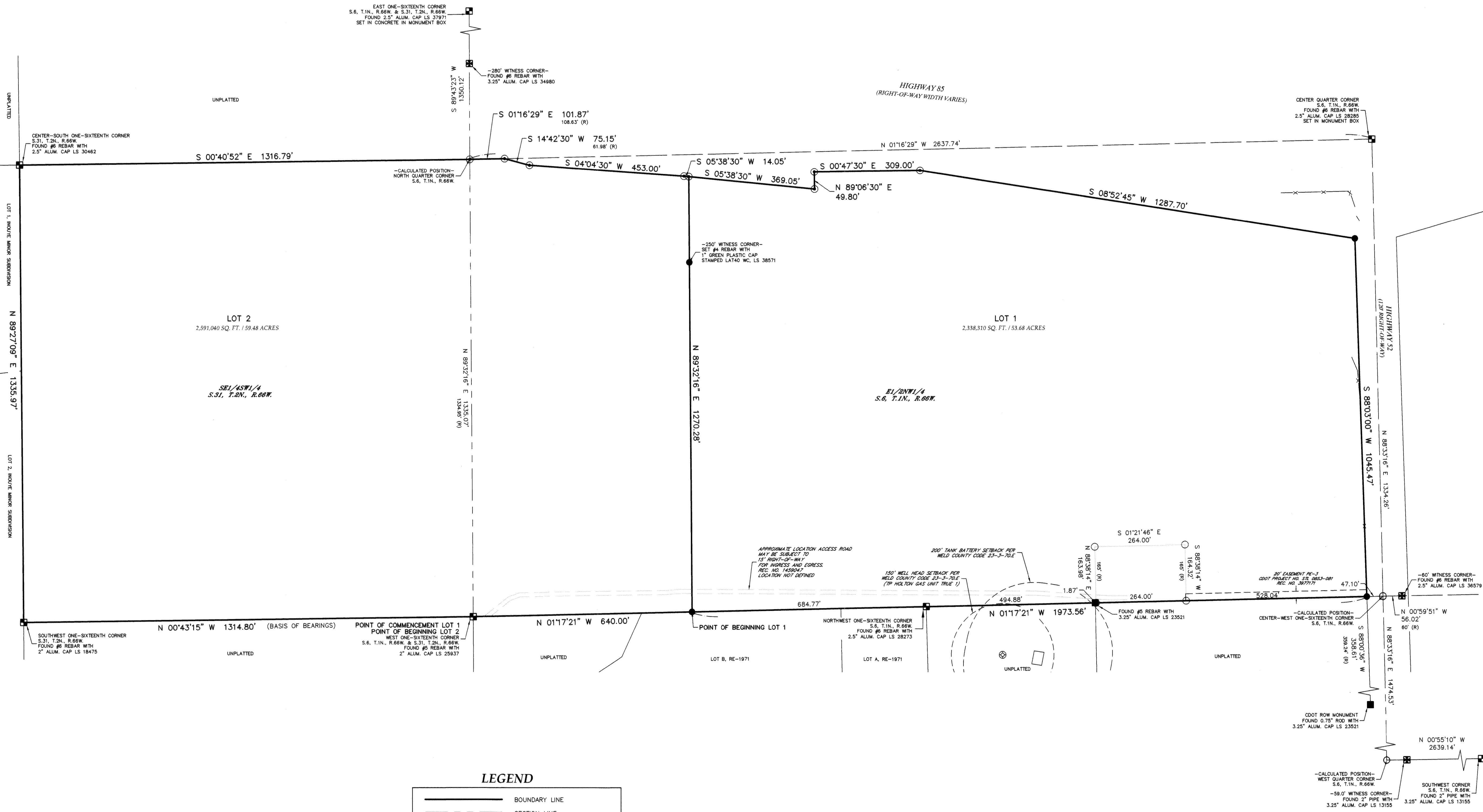


Lat40, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

DATE: 5/24/2021	FILE NAME: 2021104PLAT	DRAWN BY: BSR	CHECKED BY: BSR	SCALE: 1"=150'	PROJECT #: 2021104
REVISIONS:	DATE:	PEARSON PARK SUBDIVISION FOR CIVIL RESOURCES, LLC 8308 COLORADO BLVD. SUITE 200 FIRESTONE, CO 80504			
PER CITY COMMENTS	6/25/2021				

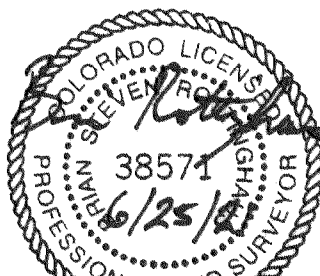
PEARSON PARK SUBDIVISION

The Southeast Quarter Of The Southwest Quarter Of Section 31, Township 2 North, Range 66 West
And Part Of The East Half Of The Northwest Quarter Of Section 6, Township 1 North, Range 66 West Of The 6th P.M.,
City Of Fort Lupton, County Of Weld, State Of Colorado



LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJACENT LOT LINE
- EASEMENT
- FENCE LINE
- R RECORDED
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED LAT40, LS 38571 UNLESS OTHERWISE DESCRIBED
- CALCULATED POSITION FALLS IN RIVER
- CALCULATED POSITION
- EXISTING WELL HEAD



SHEET 2 OF 2
Brian S. Rottinghaus—On
Colorado Licensed Professional
Land Surveyor No. 38571



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

DATE: 5/24/2021	FILE NAME: 2021104PLAT	DRAWN BY: BSR	CHECKED BY: BSR	SCALE: 1"=150'	PROJECT #: 2021104
REVISIONS:	DATE:	PEARSON PARK SUBDIVISION			
PER CITY COMMENTS	6/25/2021	FOR			
		CIVIL RESOURCES, LLC			
		8308 COLORADO BLVD. SUITE 200			
		FIRESTONE, CO 80504			
		2			
		SHEET 2 OF 2			

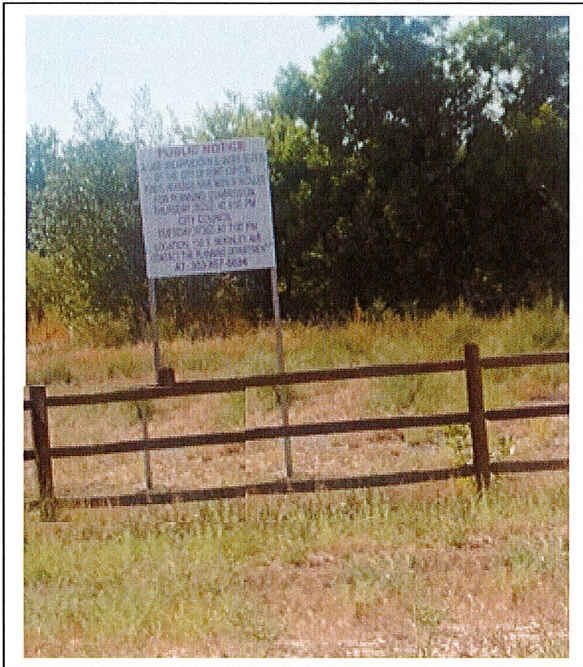
Sign Posting Affidavit

Inouye Gravel Mine (WWTP) Amended Special Use Permit;

Pearson Park Subdivision Amended Plat & Change of Zone

Project Nos. LUP2021-0020 & LUP2021-0022

Plan Nos. SUP2021-0004; AMD2021-0003; COZ2021-0005 & COZ2021-0006



Facing HWY 85



Facing HWY 52

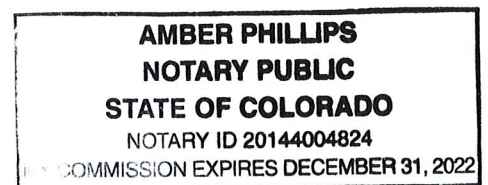
I, Roy L. Vestal hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 1st day of September 2021.

R. Vestal
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Roy Vestal, this 1 day of September, 2021. Witness my hand and seal.

My commission expires 12-31-22.

Amber Phillips
Notary Public



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

City of Ft Lupton Legals***
130 S McKinley Avenue
Fort Lupton CO 80621

Description: FLP222390 Pub Hear Pearson Park Zone Change

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 9/8/2021, 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.



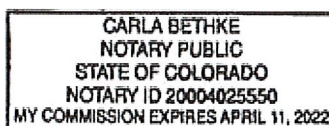
For the Fort Lupton Press

State of Colorado }
County of Weld } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 9/8/2021. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-906185

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 for a change of zone to the "P" Parks and Open Space zone district referred to as the Pearson Park Change of Zone, located north and adjacent to State Highway 52, and west of US Highway 85 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, September 23, 2021, at 6:00 P.M., and before the City Council on Tuesday, October 19, 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 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 as posted on the City's website, www.fortluptonco.gov.

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

ALL INTERESTED PERSONS MAY ATTEND. LEGAL DESCRIPTION

LOT 1, PEARSON PARK SUBDIVISION LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Legal Ad No.: FLP222390
First Publication: September 8, 2021
Last Publication: September 8, 2021
Publisher: Fort Lupton Press

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 8th day of September 2021, a true and correct copy of the foregoing Notice of Public Hearings and Exhibit of Proposes Change for the Pearson Park Change of Zone was sent via U.S. Mail, postage pre-paid, to the following addresses:

COLORADO DEPT. OF TRANSPORTATION
2829 W HOWARD PL
DENVER, CO 80204

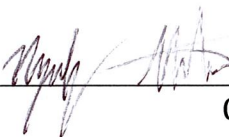
COLORADO DEPT. OF HIGHWAYS
4201 E ARKANSAS AVE
DENVER, CO 80222

CAW EQUITIES LLC
8301 E PRENTICE AVE
STE 100
GREENWOOD VILLAGE, CO 80111

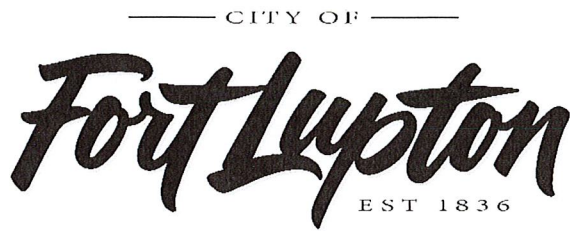
DIANE M SECORD
WILLIAM J SECORD
12263 HWY 52
FORT LUPTON, CO 80621

LG EVERIST INC.
PO Box 5829
SIOUX FALLS, SD 57117

RICHARD HEIN
PO Box 649
FORT LUPTON, CO 80621



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 for a change of zone to the "P" Parks and Open Space zone district referred to as the Pearson Park Change of Zone, located north and adjacent to State Highway 52, and west of US Highway 85 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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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 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 as posted on the City's website, www.fortluptonco.gov.

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

ALL INTERESTED PERSONS MAY ATTEND.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: PEARSON PARK CHANGE OF ZONE

LEGAL DESCRIPTION

LOT 1, PEARSON PARK SUBDIVISION LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.



Lot 2
Existing Zoning: I-1 Light Industrial
Proposed Zoning: 'A' Agriculture

Lot 1
Existing Zoning: I-1 Light Industrial
Proposed Zoning: Parks & Open Space



FROM: Alyssa Knutson
 DATE: August 9, 2021
 PROJECT: Inouye Gravel Mine Amended Special Use Permit; WWTP Change of Zone; Pearson Park Change of Zone
 Project Nos. LUP2021-0022; LUP2021-0020
 Plan Nos. SUP2021-0004; COZ2021-0005 & AMD2021-0003

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: Lupton Bottom Ditch |

If you have comments, please respond by: August 30, 2021

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov. A non-response to this referral may be considered a favorable response.

COMMENTS:

Magaly Morales-Tejada

From: Jonathan Gesick
Sent: Monday, August 9, 2021 3:58 PM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

Hello.

The building department has no concerns with the change of zone.

Thanks.

Jonathan Gesick

Certified Building Official

(970) 305-3161

www.procodeinc.net



Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Magaly Morales-Tejada
Sent: Monday, August 9, 2021 2:49 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

Good Afternoon,

The documentation located at the following links is submitted to you for review and recommendation for a change of zone and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following links:

[Inouye Gravel Mine Special Use Permit](#)

[Pearson Park Subdivision Change of Zone](#)

Any comments you consider relevant to this request would be appreciated. Please reply by **August 30, 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, September 23, 2021 at 6:00 PM; and
- City Council: Tuesday, October 19, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.

Fort Lupton, CO 80621

Direct: 720-466-6111



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

Please be cautious

This email was sent outside of your organization

Magaly Morales-Tejada

From: Hice-Idler - CDOT, Gloria <gloria.hice-idler@state.co.us>
Sent: Thursday, August 19, 2021 8:52 AM
To: Magaly Morales-Tejada; Todd Hodges; Alyssa Knutson; Maria Lancto
Cc: Timothy Bilobran - CDOT; Allyson Mattson - CDOT
Subject: Inouye/City of Fort Lupton/US 85 off

CDOT agrees with the findings of the TIS. CDOT has no comment regarding this proposal.

Gloria Hice-Idler
Rocksol Consulting

(970) 381-8629



10601 W. 10th Street, Greeley, CO 80634

gloria.hice-idler@state.co.us | www.codot.gov | www.cotrip.org



Magaly Morales-Tejada

From: Mettenbrink - DNR, Chris
Sent: Monday, August 16, 2021 4:55 PM
To: Magaly Morales-Tejada
Subject: Re: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)
Attachments: CPW Comments Inouye Annexation and Initial Zoning.pdf

Hi Magaly,

Colorado Parks and Wildlife submitted a comment letter back in 2019 on the Inouye Gravel Pit project. If no significant changes have occurred with the gravel pit project, we have no additional comments other than those submitted in 2019. I have attached a copy of that letter if you need it. We have no comments on the change of zone for Pearson Park.

Thank you.

Chris

On Mon, Aug 9, 2021 at 2:48 PM Magaly Morales-Tejada wrote:

Good Afternoon,

The documentation located at the following links is submitted to you for review and recommendation for a change of zone and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following links:

[Inouye Gravel Mine Special Use Permit](#)

[Pearson Park Subdivision Change of Zone](#)

Any comments you consider relevant to this request would be appreciated. Please reply by **August 30, 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, September 23, 2021 at 6:00 PM; and
- City Council: Tuesday, October 19, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.

Fort Lupton, CO 80621

Direct: 720-466-6111



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

--

Chris Mettenbrink
District Wildlife Manager- Wildlife Officer
Area 2- Fort Lupton



**LIVE LIFE
OUTSIDE**

P 970.472.4405 | C 303.906.1979
4207 W. CR 16E, Loveland, CO 80537

Chris.Mettenbrink@state.co.us | www.cpw.state.co.us





COLORADO

Parks and Wildlife

Department of Natural Resources

Area 2 - Lon Hagler State Wildlife Area
4207 W CR 16E
Loveland, CO 80537
P 970.472.4460 | F 970.472.4468

February 6, 2019

City of Fort Lupton
Planning Department
Todd Hodges and Alyssa Knutson
130 S. McKinley Ave
Fort Lupton, CO 80621

Re: Request for Comments on the Inouye Proposed Gravel Mine

Dear Mr. Hodges and Ms. Knutson,

Thank you for the opportunity to comment on the proposed Inouye Gravel Mine located northwest of the city of Fort Lupton on County Road 14 ½. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

Colorado Parks and Wildlife has reviewed the project application and agrees with the wetland and biological resource analysis provided by Pinyon Environmental Inc. The risk of impacting a threatened and endangered species on this project site is relatively low given the current habitat conditions. The project proposal states that all wetland and riparian areas that are associated with the South Platte River and the Lupton Bottom Ditch will be avoided during the development of the gravel mine. As the land continues to be developed in southern Weld County there are fewer places for wildlife to live with their habitats diminishing along the South Platte corridor. The loss of these habitats can cause wildlife to move into areas that are in direct conflict with people. By avoiding the development of wetlands and the cottonwood riparian corridor along the South Platte River, wildlife will be able to move along this corridor which will reduce conflict and greatly benefit multiple species of wildlife.

Raptors which includes hawks, owls, and eagles and their nests are protected under the Federal Migratory Bird Treaty Act and the Bald Eagle/Golden Eagle Protection Acts. As recommended by Pinyon Environment, trees within the project site and in the vicinity should be surveyed by a qualified biologist for nesting migratory birds. If nests are identified prior to construction please contact District Wildlife Manager Chris Mettenbrink at (303) 906-1979 for assistance on how proceed.

Colorado Parks and Wildlife also agrees with Pinyon Environmental's recommendation for development and implementation of a weed management plan to control weeds on the



property and prevent the spread to adjacent lands. Noxious weeds can choke out native vegetation which reduces the value of the land to wildlife and area landowners.

Colorado Parks and Wildlife finds no issue with this project provided that the recommendations provided by Pinyon Environmental Inc. in their biological assessment are implemented. This will help preserve the South Platte River riparian corridor, its associated wetlands, and the wildlife that inhabit those lands.

Thank you,

A handwritten signature in dark ink, appearing to read "Kristin Cannon", with a stylized, flowing script.

Kristin Cannon
Area Wildlife Manager

Cc. M. Leslie, T. Kroening, C. Mettenbrink

Magaly Morales-Tejada

From: Kristen Thompson
Sent: Friday, August 27, 2021 10:49 AM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

Magaly,

I wanted to bring to your attention that Parcel No. 147106000037 is not within the boundary of the Municipal Subdistrict. If water service is provided to this parcel, we will need to process a Petition for Inclusion of Lands in Municipal Subdistrict, Northern Colorado Water Conservancy District.

Thank you
Kris



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

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

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

From: Magaly Morales-Tejada
Sent: Monday, August 9, 2021 2:49 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

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

Good Afternoon,

The documentation located at the following links is submitted to you for review and recommendation for a change of zone and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following links:

[Inouye Gravel Mine Special Use Permit](#)
[Pearson Park Subdivision Change of Zone](#)

Any comments you consider relevant to this request would be appreciated. Please reply by **August 30, 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, September 23, 2021 at 6:00 PM; and
- City Council: Tuesday, October 19, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.

Fort Lupton, CO 80621

Direct: 720-466-6111



Magaly Morales-Tejada

From: Roy Vestal
Sent: Friday, August 27, 2021 3:57 PM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

PW has no comments related to this Permit

RoyV

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



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

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, August 9, 2021 2:49 PM
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Maria Lancto <MLancto@Fortluptonco.gov>
Subject: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

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Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.

Fort Lupton, CO 80621

Direct: 720-466-6111





August 23, 2021

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

Re: Inouye Gravel Mine Special Use Permit – LUP2021-0022

Dear Magaly Morales-Tejada:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Inouye Gravel Mine Special Use Permit. After review of the information, United Power has no concerns or objection to the proposed LUP2021-0022; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

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

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

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

Thank you,

Amber Mendoza

Amber Mendoza, RWA
ROW Agent
720.249.9315 | platreferral@unitedpower.com



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

August 31, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Inouye Gravel Mine Special Use Permit, Case # LUP2021-0022

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the special use permit documentation for **Inouye Gravel Mine 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

RESOLUTION NO. P2021-xxx

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE WWTP CHANGE OF ZONE TO THE “A” AGRICULTURAL ZONE DISTRICT ON A PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST, AND A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on September 23, 2021 for the purpose of reviewing a change of zone known as the WWTP Change of Zone to the “A” Agricultural Zone District on a property legally described under Exhibit A to this Resolution, and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the WWTP Change of Zone application 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 post notice of the public hearings on the site.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and citizen testimony in response to this application. Based upon the facts presented on this date the Planning Commission hereby recommends approval of the WWTP Change of Zone to the “A” Agricultural Zone District.

DONE THIS 23RD DAY OF SEPTEMBER, 2021, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A

LEGAL DESCRIPTION

LOT 2, PEARSON PARK SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST, AND A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.



WWTP CHANGE OF ZONE STAFF REPORT
PROJECT NO. LUP2021-0022 / PLAN NO. COZ2021-0005

PROJECT DESCRIPTION

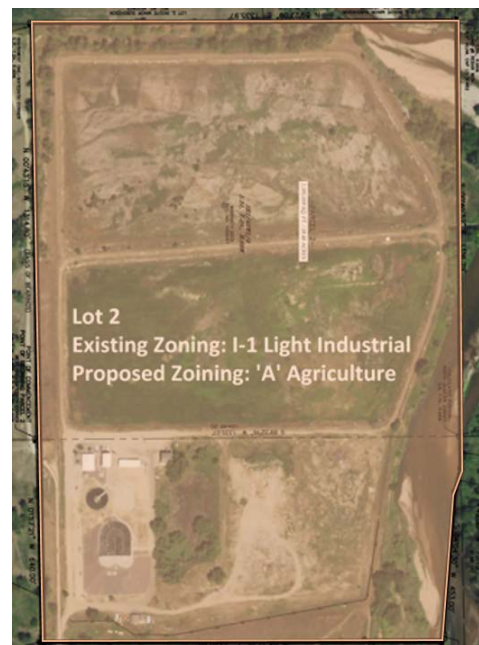
Project No.: LUP2021-0022 / Plan No. COZ2021-0005

Project name: WWTP Change of Zone

Owner's Name: City of Fort Lupton

Location of Request:

The site is located approximately 0.37 miles north of State Highway 52, and west of the South Platte River and U.S. Highway 85 in Fort Lupton, Colorado (Parcel No. 130931000011) (the Property). The Property is Lot 2 of the Pearson Park Subdivision, and located in the Southeast Quarter of the Southwest Quarter of Section 31, Township 2 North, Range 66 West, and a Portion of the East Half of the Northwest Quarter of Section 6, Township 1 North, Range 66 West of the 6th Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The applicant is requesting a change of zone from the City of Fort Lupton's I-1 Light Industrial Zone District to the City's "A" Agricultural Zone District.

The Property associated with this request is owned by the City of Fort Lupton, and is occupied by the Wastewater Treatment Plant and associated facilities, including the former lagoon system.

Site Size: The Property is 59.48 acres, more or less.

Current Zone District: 'I-1' Light Industrial (Fort Lupton).

Proposed Zone District: 'A' Agricultural (Fort Lupton).

Proposed Use: There is no proposed development at this time.

Existing Use: Wastewater Treatment Plant and associated facilities.

Hearing Dates: Planning Commission – September 23, 2021 at 6:00 PM; and
City Council – October 19, 2021 at 7:00 PM.

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

Staff Recommendation: Approval.

SUMMARY OF PREVIOUS APPLICATIONS

On August 27, 2021, the City recorded the Pearson Park Subdivision, which amended the lot line of the Pearson Park parcel to the south, so that the entirety of the Wastewater Treatment Plant's facilities, as well as the future planned gravel mining are located on a separate parcel. The Pearson Park Subdivision map is included in the application materials for reference.

APPLICATION PROCESS

The Applicant is requesting approval of initial zoning to the 'A' Agricultural Zone District.

A change of zone is processed under [Section 16-9](#) of the Fort Lupton Municipal Code ("Code"). After required public notice of the change of zone, 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 change of zone. 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 change of zone, 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 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 September 8, 2021.

Notice of the public hearings were posted on the Property pursuant to the Zoning Regulations on September 1, 2021, which is at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on September 8, 2021.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Applicant is proposing a change of zone pursuant to [Section 16-9](#) of the Fort Lupton Municipal Code (the "Code"). The proposed zoning is to the 'A' Agricultural Zone District, governed by [Section 16-44](#) of the Code. The proposed change of zone from Light Industrial to Agricultural better aligns with the property's planned use for sand and gravel mining, and its location along the South Platte River where gravel resources exist. In addition, the 'A' Agricultural District where sand and gravel mining is a listed use (although a listed special use), and therefore zoning to this district is appropriate. The Property is also immediately adjacent to gravel mining and to other properties zoned in the 'A' Zone District. Finally, downzoning the Property due to its location next to the South Platte River will ensure better preservation of the corridor by restricting more intense uses from being allowed to occur.

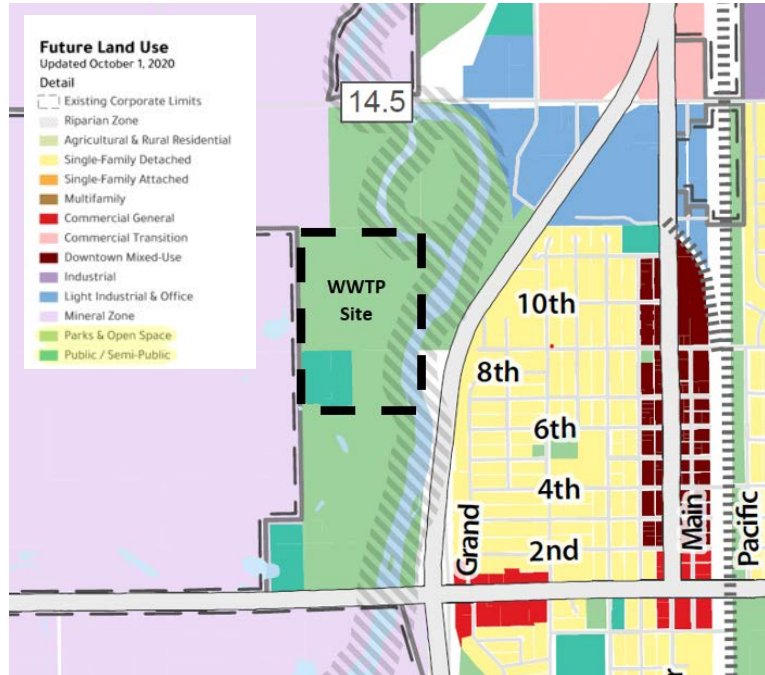
All required documents have been submitted.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates the Property for parks and open space, as shown on the image below.

The parks and open space designation consists of parks, open spaces, open water storage, and environmental features that provide residents with access to the outdoors and contribute to the natural landscape of Fort Lupton. In addition to maintaining existing amenities, the establishment of greenways and new park spaces should ensure parkland access for all residents and help to buffer residential from more intense land uses.

The proposed zoning directly conforms to the parks and open space land use designation. As stated earlier, the proposed use for the portion of the property occupied by the Wastewater Treatment Plant's former lagoon system is for gravel mining operations. The planned reclamation for the gravel mining to lined water storage, complies with the Comprehensive Plan which states that the Parks & Open Space land use designation shall consist of parks, open spaces, and open water storage. In addition, as a part of the larger Inouye Gravel Mine, a trail easement was provided that will provide a trail along the South Platte River in the future.



REFERRALS

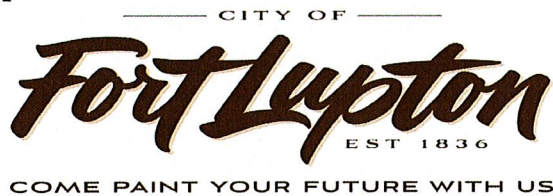
Referrals were provided to the list below. Any comments received are enclosed with the Planning Commission packet.

City Attorney	Police Chief	City Administrator
Public Works Director	Building Inspector	Water Treatment Plant Supervisor
GIS Specialist	Fort Lupton Fire Protection District	CDOT
Colorado DRMS	Colorado Parks and Wildlife	Army Corp of Engineers
United Power	Comcast	CenturyLink
Xcel Energy	Weld County Department of Planning	Weld County Public Works
NCWCD	Lupton Bottom Ditch	

STAFF RECOMMENDATION

Staff recommendation approval of the WWTP Change of Zone.

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



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: City of Fort Lupton
 Company: City of Fort Lupton
 Phone: 303-857-6694 Email: _____
 Address: 130 S. McKinley Ave., Fort Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Alyssa Knutson
 Company: City of Fort Lupton
 Phone: 720-466-6128 Email: aknutson@fortluptonco.gov
 Address: 130 S. McKinley Ave., Fort Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Alyssa Knutson
 Billing Company: City of Fort Lupton
 Phone: 720-466-6128 Email: aknutson@fortluptonco.gov
 Address: 130 S. McKinley Ave., Fort Lupton, CO 80621

B. SITE DESCRIPTION

Site Address: 12285 Highway 52
 Parcel Number: 147106000037, 147106000038 & 130931000011
 Existing Zone Classification: I-1 Proposed Zone Classification: Agriculture (north parcel) / Parks & Open Space (south parcel)
 Water Type: _____ Name: _____
 Sewage Type: _____ District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

D. PROJECT DESCRIPTIONProject Name: Pearson Park Subdivision & Change of Zone

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

Amend the lot line so that the property lines are consistent with the proposed WWTP gravel mining special use permit being submitted concurrently. The north parcel will be zoned Agriculture, which is the only zoning designation that allows for mining, removal and processing of gravel and/or sand (as a special use permit). The south parcel will be zoned Parks & Open space, which aligns with its current use as Pearson Park

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: Alyssa Knutson

Digitally signed by Alyssa Knutson
DN: cn=Alyssa Knutson, c=City of Fort Lupton, ou=Planning,
email=aknutson@fortluptonco.gov, c=US
Date: 2021.07.19 11:06:13 -0600

Date: 7/19/21**Owner Certification**

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

Owner: Date: 7/19/21**For Office Use Only**

Received Date: _____

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

Deemed Complete Date: _____

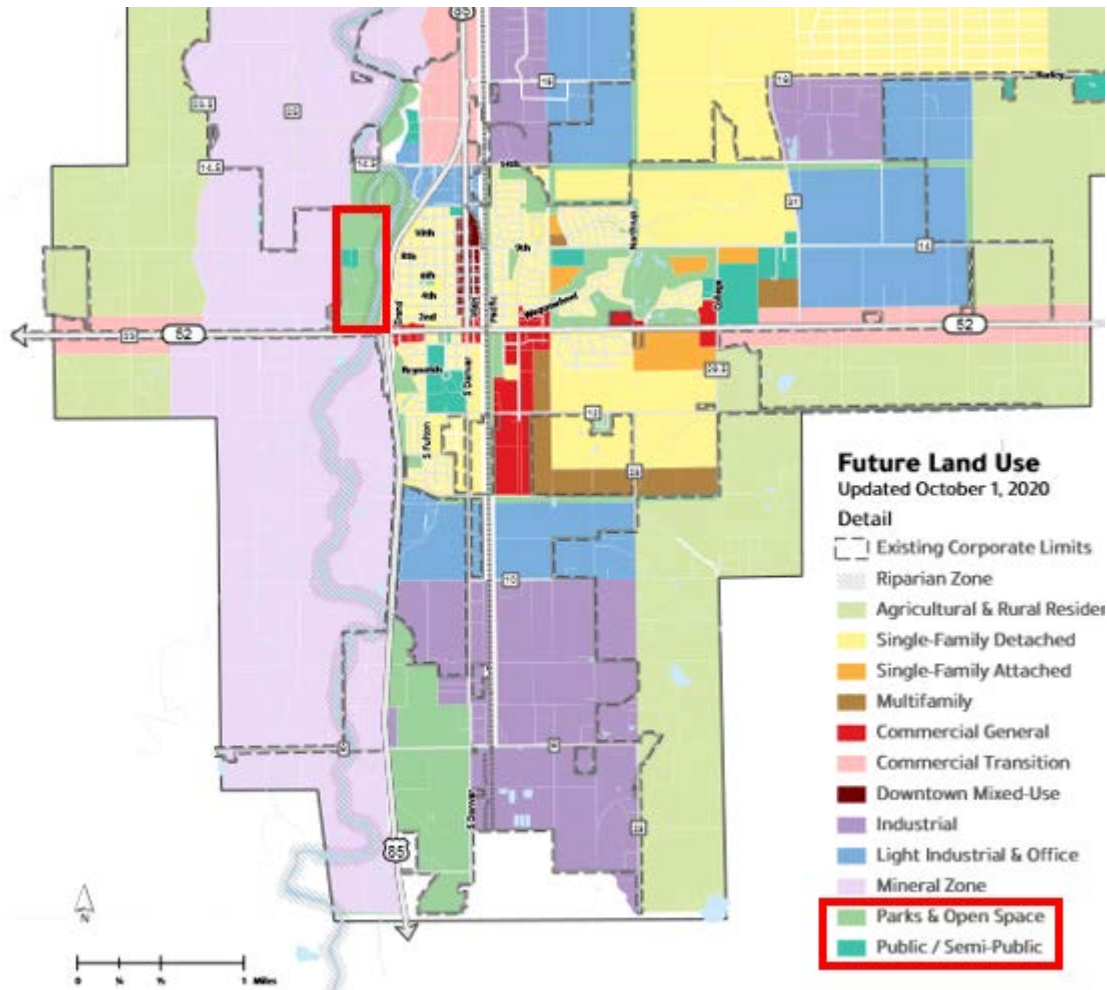
Fees Submitted: _____

Escrow Submitted: _____

PEARSON PARK SUBDIVISION CHANGE OF ZONE

PROJECT NARRATIVE

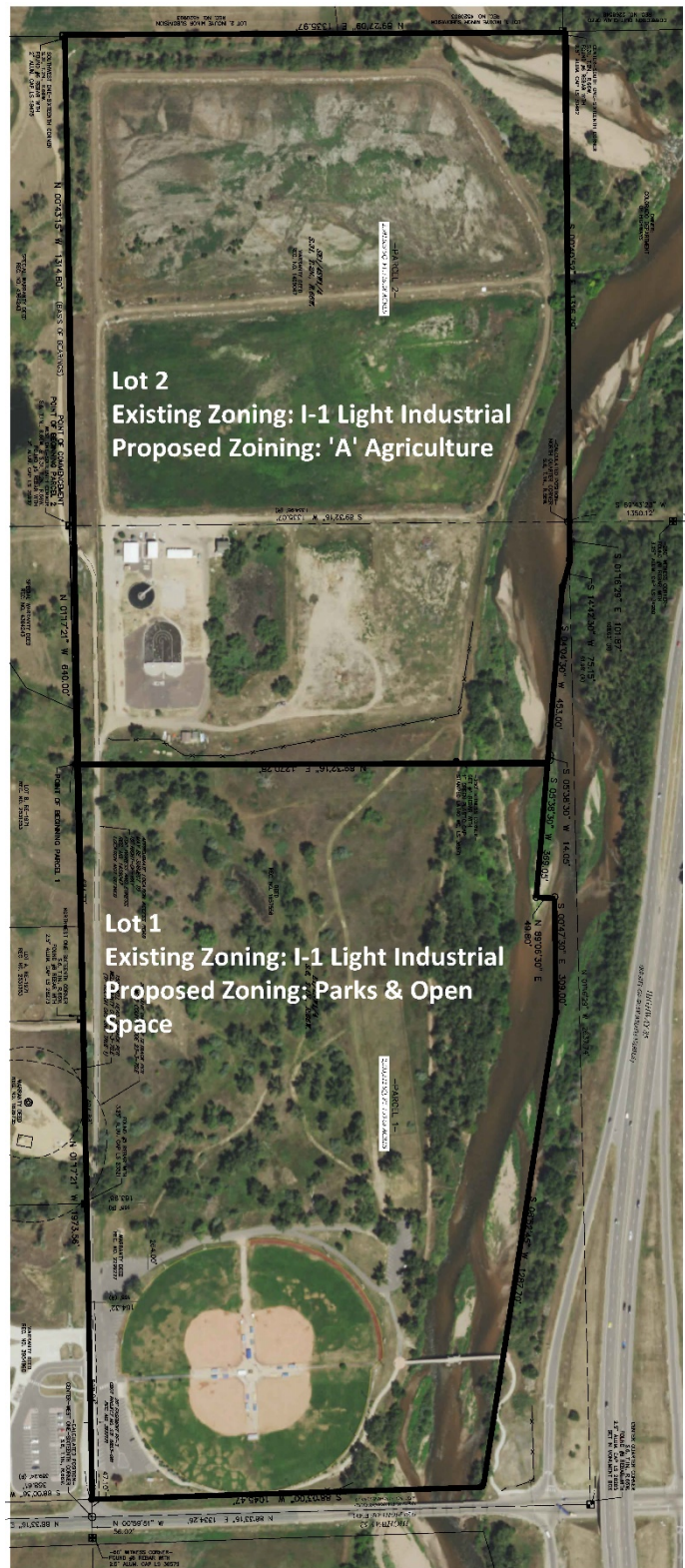
The City of Fort Lupton is applying to change the zone of Lot 1 and Lot 2 of the Pearson Park Subdivision (an amended plat reviewed administratively by Planning staff). The current zoning for these properties is I-1 Light Industrial, which does not comply with the current land use designation from the Fort Lupton Comprehensive Plan. The Comprehensive Plan lists these as Parks & Open Space, as well as Public/Semi-Public for the portion of land occupied by the wastewater treatment plant. The current zoning as Light Industrial also does not conform with the current use of the southern property, which is a City owned park, known as Pearson Park. The northern property includes



the wastewater treatment plant. This type of use is permitted as a special use permit in the I-1 Light Industrial Zone District, but gravel mining is not. There is a special use permit for gravel mining being submitted concurrently with this application, and therefore the zoning (allowed only in the Agriculture Zone District with an approved special use permit) must change. The planned reclamation for the gravel mining is to lined water storage, and the Comprehensive Plan states that the Parks & Open Space land use designation shall consist of parks, open spaces, and open water storage.

The zoning proposed for Lot 2 is to 'A' Agriculture. As stated previously, a concurrent special use permit for gravel mining is being proposed for Lot 2, and the Fort Lupton Municipal Code only allows that use in the 'A' Agriculture zone district with an approved special use permit. The existing wastewater treatment plant facilities will continue on the site. In addition, the reclamation of the gravel mining to open water storage complies with the Comprehensive Plan designation for Parks & Open Space.

The zoning proposed for Lot 1 is 'P' Parks & Open Space, and the current use of a park and baseball fields complies with this zoning. The change of zone to the 'P' Parks & Open Space Zone District also conforms to the Comprehensive Plan designation for Parks & Open Space.



CORRECTION QUIT CLAIM DEED
REC. NO. 2268348

LOT 1, INCLUSIVE MINOR SUBDIVISION
REC. NO. 4520203

N 89°27'09" E 1335.97'

LOT 2, INCLUSIVE MINOR SUBDIVISION
REC. NO. 4520903

OWNER:
COLORADO DEPARTMENT
OF HIGHWAYS

CENTER-SOUTH ONE-SIXTEENTH CORNER
S.31, T.2N., R.66W.
FOUND #6 REBAR WITH
2.5" ALUM. CAP LS 30462

S 00°40'52" E 1316.79'

-CALCULATED POSITION-
NORTH QUARTER CORNER
S.6, T.1N., R.66W.

S 89°43'23" W
1350.12'

-280' WITNESS CORNER-
FOUND #6 REBAR WITH
3.25" ALUM. CAP LS 34980

S 01°16'29" E 101.87'
108.63' (R)

S 14°42'30" W 75.15'
61.98' (R)

S 04°04'30" W 453.00'

S 05°38'30" W 14.05'

S 05°38'30" W 369.05'

S 00°47'30" E 309.00'

N 89°06'30" E
49.80'

HIGHWAY 85
(RIGHT-OF-WAY WIDTH VARIES)

N 01°16'29" W 2637.74'

S 08°52'45" W 1287.70'

CENTER QUARTER CORNER
S.6, T.1N., R.66W.
FOUND #6 REBAR WITH
2.5" ALUM. CAP LS 28285
SET IN MONUMENT BOX

-PARCEL 2-
2,591,039 SQ. FT. / 59.48 ACRES

SE1/4SW1/4
S.31, T.2N., R.66W.
WARRANTY DEED
REC. NO. 1459047

S 89°32'16" W 1335.07'
1334.95' (R)

N 89°32'16" E 1270.28'

-250' WITNESS CORNER-
SET #4 REBAR WITH
1" GREEN PLASTIC CAP
STAMPED LAT40 WC, LS 38571

DEED
REC. NO. 1657556

-PARCEL 1-
2,338,312 SQ. FT. / 53.68 ACRES

SE1/4SW1/4
S.6, T.1N., R.66W.

Lot 1

Existing Zoning: I-1 Light Industrial
Proposed Zoning: Parks & Open Space

APPROXIMATE LOCATION ACCESS ROAD
MAY BE SUBJECT TO
15' RIGHT-OF-WAY
FOR INGRESS AND EGRESS.
REC. NO. 1459047
LOCATION NOT DEFINED

20' TANK BATTERY SETBACK PER
WELL COUNTY CODE 23-3-70.E
15' WELL HEAD SETBACK PER
WELL COUNTY CODE 23-3-70.E
(IF TULLON GAS OWN, TRUE 1)

FOUND #5 REBAR WITH
3.25" ALUM. CAP LS 23521

WARRANTY DEED
REC. NO. 2299227

20' EASEMENT PE-3
CDOT PROJECT NO. STL 0853-081
REC. NO. 3977171

N 00°43'15" W 1314.80' (BASIS OF BEARINGS)

POINT OF COMMENCEMENT
POINT OF BEGINNING PARCEL 2
WEST ONE-SIXTEENTH CORNER
S.6, T.1N., R.66W. & S.31, T.2N., R.66W.
FOUND #5 REBAR WITH
2" ALUM. CAP LS 25937

N 01°17'21" W 640.00'

SPECIAL WARRANTY DEED
REC. NO. 4364243

LOT B, RE-1971
REC. NO. 2531353

NORTHWEST ONE-SIXTEENTH CORNER
S.6, T.1N., R.66W.
FOUND #6 REBAR WITH
2.5" ALUM. CAP LS 28273

LOT A, RE-1971
REC. NO. 2531353

WARRANTY DEED
REC. NO. 1826735

N 01°17'21" W 1973.56'

-CALCULATED POSITION-
CENTER-WEST ONE-SIXTEENTH CORNER
S.6, T.1N., R.66W.

WARRANTY DEED
REC. NO. 3954860

S 88°00'36" W
358.61'
359.24' (R)

PEARSON PARK SUBDIVISION

The Southeast Quarter Of The Southwest Quarter Of Section 31, Township 2 North, Range 66 West
And Part Of The East Half Of The Northwest Quarter Of Section 6, Township 1 North, Range 66 West Of The 6th P.M.,
City Of Fort Lupton, County Of Weld, State Of Colorado

PROPERTY DESCRIPTION (Per Title Commitment No. 22073UTG, 22074UTG and 22075UTG)

A parcel of land in the City of Fort Lupton, Colorado, located in the Southeast Quarter of the Southwest Quarter of Section 31, Township 2 North, Range 66 West and the East Half of the Northwest Quarter of Section 6, Township 1 North, Range 66 West of the 6th P.M. and more particularly described as follows:

The Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 31, Township 2 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado.

AND ALSO

A tract of land located in the E1/2 of the NW1/4 of Section 6, Township 1 North, Range 66 West, of the 6th P.M., WELD COUNTY, COLORADO being more particularly described as follows:

All recorded distances and bearings mentioned herein are in reference to deed recorded in Book 1435, Page 640, at Reception No. 1217910 of the Weld County Records.

Commencing at the Northwest corner of said Section 6 and considering the North line of said Section 6 to bear South 89°57'31" East with all other bearings contained herein being relative thereto:

Thence South 89°57'31" East, 1,451.85 feet along the North line of said Section 6 to the Northwest corner of the E1/2 of the NW1/4, said corner being the TRUE POINT OF BEGINNING.

Thence continuing along the North line of said Section 6 South 89°57'31" East, 1,334.95 feet to the Northeast corner of the E1/2 of the NW1/4 of said Section 6;

Thence South 00°53'10" West, 108.63 feet along the East line of the E1/2 of the NW1/4 of said Section 6 to the West right-of-way line of U. S. Highway No. 85 Bypass;

Thence said said West right-of-way line by the following six (6) bearings and distances:

South 15°03'00" West, 61.98 feet;

South 04°25'00" West, 453.00 feet;

South 05°59'00" West, 383.10 feet;

North 89°27'00" East, 49.80 feet;

South 00°27'00" East, 309.00 feet;

South 09°13'15" West; 1,287.70 feet to the North right-of-way line of Colorado State Highway No. 52;

Thence South 88°23'30" West, 1,045.47 feet along said North right-of-way line to the West line of the E1/2 of the NW1/4 of said Section 6, said point being North 01°01'16" West, 46.96 feet from the Southwest corner of the E1/2 of the NW1/4 of said Section 6 (recorded North 00°17'00" East);

Thence North 01°01'36" West along the West line of the E1/2 of the NW1/4 of said Section 6, 528.04 feet (recorded North 00°17'00" East, 575.00 feet from the Southwest corner of the E1/2 of the NW1/4 of said Section 6);

Thence North 88°58'44" East, 165.00 feet (recorded South 89°43'00" East, 165.00 feet);

Thence North 01°01'16" West, 264.00 feet (recorded North 00°17'00" East, 264.00 feet);

Thence South 88°58'44" West, 165.00 feet to the West line of the E1/2 of the NW1/4 of said Section 6

(recorded North 89°43'00" West, 165.00 feet);

Thence North 01°01'16" West along the West line of the E1/2 of the NW1/4 1,819.30 feet to the TRUE POINT OF BEGINNING.

AND ALSO

Part of the SE1/4 of the NW1/4 of Section 6, Township 1 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado, more particularly described as follows:

Beginning at a point on the West line of the SE1/4 of the NW1/4 of Section 6, Township 1 North, Range 66 West of the 6th P.M., 1,480.4 feet East and 575 feet North 0 degrees 17 minutes East of the West quarter corner to said Section 6;

thence South 89 degrees 43 minutes East 165 feet;

thence North 0 degrees 17 minutes East 264 feet;

thence North 89 degrees 43 minutes West 165 feet to said West line of the SE1/4 of the NW1/4 of said Section 6;

thence South 0 degrees 17 minutes West along said West line 264 feet to the place of beginning.

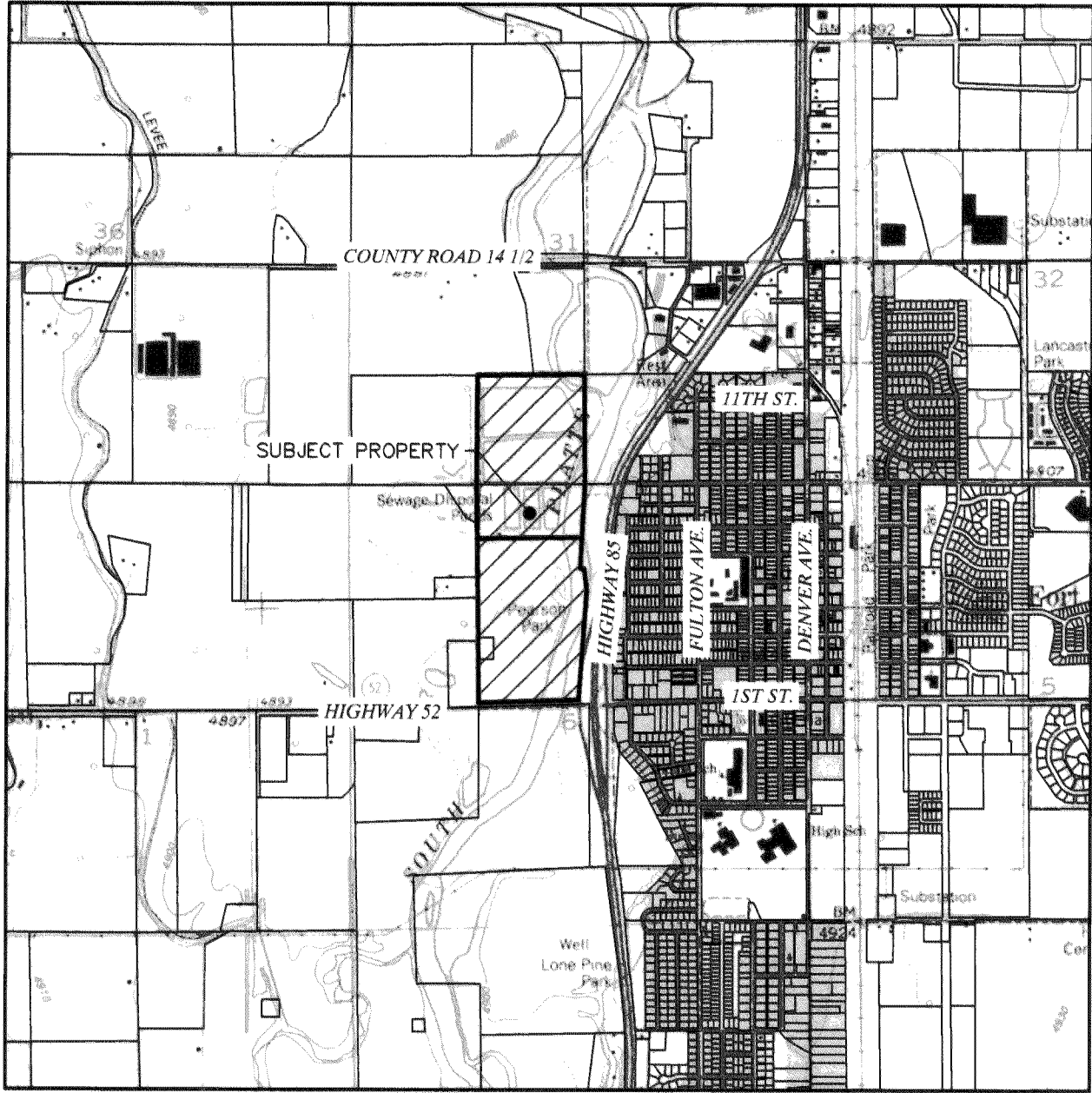
NOTES

1. This survey does not constitute a title search by Lat40, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, Lat40, Inc. relied upon Title Commitment Number 22073UTG, 22074UTG and 22075UTG, having an effective date of April 6, 2021 at 8:00 am as prepared by Unified Title Company of Northern Colorado, LLC to delineate the aforesaid information.

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

3. The subject property is located within Flood Zone AE, defined as Special Flood Hazard Areas subject to at least 1% annual chance of flooding, "area inundated by the Base Flood with Base Flood Elevations determined" according to FEMA FIRM Map 08123C2104E with an effective date of January 20, 2016.

4. Field survey completed April 7, 2021.



VICINITY MAP

SCALE - 1"=2000'

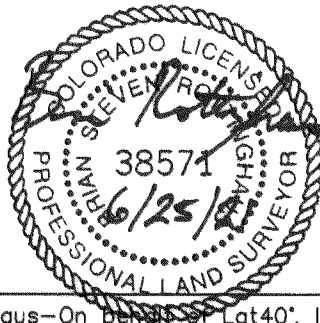
BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southeast Quarter of the Southwest Quarter of Section 31, T.2N., R.66W., as monumented by a #5 rebar with a 2" aluminum cap LS 25937 on the South end and by a #6 rebar with a 2" aluminum cap LS 18475 on the North end, as bearing North 00°43'15" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1314.80 feet with all other bearings contained herein relative thereto.

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

SURVEYOR'S CERTIFICATE

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

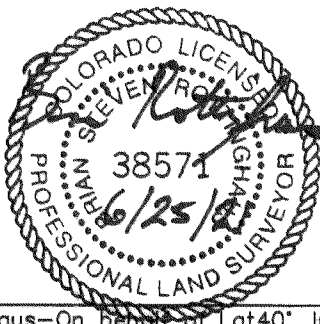


SHEET 1 OF 2

Brian S. Rottinghaus-On behalf of Lat40, Inc.
Colorado Licensed Professional
Land Surveyor No. 38571

SURVEYOR'S IMPROVEMENT CERTIFICATE

I hereby certify that, on April 7, 2021, a field survey was conducted under my supervision of the above-described property, and that the fence lines as shown hereon, easements and rights-of-way in evidence or known to me are correctly shown on the above plat. I further certify that there are no encroachments by and/or on this property, unless otherwise noted.



Brian S. Rottinghaus-On behalf of Lat40, Inc.
Colorado Licensed Professional
Land Surveyor No. 38571

DEDICATION

Know All Men By These Presents, that we, City of Fort Lupton, being the sole owner(s) of the land described herein, have caused said land to be laid out and platted under the name of PEARSON PARK SUBDIVISION and do hereby dedicate to the City of Fort Lupton and its licensees for public use forever all streets, alleys and utility easements as indicated hereon, in compliance with the City of Fort Lupton Subdivision Regulations and by contractual agreement, the landowner shall bear all expenses involved in improvements.

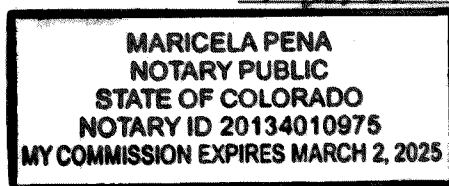
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of August, 2021.

STATE OF Colorado }
COUNTY OF Weld } ss

The foregoing instrument was acknowledged before me by Zo Stieber, Mayor, City of Fort Lupton on this 17th day of August, 2021.

Witness my hand and seal:

My commission expires March 2, 2025



OWNER'S APPROVAL

Know All Men By These Presents, that we, City of Fort Lupton, being the sole owner(s) of the land described herein, and consent to this Plat and join the conveyance and dedication of all streets, roads, alleys, easements, public ways and places shown hereon.

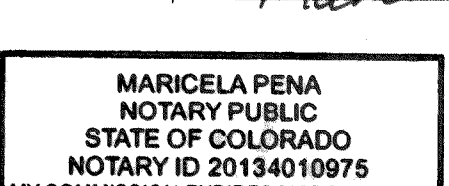
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of August, 2021.

STATE OF Colorado }
COUNTY OF Weld } ss

The foregoing instrument was acknowledged before me by Zo Stieber, Mayor, City of Fort Lupton on this 17th day of August, 2021.

Witness my hand and seal:

My commission expires March 2, 2025



CITY ADMINISTRATOR'S APPROVAL

Approved this 23 day of July, 2021

CITY WATER AND SEWER DEPARTMENT APPROVAL

Approved this 20th day of July, 2021

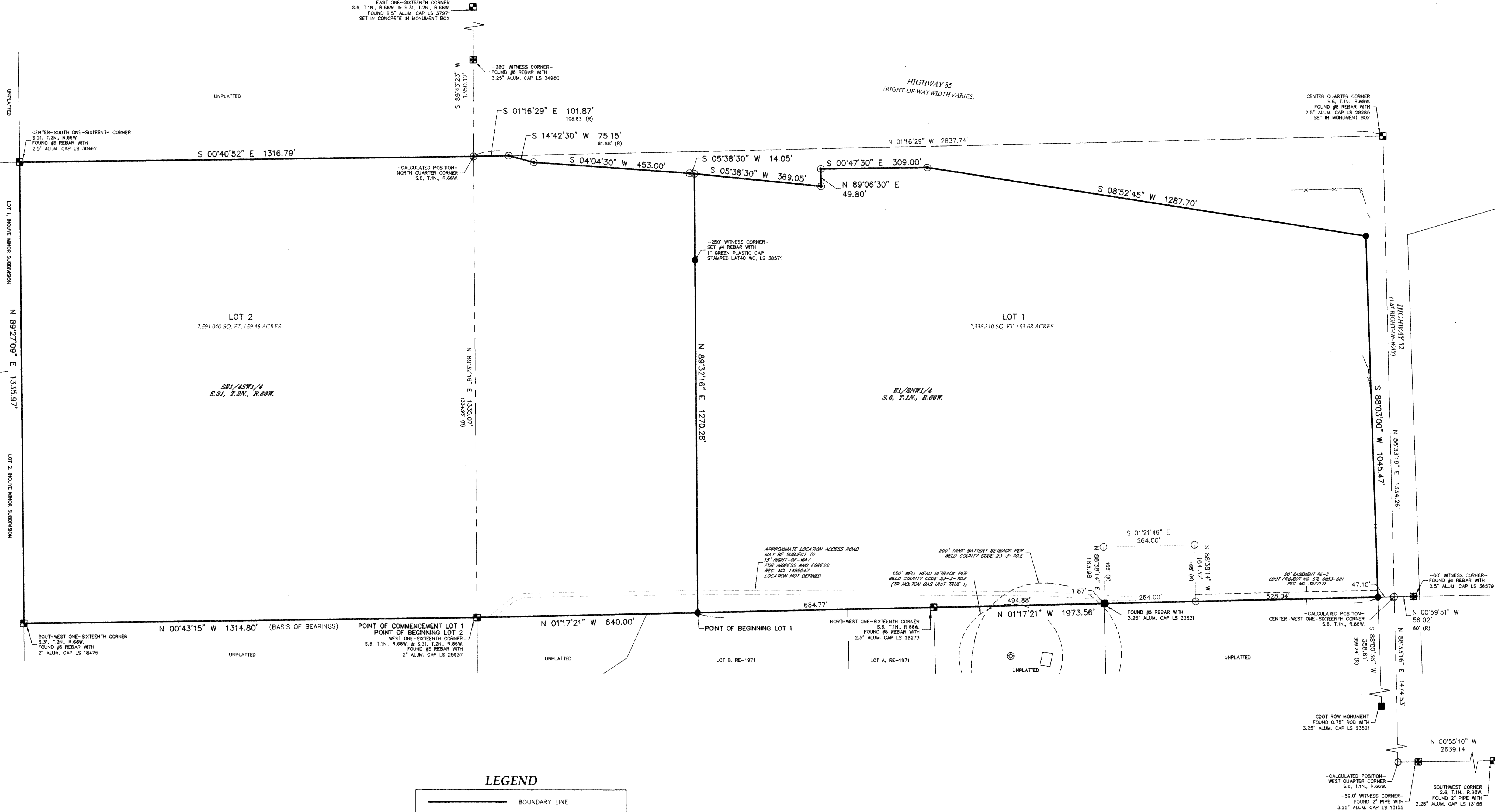


Lat40, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

DATE: 5/24/2021	FILE NAME: 2021104PLAT	DRAWN BY: BSR	CHECKED BY: BSR	SCALE: 1"=150'	PROJECT #: 2021104
REVISIONS:	DATE:	PEARSON PARK SUBDIVISION FOR CIVIL RESOURCES, LLC 8308 COLORADO BLVD. SUITE 200 FIRESTONE, CO 80504			
PER CITY COMMENTS	6/25/2021				

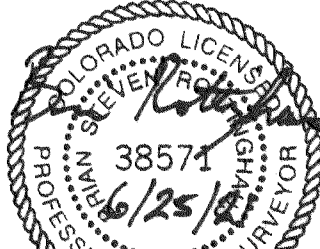
PEARSON PARK SUBDIVISION

The Southeast Quarter Of The Southwest Quarter Of Section 31, Township 2 North, Range 66 West
And Part Of The East Half Of The Northwest Quarter Of Section 6, Township 1 North, Range 66 West Of The 6th P.M.,
City Of Fort Lupton, County Of Weld, State Of Colorado



LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJACENT LOT LINE
- EASEMENT
- FENCE LINE
- R RECORDED
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED LAT40, LS 38571 UNLESS OTHERWISE DESCRIBED
- CALCULATED POSITION FALLS IN RIVER
- CALCULATED POSITION
- EXISTING WELL HEAD



SHEET 2 OF 2
Brian S. Rottinghaus—On
Colorado Licensed Professional
Land Surveyor No. 38571



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

DATE: 5/24/2021	FILE NAME: 2021104PLAT	DRAWN BY: BSR	CHECKED BY: BSR	SCALE: 1"=150'	PROJECT #: 2021104
REVISIONS:	DATE:	PEARSON PARK SUBDIVISION			
PER CITY COMMENTS	6/25/2021	FOR			
		CIVIL RESOURCES, LLC			
		8308 COLORADO BLVD. SUITE 200			
		FIRESTONE, CO 80504			
		2			
		SHEET 2 OF 2			

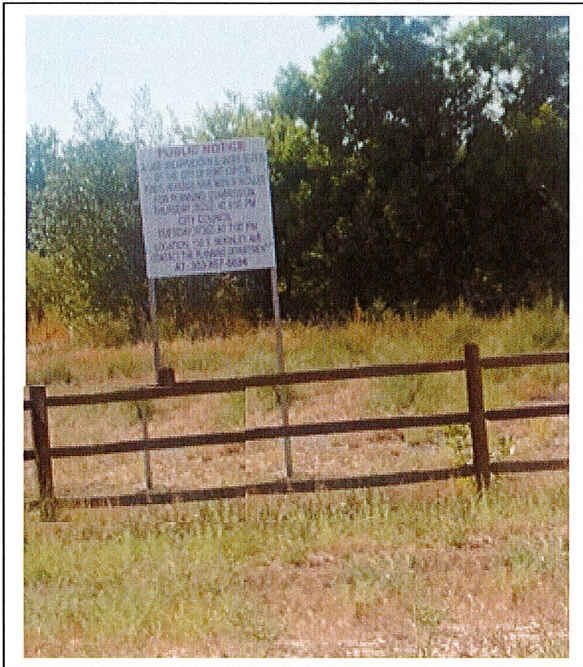
Sign Posting Affidavit

Inouye Gravel Mine (WWTP) Amended Special Use Permit;

Pearson Park Subdivision Amended Plat & Change of Zone

Project Nos. LUP2021-0020 & LUP2021-0022

Plan Nos. SUP2021-0004; AMD2021-0003; COZ2021-0005 & COZ2021-0006



Facing HWY 85



Facing HWY 52

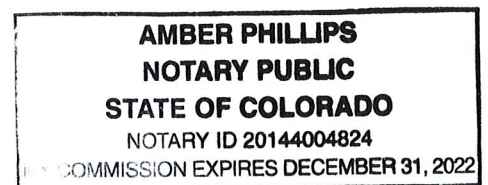
I, Roy L. Vestal hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 1st day of September 2021.

R. Vestal
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Roy Vestal, this 1 day of September, 2021. Witness my hand and seal.

My commission expires 12-31-22.

Amber Phillips
Notary Public



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

City of Ft Lupton Legals***
130 S McKinley Avenue
Fort Lupton CO 80621

Description: FLP222392 Pub Hear WWTP Change of Zone

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 9/8/2021, 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.



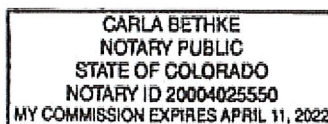
For the Fort Lupton Press

State of Colorado }
County of Weld } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 9/8/2021. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-931264

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 for a change of zone to the A" Agricultural zone district referred to as the WWTP Change of Zone, located approximately 0.37 miles north of State Highway 52, and west of US Highway 85 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, September 23, 2021, at 6:00 P.M., and before the City Council on Tuesday, October 19, 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 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 as posted on the City's website, www.fortluptonco.gov.

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

ALL INTERESTED PERSONS MAY ATTEND. LEGAL DESCRIPTION

LOT 2, PEARSON PARK SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST, AND A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Legal Ad No.: FLP222392
First Publication: September 8, 2021
Last Publication: September 8, 2021
Publisher: Fort Lupton Press

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 8th day of September 2021, a true and correct copy of the foregoing Notice of Public Hearings and Special Use Permit maps for the Inouye/WWTP Amended Special Use Permit and Change of Zone was sent via U.S. Mail, postage pre-paid, to the following addresses:

SOUTH PLATTE VALLEY HISTORICAL SOCIETY
PO BOX 633
FORT LUPTON, CO 80621

OLSON'S GREENHOUSES OF COLORADO
11610 COUNTY ROAD 14.5
FORT LUPTON, CO 80621

COLORADO DEPT. OF TRANSPORTATION
2829 W HOWARD PL
DENVER, CO 80204

RICHARD HEIN
PO BOX 649
FORT LUPTON, CO 80621

LUPTON REAL ESTATE WEST LLC
2595 CANYON BLVD
STE 240
BOULDER, CO 80302

EXTRACTION OIL & GAS INC
370 17TH ST
STE 5300
DENVER, CO 80202

CAW EQUITIES LLC
8301 E PRENTICE AVE
STE 100
GREENWOOD VILLAGE, CO 80111
ENCANA OIL & GAS INC
ATTN: DJ LAND DEVELOPMENT
370 17TH ST
STE 1700
DENVER, CO 80202

LG EVERIST INC.
PO BOX 5829
SIOUX FALLS, SD 57117

ANADARKO
C/O ANTHONY RADER
1099 18TH ST
STE 1800
DENVER, CO 80202

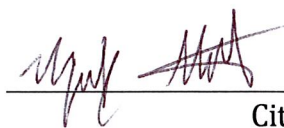
KP KAUFMAN
C/O AVA MEHLER
1675 BROADWAY ST.
STE 2800
DENVER, CO 80202

CRESTONE PEAK HOLDINGS LLC
C/o DJ SURFACE LAND DEVELOPMENT
1801 CALIFORNIA ST.
STE 2500
DENVER, CO 80202

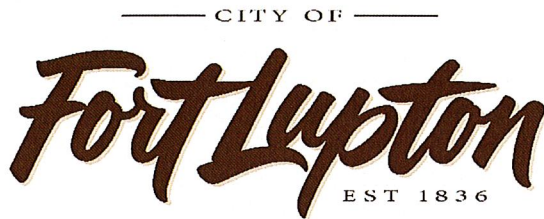
DIANE SECORD
WILLIAM SECORD
12263 HWY 52
FORT LUPTON, CO 80621

TRICYCLE LANE TEXAS LLC
8505 FREEPORT PKWY
STE 150
IRVING, TX 75063

KERR-MCGEE OIL & GAS ONSHORE LP
C/O LAND MANAGER/WATTERBERG
1099 18TH ST
STE 1500
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 for a special use permit for a gravel mine referred to as the Inouye Gravel Mine Amended Special Use Permit, located approximately 0.37 miles north of State Highway 52, and west of US Highway 85 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, September 23, 2021, at 6:00 P.M., and before the City Council on Tuesday, October 19, 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 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 as posted on the City's website, www.fortluptonco.gov.

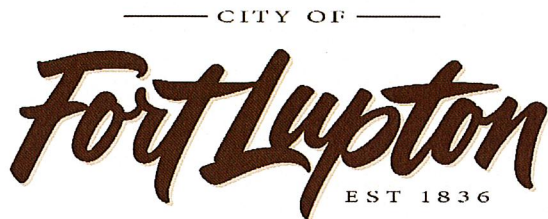
Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: INOUE GRAVEL MINE AMENDED SPECIAL US PERMIT

LEGAL DESCRIPTION

LOT 2, PEARSON PARK SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST, AND A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

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

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LEGAL DESCRIPTION

LOT 2, PEARSON PARK SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST, AND A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

SPECIAL USE PERMIT - CITY OF FORT LUPTON PROJECT NO. _____

BURNCO COLORADO, LLC

INOUE GRAVEL MINE WWTP AMENDMENT - DRMS PERMIT M2018-037-AM01

CITY OF FORT LUPTON, COLORADO



NOTES (cont.):

1. Noise: Every effort shall be made to minimize the impacts of noise. The facility shall comply with all applicable noise ordinances and standards.
2. Dust: Dust control measures shall be taken on all roads. These measures include, but are not limited to, watering of roads, use of dust suppressants, and other measures to minimize dust emissions.
3. Air Quality: The facility shall comply with all applicable air quality standards and regulations. The facility shall implement measures to minimize air emissions, including the use of best management practices and other air quality control measures.
4. Water Quality: The facility shall comply with all applicable water quality standards and regulations. The facility shall implement measures to minimize water pollution, including the use of best management practices and other water quality control measures.
5. Land Use: The facility shall be sited and operated in a manner that is consistent with the land use designations and regulations of the City of Fort Lupton.
6. Traffic: The facility shall implement measures to minimize traffic impacts, including the use of traffic control measures and other traffic management practices.
7. Safety: The facility shall implement measures to ensure the safety of the public and the facility's employees, including the use of safety protocols and other safety measures.
8. Emergency Response: The facility shall have an emergency response plan in place that addresses potential emergencies, including fire, chemical spills, and other incidents.
9. Public Access: The facility shall be accessible to the public in a manner that is consistent with the City of Fort Lupton's policies and regulations.
10. Monitoring and Reporting: The facility shall implement a monitoring and reporting system that tracks and reports on the facility's performance against the permit conditions.
11. Compliance: The facility shall comply with all applicable laws, regulations, and standards, including those related to environmental protection, public safety, and land use.
12. Enforcement: The City of Fort Lupton reserves the right to enforce the permit conditions and to take action against the facility in the event of non-compliance.
13. Termination: The City of Fort Lupton reserves the right to terminate the permit in the event of a material breach of the permit conditions.
14. Assignment: The permit may not be assigned or transferred to another party without the prior written consent of the City of Fort Lupton.
15. Other: The facility shall comply with all other applicable laws, regulations, and standards, including those related to environmental protection, public safety, and land use.

CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS FOR THE CONSTRUCTION OF THE DRMS PERMIT FOR THE INOUE GRAVEL MINE WERE PREPARED UNDER MY DIRECT SUPERVISION FOR THE PURPOSES THEREOF.

BY: ANDREW R. RODRIGUEZ, P.E. DATE: 07/23/21

BESTWAY CONCRETE INC. DOES HEREBY ACCEPT AND APPROVE THESE PLANS FOR THE DRMS PERMIT.

BY: [Signature] DATE: 07/23/21
BURNCO COLORADO, LLC

PREPARED FOR:

BURNCO COLORADO, LLC
301 CENTENNIAL DR.
MILLIKEN, CO 80543
970.937.777

PREPARED BY:

CIVIL RESOURCES, LLC
321 5th STREET
P.O. BOX 680
FREDERICK, CO 80530
303.833.1416

PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT IS A GRAVEL MINE AND A WASTE WATER TREATMENT PLANT (WWTP) SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 10N, RANGE 10W, COUNTY OF WELLS, STATE OF COLORADO. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF FORT LUPTON'S SPECIAL USE PERMIT M2018-037-AM01. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF FORT LUPTON'S SPECIAL USE PERMIT M2018-037-AM01.

1. THIS PARCEL OF LAND IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 10N, RANGE 10W, COUNTY OF WELLS, STATE OF COLORADO.

2. BLANKET TIME EASEMENT AGREEMENT REC. NO. 202003

THE SAID DESCRIBED INVOUE FARM BOUNDARY CONTAINS OR ACRES, MORE OR LESS, IS:

WWTP FACILITY CITY OF FORT LUPTON, COLORADO

A PARCEL OF LAND, BEING THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 10N, RANGE 10W, COUNTY OF WELLS, STATE OF COLORADO, IS SUBJECT TO THE CITY OF FORT LUPTON'S SPECIAL USE PERMIT M2018-037-AM01. THE SAID PARCEL OF LAND IS SUBJECT TO THE CITY OF FORT LUPTON'S SPECIAL USE PERMIT M2018-037-AM01.

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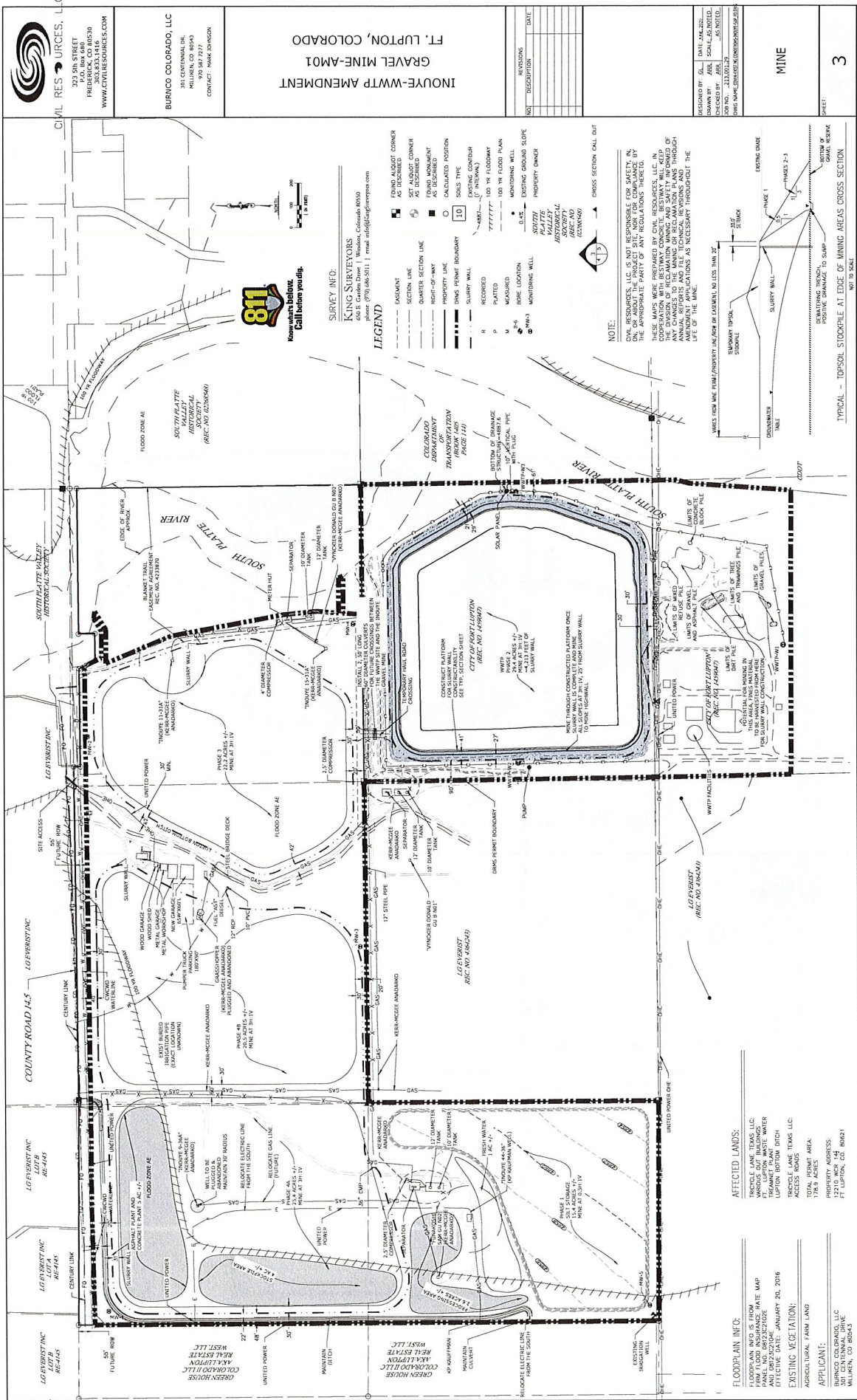
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CIVIL RESOURCES, LLC
323 5th STREET
FREDERICK, CO 80530
781.833.1416
WWW.CIVILRESOURCES.COM

BURSCO COLORADO, LLC
301 CENTENNIAL DR.
MILLIKEN, CO 80543
CONTACT: MIKE JONSON

INOUE-WTP AMENDMENT
GRAVEL MINE-A01
FT. LUPTON, COLORADO

DESIGNED BY: GJ
DRAWN BY: ABIL
CHECKED BY: JST
JOB NO.: 21100120
DATE: 2/11/2020
DATE: 2/11/2020
DATE: 2/11/2020

MINE

3



FROM: Alyssa Knutson
 DATE: August 9, 2021
 PROJECT: Inouye Gravel Mine Amended Special Use Permit; WWTP Change of Zone; Pearson Park Change of Zone
 Project Nos. LUP2021-0022; LUP2021-0020
 Plan Nos. SUP2021-0004; COZ2021-0005 & AMD2021-0003

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: Lupton Bottom Ditch |

If you have comments, please respond by: August 30, 2021

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov. A non-response to this referral may be considered a favorable response.

COMMENTS:

Magaly Morales-Tejada

From: Jonathan Gesick
Sent: Monday, August 9, 2021 3:58 PM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

Hello.

The building department has no concerns with the change of zone.

Thanks.

Jonathan Gesick

Certified Building Official

(970) 305-3161

www.procodeinc.net



Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Magaly Morales-Tejada
Sent: Monday, August 9, 2021 2:49 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

Good Afternoon,

The documentation located at the following links is submitted to you for review and recommendation for a change of zone and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following links:

[Inouye Gravel Mine Special Use Permit](#)

[Pearson Park Subdivision Change of Zone](#)

Any comments you consider relevant to this request would be appreciated. Please reply by **August 30, 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, September 23, 2021 at 6:00 PM; and
- City Council: Tuesday, October 19, 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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Please be cautious

This email was sent outside of your organization

Magaly Morales-Tejada

From: Hice-Idler - CDOT, Gloria <gloria.hice-idler@state.co.us>
Sent: Thursday, August 19, 2021 8:52 AM
To: Magaly Morales-Tejada; Todd Hodges; Alyssa Knutson; Maria Lancto
Cc: Timothy Bilobran - CDOT; Allyson Mattson - CDOT
Subject: Inouye/City of Fort Lupton/US 85 off

CDOT agrees with the findings of the TIS. CDOT has no comment regarding this proposal.

Gloria Hice-Idler
Rocksol Consulting

(970) 381-8629



10601 W. 10th Street, Greeley, CO 80634

gloria.hice-idler@state.co.us | www.codot.gov | www.cotrip.org



Magaly Morales-Tejada

From: Mettenbrink - DNR, Chris
Sent: Monday, August 16, 2021 4:55 PM
To: Magaly Morales-Tejada
Subject: Re: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)
Attachments: CPW Comments Inouye Annexation and Initial Zoning.pdf

Hi Magaly,

Colorado Parks and Wildlife submitted a comment letter back in 2019 on the Inouye Gravel Pit project. If no significant changes have occurred with the gravel pit project, we have no additional comments other than those submitted in 2019. I have attached a copy of that letter if you need it. We have no comments on the change of zone for Pearson Park.

Thank you.

Chris

On Mon, Aug 9, 2021 at 2:48 PM Magaly Morales-Tejada wrote:

Good Afternoon,

The documentation located at the following links is submitted to you for review and recommendation for a change of zone and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following links:

[Inouye Gravel Mine Special Use Permit](#)

[Pearson Park Subdivision Change of Zone](#)

Any comments you consider relevant to this request would be appreciated. Please reply by **August 30, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

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- City Council: Tuesday, October 19, 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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--

Chris Mettenbrink
District Wildlife Manager- Wildlife Officer
Area 2- Fort Lupton



**LIVE LIFE
OUTSIDE**

P 970.472.4405 | C 303.906.1979
4207 W. CR 16E, Loveland, CO 80537

Chris.Mettenbrink@state.co.us | www.cpw.state.co.us





COLORADO

Parks and Wildlife

Department of Natural Resources

Area 2 - Lon Hagler State Wildlife Area
4207 W CR 16E
Loveland, CO 80537
P 970.472.4460 | F 970.472.4468

February 6, 2019

City of Fort Lupton
Planning Department
Todd Hodges and Alyssa Knutson
130 S. McKinley Ave
Fort Lupton, CO 80621

Re: Request for Comments on the Inouye Proposed Gravel Mine

Dear Mr. Hodges and Ms. Knutson,

Thank you for the opportunity to comment on the proposed Inouye Gravel Mine located northwest of the city of Fort Lupton on County Road 14 ½. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

Colorado Parks and Wildlife has reviewed the project application and agrees with the wetland and biological resource analysis provided by Pinyon Environmental Inc. The risk of impacting a threatened and endangered species on this project site is relatively low given the current habitat conditions. The project proposal states that all wetland and riparian areas that are associated with the South Platte River and the Lupton Bottom Ditch will be avoided during the development of the gravel mine. As the land continues to be developed in southern Weld County there are fewer places for wildlife to live with their habitats diminishing along the South Platte corridor. The loss of these habitats can cause wildlife to move into areas that are in direct conflict with people. By avoiding the development of wetlands and the cottonwood riparian corridor along the South Platte River, wildlife will be able to move along this corridor which will reduce conflict and greatly benefit multiple species of wildlife.

Raptors which includes hawks, owls, and eagles and their nests are protected under the Federal Migratory Bird Treaty Act and the Bald Eagle/Golden Eagle Protection Acts. As recommended by Pinyon Environment, trees within the project site and in the vicinity should be surveyed by a qualified biologist for nesting migratory birds. If nests are identified prior to construction please contact District Wildlife Manager Chris Mettenbrink at (303) 906-1979 for assistance on how proceed.

Colorado Parks and Wildlife also agrees with Pinyon Environmental's recommendation for development and implementation of a weed management plan to control weeds on the



property and prevent the spread to adjacent lands. Noxious weeds can choke out native vegetation which reduces the value of the land to wildlife and area landowners.

Colorado Parks and Wildlife finds no issue with this project provided that the recommendations provided by Pinyon Environmental Inc. in their biological assessment are implemented. This will help preserve the South Platte River riparian corridor, its associated wetlands, and the wildlife that inhabit those lands.

Thank you,

A handwritten signature in dark ink, appearing to read "Kristin Cannon", with a stylized, flowing script.

Kristin Cannon
Area Wildlife Manager

Cc. M. Leslie, T. Kroening, C. Mettenbrink

Magaly Morales-Tejada

From: Kristen Thompson
Sent: Friday, August 27, 2021 10:49 AM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

Magaly,

I wanted to bring to your attention that Parcel No. 147106000037 is not within the boundary of the Municipal Subdistrict. If water service is provided to this parcel, we will need to process a Petition for Inclusion of Lands in Municipal Subdistrict, Northern Colorado Water Conservancy District.

Thank you
Kris



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

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

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

From: Magaly Morales-Tejada
Sent: Monday, August 9, 2021 2:49 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

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

Good Afternoon,

The documentation located at the following links is submitted to you for review and recommendation for a change of zone and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following links:

[Inouye Gravel Mine Special Use Permit](#)
[Pearson Park Subdivision Change of Zone](#)

Any comments you consider relevant to this request would be appreciated. Please reply by **August 30, 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, September 23, 2021 at 6:00 PM; and
- City Council: Tuesday, October 19, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



Magaly Morales-Tejada

From: Roy Vestal
Sent: Friday, August 27, 2021 3:57 PM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

PW has no comments related to this Permit

RoyV

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



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

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, August 9, 2021 2:49 PM
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Maria Lancto <MLancto@Fortluptonco.gov>
Subject: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

Good Afternoon,

The documentation located at the following links is submitted to you for review and recommendation for a change of zone and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following links:

[Inouye Gravel Mine Special Use Permit](#)
[Pearson Park Subdivision Change of Zone](#)

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- City Council: Tuesday, October 19, 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





August 23, 2021

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

Re: Inouye Gravel Mine Special Use Permit – LUP2021-0022

Dear Magaly Morales-Tejada:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Inouye Gravel Mine Special Use Permit. After review of the information, United Power has no concerns or objection to the proposed LUP2021-0022; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

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

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

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

Thank you,

Amber Mendoza

Amber Mendoza, RWA
ROW Agent
720.249.9315 | platreferral@unitedpower.com



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

August 31, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Inouye Gravel Mine Special Use Permit, Case # LUP2021-0022

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the special use permit documentation for **Inouye Gravel Mine 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

RESOLUTION NO. P2021-024

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE INOUE AMENDED SPECIAL USE PERMIT TO INCLUDE THE WWTP SITE WITHIN THE SAND AND GRAVEL OPERATIONS ON A PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST, AND A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on September 23, 2021, for the purpose of reviewing BURNCO Colorado, LLC's (d/b/a Bestway Concrete) amended special use permit application for sand and gravel operations, known as the Inouye Amended Special Use Permit; and

WHEREAS, after review of the application and supporting documentation, the Planning Commission finds the request for a special use permit 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 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 Inouye Amended Special Use Permit for sand and gravel operations, conditional upon the following:

- I. Prior to recording the sand and gravel special use permit map:
 - A. The title of the annexation map shall include Project No. LUP2021-0022 & Plan No. SUP2021-0004.
 - B. Any redlines provided by Planning staff shall be made to the special use permit maps.

II. Prior to commencing operations:

- A. A Flood Hazard Development Permit must be submitted and approved by the Public Works Director/City Engineer.
- B. The Applicant shall provide written evidence that all local, state and federal permits have been obtained.
- C. The Applicant shall provide written evidence that the comments from Colorado Parks and Wildlife have been adequately addressed.
- D. The Applicant shall discuss delineating a future trail on the WWTP Site with Planning Department staff.
- E. The Applicant shall finalize a mining agreement with the City of Fort Lupton.

DONE THIS 23RD DAY OF SEPTEMBER, 2021 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**INOUE GRAVEL MINE AMENDED SPECIAL USE PERMIT
PROJECT NO. LUP2021-0022 / PLAN NO. SUP2021-0004**

PROJECT DESCRIPTION

Project No.: LUP2021-0022 / Plan No. SUP2021-0004

Project name: Inouye Gravel Mine Amended Special Use Permit

Owner: City of Fort Lupton

Applicant: City of Fort Lupton & BURNCO Colorado, LLC dba Bestway Concrete

Representative: Andy Rodriguez with Civil Resources, LLC

Location of Request:

The site that is being incorporated into the existing Inouye Gravel Mining special use permit is located approximately 0.37 miles north of State Highway 52, and west of U.S. Highway 85 (the “Property” or “WWTP Site”). The Property that is being incorporated into the existing Inouye gravel mine special use permit is located on Lot 2 of the Pearson Park Subdivision in the Southeast Quarter of Section 31, Township 2 North, Range 66 West, and a Portion of the East Half of the Northwest Quarter of Section 6, Township 1 North, Range 66 West of the 6th Principal Meridian, City of Fort Lupton, County of West, State of Colorado.



Nature of Request:

The Applicant has submitted a request for an amended special use permit for sand and gravel mining operations. The proposal would incorporate an additional parcel, known as the WWTP Site, into the previously approved Inouye Gravel Mine special use permit for sand and gravel mining operations. This Property is owned by the City of Fort Lupton and includes the existing wastewater treatment plant and associated facilities. The additional mining will occur on the portion of the Property that was formerly the wastewater treatment plant lagoons, and is a portion of Lot 2 of the Pearson Park Subdivision, which was approved by staff as an amended subdivision.

Site Size: The Property (WWTP Site) is 59.48 acres, more or less. The Inouye Site is 120 acres, more or less. The total size of the amended site plan will be 179.48 acres, more or less.

Zone District: Proposed 'A' Agricultural, with concurrent change of zoning review.

Proposed Use: Sand and gravel mining operations.

Existing Use: City of Fort Lupton Wastewater Treatment Plant and former lagoon system.

Hearing Dates: Planning Commission – September 23, 2021 at 6:00 PM; and
City Council – October 19, 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

In August 2019, the Inouye Site was annexed into the City of Fort Lupton, and an initial zoning to 'A' Agricultural was approved. A concurrent Inouye Minor Subdivision, as well as the Inouye Gravel Mine Special Use Permit was also approved in August 2019. These applications are directly related to the proposed Inouye Gravel Mine Amended Special Use Permit.

APPLICATION PROCESS

The Applicant is requesting approval of an amended special use permit for sand and gravel mining operations and related uses. A special use permit application is processed under [Section 16-7](#) of the Code.

After required public notice of the special use permit application, 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 special use permit. 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 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 September 8, 2021.

Notice of the public hearings were posted on the Property on September 1, 2021 pursuant to the 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, and to mineral interests on September 8, 2021

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Applicant submitted an application for a change of zone to the 'A' Agricultural Zone District, which was reviewed at a separate public hearing before the Planning Commission. Sand and gravel mining is not a listed use by right in the 'A' Agricultural Zone District, but is identified as a permitted special use if approved by City Council. 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 Comprehensive Plan lists a majority of the Property as Parks & Open Space, as well as Public/Semi-Public for the portion of land occupied by the wastewater treatment plant. This type of use is permitted as a special use permit in the I-1 Light Industrial Zone District, but gravel mining is not. The proposed amended special use permit for gravel mining requires a zoning change (allowed only in the Agriculture Zone District with an approved special use permit, which has been submitted concurrently for review at a separate public hearing.) The planned reclamation for the gravel mining is to lined water storage, and the Comprehensive Plan states that the Parks & Open Space land use designation shall consist of parks, open spaces, and open water storage. Therefore the proposed use and change of zone to 'A' Agricultural conforms to the Comprehensive Plan.

2. The special use shall not substantially alter the character of the district or the neighborhood.

Staff Comment: The Property is adjacent to the South Platte River to the east and northeast, the Inouye mining operations to the northwest. The property to the west is owned by LG Everist, a mining operator, and the property to the south is the City's Pearson Park property. Gravel

mining is currently active in the area and therefore the character of the area will not be substantially altered.

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 summary was submitted previously for the Inouye Gravel Mine. No additional traffic will be added due to this amended special use permit. Access will be from County Road 14.5 through the existing Inouye Gravel Mine via an internal road to the WWTP Site to the south.

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 conditions of approval on the proposed resolution.

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 sand and gravel mining operations would no longer be permitted unless a new application were submitted and approved. The remaining existing operations would be allowed as they are a use by right. 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 Comprehensive Plan lists a majority of the Property as Parks & Open Space, as well as Public/Semi-Public for the portion of land occupied by the wastewater treatment plant. The northern Property includes the wastewater treatment plant. This type of use is permitted as a special use permit in the I-1 Light Industrial Zone District, but gravel mining is not. There is a change of zone being submitted concurrently with this application to the 'A' Agricultural Zone District, which is the only zone district that permits mining (with an approved special use permit). The planned reclamation for the gravel mining is to lined water storage, and the Comprehensive Plan states that the Parks & Open Space land use designation shall consist of parks, open spaces, and open water storage. Therefore the proposed use conforms to the Comprehensive Plan.

REFERRALS

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

City Attorney	Police Chief	City Administrator
Public Works Director	Building Inspector	Water Treatment Plant Supervisor
GIS Specialist	Fort Lupton Fire Protection District	CDOT

Colorado DRMS	Colorado Parks and Wildlife	Army Corp of Engineers
United Power	Comcast	CenturyLink
Xcel Energy	Weld County Department of Planning	Weld County Public Works
NCWCD	Lupton Bottom Ditch	

***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.***



COME PAINT YOUR FUTURE WITH US

Planning & Building

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

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: City of Fort Lupton
 Company: City of Fort Lupton
 Phone: 303 857 6694 Email: rvestal@fortluptonco.gov
 Address: 130 S. McKinley Ave, Ft. Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Andy Rodriguez
 Company: Civil Resources
 Phone: 303 833 1416 Email: andy@civilresources.com
 Address: 8308 Colorado Blvd Ste. 200, Firestone, CO 80504
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Roy Vestal
 Billing Company: City of Fort Lupton
 Phone: 303 857 6694 Email: rvestal@fortluptonco.gov
 Address: 130 S. McKinley Ave, Ft. Lupton, CO 80621

B. SITE DESCRIPTION

Site Address: 12285 Highway 52
 Parcel Number: 130931000011
 Existing Zone Classification: I-1 Proposed Zone Classification: Ag
 Water Type: NA Name: _____
 Sewage Type: NA District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

Project No. _____

D. PROJECT DESCRIPTION

Project Name: WWTP Gravel Mine

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

Special Use Permit for the WWTP property. See amended plat application for rezone. Inouye is
zoned agricultural.

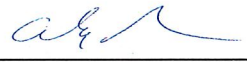
E. REQUIRED DOCUMENTS

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

F. CERTIFICATIONS

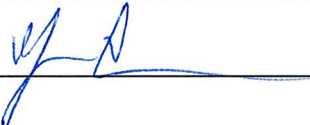
Representative Certification

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

Representative:  Date: 7/23/21

Owner Certification

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

Owner:  Date: 7/23/21

For Office Use Only

Received Date: _____

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

Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____



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): City of Fort Lupton Phone: 303 857 6694

Address: 130 S. McKinley Ave, Ft. Lupton CO 80621

Applicant (if different from owner): BURNCO

Address: 301 Centennial Dr, Milliken, CO 80543

Home Phone: (970) 587-9305 Cell Phone: _____

Address or location of Property for which Special Use Permit is being requested:
12285 Highway 52

Legal Description _____

Current Zoning: _____

Inouye Site-Agricultural
WWTP Site-Agricultural

INOUE PARCEL (TRICYCLE LAND OWNED):

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, THE SITE IS WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2 SW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) AND THE EAST 60 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2 SW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) AND THE EAST 60 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO.

EXCEPTING THEREFROM:

1) THAT PARCEL OF LAND DESCRIBED IN THAT QUITCLAIM DEED RECORDED AUGUST 3, 1993 AS RECEPTION NO. 02344482 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER.
2) BLANKET TRAIL EASEMENT AGREEMENT, REC. NO. 4233870

THE INOUE PARCEL CONTAINS 120 ACRES, MORE OR LESS (+/-).

WWTP PARCEL LOT 2 (CITY OF FT. LUPTON OWNED):

A parcel of land, being the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Thirty-one (31), Township Two North (T.2N.), Range Sixty-six West (R.66W.), and a portion of the East Half of the Northwest Quarter (E1/2NW1/4) of Section Six (6), Township One North (T.1N.), Range Sixty-six West (R.66W.) and the of the Sixth Principal Meridian (6th P.M.), City of Fort Lupton, County of Weld, State of Colorado.

Said parcel of land contains 2,591,040 sq. ft. or 59.48 acres 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.

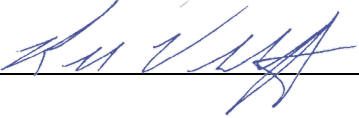
Reason for Request:

- Future gravel mine and reclaimed water storage. See detailed discussion attached —
to this application. —
-

Please answer the following questions in detail.

1. What is the proposed use?
Future gravel mine and reclaimed water storage.
2. How will the proposed use impact the surrounding properties as it relates to the following areas:
 - Noise Heavy machinery will be operated during normal business hours, no different than farm equipment.
 - Dust Continually watering of the haul routes will control dust.
 - Odor Not applicable.
 - Safety The miner is required to follow Mine Safety Health Assurance Protocol and Division of Reclamation Mining and Safety Rules.
 - Traffic Not applicable, all traffic will stay interior to the site and there will be no increased traffic.
 - Light Not applicable.
3. What are the proposed hours of operation? 6am -6pm.
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?
DRMS Permit, SWSP Permit through DWR and CDPHE Permit.
5. If this application is for a daycare, how many children will you be caring for?
Not applicable.
6. If this application is for an assisted living facility, how many units will you have in the facility?
Not applicable.
7. How many employees will work at the proposed facility?
2 to 5.

The applicant hereby certifies that the above information, along with the attached plans and project descriptions, is correct. The applicant agrees to comply with the provisions of the zoning ordinances, building code and all other applicable sections of the City Code, Land Use Code, City Plan and all other laws and ordinances affecting the construction and occupancy of the proposed building.

Signature(s): 

Date: 7/23/2021

INOUE GRAVEL MINE - WASTEWATER TREATMENT PLANT (WWTP) AMENDMENT

SPECIAL USE PERMIT DESCRIPTION

EXISTING CONDITIONS

INOUE PARCEL:

THE SITE IS LOCATED ADJACENT AND WEST OF THE SOUTH PLATTE RIVER AND SOUTH OF WELD COUNTY ROAD 14.5. THE SITE IS WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2 SW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) AND THE EAST 60 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO, AS SHOWN ON FIGURE 1.

THE INOUE PARCEL CONTAINS APPROXIMATELY 140.4 ACRES. (DRMS PERMIT BOUNDARY CONTAINS 120 ACRES)

Burnco Colorado, LLC plans to construct a vertical slurry wall around the two mining areas on the Inouye Gravel Mine Property with a mining slope of 3:1 (horizontal to vertical), as indicated in the DRMS permit application and discussed below.

AMENDED WWTP PARCEL:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST

NORTH PARCEL: FTL 16237 SE4SW4 31 2 66

THE NORTH PARCEL CONTAINS APPROXIMATELY 40 ACRES.

SOUTH PARCEL: FTL 15812-A PT E2NW4 6 1 66 (WESTSIDE ANNEX) BEG S89D57'E 1451.85' OF NW COR SEC S89D57'E 1334.95' S0D53'W 108.63' TO W LN HWY 85 BYPASS S15D03'W 61.98' S04D25'W 453' S05D59'W 383.1' N89D27'E 49.8' S0D27'E 309' S09D13'W 1287.7' TO N LN HWY 52 S88D23'W 1045.47' TO PT 46.96' N01D01'W OF SW COR E2NW4 N01D01'W 528.04' N88D58'E 165' N01D01'W 264' S88D58'W 165' N01D01'W 1819.39' TO BEG

THE SOUTH PARCEL CONTAINS APPROXIMATELY 59.3 ACRES (DRMS PERMIT BOUNDARY CONTAINS 18.6 ACRES OF THIS PARCEL).

Burnco Colorado, LLC plans to construct a vertical slurry wall around the perimeter of the property breaking the parcel down into one cells and enclosing and mining the old WWTP Site. Burnco will mine to bedrock with a mining slope of 3:1 (horizontal to vertical), as indicated in the DRMS permit application and discussed below.

ZONE DISTRICT

The Inouye Site is in the Agricultural Zone District and the WWTP Site is in an Industrial Zone District to be changed to Agricultural Zone District.

SURROUNDING HEALTH SAFETY OF NEIGHBORHOOD AND CITY

The Applicant is required to obtain the following permits and reviews:

- 1) Division of Reclamation and Mining and Safety (DRMS) MLRB 112 Reclamation Permit. This permit is broken down as:
 - a) A Proposed mining and reclamation plan to be submitted, reviewed and approved by the DRMS. DRMS approval complete.
 - b) A site soils study to be submitted to the Soil Conservation Service for their comment.
 - c) A slope stability analysis performed by a professional engineer to confirm that the surrounding structures are safe as a result of the mining.
 - d) A groundwater analysis to confirm the facilities relying on groundwater will operate as they have historically.
 - e) A bond to guarantee the site will be reclaimed as shown in the proposed reclamation plan.
 - f) A Substitute Water Supply Plan to ensure any exposed groundwater will be paid back to river in time and place, which satisfies water law requirements in the State of Colorado.
 - g) Wetland and endangered species assessment.
- 2) Stormwater and Spill Control Plans.
- 3) Discharge Permit
- 4) A flood plain analysis performed by a professional engineer to analyze the impacts of any topographic changes to the site and how they affect the surrounding floodplain and structures in the floodplain (one will be submitted but there will be no above grade fill placed).
- 5) A traffic study analysis (not required as no additional traffic will enter the site).
- 6) Dust control permit.

All of these permits and requirements ensure the health and safety of the neighborhood.

SURROUNDING AND CURRENT LAND USE

The current land use for the Inouye Gravel Mine is agricultural and the WWTP is industrial. The majority of the river corridor from State Highway 52 to Weld County Road 14.5 is gravel mining and agricultural use. Oil and gas activities have been present in the area for many years and there is limited to no residential development around this corridor. The proposed use is well within the current use of the area.

DETAILED ACTIVITIES ONSITE

The following activities are in addition to the mining plan description below.

- 1) The Site will have approximately 2 employees working from 6am to 6pm, 6 days a week.
- 2) Limited vehicle access will be from Highway 52 and the processing area will be directly accessed from the south entrance. There will be no haul trucks entering or leaving the site and all material will be hauled to the Inouye Gravel Mine Site to the north.
- 3) A minor amount of agricultural activities could occur in the undisturbed areas.
- 4) Fire protection
- 5) There will be no potable water use on site. Drinking will be from bottled water and a portable toilet will be provided for sanitary services. Washing and dust control water will come from onsite groundwater.
- 6) The attached mining plans and description below discuss the processing and mining operations at the Site.
- 7) The attached reclamation plan and the description below discuss the proposed reclamation plan.

- 8) The operator will obtain a storm water control plan and follow all best management practices required to discharge water offsite with limited sediment or keep all stormwater onsite.

TRAFFIC INFORMATION (EXCERPT FROM KIMLEY- HORN REPORT, FULL REPORT ATTACHED)

The addition of the WWTP site contributes no additional traffic to the site as all access will be through the Inouye Gravel mine via an internal road to the WWTP to the south.

The Inouye Gravel Pit is anticipated to generate approximately 376 daily trips during the weekday operating hours of 6:00 AM to 6:00 PM. Of these, 44 peak hour trips are anticipated (trucks and employees) in the morning and afternoon peak hours.

Based on the analysis presented in this report, Kimley-Horn and Associates, Inc. believes this Inouye Gravel Pit project traffic volume will be incorporated into the existing roadway network and will not require any traffic improvements along either CR-14.5 or CR-25 as well as at the CR-14.5/CR-25 intersection other than the installation of a R1-1 "STOP" sign on the driveway exiting approach to CR 14.5.

Based on the results of the intersection operational analysis, the recommended lane configurations and control of the study key intersections is shown in in the full report. **Lastly, an access permit is not anticipated to be required by CDOT for the US-85 access with CR-14.5 with development of this project.**

ONSITE IMPROVEMENTS AGREEMENT

An onsite improvements agreement is not required for this project per discussions with the City Engineer. A Road Maintenance Agreement (RMA) has already been finalized.

FLOODPLAIN

The Inouye Site is located in a defined floodplain and floodway and a Flood Hazard Development Plan has been finalized. The WWTP Site is located above the floodplain and requires no additional analysis, discussion with the City Engineer to conform this have been finalized and a LOMR has been submitted updating the flood mapping in this area.

MINING PLAN

- (a) ***Description of the method(s) of mining to be employed in each stage of the operation as related to any surface disturbance on affected lands;***

The proposed permit area includes a significant deposit of sand and gravel located in the alluvium of the South Platte River in Weld County. The site is located south of Weld County Road 14.5 and is west of Highway 85 and north of Highway 52. It encompasses approximately 59 acres +/-.

Site Preparation:

Initial disturbance of the property will include: clearing the site of existing structures (with exception of the structures to remain), constructing the slurry wall, dewatering the site, and stripping the topsoil and overburden material.

Mining:

After the slurry wall installation, dewatering trenches will be excavated down to bedrock to dewater the portion of the site located within the slurry wall. Groundwater collected in the

dewatering trench will be pumped into a settling pond and ultimately discharged to the South Platte River located initially on the east end of the property and eventually on the west end of the property. Once water levels are controlled through the dewatering system, scrapers will strip the topsoil and overburden material from a given phase and stockpile them separately for use during site reclamation. Any excess material not needed for reclamation may be sold or hauled off-site during the life of the mine.

The sand and gravel material will be excavated down to bedrock. Each phase will be dry-mined using scrapers, bulldozers, front-end loaders, excavators, or similar equipment. The mining on this site will progress in four phases, ranging in size from 20-25 acres and proceeding from west to the east.

The operator will develop and comply with a Stormwater Management Plan and Spill, Prevention, Control and Countermeasures Plan. The operator will notify the Division of Reclamation and Mine Safety and in the event of a reportable spill.

Processing:

All material mined under this proposed application will be transported by conveyor or haul truck to the processing area. The processing area will be located on the west side of the site for the entire project. Once mining of that area has ceased the processing plant will be moved to the east side of the site.

Import Material:

Burnco Colorado, LLC may import material from and export material to other sites. The applicant is aware that in accordance with Rule 3.1.5(9) of the Construction Material Rules and Regulations, if any offsite material is used as backfill, a notarized letter will be submitted to the Division indicating the materials are inert. The applicant will supply such a letter to the Division if, at the time of Reclamation, the applicant intends to use off-site material as backfill.

(b) *Earthmoving;*

Topsoil and overburden will be stripped with scrapers or bulldozers and stockpiled in segregated piles at the edge of the active mine phase. Excavators, front-end loaders, and bulldozers will be used to excavate the material. Conveyor belts or haul trucks will be utilized to transport the raw material from the active mine phase to the processing area. The phases will be mined at a 3H:1V slope.

(c) *All water diversions and impoundments; and*

The perimeter of the mined area will be dewatered by digging a trench to bedrock. The water will be pumped into a settling pond and discharged in accordance with a CDPS permit. Wash water for the processing area will be recycled through a series of small ponds within the processing area. The water required to operate the facility will likely be provided by the existing water rights associated with the property. No ditches will be disturbed without prior authorization of the appropriate ditch company.

(d) *The size of area(s) to be worked at any one time.*

Excluding the processing area, the maximum area to be worked on at any one time is approximately 30 acres.

- (e) ***An approximate timetable to describe the mining operation. The timetable is for the purpose of establishing the relationship between mining and reclamation during the different phases of a mining operation.***

The Operator anticipates that mining will commence as soon as all permits are in place. The Operator anticipates extracting approximately 500,000 tons of aggregate per year, however, production rate may vary based on market demands.

Timetable for Mining and Reclamation

Phase 1: Mining will begin with the silt storage area in the first year. Stripping of the plant area and proposed concrete and asphalt plants will also occur. The stockpile area will be stripped during this time. This area will take approximately a year to reclaim and will happen at the end of the mine.

Phase 2a: This phase will consist of the WWTP and will take approximately 2 years to mine and 2 years to reclaim.

Phase 2b: This phase will consist of the eastern cell and will take approximately 3 years to mine and 2 years to reclaim.

Phase 3: This phase will consist of approximately the western cell and will take approximately 5 years to mine and 2 years to reclaim.

Reclamation will begin immediately after mining is complete. When possible, concurrent reclamation practices will be used to minimize site disturbance and to limit material handling to the greatest extent possible. Please refer to the Mining Plan Map in Exhibit C for phase areas to be mined, locations and areas.

- (f) ***Use Mining Plan Map in conjunction with narrative to present:***

- (i.) ***Nature, depth and thickness of the deposit and thickness and type of overburden to be removed***

Exploratory borings drilled primarily along the perimeter of the site, encountered approximately two to four feet of overburden topsoil, silty sands and sandy lean clays overlying approximately 22 to 45 feet of sand and gravel on top of primarily claystone bedrock. Refer to the Stability Analysis (Exhibit S) for locations of the property extents and boring locations. The bedrock depths in the proposed mine areas ranged from approximately 25 feet to 45 feet below the ground surface.

- (ii.) ***Nature of the stratum immediately beneath the material to be mined in sedimentary deposits***

The site is located approximately 20 miles east of the foothills of the Colorado Front Range on the western flank of the Denver Structural Basin. The basin is a downwarp of sedimentary strata that tends north-northwest, parallel to the mountain front. In the project area, the sedimentary bed dips gently eastward toward the axis of the basin east of the site. Based on regional geologic mapping (Colton, 1978), the near surface bedrock in the project area is the Paleocene and Upper Cretaceous Denver and Arapahoe Formations. The bedrock is overlain by upper Pleistocene and Holocene (Quaternary age) gravel deposits and eolian (wind blown) overburden soils. The gravel deposits exist

primarily within the Piney Creek Alluvium deposit. The bedrock unit consists mainly of claystone and may contain lenses of siltstone and sandstone.

- (g) ***Identify the primary and secondary commodities to be mined/extracted and describe the intended use.***

The primary commodities are sand, gravel and fill; intended for construction materials.

- (h) ***Name and describe the intended use of all expected incidental products to be mined/extracted by the proposed operation.***

There are no expected incidental products to be mined.

- (i) ***Specify if explosives will be used in conjunction with the mining (or reclamation)***

No explosive material will be used on-site.

RECLAMATION PLAN

This information provided in this Exhibit is intended to satisfy the requirements outlined in Section 6.4.5 of the Colorado Mined Land Reclamation Board Construction Material Rules and Regulations: The proposed mining and reclamation plan focuses on minimizing the ecological impacts of mining, minimizing the length of time of impact, and maximizing long-term benefits.

- (a) ***A description of the type(s) of reclamation the Operator proposes to achieve in the reclamation of the affected land, why each was chosen, the amount of acreage accorded to each, and a general discussion of methods of reclamation as related to the mechanics of earthmoving;***

The mined area will be reclaimed to a lined water storage reservoir due to a need within the state for water storage facilities. Refer to Exhibit F for the acreages and additional details.

Earthmoving

The topsoil will be replaced by a scraper and generally graded with a blade. All grading will be done in a manner that controls erosion and siltation of the affected lands, to protect areas outside the affected land from slides and other damage. In addition, all backfilling and grading will be completed as soon as feasible after the mining process. All disturbed areas will be regraded and smoothed to a finished grade that is suitable for revegetation or the final land use.

As noted previously, the area will be reclaimed as mining proceeds. Finish grading, topsoil placement and seeding will occur throughout the life of the mine. Once the resource is completely removed, final grading and vegetation of the slopes will be completed. The empty vessel will be available for water storage. A typical cross-section of the shoreline is included on the Reclamation Plan Map.

- (b) ***A comparison of the proposed post-mining land use to other land uses in the vicinity and to adopted state and local land use plans and programs.***

The water storage reservoirs will be compatible with the other land uses in the vicinity, which includes farmland, industrial land, and rural residential.

(c) ***A description of how the Reclamation Plan will be implemented to meet each applicable requirement of Section 3.1.***

The Operator will carry reclamation to completion with reasonable diligence. Each phase of reclamation will be completed within one to two years from completion of mining, but not more than five years from the date the Operator informs the Board or Office that such phase has commenced.

Section 3.1.5 Reclamation Measures Material Handling: Grading will be performed to help control erosion and siltation of the affected lands through phased mining, implementing good operation techniques to handle material as little as possible, and vegetation of stockpiles remaining in place for more than one growing season. Although the use of erosion protection devices is not anticipated, if deemed necessary by the operator at the time of excavation, silt fence and haybale dams will be installed to prevent erosion. Backfilling and grading will be completed as soon as feasible after the mining process is complete for each phase.

Maximum slopes and slope combinations will be compatible with the configuration of surrounding conditions and selected land use. Mining will occur at a slope that is stable. Reclaimed slopes in the water storage reservoir will not be steeper than a 3:1 ratio. The upland area will be reclaimed to grades consistent with pre-mining elevations.

The operator will backfill using fill material generated on-site, or imported inert fill generated outside the permit area. If any inert off-site material is used as backfill, a notarized letter will be submitted to the Division as required by Section 3.1.5(9) of the MLRB Construction Material Rules and Regulations.

It is not anticipated that mining will uncover any refuse or acid-forming or toxic producing materials, however if any such materials are encountered the operator will take precaution to handle the materials in a manner that will control unsightliness and protect the drainage system.

Drill or auger holes that are part of the mining operation shall be plugged with non-combustible material, which shall prevent harmful or polluting drainage. Any test pits, soils boring holes, or monitoring wells not located within the mine excavation limits will be plugged as soon as it can be confirmed that they are no longer needed for the operation.

Mined material to be disposed of within the affected area will be handled in such a manner so as to prevent any unauthorized release of pollutants to the surface drainage system. No unauthorized release of pollutants to groundwater shall occur from any materials mined, handled or disposed of within the permit area.

Section 3.1.6 Water-General Requirements: The Operator will comply with applicable Colorado water laws governing injury to existing water rights and with applicable state and federal water quality and dredge and fill laws and regulations.

The operator will develop and comply with a stormwater management plan and will use best management practices (BMPs) to ensure groundwater and surface water are protected to the greatest possible extent. BMPs include schedules of activities, prohibitions of practices, maintenance procedures and other management practices to prevent or reduce the pollution in runoff from the site.

Section 3.1.7 Groundwater - Specific Requirements: The Operator will comply with the applicable standards and conditions for classified and unclassified groundwater.

Section 3.1.8 Wildlife: The mining and reclamation plans have been designed to account for the safety and protection of wildlife on the mine site. The Operator will mine the site in phases and use concurrent reclamation methods to minimize the impact on wildlife. As described in the attached site assessment, Exhibit H of this application, the proposed reclamation plan may improve wildlife habitat. The proposed seed mix and plantings will create improved cover, foraging, roosting, and nesting areas for wildlife. The water area within the reservoir will serve as habitat for waterfowl and other bird species and the fringes of the reservoir will be used by mammal, bird, reptile and amphibian species. Control and/or removal of noxious and weedy species during the project and the replacement of desirable graminoid, forb, shrub and tree species during reclamation will result in enhancement of wildlife habitat on the project site.

Section 3.1.9 Topsoiling: Topsoil shall be removed and segregated from other spoil. Topsoil stockpiles shall be stored in places and configurations to minimize erosion and located in areas where disturbance by ongoing mining operations will be minimized. Once stockpiled, topsoil shall be rehandled as little as possible. Stockpiles that will remain in place for more than one growing season will receive vegetative cover, as outlined on the Reclamation Plan Map, as soon as possible to minimize erosion.

Section 3.1.10 Revegetation: In those areas where revegetation is part of the reclamation plan, the land shall be revegetated in a manner that establishes a diverse, effective, and long-lasting vegetative cover that is capable of self-regeneration without continued dependence on irrigation or fertilizer and is at least equal in extent of cover to the natural vegetation of the surrounding area. The proposed seed-mix and plantings for reclamation are outlined on the Reclamation Plan included in Exhibit F of this application.

Section 3.1.11 Buildings and Structures: Please refer to the enclosed Reclamation Plan included in Exhibit F.

Section 3.1.12 Signs and Markers: The Operator will post appropriate signage at the entrance to the mine site. The permit area will be marked by existing fencing, or proximity to existing County roads.

(d) *Plans for topsoil segregation, preservation and replacement; for stabilization, compaction and grading of spoil; and for revegetation.*

Topsoil will be removed and segregated from other spoil. Topsoil not needed for reclamation may be sold or removed from the site. For reclamation, topsoil will be replaced by a scraper and generally graded with a blade. Grading shall be done in a manner that controls erosion and siltation of the affected land and protects areas outside the affected land from slides and other damage. In addition, backfilling and grading shall be completed as soon as feasible after the mining process.

Final grading will create a final topography that is appropriate for the final land use. For example, final grading of the reservoir above the high water line will replace material at a maximum 3:1 slope to meet the grade at the top of the banks. Topsoil will be uniformly placed and spread on areas disturbed by the mining, above the anticipated high water line. The minimum thickness shall be 6 inches above the surrounding finished grade, consistent with existing topsoil depths on-site. The topsoil shall be keyed to the underlying and surrounding material by the use of harrows, rollers or other equipment suitable for the purpose.

In those areas where revegetation is part of the reclamation plan, the Operator will revegetate the land in such a manner so as to establish a diverse, effective, and long-lasting vegetative cover that is capable of self-regeneration without continued dependence on irrigation or fertilizer and is at

least equal in extent of cover to the natural vegetation of the surrounding area. Seed will be drilled and mulched.

The revegetation seeding and plant list on the Reclamation Plan Map contains the preferred species of grasses, shrubs and trees to be planted.

Seeding will take place once final grading and replacement of topsoil have been completed for each phase. Timing of seeding will be consistent with standard horticultural practice for dryland applications - generally between late September and the middle of April to ensure there is adequate moisture for germination.

(e) A plan or schedule indicating how and when reclamation will be implemented. Include:

i. An estimate of the periods of time which will be required for the various stages or phases of reclamation.

Please refer to the Timetable for Reclamation below;

Phase 1: Mining will begin with the silt storage area in the first year. Stripping of the plant area and proposed concrete and asphalt plants will also occur. The stockpile area will be stripped during this time. This area will take approximately a year to reclaim and will happen at the end of the mine which coincides with year 10.

Phase 2: This phase will consist of approximately 2a and 2b and will take approximately 5 years to mine and 2 years to reclaim.

Phase 3: This phase will consist of the eastern cell and will take approximately 3 years to mine and 2 years to reclaim.

ii. A description of the size and location of each area to be reclaimed during each phase.

Please refer to the Reclamation Plan Map (Exhibit F).

iii. Outlining the sequence in which each stage or phase of reclamation will be carried out.

Please refer to the Timetable for Reclamation below;

Phase 1: Mining will begin with the silt storage area in the first year. Stripping of the plant area and proposed concrete and asphalt plants will also occur. The stockpile area will be stripped during this time. This area will take approximately a year to reclaim and will happen at the end of the mine.

Phase 2: This phase will consist of approximately 2a and 2b and will take approximately 5 years to mine and 2 years to reclaim.

Phase 3: This phase will consist of the eastern cell and will take approximately 3 years to mine and 2 years to reclaim.

(f) A description of:

i. Final grading – maximum anticipated slope gradient or expected ranges thereof;

The finished slopes of the reservoir will be 3 horizontal to 1 vertical.

ii. Seeding – types, mixtures, quantities and time of application;

Please refer to the Reclamation Plan Map for the list of plant materials and seeds to be utilized. The operator will seed during the appropriate season to ensure adequate moisture for germination and implement weed controls to allow the grasses to successfully establish. Additional plantings may be installed once the reservoirs are full of water and the grasses are established.

iii. Fertilization –types, mixtures, quantities, and time of application;

The type and application rate of fertilizer shall be determined based on a soil test at the time of final reclamation.

iv. Revegetation – types of trees, shrubs, etc.; and

Please refer to the Reclamation and Landscape Plan Maps for the types, quantities and location of trees and shrubs to be planted.

v. Topsoiling – specify anticipated minimum depth or range of depths for those areas where topsoil will be replaced.

Topsoil will be uniformly placed and spread on all areas disturbed by the mining above the anticipated high water line. The minimum thickness shall be 6 inches above the surrounding finished grade.

WEED MANAGEMENT PLAN

Burnco Colorado, LLC has a full-time weed manager on staff. This person is responsible for monitoring and controlling noxious weeds as they appear. Burnco Colorado, LLC typically prefers to control weeds mechanically, by mowing and/or discing. If necessary, weeds will be killed with a contact herbicide. Burnco Colorado, LLC has all of the necessary equipment in house to perform these tasks.

SPECIAL USE PERMIT - CITY OF FORT LUPTON PROJECT NO. _____

BURNCO COLORADO, LLC

INOUE GRAVEL MINE WWTP AMENDMENT - DRMS PERMIT M2018-037-AM01

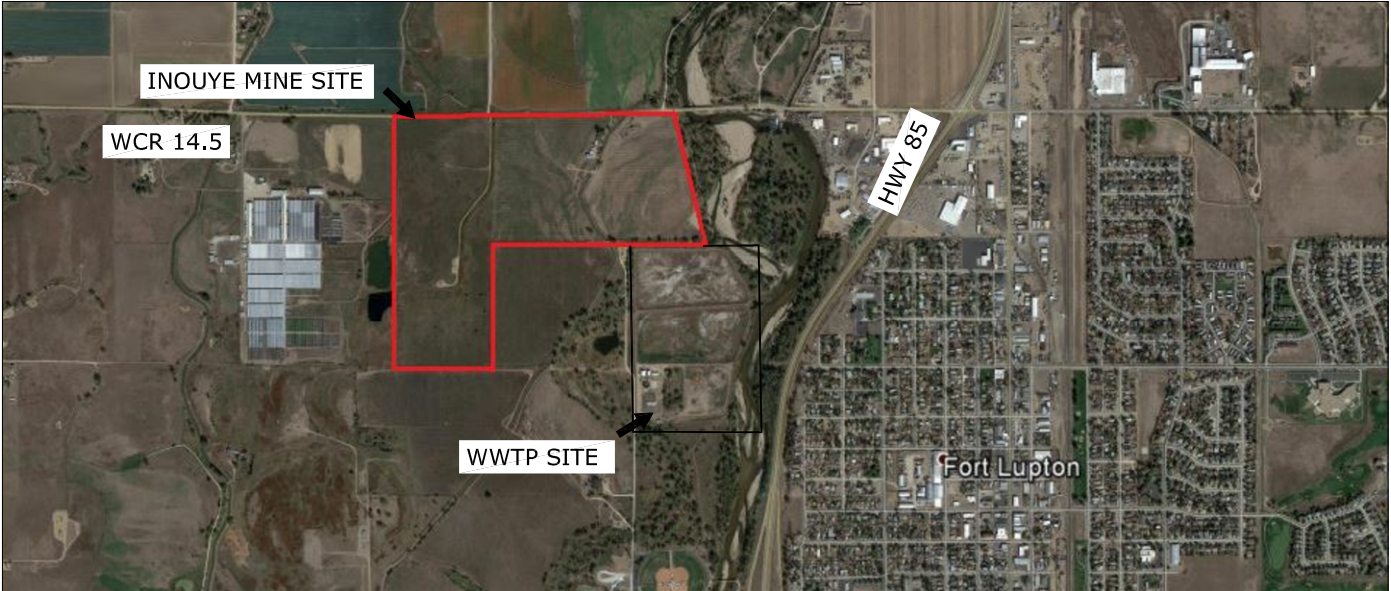
CITY OF FORT LUPTON, COLORADO

NOTES:

1. Noise: Every effort shall be made to minimize the impacts of noise. The facility shall adhere to the maximum permissible noise levels allowed per State requirements.
2. Dust: Dust control measures will be taken on interior roads. These measures include, but are not limited to, applying water or State approved dust suppressant chemicals as necessary. Fugitive dust emissions shall meet State air quality standards.
3. Odor: The State's Best Management Practices will be applicable to reduce or eliminate odors generated at this site.
4. Traffic: Truck traffic will utilize County Road 25 and County Road 18. Continued maintenance of County Road 25 shall comply with the annexation agreement. The owner/operator shall maintain in compliance with Colorado Department of Transportation requirements including, but not limited to, obtaining all required access permits and performing required improvements.
5. Light: All onsite lights associated with the mining and any batch plant operations, excluding security and motion detectors, will be turned off after hours of operation and light shall not be directed onto adjacent properties.
6. Hours of Operation: The hours of operation for sand and gravel operations are the hours of daylight, Monday through Saturday, except in the case of public or private emergency or to make necessary repairs to equipment. This restriction shall not apply to operation of administrative and executive offices or warm-up, repair and maintenance of facilities and/or equipment located on the property. Hours of mining operations may be extended with specific permission from the City Administrator or designee as detailed here. Applications for temporary exemptions from the provisions of this section shall be made to the City Administrator or his/her designee. In approving or denying a temporary exemption, consideration shall be given to the effective dates, hours of operation, type of noise, location, noise levels, equipment noise characteristics, lighting, and public health & safety. Permission will not be unreasonably withheld. The City Administrator or his/her designee shall notify the applicant of approval or denial of the application within seven (7) business days after receipt of the written request.
7. Safety: Gravel pit equipment operators and truck drivers will adhere to the best safety practices in and around the site when transporting materials. Truck unit identifications, telephone numbers and license plate numbers will be available to the City upon request.
8. Plant Operation Standards: Emissions from the sand and gravel and processing shall not exceed State standards, as regulated by the Colorado Department of Public Health and Environment and Air Pollution Control Division. The owner/operator shall maintain compliance with all State air permits for the site and equipment. In the event that washing of vehicles will occur on the site, the applicant shall ensure that any vehicle washing area(s) shall capture all effluent and prevent discharges from the washing of vehicles in accordance with the Rules and Regulations of the Water Quality Control Commission and the Environmental Protection Agency.
9. Tracking of dirt, mud and/or materials on public streets: The operator shall employ measures including paving the first one hundred (100) feet approaching access to public roads to limit tracking, carrying, or depositing of asphalt, fillers, soil, dust, mud, sludge, or any other material associated with the operations. All transport trucks and equipment shall be cleaned of debris to prevent tracking or spilling of asphalt, fillers, soil, dust, mud, sludge, or any other material prior to leaving the site.
10. Sweeping of public roads: If, on public roadways, there are visible tracks or deposits of aggregates, fillers, soil, mud, sludge, or any other material associated with the operation of the facility along the travel path of vehicles exiting the site, all such public roads shall be swept by owner or operator at least once each day of operation or more often as reasonably required by the City to remedy and remove tracking and deposits.
11. Transfer of Sand and Gravel Special Use Permit: Any person or entity who purchases or otherwise acquires control of the mining operation shall notify the City in writing prior to the change of ownership and/or control, including in the notice the effective date of the change as well as the name, address and telephone number of the new Owner or Operator. Such notice shall be provided to the City Administrator no less than ten (10) days prior to the effective date of the change in ownership or control. If the property within the sand and gravel special use permit ("SUP") is sold to a third party, Majestic Opportunities, Inc. is released from further obligations under the SUP as it relates to those parcels. The obligations of the SUP shall go with the land and be transferred to the new Owner/Operator. The properties under the SUP shall maintain compliance.
12. Suspension or Revocation of the Special Use Permit: The City Administrator or designee may suspend, revoke, modify, or place conditions of the continuation of a Special Use Permit upon a finding that the Owner and/or Operator has violated any of the provisions of the Sand and Gravel Special Use Permit, the Annexation Agreement, the Zoning Code, or other applicable ordinances and regulations of the City, State and Federal laws or regulations. During the appeal process, the mining operation may continue in operation provided, at a minimum, they remain in compliance with all state and federal laws and requirements.

NOTES (con't):

- (i) Other enforcement authorized: Nothing in this section shall prohibit the City from taking any other enforcement action provided for the Fort Lupton Municipal Code, the laws of the State of Colorado, or of the United States.
- (ii) Hearing on Suspension or Revocation: The Owner under the Special Use Permit shall be entitled to a quasi-judicial hearing before the City Administrator or designee if the City seeks to suspend, revoke, modify or place conditions on a Special Use Permit based on a violation of the Special Use Permit and/or annexation agreement.
- (a) when there is probable cause to believe that a permittee has violated or permitted a violation of the special use permit, annexation agreement, or other laws to occur, the city attorney may file a written complaint with the city administrator or designee setting forth the circumstances of the violation.
- (b) the city administrator or designee shall send a copy of the complaint by certified mail, return-receipt requested, to the owner at the address as shown on the sand and gravel special use permit ("sup") application or change of ownership notice, together with a notice to appear before the city administrator or designee for the purpose of a hearing to be conducted at a specified date and time and at a place designated in the notice to show cause why the owner's sup should not be suspended, revoked, modified or subjected to new conditions. Such hearing shall be held on a date not less than fourteen (14) business days following the date of mailing of the complaint and notice to the owner, an attorney or other representative(s) may represent the owner at the hearing.
- (iii) Conduct of Hearing: At the hearing, the City Administrator or designee shall hear and consider such evidence and testimony presented by the City enforcement officers, City Staff, the Owner, and/or any other witnesses presented by the City or the Owner that is relevant to the violations alleged in the complaint. The City Administrator or designee shall conduct the hearing in conformity with quasi-judicial proceedings and shall permit the relevant testimony of witnesses, cross examination, and presentation of relevant documents and other evidence. The hearing shall be recorded stenographically or by electronic recording device. Any person requesting a transcript of such record shall pay the reasonable cost of preparing the record.
- (iv) Written Findings: The City Administrator or designee shall make written finding of facts from the statements and evidence offered and shall reach a conclusion as to whether the alleged violations occurred. Such written findings and conclusion shall be prepared and issued not more than fourteen (14) business days following the conclusion of the hearing. If the City Administrator or designee determines that a violation did occur which warrants suspension, revocation, modification or conditioning of the Special Use Permit pursuant to this section, he/she shall issue an order suspending, revoking, modifying or placing conditions to the Special Use Permit. A copy of the findings, conclusion, and order shall be mailed to the permittee by certified mail, return receipt requested, at the address shown on the Special Use Permit application or change of ownership notice.
- (v) Appeals: For purposes of any appeal to the District Court, the City Administrator or designee's decision shall be final upon the earlier of the date of the Owner's or Operator's receipt of the finding, conclusion, and order or four (4) business days following the date of mailing of the City Administrator's or designee's decision. The order of the City Administrator or designee shall be final decision and may be appealed to the District Court pursuant to Colorado Rules of Civil Procedure 106(a)(4).
- (vi) No refund and costs of enforcement: In the event of suspension, revocation, modification, conditioning, or cessation of business, no portion of the Special Use Permit fee shall be refunded. Any person whose Special Use Permit is suspended, revoked, or modified under this section shall be required to pay the costs including, but not limited to, attorney's fees, expert witness and/or consultant fees, incurred by the City to enforce this permit.
- (vii) Concrete and/or asphalt batch plant: Prior to the operation of a concrete and/or asphalt batch plant at the property, an updated road maintenance agreement must be submitted for review and approval by the Public Works Director. All improvements required by CDOT to County Road 14.5 and U.S. Highway 85 must also be completed prior to operations of any batch plant.



PROJECT LOCATION MAP

SCALE: 1" = 500 UNITS

CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS FOR THE CONSTRUCTION THE DRMS PERMIT FOR THE INOUE GRAVEL MINE WERE PREPARED UNDER MY DIRECT SUPERVISION FOR THE OWNERS THEREOF.

BY: Andrew R. Rodriguez DATE: 07/23/21
ANDREW R. RODRIGUEZ, P.E.

BESTWAY CONCRETE INC. DOES HEREBY ACCEPT AND APPROVE THESE PLANS FOR THE DRMS PERMIT.

BY: Authorized Representative DATE: 07/23/21
AUTHORIZED REPRESENTATIVE
BURNCO COLORADO, LLC

PREPARED FOR:

BURNCO COLORADO, LLC

301 CENTENNIAL DR.
MILLIKEN, CO 80543
970 587 7277

PREPARED BY:

CIVIL RESOURCES, LLC

323 5th STREET
P.O. BOX 680
FREDERICK, CO 80530
303 833 1416

PROPERTY DESCRIPTION

INOUE PARCEL (TRICYCLE LANE OWNED):
A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, THE SITE IS WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2 SW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) AND THE EAST 60 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2 SW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.) AND THE EAST 60 ACRES OF THE SOUTHEAST QUARTER (E1/2 SE1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO.

EXCEPTING THEREFROM:

- 1) THAT PARCEL OF LAND DESCRIBED IN THAT QUITCLAIM DEED RECORDED AUGUST 3, 1993 AS RECEPTION NO. 02344482 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER.
- 2) BLANKET TRAIL EASEMENT AGREEMENT, REC. NO. 4233870

THE SAID DESCRIBED INOUE PERMIT BOUNDARY CONTAINS 120 ACRES, MORE OR LESS (±).

WWTP PARCEL (CITY OF FT. LUPTON OWNED):
A PARCEL OF LAND, BEING THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SIX WEST (R.66W.), AND A PORTION OF THE NORTHWEST QUARTER (E1/2NW1/4) OF SECTION SIX (6), TOWNSHIP ONE NORTH (T.1N.), RANGE SIXTY-SIX WEST (R.66W.) AND THE OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

SAID PARCEL OF LAND CONTAINS 2,591,040 SQ. FT. OR 59.48 ACRES 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.

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT CITY OF FORT LUPTON PARCEL & THE TRICYCLE LANE PARCEL, BEING THE SOLE OWNER(S) OF THE LAND DESCRIBED HEREIN, AND ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

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

BY: _____ AS: _____

BY: _____ AS: _____

STATE OF _____)

) SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 20__.
WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____, 2019.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 2019.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTRATOR'S APPROVAL

APPROVED THIS ____ DAY OF _____, 2019.

CITY ADMINISTRATOR

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED THIS ____ DAY OF _____, 2020, BY RESOLUTION NO. _____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A PLAT OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY RESOLUTION NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE ____ DAY OF _____, A.D. 20__ AND THAT THE MAYOR OF THE CITY OF FORT LUPTON, AS AUTHORIZED BY SAID RESOLUTION ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

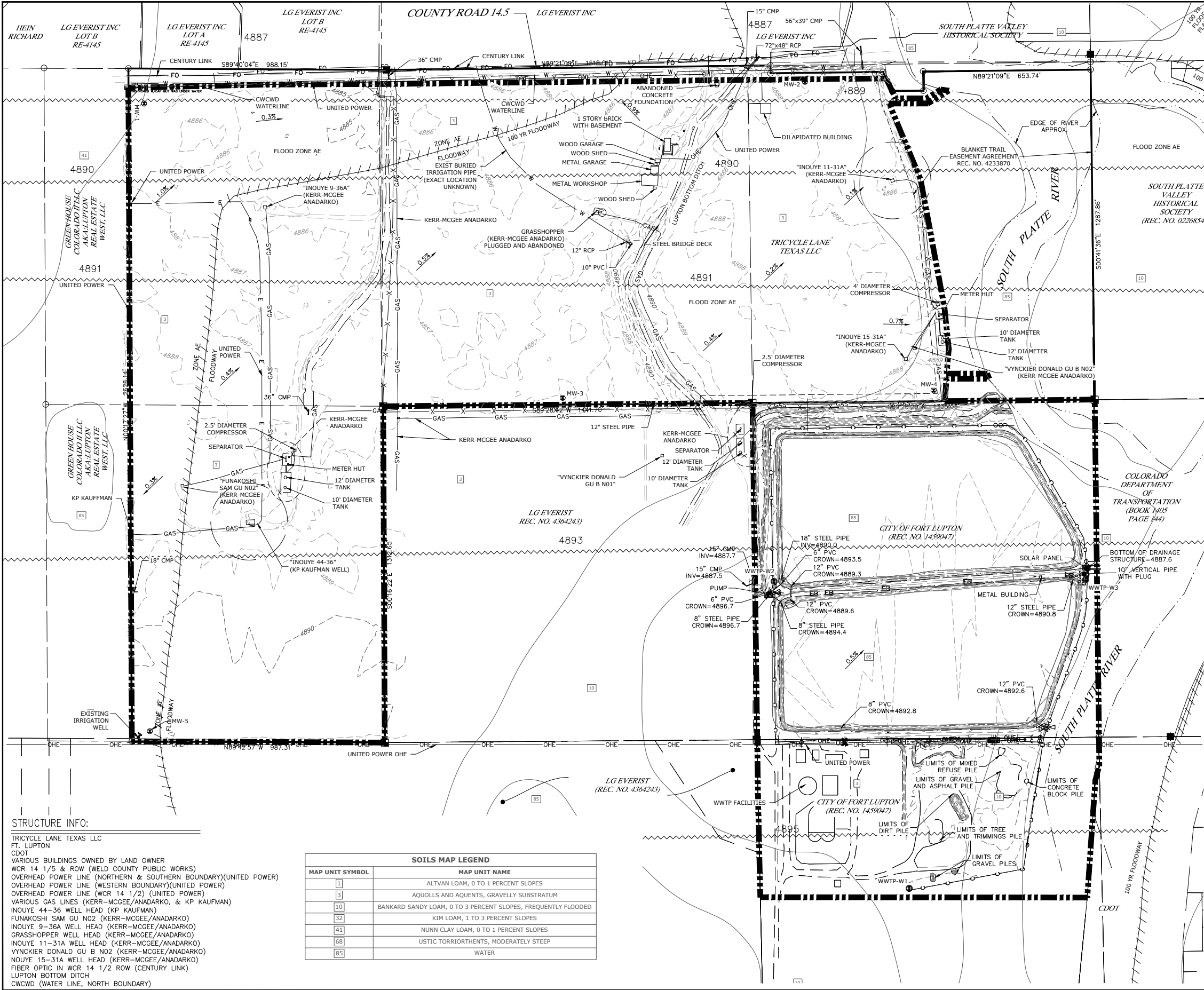
MAYOR

BY:

CITY CLERK
(SEAL)



REVISIONS				DATE:
NO.	DESCRIPTION	DATE	BY	12 / 06 / 2018
1	WWTP DESC. UPDATE	7/23/21	ARR	DWG: COVER-EXISTING CONDITIONS-WWTP.DWG
				SHEET:
				1



STRUCTURE INFO:

TRICYCLE LANE TEXAS LLC
FT. LUPTON
CDOT
VARIOUS BUILDINGS OWNED BY LAND OWNER
WCR 14 1/5 & ROW (WELD COUNTY PUBLIC WORKS)
OVERHEAD POWER LINE (NORTHERN & SOUTHERN BOUNDARY)(UNITED POWER)
OVERHEAD POWER LINE (WESTERN BOUNDARY)(UNITED POWER)
OVERHEAD POWER LINE (WCR 14 1/2) (UNITED POWER)
VARIOUS GAS LINES (KERR-MCGEE/ANADARKO, & KP KAUFMAN)
INOUE 44-36 WELL HEAD (KP KAUFMAN)
FUNAKOSHI SAM GU NO2 (KERR-MCGEE/ANADARKO)
INOUE 9-36A WELL HEAD (KERR-MCGEE/ANADARKO)
GRASSHOPPER WELL HEAD (KERR-MCGEE/ANADARKO)
INOUE 11-31A WELL HEAD (KERR-MCGEE/ANADARKO)
VYNCKIER DONALD GU B NO2 (KERR-MCGEE/ANADARKO)
INOUE 15-31A WELL HEAD (KERR-MCGEE/ANADARKO)
FIBER OPTIC IN WCR 14 1/2 ROW (CENTURY LINK)
LUPTON BOTTOM DITCH
CWCWD (WATER LINE, NORTH BOUNDARY)

SOILS MAP LEGEND	
MAP UNIT SYMBOL	MAP UNIT NAME
[1]	ALTVAN LOAM, 0 TO 1 PERCENT SLOPES
[3]	AQUOLLS AND AQUENTS, GRAVELLY SUBSTRATUM
[10]	BANKARD SANDY LOAM, 0 TO 3 PERCENT SLOPES, FREQUENTLY FLOODED
[32]	KIM LOAM, 1 TO 3 PERCENT SLOPES
[41]	NUNN CLAY LOAM, 0 TO 1 PERCENT SLOPES
[68]	USTIC TORRIORTHENTS, MODERATELY STEEP
[85]	WATER

LEGEND

- EASEMENT
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PERMIT BOUNDARY
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- SOILS TYPE
- EXISTING CONTOUR (1' INTERVAL)
- 100 YR FLOODWAY
- 100 YR FLOOD PLAIN
- MONITORING WELL
- EXISTING GROUND SLOPE
- PROPERTY OWNER

FLOODPLAIN INFO:

FLOODPLAIN INFO IS FROM FIRM FLOOD INSURANCE RATE MAP PANEL NO. 08123C2102E AND 08123C2104E EFFECTIVE DATE: JANUARY 20, 2016

EXISTING VEGETATION:

AGRICULTURAL FARM LAND

APPLICANT:

BURNCO COLORADO, LLC
301 CENTENNIAL DRIVE
MILLIKEN, CO 80543

NOTE:

CIVIL RESOURCES, LLC. IS NOT RESPONSIBLE FOR SAFETY, IN, ON, OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY OF ANY REGULATIONS THERE TO.

THESE MAPS WERE PREPARED BY CIVIL RESOURCES, LLC. IN COOPERATION WITH BESTWAY CONCRETE. BESTWAY WILL KEEP THE DIVISION OF RECLAMATION MINING AND SAFETY INFORMED OF ANY CHANGES TO THE MINING OR RECLAMATION PLANS THROUGH ANNUAL REPORTS AND FILE TECHNICAL REVISIONS AND AMENDMENT APPLICATIONS AS NECESSARY THROUGHOUT THE LIFE OF THE MINE.

AFFECTED LANDS:

TRICYCLE LANE TEXAS LLC:
VARIOUS OUT BUILDINGS
FT. LUPTON WASTE WATER
TREAMNET PLANT
LUPTON BOTTOM DITCH

TRICYCLE LANE TEXAS LLC:
ACCESS ROADS

TOTAL PERMIT AREA:
178.9 ACRES

PROPERTY ADDRESS:
12210 WCR 14
FT LUPTON, CO. 80621

DESIGNED BY: ARR **DATE:** JUNE, 2020
DRAWN BY: ARR **SCALE:** AS NOTED
CHECKED BY: ARR **AS NOTED**
JOB NO.: 213.001.29
DWG NAME: COVER-EXISTING CONDITIONS-INOUE-SUP.FD.DWG

CIVIL RESOURCES, LLC

323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

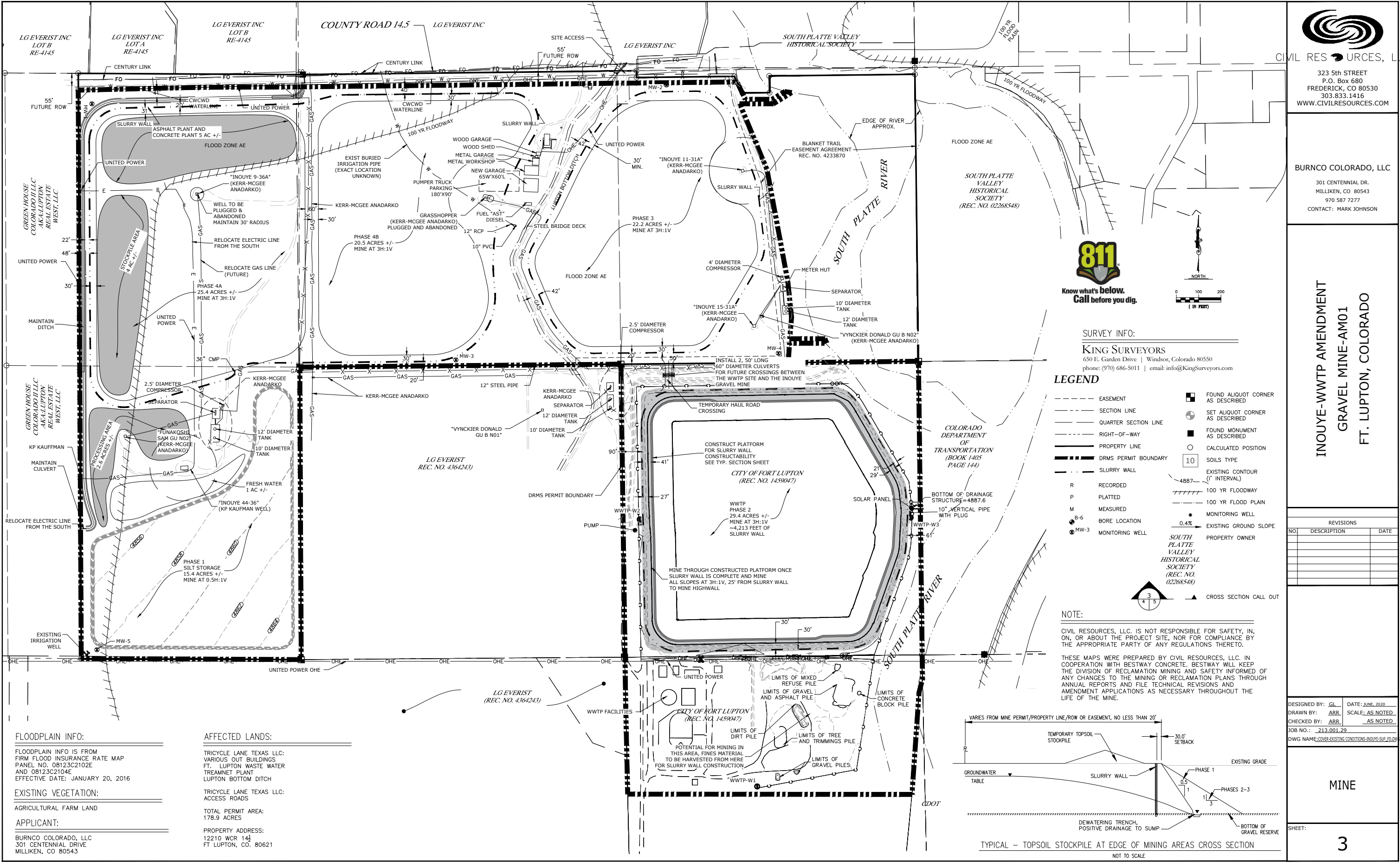
BURNCO COLORADO, LLC

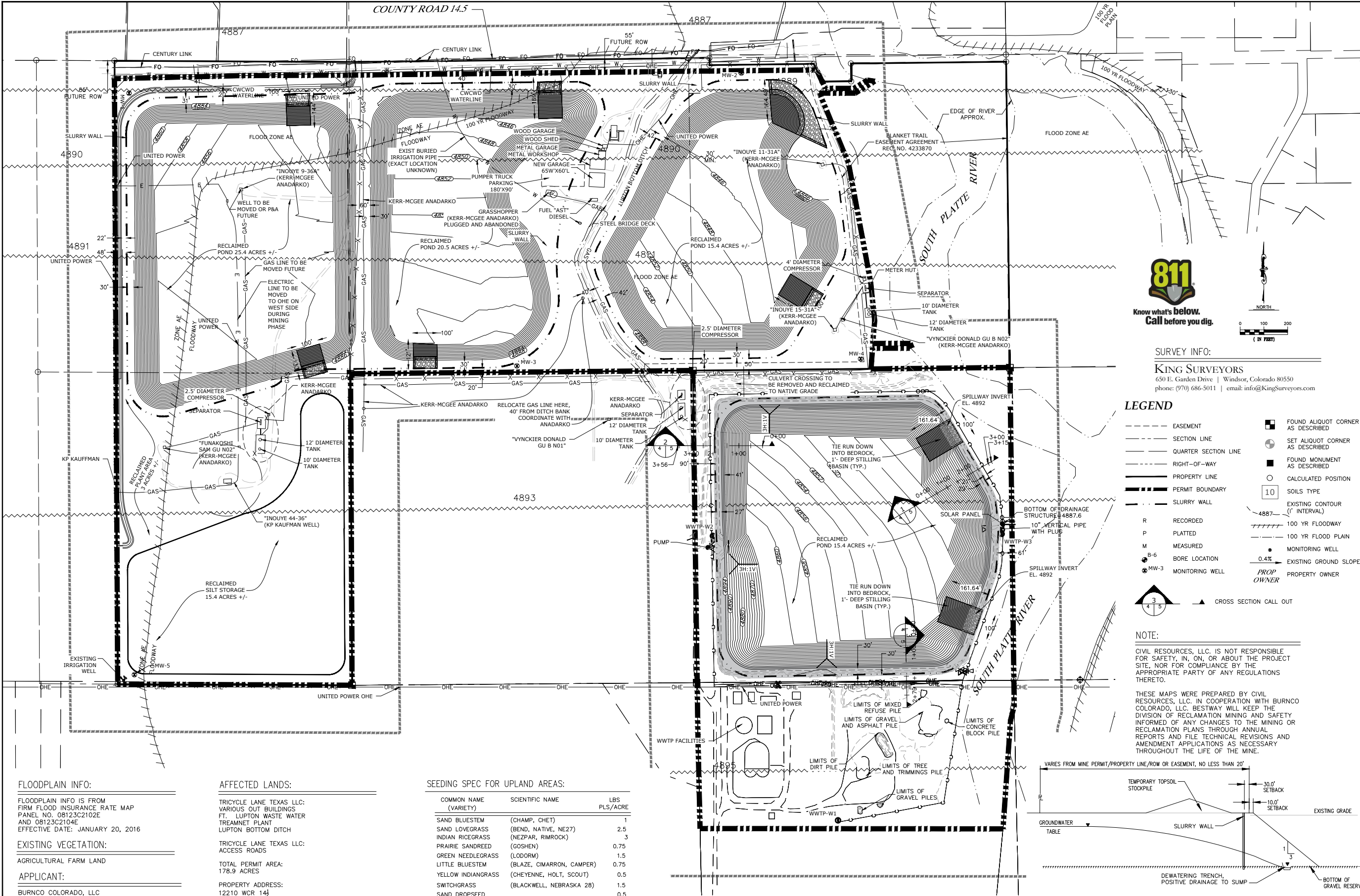
301 CENTENNIAL DR.
MILLIKEN, CO 80543
970 587 7277
CONTACT: MARK JOHNSON

INOUE-WWTP AMENDMENT
GRAVEL MINE-AM01
FT. LUPTON, COLORADO

EXISTING

SHEET: 2





FLOODPLAIN INFO:
FLOODPLAIN INFO IS FROM
FIRM FLOOD INSURANCE RATE MAP
PANEL NO. 08123C2102E
AND 08123C2104E
EFFECTIVE DATE: JANUARY 20, 2016

EXISTING VEGETATION:
AGRICULTURAL FARM LAND

APPLICANT:
BURNCO COLORADO, LLC
301 CENTENNIAL DRIVE
MILLIKEN, CO 80543

AFFECTED LANDS:
TRICYCLE LANE TEXAS LLC:
VARIOUS OUT BUILDINGS
FT. LUPTON WASTE WATER
TREATMENT PLANT
LUPTON BOTTOM DITCH

TRICYCLE LANE TEXAS LLC:
ACCESS ROADS

TOTAL PERMIT AREA:
178.9 ACRES

PROPERTY ADDRESS:
12210 WCR 14
FT LUPTON, CO. 80621

SEEDING SPEC FOR UPLAND AREAS:

COMMON NAME (VARIETY)	SCIENTIFIC NAME	LBS PLS/ACRE
SAND BLUESTEM	(CHAMP, CHET)	1
SAND LOVEGRASS	(BEND, NATIVE, NE27)	2.5
INDIAN RICEGRASS	(NEZPAR, RIMROCK)	3
PRAIRIE SANDREED	(GOSHEN)	0.75
GREEN NEEDLEGRASS	(LODORM)	1.5
LITTLE BLUESTEM	(BLAZE, CIMARRON, CAMPER)	0.75
YELLOW INDIANGRASS	(CHEYENNE, HOLT, SCOUT)	0.5
SWITCHGRASS	(BLACKWELL, NEBRASKA 28)	1.5
SAND DROPSEED		0.5

TOTAL LBS PER ACRE: 12.0

CIVIL RESOURCES, LLC
323 5th STREET
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FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

BURNCO COLORADO, LLC
301 CENTENNIAL DR.
MILLIKEN, CO 80543
970 587 7277
CONTACT: MARK JOHNSON

INOUE-WWTP AMENDMENT
GRAVEL MINE-AM01
FT. LUPTON, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: GL DATE: JUNE 2018
DRAWN BY: ARR SCALE: AS NOTED
CHECKED BY: GL AS NOTED
JOB NO.: 213.001.29
DWG NAME: COVER EXISTING CONDITIONS INOUE SUP. PD.DWG

RECLAIM

SHEET: 4



March 12, 2019

Mr. Andy Rodriguez, P.E.
Civil Resources, LLC
323 5th Street
Frederick, CO 80530

Re: Inouye Gravel Mine Traffic Study Letter
CR-14.5 at CR-25
Fort Lupton, Colorado

Dear Mr. Rodriguez:

The purpose of this letter report is to document the results of a traffic analysis prepared for the proposed Inouye Gravel Pit to be located along the south side of CR-14.5 near the CR-25 intersection in Fort Lupton, Colorado. This letter serves as an update to the traffic study prepared March 22, 2018 to include study of the CR-14.5 and US-85 intersection as requested by CDOT, as well as removal of the previously studied asphalt plant. The primary work hours for the mine are anticipated to be between 6:00 AM and 6:00 PM Monday through Friday with a 10-hour shift occurring on Saturdays. This traffic study identifies project traffic generation characteristics, potential project traffic related impacts on the local street system, and mitigation measures required for identified impacts of the study area key intersections of CR-14.5/CR-25 and US-85/CR-14.5. Specifically, the project is proposed to include an approximate 120-acre gravel mine. Regional access to the Inouye Gravel Pit will be provided by Interstate 25 (I-25) and United States Highway 85 (US-85). Primary and direct access to Inouye Gravel Pit will be provided by County Road 14.5 (CR-14.5) and County Road 25 (CR-25). The project location is shown in an attached aerial exhibit and attached vicinity map of **Figure 1**.

Existing Roadway Network

US-85 provides two through lanes of travel in each direction, northbound and southbound, and has a posted speed limit of 55 miles per hour through the study area. CR-14.5 is a paved roadway providing one lane of travel each direction, eastbound and westbound, and has a posted speed limit of 25 miles per hour adjacent to the site. CR-14.5 connects directly to US-85 to the east. It travels to CR-21 to the west, where it terminates. CR-25 is unpaved and has a width sufficient to provide one lane of travel each direction, northbound and southbound, without an observed posted speed limit in near proximity of the intersection with CR-14.5.

The existing intersection of US-85 and CR-14.5 is signalized with protected-permitted left turn phasing on the northbound and southbound approaches and with permitted-only left turn phasing on the eastbound and westbound CR-14.5 approaches. The northbound and southbound approaches provide left turn lanes, two through lanes, and a right turn lane. The eastbound and westbound approaches provide left turn lanes and shared through/right turn lanes with free right turn channelized lanes. The existing intersection of CR-14.5 and CR-25 is a two-way stop-controlled intersection with stop control on the northbound private access aligning with this intersection and the southbound CR-25 approaches. All four approaches

provide a single shared movement lane. The south leg of the intersection is anticipated to serve as access to the Inouye gravel mine project site. The existing intersection lanes and control for the CR-14.5 and CR-25 key intersection that will provide access to the gravel pit is shown in **Figure 2**. The project site is currently vacant land, used for agricultural purposes. The surrounding uses are also primarily vacant/agricultural with farms located nearby. The City of Fort Lupton is located approximately one mile southeast of the site.

Existing Traffic Volumes

Existing peak hour turning movement counts were conducted at the key intersection of CR-14.5/CR-25 on Tuesday, October 3, 2017 and at the intersection of CR-14.5/US Highway 85 on Wednesday, February 27, 2019 during the morning and afternoon peak hours. The counts were conducted in 15-minute intervals during the morning and afternoon peak hours of adjacent street traffic from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM on these count dates. Existing turning movement counts are shown in **Figure 3**. Count sheets are attached.

Unspecified Development Traffic Growth

Since the original traffic volumes at the intersection of CR-14.5/CR-25 were conducted in the year 2017, future traffic volume projections for growth at this intersection were obtained from CDOT traffic information in order to obtain an estimate of the traffic volumes at this intersection for the current year 2019. According to information provided on the website for the Colorado Department of Transportation, the 20-year growth factor along US-85 throughout the study area, 1.53, equates to an annual growth rate of approximately 2.0 percent. Based on this, an annual growth rate of 2.0 percent was used to estimate 2019 traffic volume projections at the key intersection of CR-14.5/CR-25. CDOT US-85 traffic growth information is attached.

Trip Generation

Site-generated traffic estimates are determined through a process known as trip generation. The number of employees anticipated as well as the number of truck trips in and out daily and per hour were estimated for the proposed gravel mine and concrete operations. The gravel mine is anticipated to have 12 employees, with the concrete plant having two (2) employees. Therefore, it is anticipated that 14 employees will be assigned to the site. For purposes of this study, it was assumed that all 14 employees would arrive and depart in a common peak hour in a drive-alone fashion resulting in 14 vehicles entering the gravel mine in the morning peak hour and 14 vehicles exiting the mine during the afternoon peak hour.

It was estimated that 120 trucks (240 trips in and out) will access the gravel mine each day, which equates to 10 trucks per hour assuming a 12-hour work day (10 trucks in and 10 trucks out in the AM and PM peak hours). For the concrete operations, the fleet will include 18 trucks that will deliver (come and go) three (3) times per day. This results in 108 daily trips (18 trucks x 3 visits per day x 2 trips made by each truck) with approximately 4 to 5 trucks in and out during each of the twelve hours. Some hours will see four trucks come in and leave while others will have five. For purposes of this study, the peak hour volume of five trucks in and out was assumed. **Table 1** provides the trip generation estimate for the Inouye Gravel Pit. Based on the estimates, the gravel pit is anticipated to generate a total of 376 trips daily. Of these, 44 trips are anticipated to occur during the morning and afternoon peak hours.

Table 1 – Inouye Gravel Pit Weekday Traffic Generation

Type	Weekday Vehicles Trips						
	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Employees (16)	28	14	0	14	0	14	14
Gravel Trucks	240	10	10	20	10	10	20
Concrete Trucks	108	5	5	10	5	5	10
Total	376	29	15	44	15	29	44

Trip Distribution and Traffic Assignment

Distribution of project traffic on the street system for Inouye Gravel Pit was based on the area street system characteristics, existing traffic patterns, existing location compared to nearby population areas, and the proposed access system for the project. The directional distribution of traffic is a means to quantify the percentage of site-generated traffic that approaches the site from a given direction and departs the site back to the original source.

It was assumed that the majority of traffic generated to the gravel mine will be coming from and departing to the east and US-85 (60 percent), while the remaining proportion (40 percent) of traffic generated will be coming from the west for access to and from Interstate 25. Attached **Figure 4** illustrates the expected project trip distribution for the Inouye Gravel Pit. Traffic assignment was obtained by applying the distribution of **Figure 4** to the estimated traffic generation of the project shown in above **Table 1**. Traffic assignment for the project is shown in **Figure 5** attached. Project traffic volumes were added to the existing traffic volumes to represent estimated traffic conditions for the CR-14.5 and CR-25 intersection. Attached **Figure 6** shows the existing plus project traffic volumes for the Inouye Gravel Pit.

Traffic Operations Analysis

Kimley-Horn's analysis of traffic operations was conducted to determine if the addition of the Inouye Gravel Pit project traffic can be accommodated to maintain acceptable operations of the existing CR-14.5/CR-25 and CR-14.5/US-85 intersections without the need for improvements. The acknowledged source for determining overall capacity is the Highway Capacity Manual. Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). For intersections and roadways in this study area, typical standard traffic engineering practice identifies overall intersection LOS D and movement LOS E as the minimum thresholds for acceptable operations. Synchro traffic analysis software was used to analyze the study area intersection. The Synchro Highway Capacity Manual (HCM 2010) methodology reports were used to analyze intersection delay and level of service. **Table 2** shows the definition of level of service for signalized and unsignalized intersections.

Table 2 - Level of Service Definitions

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤ 10	≤ 10
B	> 10 and ≤ 20	> 10 and ≤ 15
C	> 20 and ≤ 35	> 15 and ≤ 25
D	> 35 and ≤ 55	> 25 and ≤ 35
E	> 55 and ≤ 80	> 35 and ≤ 50
F	> 80	> 50

Definitions provided from the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2010.

County Road 14.5 and US-85

The intersection of CR-14.5 and US-85 is signalized with protected-permitted left turn phasing on the northbound and southbound approaches and with permitted only left turn phasing on the eastbound and westbound approaches. **Table 3** provides the results of the level of service at the CR-14.5 and US-85 intersection. The capacity analysis indicates that acceptable delay and level of service is forecasted during the morning and afternoon peak hours with development of the project in 2019.

Table 3 – CR 14.5 and US-85 LOS Results

SCENARIO	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2019 Existing	13.5	B	14.1	B
2019 Total	13.6	B	14.3	B

County Road 14.5 and CR-25

The existing unsignalized full movement intersection of CR-14.5 and CR-25 was analyzed based on average total delay analysis for unsignalized intersections. Under the unsignalized analysis, the level of service (LOS) for a two-way stop-controlled intersection is determined by the computed or measured control delay and is defined for each minor movement. Level of service for a two-way stop-controlled intersection is not defined for the intersection as a whole. It was found that all movements at the existing intersection of CR-14.5 and CR-25 are anticipated to operate acceptably (at LOS A or B) with the addition of the Inouye Gravel Pit project traffic. Therefore, no modifications are anticipated to be needed at this intersection to accommodate project traffic. **Table 4** provides the results of the level of service for the intersection of CR-14.5 and CR-25 (capacity analysis worksheets are attached).

Table 4 – CR-14.5 and CR-25 LOS Results

SCENARIO	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2019 Total				
Northbound Approach	9.7	A	10.3	B
Eastbound Left	7.3	A	0.0	A
Westbound Left	8.0	A	8.2	A

CDOT Access Permit Analysis

The threshold for requiring an access permit along CDOT roadways occurs when project traffic is anticipated to increase the existing access traffic volumes by more than 20 percent. Based on traffic projections, the addition of project traffic on the CR-14.5 west leg of the intersection of CR-14.5 and US-85 does not increase traffic volumes by more than 20 percent ($26/181 = 14.3\%$ AM Peak and $26/162 = 16.0\%$ PM Peak); therefore, it is not believed that an access permit will be required by CDOT for this intersection in association with this project. However, for informational purposes the recommended CDOT auxiliary turn lane lengths are provided.

Since US-85 is a state owned and maintained facility, it is recommended that auxiliary turn lanes along US-85 be constructed in accordance with the current CDOT State Highway Access Code (SHAC). CDOT categorizes the segment of US-85 through the study area as E-X: Expressway. According to the State Highway Access Code for category E-X roadways, the following thresholds apply:

- A left turn deceleration lane and taper with storage length is required for any access with a projected peak hour left ingress turning volume greater than 10 vehicles per hour (vph).
- A right turn deceleration lane and taper is required for any access with a projected peak hour right ingress turning volume greater than 10 vph.
- A right turn acceleration lane and taper is required for any access with a projected peak hour right turning volume greater than 10 vph.

Based on traffic projections and the above thresholds, auxiliary turn lane requirements were calculated for the US-85 and CR-14.5 intersection. US-85 provides two lanes of travel in each direction and has a posted speed limit of 55 miles within the study area. As such, turn lane requirements at the study area intersections along US-85 are as follows:

- A northbound left turn deceleration lane **is** warranted today based on existing 2019 traffic being 35 northbound left turns during the peak hour and the threshold being 10 vph. Since US-85 has a category of E-X, the deceleration lane requirement is deceleration length, plus storage, plus bay taper length. Based on a speed limit of 55 mph, the total required northbound left turn deceleration length is 600 feet. The northbound left turn volume is anticipated to be 45 vph after the gravel pit is active, resulting in a 50-foot storage requirement. Therefore, the northbound left turn lane should provide a length of 650 feet plus a 220-foot taper length at an 18.5 to 1 ratio. The existing northbound left turn deceleration lane is approximately 800-feet with a 220-foot taper, which exceeds the CDOT SHAC required length. Therefore, no modifications to the existing turn lane are needed at this intersection.
- A southbound right turn deceleration lane **is** warranted based on 2019 existing traffic being 18 southbound right turns during the peak hour and the threshold being 10 vph. Since US-85 has a category of E-X, the right turn lane requirement is a deceleration length plus taper length. Based on a speed limit of 55 mph, the required total southbound right turn deceleration length is 820 feet (a 600 feet deceleration

lane plus a 220-foot taper length, with 18.5 to 1 ratio). The existing southbound right turn lane is about 570 feet long with a 350-foot turn lane and a 220-foot taper. Therefore, this lane is short of meeting current CDOT standards. However, an access permit is not needed for this project, so it is believed that CDOT will not require lengthening of this existing southbound right turn lane.

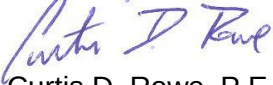
- A southbound acceleration lane from the eastbound right turn is warranted based on the existing 2019 traffic being 28 eastbound right turns during the peak hour and the threshold being 10 vph. Since US-85 has a category of E-X, the acceleration lane requirement is acceleration length plus bay taper length. Based on a speed limit of 55 mph, the total required eastbound to southbound right turn acceleration length is 1,180 feet (a 960-foot acceleration length plus a 220-foot taper length, 18.5 to 1 ratio). The existing lane is 540 feet long, so short of meeting CDOT standards. Again, since an access permit is not required, it is believed that CDOT will not require this project to lengthen this acceleration lane.

Conclusion and Recommendations

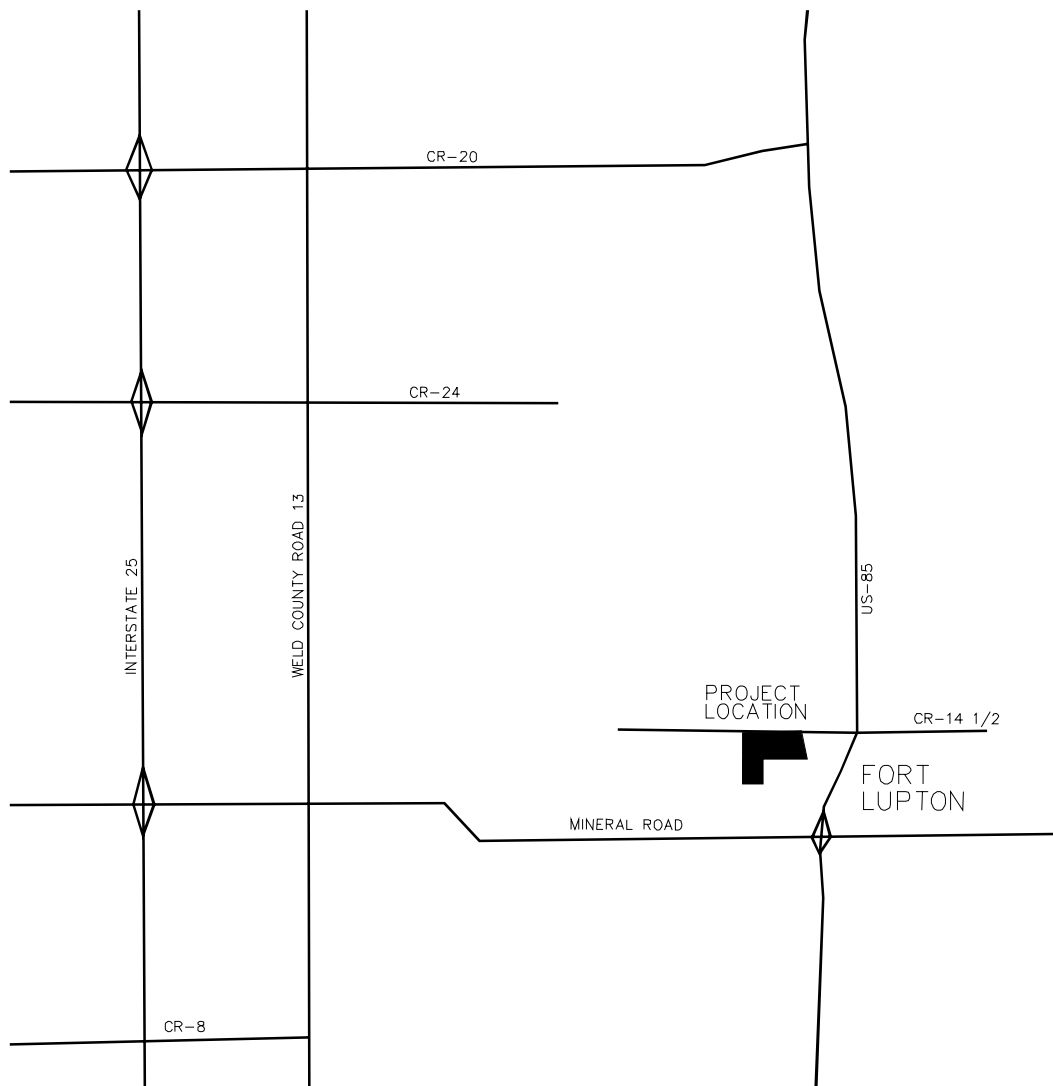
The Inouye Gravel Pit is anticipated to generate approximately 376 daily trips during the weekday operating hours of 6:00 AM to 6:00 PM. Of these, 44 peak hour trips are anticipated (trucks and employees) in the morning and afternoon peak hours. Based on the analysis presented in this report, Kimley-Horn and Associates, Inc. believes this Inouye Gravel Pit project traffic volume will be incorporated into the existing roadway network and will not require any traffic improvements along either CR-14.5 or CR-25 as well as at the CR-14.5/CR-25 intersection other than the installation of a R1-1 "STOP" sign on the driveway exiting approach to CR 14.5. Based on the results of the intersection operational analysis, the recommended lane configurations and control of the study key intersections is shown in **Figure 7**. Lastly, an access permit is not anticipated to be required by CDOT for the US-85 access with CR-14.5 with development of this project. If you have any questions or require anything further, please feel free to call me at (303) 228-2300.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

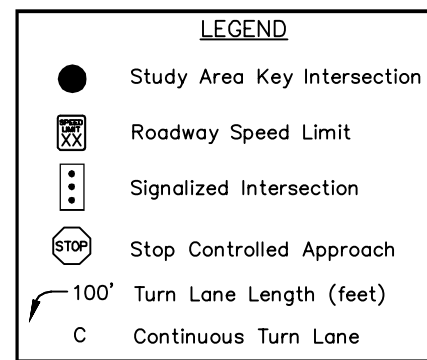
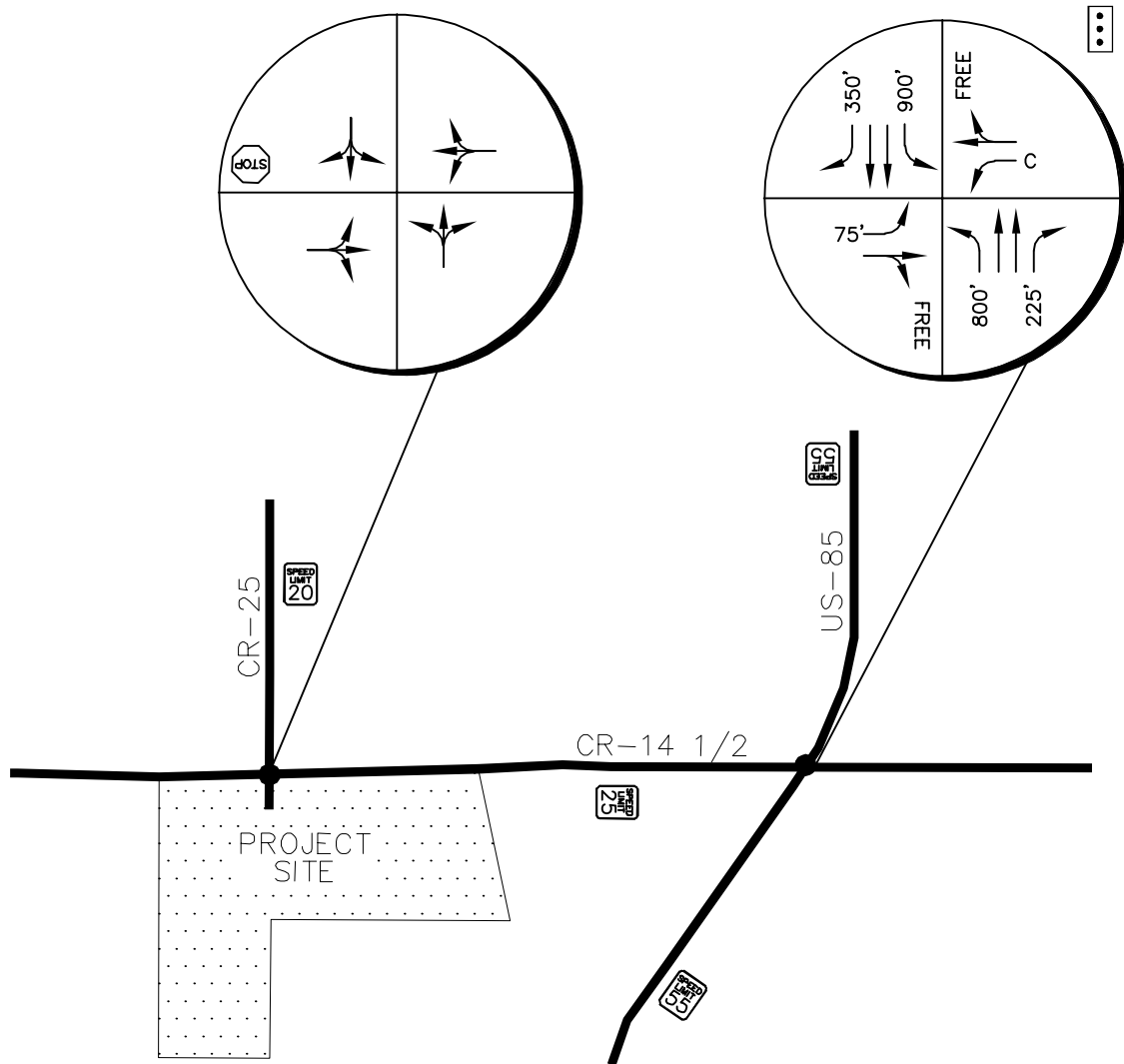

Curtis D. Rowe, P.E., PTOE
Vice President





INOUE GRAVEL PIT
FORT LUPTON, COLORADO
VICINITY MAP

FIGURE 1

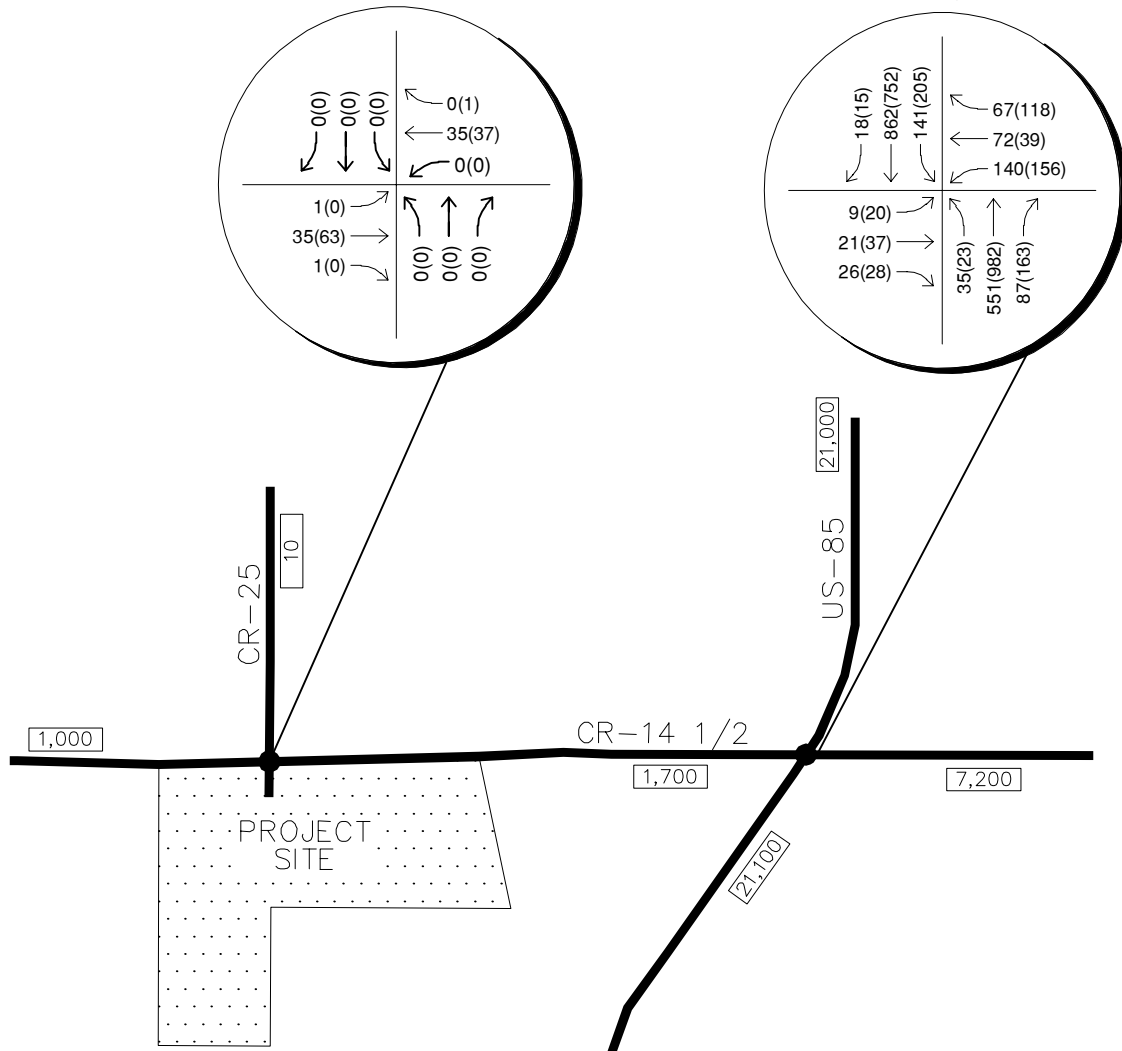


INOUE GRAVEL PIT
 FORT LUPTON, COLORADO
 EXISTING LANE CONFIGURATIONS

FIGURE 2

Tuesday, October 3, 2017
 7:00 to 8:00 AM (4:00 to 5:00 PM)

Wednesday, February 27, 2019
 7:00 to 8:00 AM (4:00 to 5:00 PM)

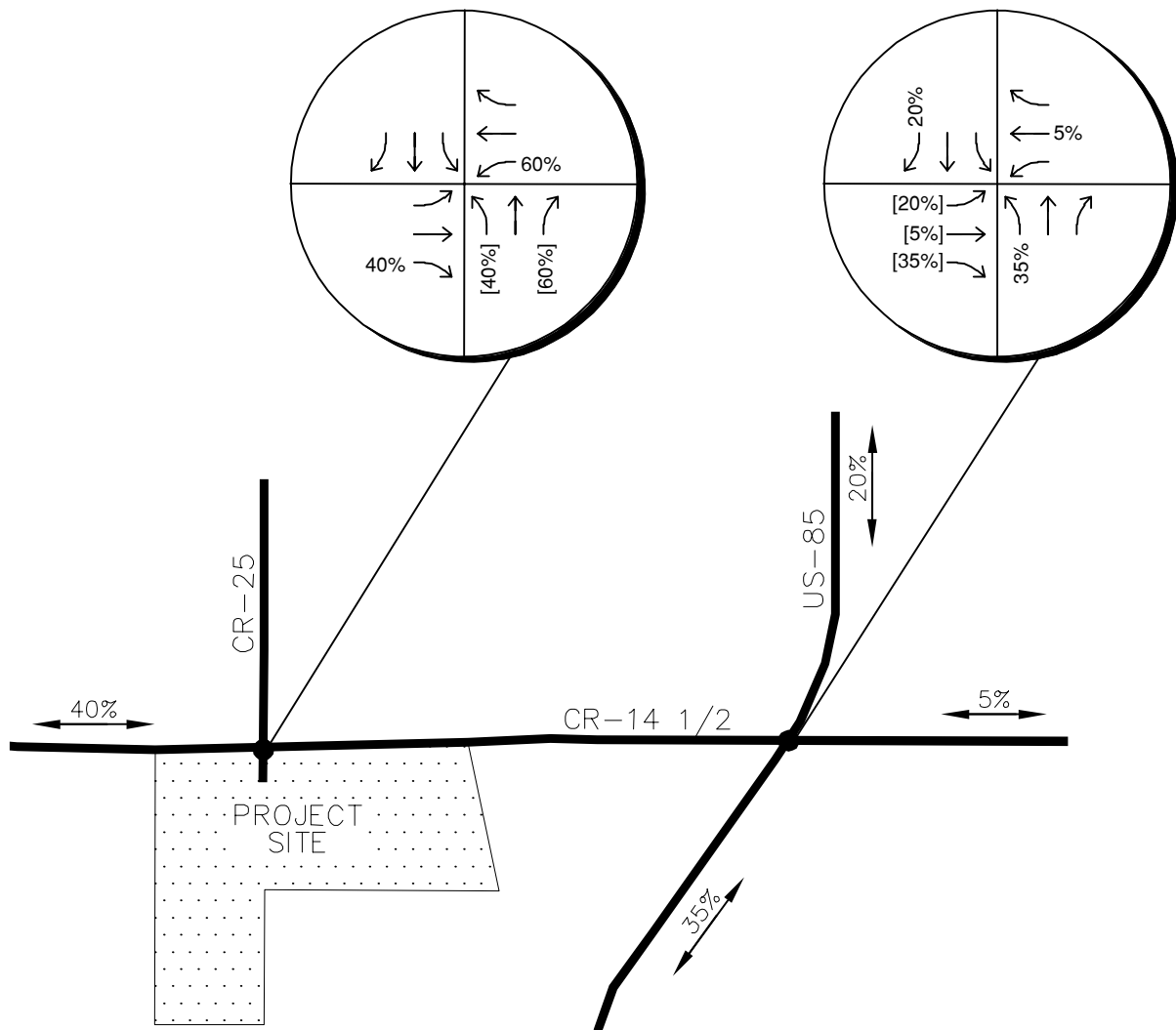


LEGEND

- Study Area Key Intersection
- xxx(xxx) Weekday AM(PM)
Peak Hour Traffic Volumes
- xx,x00 Estimated Daily Traffic Volume

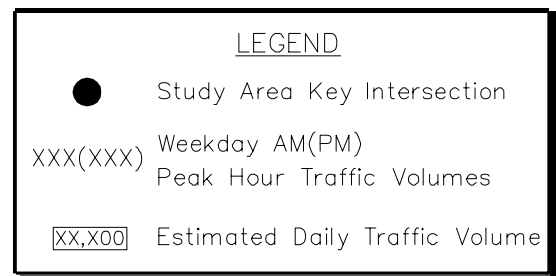
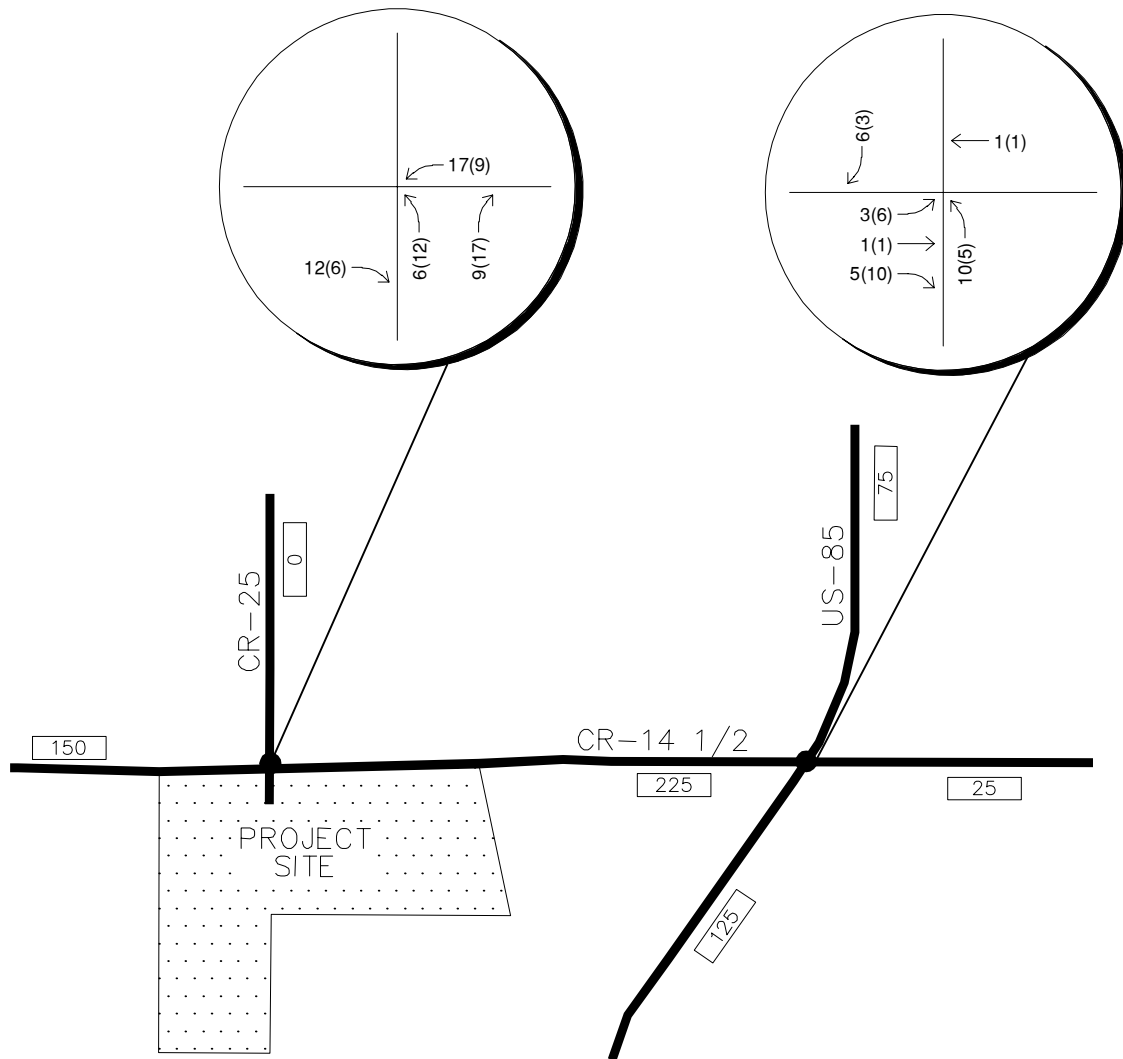
INOUE GRAVEL PIT
 FORT LUPTON, COLORADO
 EXISTING WEEKDAY TRAFFIC VOLUMES

FIGURE 3



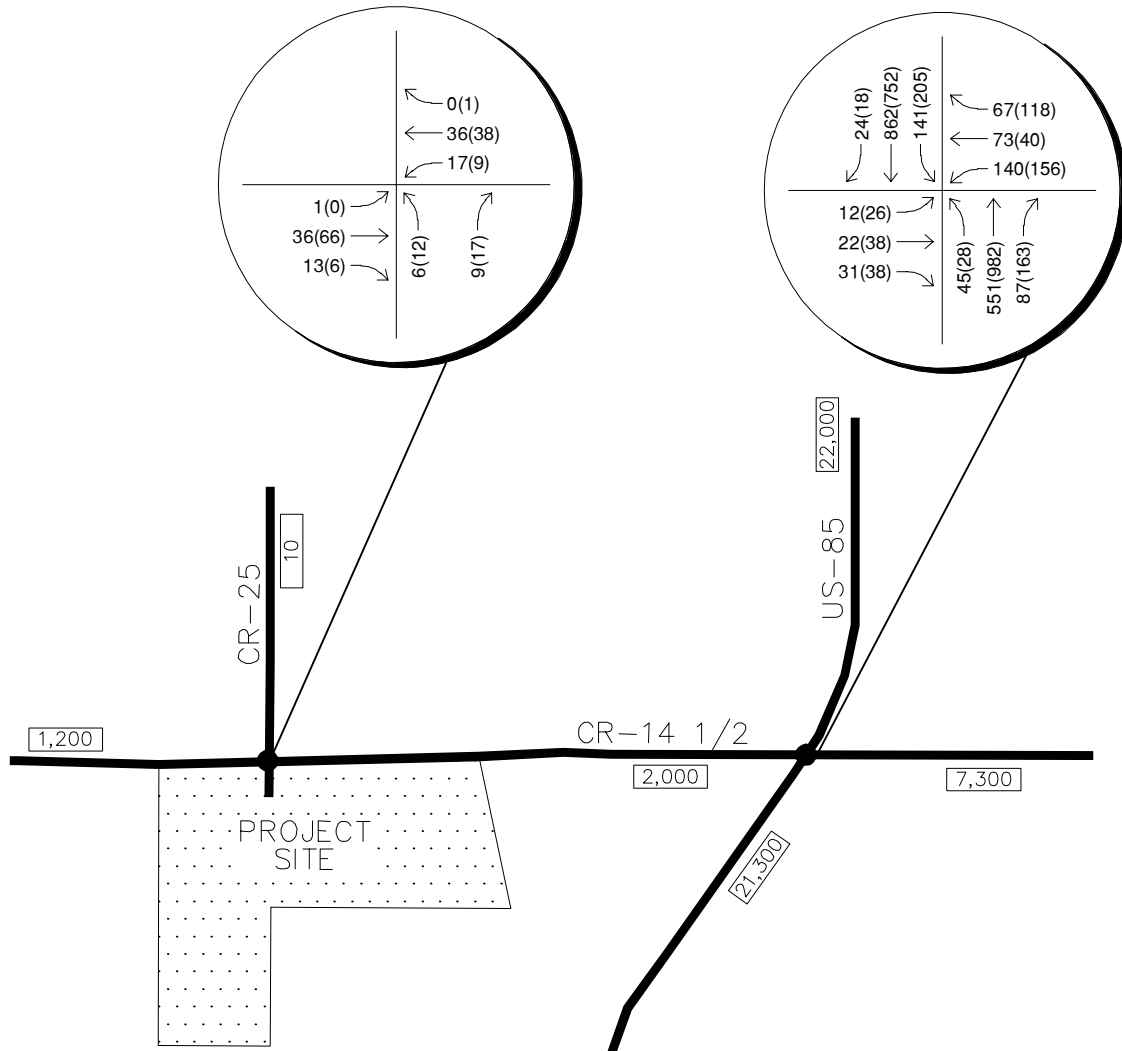
INOUE GRAVEL PIT
FORT LUPTON, COLORADO
WORKER PROJECT TRIP DISTRIBUTION

FIGURE 4



INOUE GRAVEL PIT
FORT LUPTON, COLORADO
PROJECT TRAFFIC ASSIGNMENT

FIGURE 5

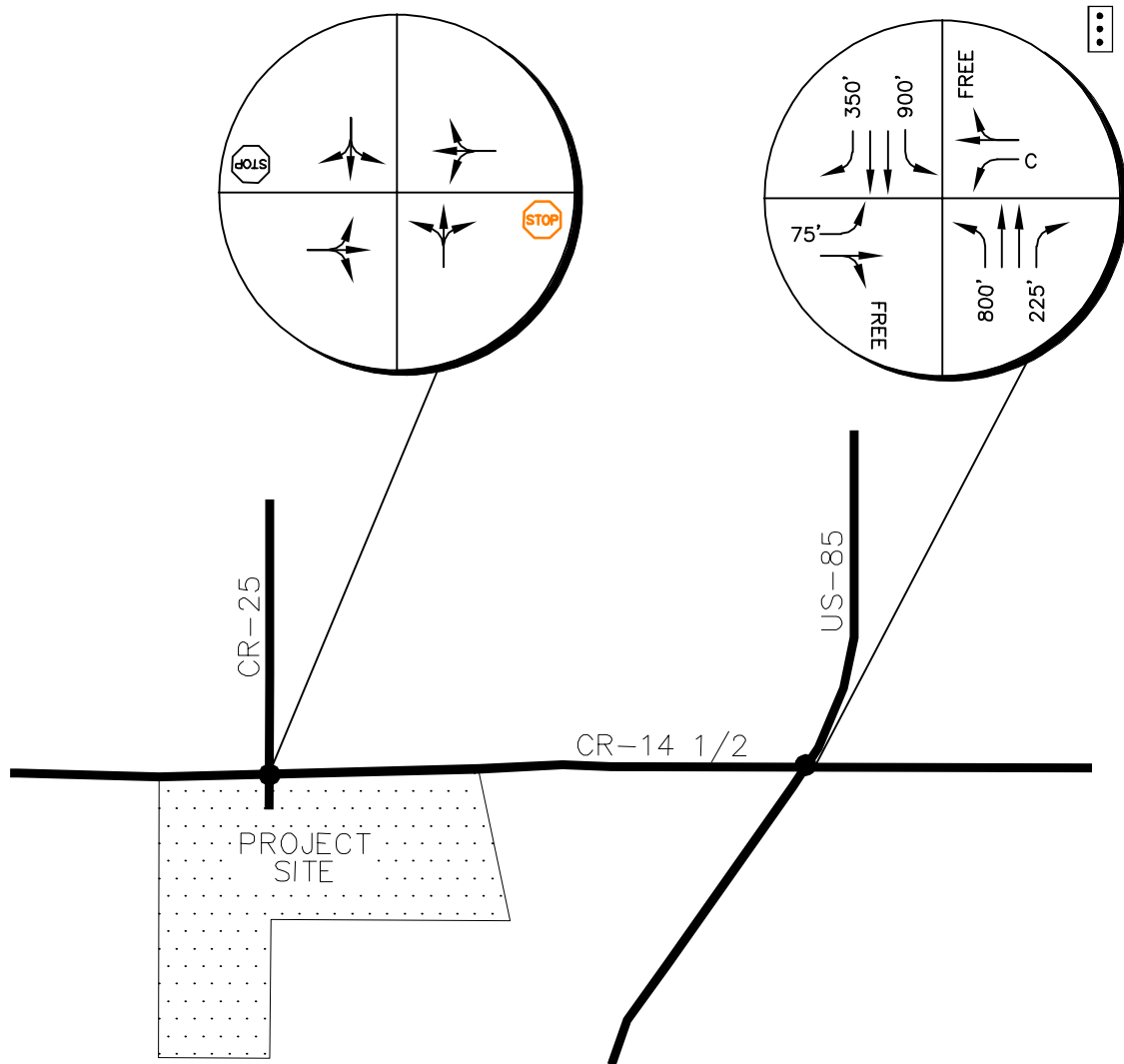


INOUE GRAVEL PIT
 FORT LUPTON, COLORADO
 EXISTING PLUS PROJECT
 TRAFFIC VOLUMES

LEGEND

- Study Area Key Intersection
- xxx(xxx) Weekday AM(PM)
Peak Hour Traffic Volumes
- xx,x00 Estimated Daily Traffic Volume

FIGURE 6



INOUE GRAVEL PIT
FORT LUPTON, COLORADO
RECOMMENDED LANE
CONFIGURATION AND CONTROL

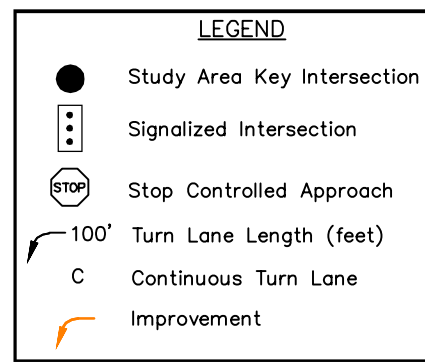


FIGURE 7



Ridgeview Data
Collection

Fort Lupton
Inouye Gravel Mine
AM Peak
US-85 and County Road 14.5

File Name : US-85 and CR 14 Half AM
Site Code : IPO 417
Start Date : 2/27/2019
Page No : 1

Groups Printed- Automobiles

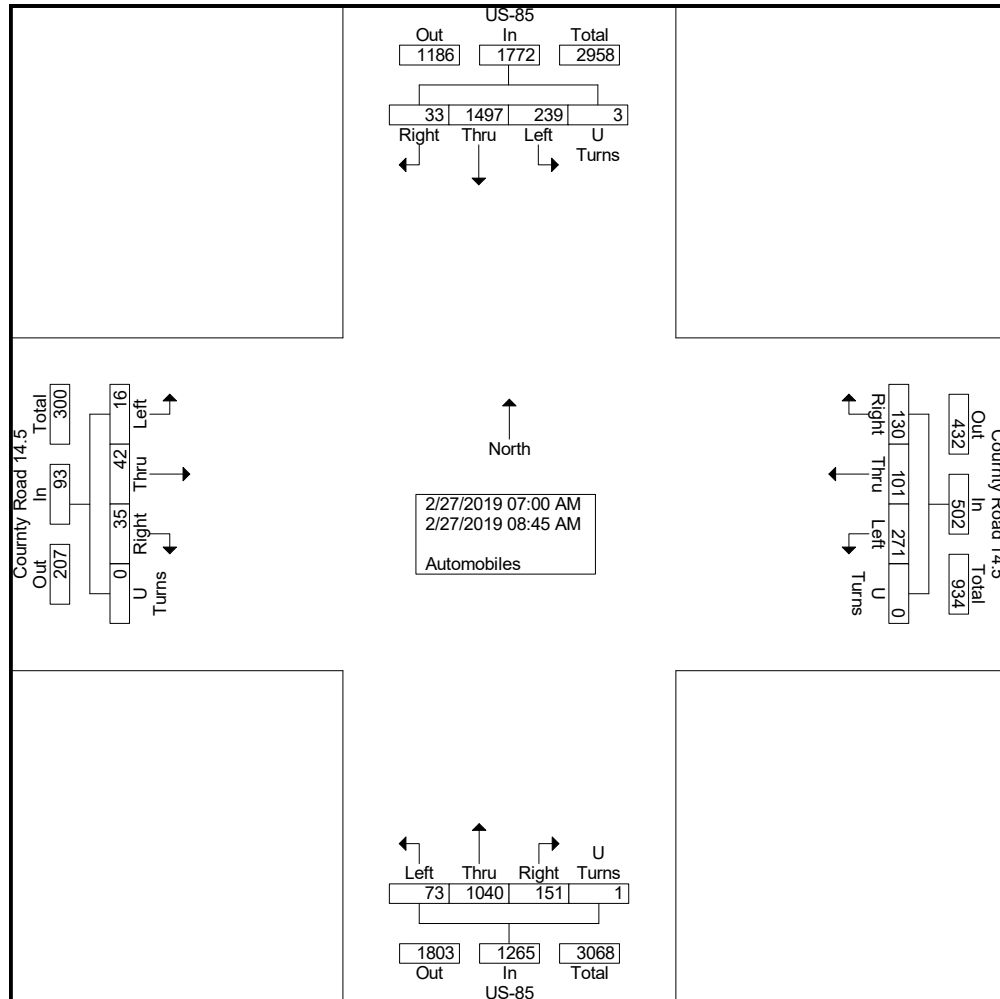
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07:00 AM	1	3	5	0	9	22	13	11	0	46	12	145	15	1	173	30	224	5	0	259	487
07:15 AM	3	7	5	0	15	45	21	19	0	85	10	134	29	0	173	31	206	2	0	239	512
07:30 AM	0	6	10	0	16	31	19	22	0	72	5	160	16	0	181	38	230	8	1	277	546
07:45 AM	5	5	6	0	16	42	19	15	0	76	8	112	27	0	147	42	202	3	0	247	486
Total	9	21	26	0	56	140	72	67	0	279	35	551	87	1	674	141	862	18	1	1022	2031
08:00 AM	1	6	3	0	10	49	7	17	0	73	10	124	30	0	164	32	178	5	0	215	462
08:15 AM	4	2	2	0	8	30	5	16	0	51	9	112	8	0	129	21	161	4	1	187	375
08:30 AM	0	11	4	0	15	34	12	17	0	63	10	127	16	0	153	25	151	2	1	179	410
08:45 AM	2	2	0	0	4	18	5	13	0	36	9	126	10	0	145	20	145	4	0	169	354
Total	7	21	9	0	37	131	29	63	0	223	38	489	64	0	591	98	635	15	2	750	1601
Grand Total	16	42	35	0	93	271	101	130	0	502	73	1040	151	1	1265	239	1497	33	3	1772	3632
Apprch %	17.2	45.2	37.6	0		54	20.1	25.9	0		5.8	82.2	11.9	0.1		13.5	84.5	1.9	0.2		
Total %	0.4	1.2	1	0	2.6	7.5	2.8	3.6	0	13.8	2	28.6	4.2	0	34.8	6.6	41.2	0.9	0.1	48.8	



Ridgeview Data
Collection

Fort Lupton
Inouye Gravel Mine
AM Peak
US-85 and County Road 14.5

File Name : US-85 and CR 14 Half AM
Site Code : IPO 417
Start Date : 2/27/2019
Page No : 2



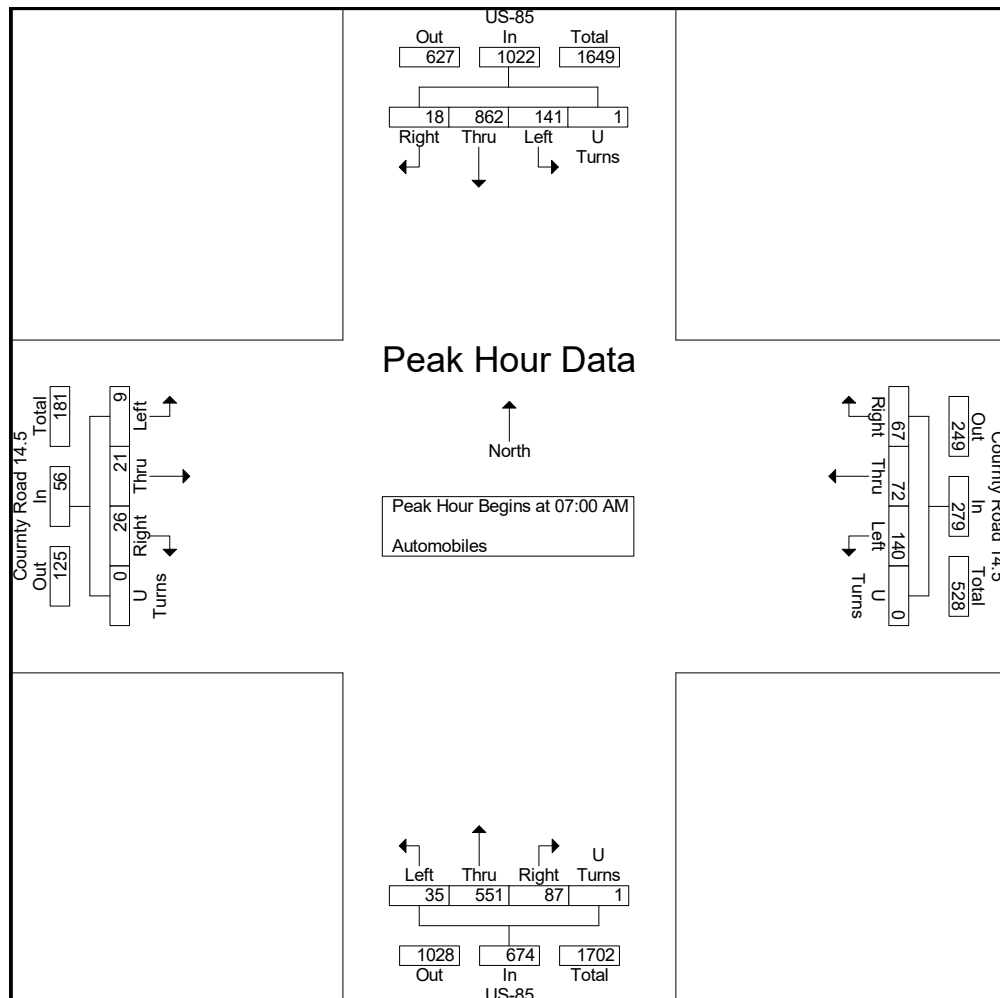


Ridgeview Data
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Fort Lupton
Inouye Gravel Mine
AM Peak
US-85 and County Road 14.5

File Name : US-85 and CR 14 Half AM
Site Code : IPO 417
Start Date : 2/27/2019
Page No : 3

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Start Time	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	1	3	5	0	9	22	13	11	0	46	12	145	15	1	173	30	224	5	0	259	487
07:15 AM	3	7	5	0	15	45	21	19	0	85	10	134	29	0	173	31	206	2	0	239	512
07:30 AM	0	6	10	0	16	31	19	22	0	72	5	160	16	0	181	38	230	8	1	277	546
07:45 AM	5	5	6	0	16	42	19	15	0	76	8	112	27	0	147	42	202	3	0	247	486
Total Volume	9	21	26	0	56	140	72	67	0	279	35	551	87	1	674	141	862	18	1	1022	2031
% App. Total	16.1	37.5	46.4	0		50.2	25.8	24	0		5.2	81.8	12.9	0.1		13.8	84.3	1.8	0.1		
PHF	.450	.750	.650	.000	.875	.778	.857	.761	.000	.821	.729	.861	.750	.250	.931	.839	.937	.563	.250	.922	.930





Ridgeview Data
Collection

Fort Lupton
Inouye Gravel Mine
PM Peak
US-85 and County Road 14.5

File Name : US-85 and CR 14 Half PM
Site Code : IPO 417
Start Date : 2/27/2019
Page No : 1

Groups Printed- Automobiles

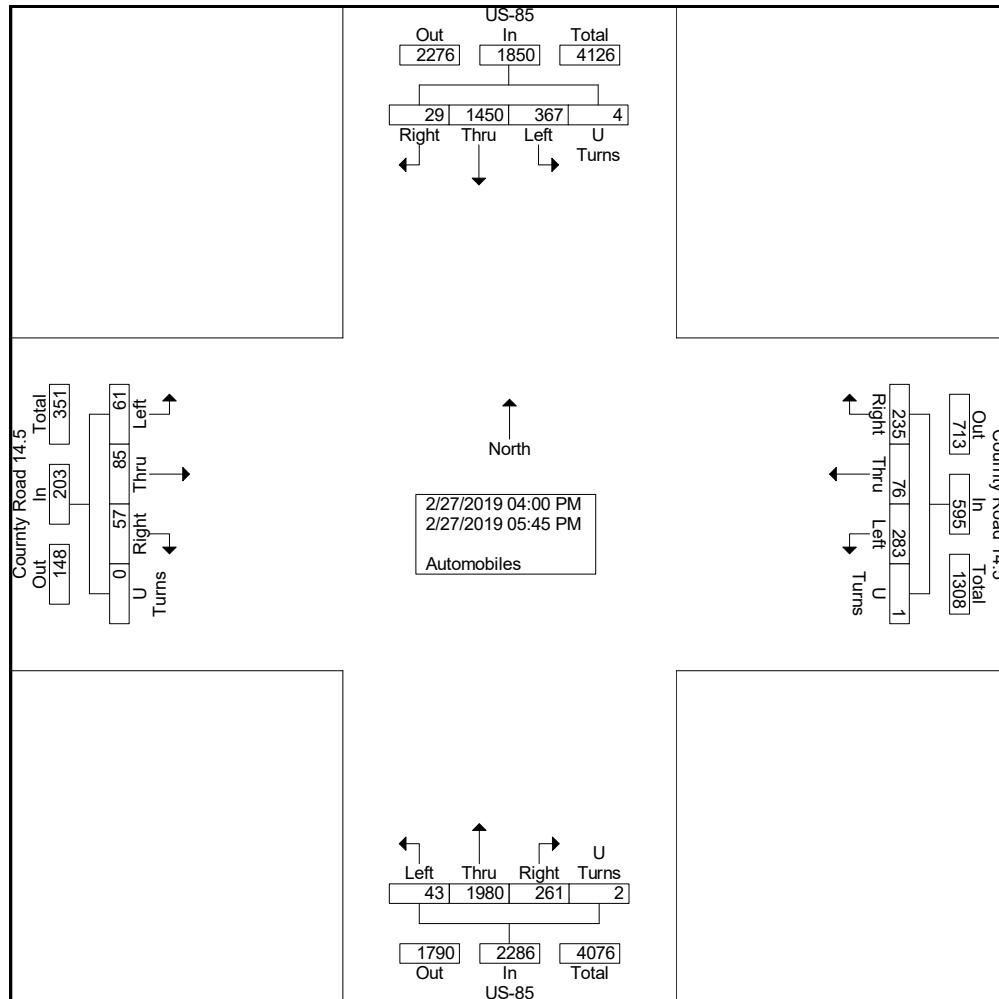
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04:00 PM	2	10	8	0	20	30	12	28	0	70	6	244	25	0	275	38	173	2	0	213	578
04:15 PM	12	15	10	0	37	33	9	31	0	73	7	239	25	0	271	31	168	2	1	202	583
04:30 PM	10	8	7	0	25	36	7	23	0	66	4	255	25	1	285	55	202	9	0	266	642
04:45 PM	17	15	4	0	36	28	9	35	0	72	3	260	23	0	286	38	155	1	0	194	588
Total	41	48	29	0	118	127	37	117	0	281	20	998	98	1	1117	162	698	14	1	875	2391
05:00 PM	7	10	10	0	27	35	9	28	0	72	6	258	40	0	304	56	192	2	0	250	653
05:15 PM	4	6	7	0	17	40	12	30	0	82	5	263	41	1	310	49	179	7	1	236	645
05:30 PM	7	11	7	0	25	34	12	32	1	79	5	224	37	0	266	56	208	3	1	268	638
05:45 PM	2	10	4	0	16	47	6	28	0	81	7	237	45	0	289	44	173	3	1	221	607
Total	20	37	28	0	85	156	39	118	1	314	23	982	163	1	1169	205	752	15	3	975	2543
Grand Total	61	85	57	0	203	283	76	235	1	595	43	1980	261	2	2286	367	1450	29	4	1850	4934
Apprch %	30	41.9	28.1	0		47.6	12.8	39.5	0.2		1.9	86.6	11.4	0.1		19.8	78.4	1.6	0.2		
Total %	1.2	1.7	1.2	0	4.1	5.7	1.5	4.8	0	12.1	0.9	40.1	5.3	0	46.3	7.4	29.4	0.6	0.1	37.5	



Ridgeview Data
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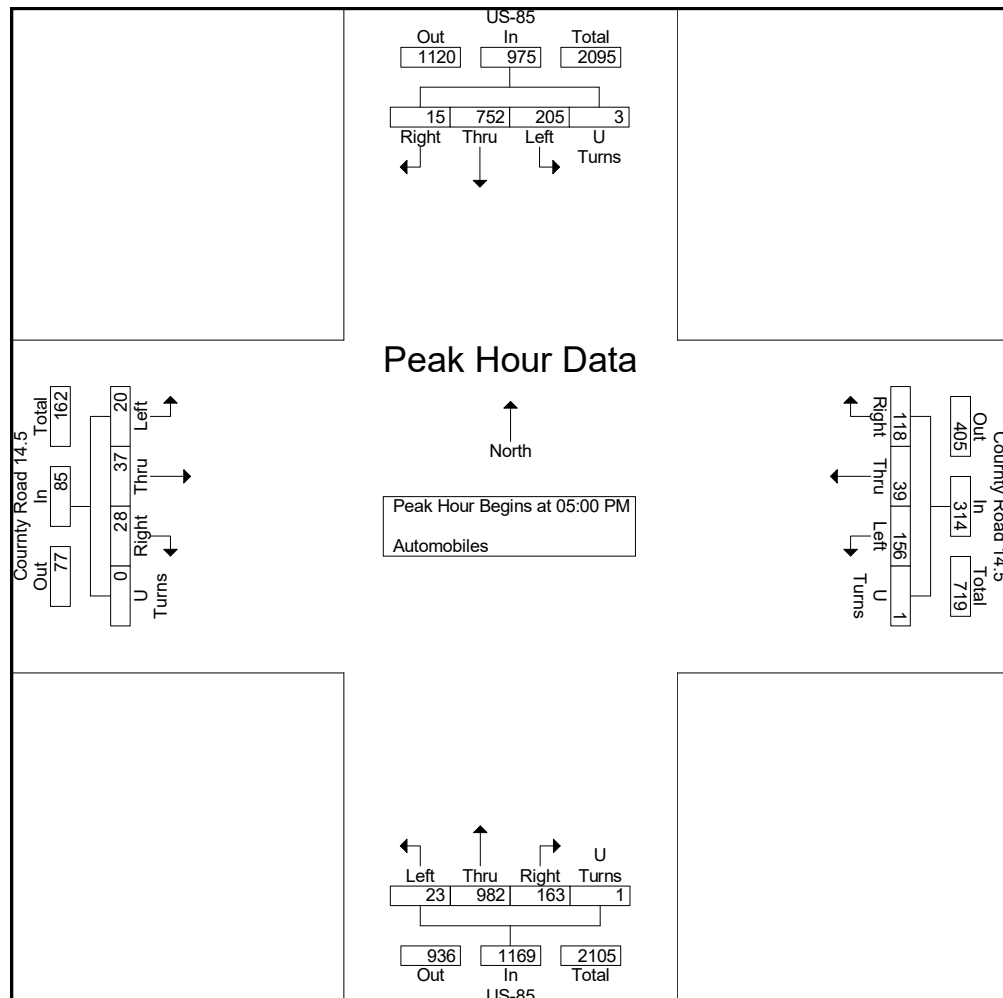


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Page No : 3

	County Road 14.5 Eastbound					County Road 14.5 Westbound					US-85 Northbound					US-85 Southbound					
Start Time	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	7	10	10	0	27	35	9	28	0	72	6	258	40	0	304	56	192	2	0	250	653
05:15 PM	4	6	7	0	17	40	12	30	0	82	5	263	41	1	310	49	179	7	1	236	645
05:30 PM	7	11	7	0	25	34	12	32	1	79	5	224	37	0	266	56	208	3	1	268	638
05:45 PM	2	10	4	0	16	47	6	28	0	81	7	237	45	0	289	44	173	3	1	221	607
Total Volume	20	37	28	0	85	156	39	118	1	314	23	982	163	1	1169	205	752	15	3	975	2543
% App. Total	23.5	43.5	32.9	0		49.7	12.4	37.6	0.3		2	84	13.9	0.1		21	77.1	1.5	0.3		
PHF	.714	.841	.700	.000	.787	.830	.813	.922	.250	.957	.821	.933	.906	.250	.943	.915	.904	.536	.750	.910	.974





Morrison, CO 80465

Ft. Lupton, CO
Inouye Gravel Pit
AM Peak
CR 14.5 and CR 25

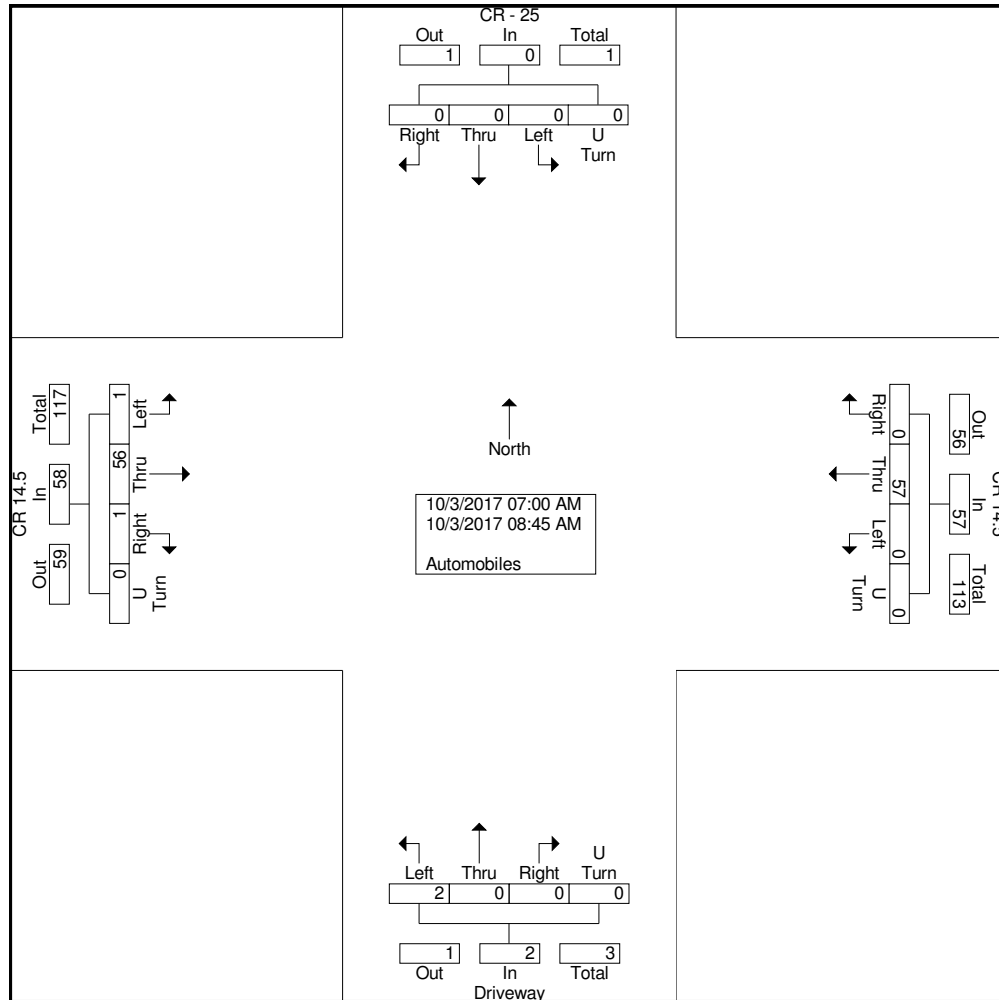
File Name : CR 14.5 and CR 25 AM
Site Code : IPO 269
Start Date : 10/3/2017
Page No : 1

Groups Printed- Automobiles

Start Time	CR 14.5 Eastbound					CR 14.5 Westbound					Driveway Northbound					CR - 25 Southbound					Int. Total
	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	
07:00 AM	0	10	0	0	10	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	15
07:15 AM	0	11	0	0	11	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	18
07:30 AM	0	7	1	0	8	0	11	0	0	11	0	0	0	0	0	0	0	0	0	0	19
07:45 AM	1	7	0	0	8	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	20
Total	1	35	1	0	37	0	35	0	0	35	0	0	0	0	0	0	0	0	0	0	72
08:00 AM	0	6	0	0	6	0	3	0	0	3	2	0	0	0	2	0	0	0	0	0	11
08:15 AM	0	5	0	0	5	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	11
08:30 AM	0	3	0	0	3	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	12
08:45 AM	0	7	0	0	7	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	11
Total	0	21	0	0	21	0	22	0	0	22	2	0	0	0	2	0	0	0	0	0	45
Grand Total	1	56	1	0	58	0	57	0	0	57	2	0	0	0	2	0	0	0	0	0	117
Apprch %	1.7	96.6	1.7	0		0	100	0	0		100	0	0	0		0	0	0	0		
Total %	0.9	47.9	0.9	0	49.6	0	48.7	0	0	48.7	1.7	0	0	0	1.7	0	0	0	0	0	

Ft. Lupton, CO
Inouye Gravel Pit
AM Peak
CR 14.5 and CR 25

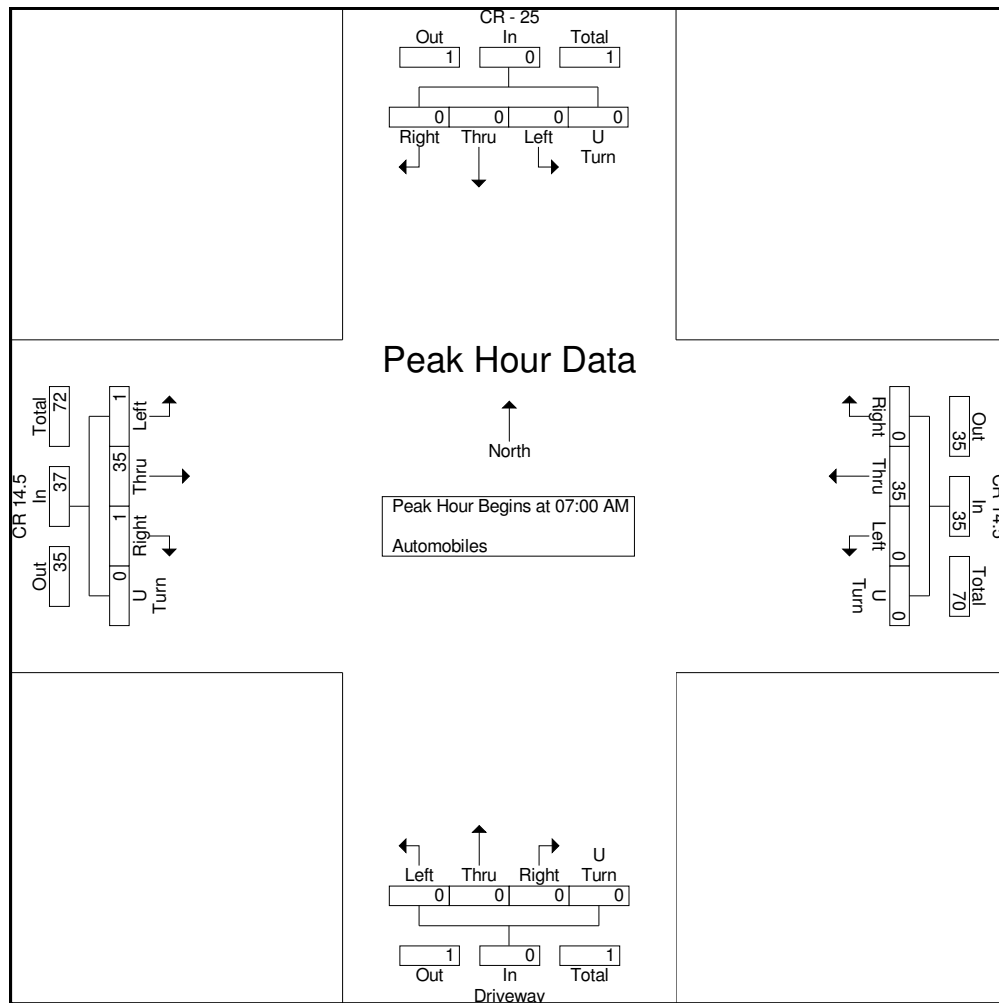
File Name : CR 14.5 and CR 25 AM
Site Code : IPO 269
Start Date : 10/3/2017
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Ft. Lupton, CO
Inouye Gravel Pit
AM Peak
CR 14.5 and CR 25

File Name : CR 14.5 and CR 25 AM
Site Code : IPO 269
Start Date : 10/3/2017
Page No : 3

	CR 14.5 Eastbound					CR 14.5 Westbound					Driveway Northbound					CR - 25 Southbound					
Start Time	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	10	0	0	10	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	15
07:15 AM	0	11	0	0	11	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	18
07:30 AM	0	7	1	0	8	0	11	0	0	11	0	0	0	0	0	0	0	0	0	0	19
07:45 AM	1	7	0	0	8	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	20
Total Volume	1	35	1	0	37	0	35	0	0	35	0	0	0	0	0	0	0	0	0	0	72
% App. Total	2.7	94.6	2.7	0		0	100	0	0		0	0	0	0		0	0	0	0		
PHF	.250	.795	.250	.000	.841	.000	.729	.000	.000	.729	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.900





Morrison, CO 80465

Ft. Lupton, CO
Inouye Gravel Pit
PM Peak
CR 14.5 and CR 25

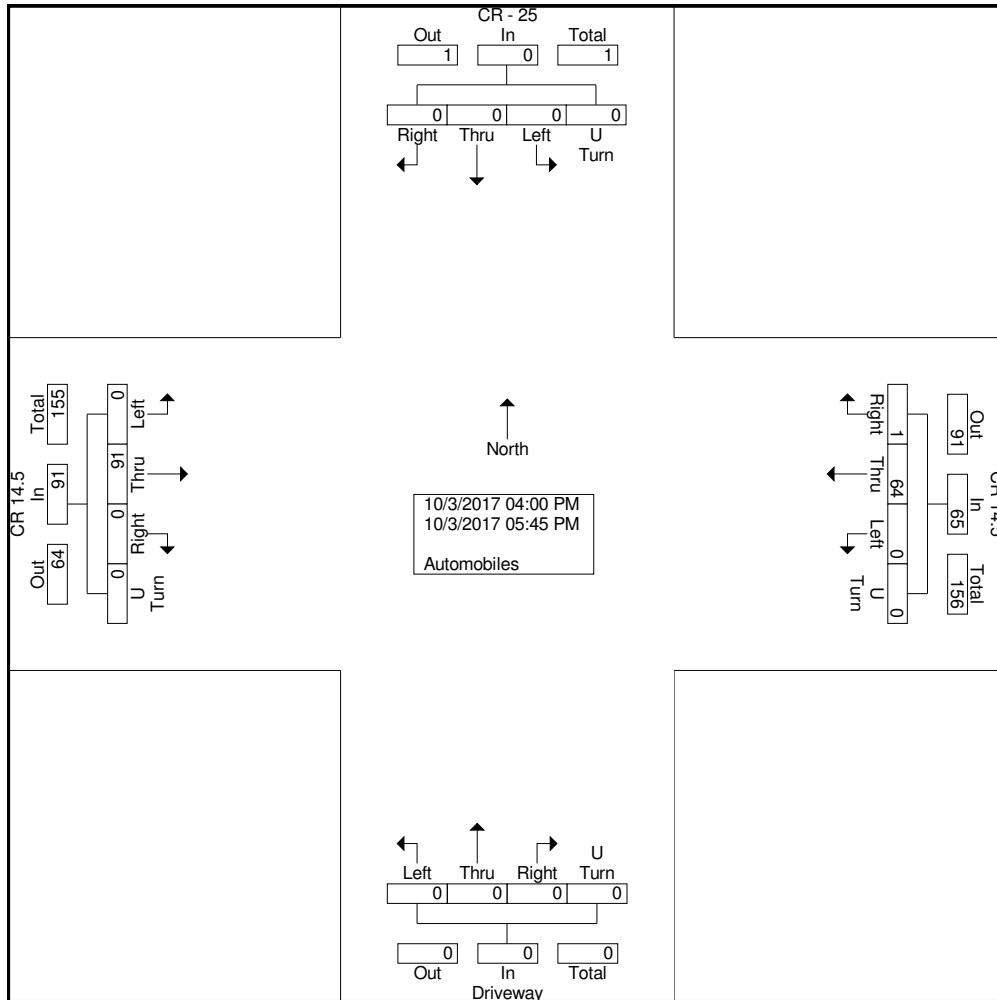
File Name : CR 14.5 and CR 25 PM
Site Code : IPO 269
Start Date : 10/3/2017
Page No : 1

Groups Printed- Automobiles

Start Time	CR 14.5 Eastbound					CR 14.5 Westbound					Driveway Northbound					CR - 25 Southbound					Int. Total
	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	
04:00 PM	0	31	0	0	31	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	37
04:15 PM	0	11	0	0	11	0	14	1	0	15	0	0	0	0	0	0	0	0	0	0	26
04:30 PM	0	8	0	0	8	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	16
04:45 PM	0	13	0	0	13	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	22
Total	0	63	0	0	63	0	37	1	0	38	0	0	0	0	0	0	0	0	0	0	101
05:00 PM	0	6	0	0	6	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	15
05:15 PM	0	10	0	0	10	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	15
05:30 PM	0	6	0	0	6	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	12
05:45 PM	0	6	0	0	6	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	13
Total	0	28	0	0	28	0	27	0	0	27	0	0	0	0	0	0	0	0	0	0	55
Grand Total	0	91	0	0	91	0	64	1	0	65	0	0	0	0	0	0	0	0	0	0	156
Apprch %	0	100	0	0		0	98.5	1.5	0		0	0	0	0		0	0	0	0		
Total %	0	58.3	0	0	58.3	0	41	0.6	0	41.7	0	0	0	0	0	0	0	0	0	0	

Ft. Lupton, CO
Inouye Gravel Pit
PM Peak
CR 14.5 and CR 25

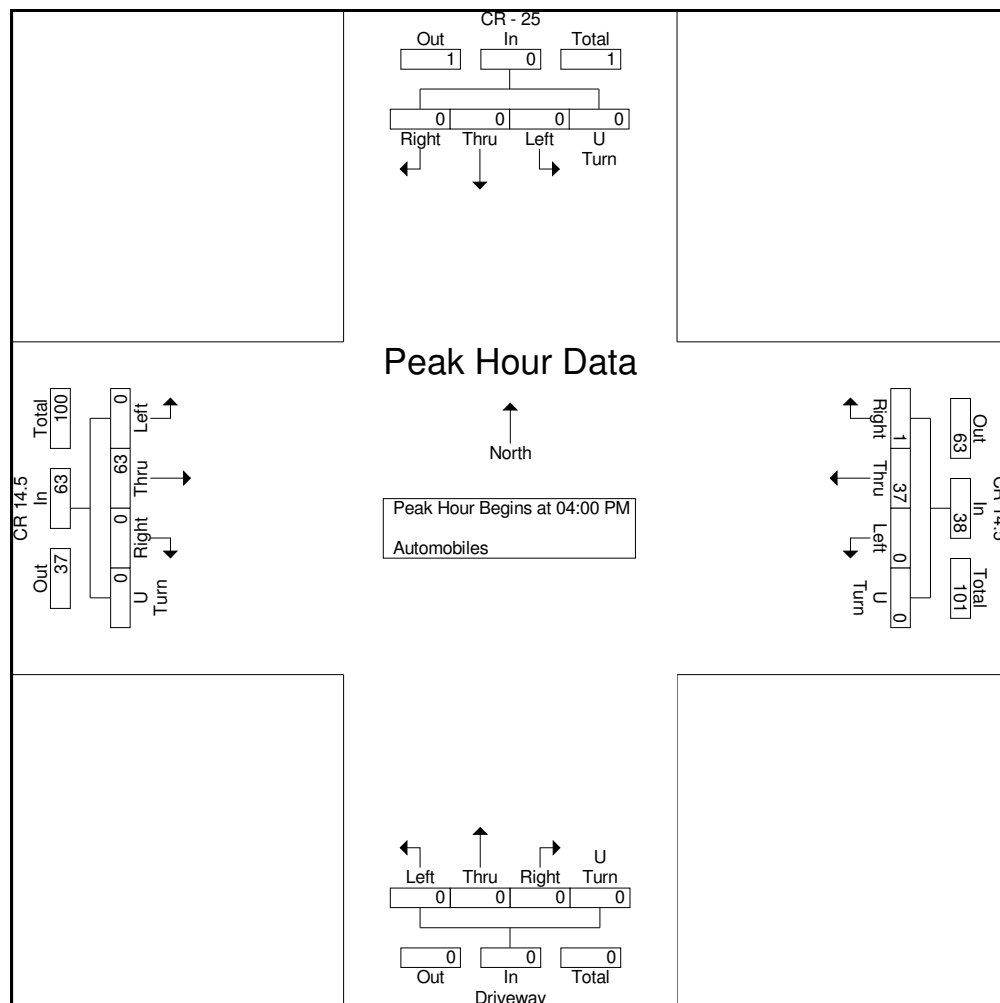
File Name : CR 14.5 and CR 25 PM
Site Code : IPO 269
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Ft. Lupton, CO
Inouye Gravel Pit
PM Peak
CR 14.5 and CR 25

File Name : CR 14.5 and CR 25 PM
Site Code : IPO 269
Start Date : 10/3/2017
Page No : 3

	CR 14.5 Eastbound					CR 14.5 Westbound					Driveway Northbound					CR - 25 Southbound					
Start Time	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	31	0	0	31	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	37
04:15 PM	0	11	0	0	11	0	14	1	0	15	0	0	0	0	0	0	0	0	0	0	26
04:30 PM	0	8	0	0	8	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	16
04:45 PM	0	13	0	0	13	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	22
Total Volume	0	63	0	0	63	0	37	1	0	38	0	0	0	0	0	0	0	0	0	0	101
% App. Total	0	100	0	0		0	97.4	2.6	0		0	0	0	0	0	0	0	0	0		
PHF	.000	.508	.000	.000	.508	.000	.661	.250	.000	.633	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.682



Inouye Gravel Mine Traffic Projections:

ROUTE	REFPT	ENDREFPT	LENGTH	UPDATEYR	AADT	YR20FACTOR	DHV	VCRATIO	VCRATIO20	COUNTSTATIONID	AADTTRUCKS	DVMT	VMT	LOCATION
085C	242.66	244.208	1.51	2018	23000	1.53	11	0.54	0.83	103693	2280	34730	34730	ON SH 85 NE/O SH 85 BUS RT 14TH ST CR 14.5 FT LUPTON

HCM 6th Signalized Intersection Summary

1: US-85 & CR-14.5

2019 Existing AM.syn
03/01/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	9	21	26	140	72	67	35	551	87	141	862	18
Future Volume (veh/h)	9	21	26	140	72	67	35	551	87	141	862	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	20	28	0	179	84	0	48	641	116	168	917	32
Peak Hour Factor	0.45	0.75	0.65	0.78	0.86	0.76	0.73	0.86	0.75	0.84	0.94	0.56
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	223	305		268	305		464	2404	1072	574	2456	1095
Arrive On Green	0.16	0.16	0.00	0.16	0.16	0.00	0.03	0.68	0.68	0.05	0.69	0.69
Sat Flow, veh/h	1314	1870	0	1382	1870	0	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	20	28	0	179	84	0	48	641	116	168	917	32
Grp Sat Flow(s),veh/h/ln	1314	1870	0	1382	1870	0	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	1.6	1.5	0.0	15.2	4.7	0.0	1.0	8.5	3.1	3.4	12.9	0.8
Cycle Q Clear(g_c), s	6.3	1.5	0.0	16.7	4.7	0.0	1.0	8.5	3.1	3.4	12.9	0.8
Prop In Lane	1.00		0.00	1.00		0.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	223	305		268	305		464	2404	1072	574	2456	1095
V/C Ratio(X)	0.09	0.09		0.67	0.28		0.10	0.27	0.11	0.29	0.37	0.03
Avail Cap(c_a), veh/h	419	584		474	584		531	2404	1072	748	2456	1095
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.8	42.7	0.0	49.7	44.0	0.0	5.8	7.7	6.8	5.4	7.7	5.8
Incr Delay (d2), s/veh	0.2	0.1	0.0	2.9	0.5	0.0	0.1	0.3	0.2	0.3	0.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.7	0.0	5.4	2.2	0.0	0.3	3.2	1.0	1.2	4.7	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	46.9	42.8	0.0	52.6	44.5	0.0	5.9	7.9	7.0	5.7	8.2	5.9
LnGrp LOS	D	D		D	D		A	A	A	A	A	A
Approach Vol, veh/h	48		A	263		A	805		1117			
Approach Delay, s/veh	44.5			50.0			7.7		7.7			
Approach LOS	D			D			A		A			
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.3	85.7		24.1	8.5	87.4		24.1				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	17.5	51.5		37.5	8.5	60.5		37.5				
Max Q Clear Time (g_c+I1), s	5.4	10.5		8.3	3.0	14.9		18.7				
Green Ext Time (p_c), s	0.3	5.5		0.2	0.0	8.3		0.9				
Intersection Summary												
HCM 6th Ctrl Delay			13.5									
HCM 6th LOS			B									
Notes												

HCM 6th Signalized Intersection Summary

1: US-85 & CR-14.5

2019 Existing PM.syn
03/01/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	20	37	28	156	39	118	23	982	163	205	752	15
Future Volume (veh/h)	20	37	28	156	39	118	23	982	163	205	752	15
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	28	44	0	188	48	0	28	1056	179	223	836	28
Peak Hour Factor	0.71	0.84	0.70	0.83	0.81	0.92	0.82	0.93	0.91	0.92	0.90	0.54
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	270	330		273	330		482	2313	1032	394	2437	1087
Arrive On Green	0.18	0.18	0.00	0.18	0.18	0.00	0.03	0.65	0.65	0.06	0.69	0.69
Sat Flow, veh/h	1357	1870	0	1362	1870	0	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	28	44	0	188	48	0	28	1056	179	223	836	28
Grp Sat Flow(s),veh/h/ln	1357	1870	0	1362	1870	0	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	2.1	2.4	0.0	16.2	2.6	0.0	0.6	17.7	5.3	4.7	11.6	0.7
Cycle Q Clear(g_c), s	4.7	2.4	0.0	18.6	2.6	0.0	0.6	17.7	5.3	4.7	11.6	0.7
Prop In Lane	1.00		0.00	1.00		0.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	270	330		273	330		482	2313	1032	394	2437	1087
V/C Ratio(X)	0.10	0.13		0.69	0.15		0.06	0.46	0.17	0.57	0.34	0.03
Avail Cap(c_a), veh/h	387	491		391	491		519	2313	1032	576	2437	1087
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	43.8	41.7	0.0	49.5	41.8	0.0	6.6	10.4	8.2	8.3	7.7	6.0
Incr Delay (d2), s/veh	0.2	0.2	0.0	3.1	0.2	0.0	0.0	0.7	0.4	1.3	0.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	1.1	0.0	5.7	1.2	0.0	0.2	6.8	1.9	1.7	4.3	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	43.9	41.9	0.0	52.6	42.0	0.0	6.7	11.0	8.6	9.6	8.1	6.1
LnGrp LOS	D	D		D	D		A	B	A	A	A	A
Approach Vol, veh/h	72		A	236		A	1263		1087			
Approach Delay, s/veh	42.7			50.4			10.6		8.4			
Approach LOS	D			D			B		A			
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	11.7	82.6		25.7	7.5	86.8		25.7				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	19.5	55.5		31.5	5.5	69.5		31.5				
Max Q Clear Time (g_c+I1), s	6.7	19.7		6.7	2.6	13.6		20.6				
Green Ext Time (p_c), s	0.5	10.5		0.2	0.0	7.5		0.6				
Intersection Summary												
HCM 6th Ctrl Delay			14.1									
HCM 6th LOS			B									
Notes												

HCM 6th Signalized Intersection Summary

1: US-85 & CR-14.5

2019 Total AM.syn

03/11/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	12	22	31	140	73	67	45	551	87	141	862	24
Future Volume (veh/h)	12	22	31	140	73	67	45	551	87	141	862	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	27	29	0	179	85	0	62	641	116	168	917	43
Peak Hour Factor	0.45	0.75	0.65	0.78	0.86	0.76	0.73	0.86	0.75	0.84	0.94	0.56
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	223	306		268	306		463	2401	1071	573	2443	1089
Arrive On Green	0.16	0.16	0.00	0.16	0.16	0.00	0.04	0.68	0.68	0.05	0.69	0.69
Sat Flow, veh/h	1313	1870	0	1381	1870	0	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	27	29	0	179	85	0	62	641	116	168	917	43
Grp Sat Flow(s),veh/h/ln	1313	1870	0	1381	1870	0	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	2.2	1.6	0.0	15.2	4.8	0.0	1.2	8.6	3.1	3.5	13.0	1.0
Cycle Q Clear(g_c), s	7.0	1.6	0.0	16.8	4.8	0.0	1.2	8.6	3.1	3.5	13.0	1.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	223	306		268	306		463	2401	1071	573	2443	1089
V/C Ratio(X)	0.12	0.09		0.67	0.28		0.13	0.27	0.11	0.29	0.38	0.04
Avail Cap(c_a), veh/h	418	584		473	584		539	2401	1071	747	2443	1089
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.0	42.6	0.0	49.7	44.0	0.0	5.8	7.7	6.8	5.5	7.9	6.0
Incr Delay (d2), s/veh	0.2	0.1	0.0	2.9	0.5	0.0	0.1	0.3	0.2	0.3	0.4	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.7	0.0	5.4	2.3	0.0	0.4	3.2	1.1	1.2	4.8	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	47.3	42.8	0.0	52.6	44.4	0.0	5.9	8.0	7.0	5.7	8.3	6.1
LnGrp LOS	D	D		D	D		A	A	A	A	A	A
Approach Vol, veh/h	56		A	264		A	819		1128			
Approach Delay, s/veh	44.9			50.0			7.7		7.9			
Approach LOS	D			D			A		A			
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.3	85.6		24.2	8.9	87.0		24.2				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	17.5	51.5		37.5	9.5	59.5		37.5				
Max Q Clear Time (g_c+I1), s	5.5	10.6		9.0	3.2	15.0		18.8				
Green Ext Time (p_c), s	0.3	5.5		0.2	0.0	8.4		0.9				
Intersection Summary												
HCM 6th Ctrl Delay			13.6									
HCM 6th LOS			B									
Notes												

HCM 6th Signalized Intersection Summary

1: US-85 & CR-14.5

2019 Total PM.syn

03/11/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	38	38	156	40	118	28	982	163	205	752	18
Future Volume (veh/h)	26	38	38	156	40	118	28	982	163	205	752	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	37	45	0	188	49	0	34	1056	179	223	836	33
Peak Hour Factor	0.71	0.84	0.70	0.83	0.81	0.92	0.82	0.93	0.91	0.92	0.90	0.54
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	270	331		273	331		483	2309	1030	394	2424	1081
Arrive On Green	0.18	0.18	0.00	0.18	0.18	0.00	0.03	0.65	0.65	0.06	0.68	0.68
Sat Flow, veh/h	1356	1870	0	1361	1870	0	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	37	45	0	188	49	0	34	1056	179	223	836	33
Grp Sat Flow(s),veh/h/ln	1356	1870	0	1361	1870	0	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	2.8	2.4	0.0	16.2	2.7	0.0	0.8	17.8	5.4	4.8	11.7	0.8
Cycle Q Clear(g_c), s	5.5	2.4	0.0	18.6	2.7	0.0	0.8	17.8	5.4	4.8	11.7	0.8
Prop In Lane	1.00		0.00	1.00		0.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	270	331		273	331		483	2309	1030	394	2424	1081
V/C Ratio(X)	0.14	0.14		0.69	0.15		0.07	0.46	0.17	0.57	0.34	0.03
Avail Cap(c_a), veh/h	397	507		401	507		514	2309	1030	576	2424	1081
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.0	41.6	0.0	49.5	41.7	0.0	6.6	10.5	8.3	8.3	7.9	6.2
Incr Delay (d2), s/veh	0.2	0.2	0.0	3.1	0.2	0.0	0.1	0.7	0.4	1.3	0.4	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	1.1	0.0	5.7	1.3	0.0	0.3	6.8	1.9	1.8	4.3	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	44.3	41.8	0.0	52.6	41.9	0.0	6.7	11.1	8.7	9.6	8.3	6.2
LnGrp LOS	D	D		D	D		A	B	A	A	A	A
Approach Vol, veh/h	82		A	237		A	1269		1092			
Approach Delay, s/veh	42.9			50.4			10.7		8.5			
Approach LOS	D			D			B		A			
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	11.8	82.5		25.8	7.9	86.4		25.8				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	19.5	54.5		32.5	5.5	68.5		32.5				
Max Q Clear Time (g_c+I1), s	6.8	19.8		7.5	2.8	13.7		20.6				
Green Ext Time (p_c), s	0.5	10.4		0.3	0.0	7.5		0.6				
Intersection Summary												
HCM 6th Ctrl Delay			14.3									
HCM 6th LOS			B									
Notes												

Intersection												
Int Delay, s/veh	2.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	36	13	17	36	0	6	0	9	0	0	0
Future Vol, veh/h	1	36	13	17	36	0	6	0	9	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	25	80	92	92	73	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	63	63	2	2	63	2	63	2	2	2
Mvmt Flow	4	45	14	18	49	0	7	0	10	0	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	49	0	0	59	0	0	145	145	52	150	152	49
Stage 1	-	-	-	-	-	-	60	60	-	85	85	-
Stage 2	-	-	-	-	-	-	85	85	-	65	67	-
Critical Hdwy	4.12	-	-	4.73	-	-	7.73	6.52	6.83	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.73	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.73	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.767	-	-	4.067	4.018	3.867	3.518	4.018	3.318
Pot Cap-1 Maneuver	1558	-	-	1232	-	-	703	746	867	818	740	1020
Stage 1	-	-	-	-	-	-	818	845	-	923	824	-
Stage 2	-	-	-	-	-	-	792	824	-	946	839	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1558	-	-	1232	-	-	693	733	867	798	727	1020
Mov Cap-2 Maneuver	-	-	-	-	-	-	693	733	-	798	727	-
Stage 1	-	-	-	-	-	-	816	842	-	920	812	-
Stage 2	-	-	-	-	-	-	780	812	-	933	836	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.5			2.2			9.7			0		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	788	1558	-	-	1232	-	-	-
HCM Lane V/C Ratio	0.021	0.003	-	-	0.015	-	-	-
HCM Control Delay (s)	9.7	7.3	0	-	8	0	-	0
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	-

Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	66	6	9	38	1	12	0	17	0	0	0
Future Vol, veh/h	0	66	6	9	38	1	12	0	17	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	51	92	92	66	25	92	92	92	92	92	92
Heavy Vehicles, %	2	2	63	63	2	2	63	2	63	2	2	2
Mvmt Flow	0	129	7	10	58	4	13	0	18	0	0	0
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	62	0	0	136	0	0	213	215	133	222	216	60
Stage 1	-	-	-	-	-	-	133	133	-	80	80	-
Stage 2	-	-	-	-	-	-	80	82	-	142	136	-
Critical Hdwy	4.12	-	-	4.73	-	-	7.73	6.52	6.83	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.73	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.73	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.767	-	-	4.067	4.018	3.867	3.518	4.018	3.318
Pot Cap-1 Maneuver	1541	-	-	1146	-	-	630	683	776	734	682	1005
Stage 1	-	-	-	-	-	-	743	786	-	929	828	-
Stage 2	-	-	-	-	-	-	797	827	-	861	784	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1541	-	-	1146	-	-	626	677	776	711	676	1005
Mov Cap-2 Maneuver	-	-	-	-	-	-	626	677	-	711	676	-
Stage 1	-	-	-	-	-	-	743	786	-	929	821	-
Stage 2	-	-	-	-	-	-	790	820	-	840	784	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			1.1			10.3			0		
HCM LOS							B			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	706	1541	-	-	1146	-	-	-				
HCM Lane V/C Ratio	0.045	-	-	-	0.009	-	-	-				
HCM Control Delay (s)	10.3	0	-	-	8.2	0	-	0				
HCM Lane LOS	B	A	-	-	A	A	-	A				
HCM 95th %tile O(veh)	0.1	0	-	-	0	-	-	-				

Queues
1: US-85 & CR-14.5

2019 Existing AM.syn

03/01/2019



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	20	68	179	172	48	641	116	168	917	32
v/c Ratio	0.13	0.20	0.75	0.49	0.11	0.29	0.11	0.29	0.39	0.03
Control Delay	39.6	20.0	64.2	35.5	6.2	11.6	2.6	6.6	10.9	1.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	39.6	20.0	64.2	35.5	6.2	11.6	2.6	6.6	10.9	1.2
Queue Length 50th (ft)	13	18	133	88	8	107	0	32	160	0
Queue Length 95th (ft)	16	40	164	135	20	175	16	65	258	0
Internal Link Dist (ft)	2144		2144		983		1146			
Turn Bay Length (ft)	75				800	225		900	350	
Base Capacity (vph)	275	558	415	568	458	2233	1042	659	2367	1077
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.07	0.12	0.43	0.30	0.10	0.29	0.11	0.25	0.39	0.03
Intersection Summary										

Queues
1: US-85 & CR-14.5

2019 Existing PM.syn

03/01/2019



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	28	84	188	176	28	1056	179	223	836	28
v/c Ratio	0.17	0.24	0.77	0.44	0.06	0.49	0.17	0.56	0.35	0.03
Control Delay	40.2	24.2	66.4	19.6	6.7	16.0	2.7	11.1	9.8	0.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	40.2	24.2	66.4	19.6	6.7	16.0	2.7	11.1	9.8	0.7
Queue Length 50th (ft)	18	31	140	45	5	220	0	45	144	0
Queue Length 95th (ft)	33	63	186	83	15	382	38	95	222	0
Internal Link Dist (ft)	4892		372		1341		1924			
Turn Bay Length (ft)	75					800	225	900	350	
Base Capacity (vph)	231	481	339	515	462	2143	1029	498	2423	1101
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.12	0.17	0.55	0.34	0.06	0.49	0.17	0.45	0.35	0.03
Intersection Summary										

Queues
1: US-85 & CR-14.5

2019 Total AM.syn

03/11/2019

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	27	77	179	173	62	641	116	168	917	43
v/c Ratio	0.17	0.22	0.75	0.49	0.14	0.29	0.11	0.29	0.39	0.04
Control Delay	40.7	18.7	64.3	35.8	6.3	11.6	2.6	6.7	11.1	2.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	40.7	18.7	64.3	35.8	6.3	11.6	2.6	6.7	11.1	2.2
Queue Length 50th (ft)	18	19	133	89	11	108	0	32	162	0
Queue Length 95th (ft)	20	42	164	137	24	175	16	65	262	1
Internal Link Dist (ft)	2144		2144		983				1146	
Turn Bay Length (ft)	75				800	225		900	350	
Base Capacity (vph)	274	560	411	568	470	2230	1040	659	2355	1072
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.10	0.14	0.44	0.30	0.13	0.29	0.11	0.25	0.39	0.04
Intersection Summary										

Queues
1: US-85 & CR-14.5

2019 Total PM.syn

03/11/2019



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	37	99	188	177	34	1056	179	223	836	33
v/c Ratio	0.22	0.27	0.79	0.43	0.07	0.50	0.18	0.56	0.35	0.03
Control Delay	40.9	22.1	68.4	19.5	7.1	16.7	2.9	11.4	10.2	1.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	40.9	22.1	68.4	19.5	7.1	16.7	2.9	11.4	10.2	1.2
Queue Length 50th (ft)	24	33	140	46	6	225	1	46	147	0
Queue Length 95th (ft)	40	67	186	84	18	392	40	97	227	0
Internal Link Dist (ft)	4892		372		1341		1924			
Turn Bay Length (ft)	75					800	225	900		
Base Capacity (vph)	240	498	332	528	458	2116	1017	494	2403	1092
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.15	0.20	0.57	0.34	0.07	0.50	0.18	0.45	0.35	0.03
Intersection Summary										



COLORADO
**Division of Reclamation,
Mining and Safety**
Department of Natural Resources

1313 Sherman St. Room 215
Denver, CO 80203

September 14, 2020

Mr. Mark Johnson
BURNCO Colorado, LLC
301 Centennial Drive
Milliken, CO 80543

Re: Inouye Gravel Mine, Permit No. M-2018-037, Amendment Approval, Revision No. AM-1

Mr. Johnson:

On September 14, 2020 the Division of Reclamation, Mining and Safety approved the Amendment application submitted to the Division on June 23, 2020, addressing the following:

Add 58.9 acres to permit area and revise mining and reclamation plans accordingly

The terms of the Amendment AM01 approved by the Division are hereby incorporated into Permit M2018-037. All other conditions and requirements of Permit M2018-037 remain in full force and effect.

The revised liability amount exceeds the performance bond currently held (see below), therefore, please submit the additional required bond. The revision will not be final until the bond is approved by the Division.

Bond Held:	\$3,082,695.00
Change in Liability:	\$1,299,512.00
Revised	\$4,382,207.00
Liability:	

If you have any questions, please contact me.

Sincerely,

Eric C. Scott
Environmental Protection Specialist





FROM: Alyssa Knutson
 DATE: August 9, 2021
 PROJECT: Inouye Gravel Mine Amended Special Use Permit; WWTP Change of Zone; Pearson Park Change of Zone
 Project Nos. LUP2021-0022; LUP2021-0020
 Plan Nos. SUP2021-0004; COZ2021-0005 & AMD2021-0003

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: Lupton Bottom Ditch |

If you have comments, please respond by: August 30, 2021

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov. A non-response to this referral may be considered a favorable response.

COMMENTS:

Magaly Morales-Tejada

From: Jonathan Gesick
Sent: Monday, August 9, 2021 3:58 PM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

Hello.

The building department has no concerns with the change of zone.

Thanks.

Jonathan Gesick

Certified Building Official

(970) 305-3161

www.procodeinc.net



Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Magaly Morales-Tejada
Sent: Monday, August 9, 2021 2:49 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

Good Afternoon,

The documentation located at the following links is submitted to you for review and recommendation for a change of zone and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following links:

[Inouye Gravel Mine Special Use Permit](#)

[Pearson Park Subdivision Change of Zone](#)

Any comments you consider relevant to this request would be appreciated. Please reply by **August 30, 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, September 23, 2021 at 6:00 PM; and
- City Council: Tuesday, October 19, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.

Fort Lupton, CO 80621

Direct: 720-466-6111



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

Please be cautious

This email was sent outside of your organization

Magaly Morales-Tejada

From: Hice-Idler - CDOT, Gloria <gloria.hice-idler@state.co.us>
Sent: Thursday, August 19, 2021 8:52 AM
To: Magaly Morales-Tejada; Todd Hodges; Alyssa Knutson; Maria Lancto
Cc: Timothy Bilobran - CDOT; Allyson Mattson - CDOT
Subject: Inouye/City of Fort Lupton/US 85 off

CDOT agrees with the findings of the TIS. CDOT has no comment regarding this proposal.

Gloria Hice-Idler
Rocksol Consulting

(970) 381-8629



10601 W. 10th Street, Greeley, CO 80634

gloria.hice-idler@state.co.us | www.codot.gov | www.cotrip.org



Magaly Morales-Tejada

From: Mettenbrink - DNR, Chris
Sent: Monday, August 16, 2021 4:55 PM
To: Magaly Morales-Tejada
Subject: Re: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)
Attachments: CPW Comments Inouye Annexation and Initial Zoning.pdf

Hi Magaly,

Colorado Parks and Wildlife submitted a comment letter back in 2019 on the Inouye Gravel Pit project. If no significant changes have occurred with the gravel pit project, we have no additional comments other than those submitted in 2019. I have attached a copy of that letter if you need it. We have no comments on the change of zone for Pearson Park.

Thank you.

Chris

On Mon, Aug 9, 2021 at 2:48 PM Magaly Morales-Tejada wrote:

Good Afternoon,

The documentation located at the following links is submitted to you for review and recommendation for a change of zone and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following links:

[Inouye Gravel Mine Special Use Permit](#)

[Pearson Park Subdivision Change of Zone](#)

Any comments you consider relevant to this request would be appreciated. Please reply by **August 30, 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, September 23, 2021 at 6:00 PM; and
- City Council: Tuesday, October 19, 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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--

Chris Mettenbrink
District Wildlife Manager- Wildlife Officer
Area 2- Fort Lupton



**LIVE LIFE
OUTSIDE**

P 970.472.4405 | C 303.906.1979
4207 W. CR 16E, Loveland, CO 80537

Chris.Mettenbrink@state.co.us | www.cpw.state.co.us





COLORADO

Parks and Wildlife

Department of Natural Resources

Area 2 - Lon Hagler State Wildlife Area
4207 W CR 16E
Loveland, CO 80537
P 970.472.4460 | F 970.472.4468

February 6, 2019

City of Fort Lupton
Planning Department
Todd Hodges and Alyssa Knutson
130 S. McKinley Ave
Fort Lupton, CO 80621

Re: Request for Comments on the Inouye Proposed Gravel Mine

Dear Mr. Hodges and Ms. Knutson,

Thank you for the opportunity to comment on the proposed Inouye Gravel Mine located northwest of the city of Fort Lupton on County Road 14 ½. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

Colorado Parks and Wildlife has reviewed the project application and agrees with the wetland and biological resource analysis provided by Pinyon Environmental Inc. The risk of impacting a threatened and endangered species on this project site is relatively low given the current habitat conditions. The project proposal states that all wetland and riparian areas that are associated with the South Platte River and the Lupton Bottom Ditch will be avoided during the development of the gravel mine. As the land continues to be developed in southern Weld County there are fewer places for wildlife to live with their habitats diminishing along the South Platte corridor. The loss of these habitats can cause wildlife to move into areas that are in direct conflict with people. By avoiding the development of wetlands and the cottonwood riparian corridor along the South Platte River, wildlife will be able to move along this corridor which will reduce conflict and greatly benefit multiple species of wildlife.

Raptors which includes hawks, owls, and eagles and their nests are protected under the Federal Migratory Bird Treaty Act and the Bald Eagle/Golden Eagle Protection Acts. As recommended by Pinyon Environment, trees within the project site and in the vicinity should be surveyed by a qualified biologist for nesting migratory birds. If nests are identified prior to construction please contact District Wildlife Manager Chris Mettenbrink at (303) 906-1979 for assistance on how proceed.

Colorado Parks and Wildlife also agrees with Pinyon Environmental's recommendation for development and implementation of a weed management plan to control weeds on the



property and prevent the spread to adjacent lands. Noxious weeds can choke out native vegetation which reduces the value of the land to wildlife and area landowners.

Colorado Parks and Wildlife finds no issue with this project provided that the recommendations provided by Pinyon Environmental Inc. in their biological assessment are implemented. This will help preserve the South Platte River riparian corridor, its associated wetlands, and the wildlife that inhabit those lands.

Thank you,

A handwritten signature in dark ink, appearing to read "Kristin Cannon", with a stylized, flowing script.

Kristin Cannon
Area Wildlife Manager

Cc. M. Leslie, T. Kroening, C. Mettenbrink

Magaly Morales-Tejada

From: Kristen Thompson
Sent: Friday, August 27, 2021 10:49 AM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

Magaly,

I wanted to bring to your attention that Parcel No. 147106000037 is not within the boundary of the Municipal Subdistrict. If water service is provided to this parcel, we will need to process a Petition for Inclusion of Lands in Municipal Subdistrict, Northern Colorado Water Conservancy District.

Thank you
Kris



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

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

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

From: Magaly Morales-Tejada
Sent: Monday, August 9, 2021 2:49 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

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

Good Afternoon,

The documentation located at the following links is submitted to you for review and recommendation for a change of zone and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following links:

[Inouye Gravel Mine Special Use Permit](#)
[Pearson Park Subdivision Change of Zone](#)

Any comments you consider relevant to this request would be appreciated. Please reply by **August 30, 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, September 23, 2021 at 6:00 PM; and
- City Council: Tuesday, October 19, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



Magaly Morales-Tejada

From: Roy Vestal
Sent: Friday, August 27, 2021 3:57 PM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

PW has no comments related to this Permit

RoyV

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



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

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, August 9, 2021 2:49 PM
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Maria Lancto <MLancto@Fortluptonco.gov>
Subject: Referral Response Request: Inouye Gravel Mine Special Use Permit (LUP2021-0022)

Good Afternoon,

The documentation located at the following links is submitted to you for review and recommendation for a change of zone and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following links:

[Inouye Gravel Mine Special Use Permit](#)
[Pearson Park Subdivision Change of Zone](#)

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Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.

Fort Lupton, CO 80621

Direct: 720-466-6111





August 23, 2021

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

Re: Inouye Gravel Mine Special Use Permit – LUP2021-0022

Dear Magaly Morales-Tejada:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Inouye Gravel Mine Special Use Permit. After review of the information, United Power has no concerns or objection to the proposed LUP2021-0022; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

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

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

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

Thank you,

Amber Mendoza

Amber Mendoza, RWA
ROW Agent
720.249.9315 | platreferral@unitedpower.com



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

August 31, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Inouye Gravel Mine Special Use Permit, Case # LUP2021-0022

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the special use permit documentation for **Inouye Gravel Mine 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

Sign Posting Affidavit

Inouye Gravel Mine (WWTP) Amended Special Use Permit;

Pearson Park Subdivision Amended Plat & Change of Zone

Project Nos. LUP2021-0020 & LUP2021-0022

Plan Nos. SUP2021-0004; AMD2021-0003; COZ2021-0005 & COZ2021-0006



Facing HWY 85



Facing HWY 52

I, Roy L. Vestal hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 1st day of September 2021.

Roy Vestal

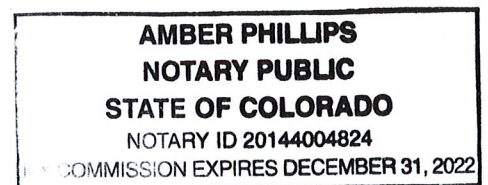
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Roy Vestal, this 1 day of September, 2021. Witness my hand and seal.

My commission expires 12-31-22

Amber Phillips

Notary Public



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

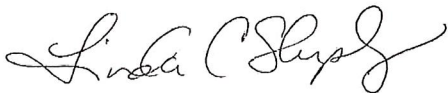
City of Ft Lupton Legals***
130 S McKinley Avenue
Fort Lupton CO 80621

Description: FLP222391 Pub Hear Inouye Gravel Mine

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 9/8/2021, 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.



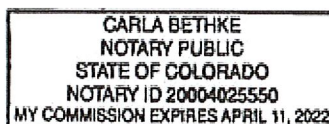
For the Fort Lupton Press

State of Colorado }
County of Weld } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 9/8/2021. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-919598

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 for a special use permit for a gravel mine referred to as the Inouye Gravel Mine Amended Special Use Permit, located approximately 0.37 miles north of State Highway 52, and west of US Highway 85 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, September 23, 2021, at 6:00 P.M., and before the City Council on Tuesday, October 19, 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 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 as posted on the City's website, www.fortluptonco.gov.

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

ALL INTERESTED PERSONS MAY ATTEND. LEGAL DESCRIPTION

LOT 2, PEARSON PARK SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST, AND A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Legal Ad No.: FLP222391
First Publication: September 8, 2021
Last Publication: September 8, 2021
Publisher: Fort Lupton Press

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 8th day of September 2021, a true and correct copy of the foregoing Notice of Public Hearings and Special Use Permit maps for the Inouye/WWTP Amended Special Use Permit and Change of Zone was sent via U.S. Mail, postage pre-paid, to the following addresses:

SOUTH PLATTE VALLEY HISTORICAL SOCIETY
PO BOX 633
FORT LUPTON, CO 80621

OLSON'S GREENHOUSES OF COLORADO
11610 COUNTY ROAD 14.5
FORT LUPTON, CO 80621

COLORADO DEPT. OF TRANSPORTATION
2829 W HOWARD PL
DENVER, CO 80204

RICHARD HEIN
PO BOX 649
FORT LUPTON, CO 80621

LUPTON REAL ESTATE WEST LLC
2595 CANYON BLVD
STE 240
BOULDER, CO 80302

EXTRACTION OIL & GAS INC
370 17TH ST
STE 5300
DENVER, CO 80202

CAW EQUITIES LLC
8301 E PRENTICE AVE
STE 100
GREENWOOD VILLAGE, CO 80111
ENCANA OIL & GAS INC
ATTN: DJ LAND DEVELOPMENT
370 17TH ST
STE 1700
DENVER, CO 80202

LG EVERIST INC.
PO BOX 5829
SIOUX FALLS, SD 57117

ANADARKO
C/O ANTHONY RADER
1099 18TH ST
STE 1800
DENVER, CO 80202

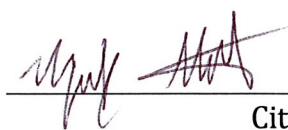
KP KAUFMAN
C/O AVA MEHLER
1675 BROADWAY ST.
STE 2800
DENVER, CO 80202

CRESTONE PEAK HOLDINGS LLC
C/o DJ SURFACE LAND DEVELOPMENT
1801 CALIFORNIA ST.
STE 2500
DENVER, CO 80202

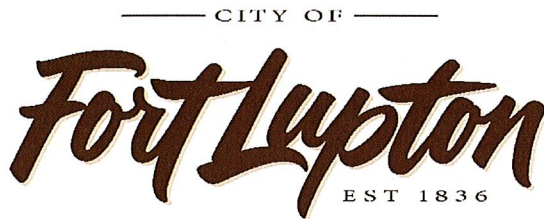
DIANE SECORD
WILLIAM SECORD
12263 HWY 52
FORT LUPTON, CO 80621

TRICYCLE LANE TEXAS LLC
8505 FREEPORT PKWY
STE 150
IRVING, TX 75063

KERR-MCGEE OIL & GAS ONSHORE LP
C/O LAND MANAGER/WATTERBERG
1099 18TH ST
STE 1500
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 for a special use permit for a gravel mine referred to as the Inouye Gravel Mine Amended Special Use Permit, located approximately 0.37 miles north of State Highway 52, and west of US Highway 85 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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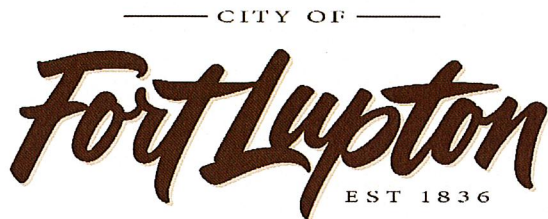
Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: INOUE GRAVEL MINE AMENDED SPECIAL US PERMIT

LEGAL DESCRIPTION

LOT 2, PEARSON PARK SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST, AND A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.



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 for a change of zone to the A Agricultural zone district referred to as the WWTP Change of Zone, located approximately 0.37 miles north of State Highway 52, and west of US Highway 85 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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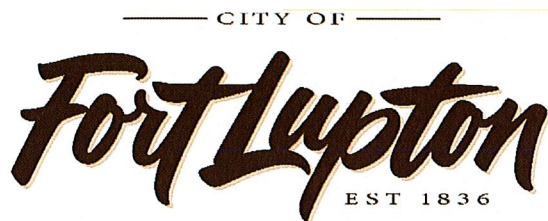
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ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: INOUYE GRAVEL MINE AMENDED SPECIAL USE PERMIT

LEGAL DESCRIPTION

LOT 2, PEARSON PARK SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST, AND A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.



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

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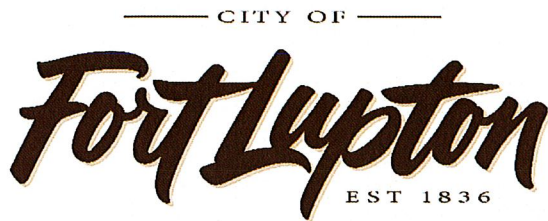
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ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: INOUE GRAVEL MINE AMENDED SPECIAL US PERMIT

LEGAL DESCRIPTION

LOT 2, PEARSON PARK SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST, AND A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.



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 for a change of zone to the A Agricultural zone district referred to as the WWTP Change of Zone, located approximately 0.37 miles north of State Highway 52, and west of US Highway 85 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, September 23, 2021, at 6:00 P.M., and before the City Council on Tuesday, October 19, 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 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 as posted on the City's website, www.fortluptonco.gov.

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

ALL INTERESTED PERSONS MAY ATTEND.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: INOUYE GRAVEL MINE AMENDED SPECIAL USE PERMIT

LEGAL DESCRIPTION

LOT 2, PEARSON PARK SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST, AND A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

NOT

NOTES (con't):

INOUE MINE SITE

MCR 14.5

WWTP SITE

FALL LIDION

HWY 85

PROJECT LOCATION MAP

SCALE: 1" = 500 UNITS

CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS FOR THE CONSTRUCTION THE DIKAS PERMIT FOR THE INOUE GRAVEL MINE WERE PREPARED UNDER MY DIRECT SUPERVISION FOR THE OWNERS THEREOF.

91: _____

DATE: 07/23/2

BESTWAY CONCRETE INC. DOES HEREBY ACCEPT AND APPROVE THESE PLANS FOR THE DRMS PERMIT

BY: STAFF

DATE: 07/23/12

PREPARED FOR:

301 CENTENNIAL DR
MILLIKEN, CO 80543
970 587 7277

PREPARED BY:

CIVIL RESOURCES, LLC
323 5th STREET
P.O. BOX 680
FREDERICK, CO 80530
303 833 1416

ACKNOWLEDGMENTS

INCOME PARCEL / TRICYCLE LANE DWELLING

THE NATIONAL BUREAU OF ECONOMIC RESEARCH, 100 EAST 50TH STREET, NEW YORK, N.Y. 10022

25. BLANCO, I. 1994. *LA SOLUCIÓN ALGUNOS DE LOS PROBLEMAS*

SUB PARCELS OF LAND CONTAIN 2,941,968 SQ. FT. OR 66.8 ACRES MORE OR LESS (±) AND IS SUBJECT TO AN EASEMENT AND ONE EASEMENT AS RECORDED AS NOTED HEREON ON SAID RECORDED INSTRUMENT OF LAND.

CONVEYANCE. KNOW ALL MEN BY THESE PRESENTS, THAT CITY OF HOUSTON PARCEL A, THE MICROLAND PARCEL, BEING THE SOLE OWNERSHIP OF THE LAND KNOWN AS UNITARY TRACT 5, BEING ALL OF THE PORTION OF AND SUBJECT OF A LINE UPON THE PROPERTY AND LANDS OF A CITY OF HOUSTON, TO HAVE AND FOR THE CONVEYANCE AND ENJOYMENT OF ALL SUCH TRACT, SUBJECT ALIKE, TO HAVE AND FOR THE CONVEYANCE AND ENJOYMENT OF ALL SUCH TRACT, BEING THE SOLE OWNERSHIP OF THE LAND KNOWN AS UNITARY TRACT 5, WE HAVE RETURNED SET OUR HANDS AND SEAL AS THIS ____ DAY OF _____, 20__.

BY _____ AG _____
STATE OF _____)
COUNTY OF _____) SS
BEFORE ME, the undersigned authority, on this _____ day of _____, 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

OTTE & NEJEDLIK (1995)

CITY WALL AND SURROUNDING PARTIAL NOT APPROVED

CITY ADMINISTRATORS APPROVAL _____

RECEIVED THIS _____ DAY OF _____, 2020, BY RESOLUTION NO. _____

MATHEMATICS COMPETITIVES

THIS IS TO CERTIFY THAT ALL AT OR ABOVE DESCRIBED PROPERTY WAS APPROVED BY RESOLUTION _____ OF THE CITY OF FORT LUDLOW PASSED AND ADOPTED ON THE _____ DAY OF _____ A.D. 20____ AND THAT THE MAYOR OF THE CITY OF FORT LUDLOW IS AUTHORIZED BY SAID RESOLUTION ON BEHALF OF THE CITY OF FORT LUDLOW HEREBY ACKNOWLEDGES AND ADVERTISES THE SAID PLAT UPON WHICH THIS CERTIFICATE IS ENGENDERED FOR ALL PURPOSES INDICATED THEREON.

图 1

CITY CLERK (S&AL)	
	
1	WWW.DISC.UPDATE 7/23/21 AAR
	DWG:
	CONCRETE IN
	CONDITIONS



Call before you dig.

REVISIONS				DATE:
NO.	DESCRIPTION	DATE BY		12/06/2018
1	WWT PL DISC. UPDATE	7/23/21/JARR	DRAWN:	
			CHECKED BY: JESS THAM	
			CONVERTED TO: WWT DMS	
	SHEET:			
	1			

